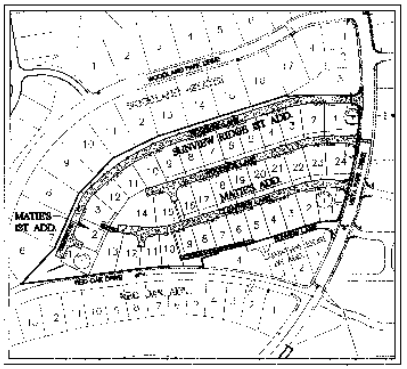
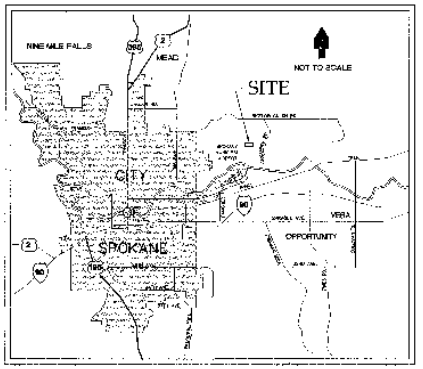
MATTIE'S ADDITION, MATTIE'S 1ST ADDITION, & SUNVIEW RIDGE 1ST ADDITION

SPOKANE COUNTY, WASHINGTON

SECTION 31, T. 26N., R. 44E., W.M.



SITE PLAN



LOCATION PLAN

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL PHASING PLAN
3	OVERALL GRADING PLAN
ROAD	
4	CLEARVIEW LANE STA. 10+00 TO STA. 18+54.55
5	WOODSIDE LANE STA. 1+00 TO STA. 8+88.13
6	RIDGELINE LANE STA. 7+60 TO STA. 20+67.94
7	ROAD DETAILS
STORM	
8	STORM DRAINAGE PROFILES
9	POND DETAIL SHEET
10	POND "D" DETAIL SHEET
11	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

LEGEND

- EXISTING CONTOUR
- EASEMENT LINE
- EXISTING BURIED TELEPHONE
- EXISTING BURIED GAS PIPELINE
- EXISTING OVERHEAD ELECTRICAL
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER VALVE
- EXISTING WATER LINE FITTING (TYP.)
- EXISTING FIRE HYDRANT
- EXISTING WATER METER AND SERVICE
- EXISTING SIGN
- EXISTING SANITARY SEWER MANHOLE
- PLAT BOUNDARY
- LOT LINE
- NEW WATER LINE
- NEW SANITARY SEWER LINE
- NEW STORM DRAIN LINE
- NEW ASPHALT PAVEMENT
- NEW ROCK WALL
- NEW WATER VALVE
- NEW CONCRETE THRUST BLOCK
- NEW WATER LINE FITTING (TYP.)
- NEW SANITARY SEWER MANHOLE
- NEW STORM DRAIN MANHOLE
- NEW GRATE INLET

T.B.M.

T.B.M. #1: SET REBAR IN ASPHALT ON RED OAK DRIVE EL. 2040.04

T.B.M. #2: SET REBAR IN INTERSECTION OF SUNVIEW LANE AND VISTA PARK DRIVE EL. 2000.00

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P17298, P1947, P19498
DATE ACCEPTED: 3/26/09
ACCEPTANCE EXPIRES: 3/26/09
PROJECT LANE MUST BE PUBLIC: NO
PROJECT LANE VALVE PROJECT: NO
CONDITIONAL ACCEPTANCE (IF APPLICABLE):
RECORD DRAWINGS WILL NOT BE ACCEPTED PRIOR TO COUNTY ACCEPTANCE OF ALL CONDITIONS LISTED ABOVE. ALL CONDITIONS MUST BE MET WITHIN 1 YEAR OF THE PRIOR TO COUNTY ACCEPTANCE OF RECORD DRAWINGS.
PLAN REVIEWER: [illegible]
MOTHER'S DESIGN ENGINEER: [illegible]
"I HEREBY CERTIFY THAT THE ENGINEERING DATA SHOWN HEREON IS CORRECT AND THAT THE PLANS ARE IN ACCORDANCE WITH 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."

GENERAL NOTES

1. ALL MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION 2001", AS AMENDED, AND PER THE "2006 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. LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR RELOCATION OF POWER POLES, LIGHTS, TELEPHONE, AND/OR OTHER UTILITIES THAT MAY CONFLICT WITH THE CONSTRUCTION.
3. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED ROAD AND DRAINAGE PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. CONTRACTOR SHALL ALSO MAINTAIN ON THE SITE A COMPLETE SET OF RED LINE RECORD DRAWINGS INDICATING ALL CHANGES FROM THE APPROVED DRAWINGS.
4. 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.
5. 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.
6. FOR ANY CURB GRADES LESS THAN 0.8% (0.008 FT/FT), A WASHINGTON STATE-LICENSED PROFESSIONAL LAND SURVEYOR SHALL VERIFY THAT THE CURB FORMS ARE AT THE GRADES NOTED ON THE APPROVED PLANS, PRIOR TO PLACEMENT OF CURB MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND COORDINATING WORK WITH THE PROFESSIONAL LAND SURVEYOR.
7. ALL PROPOSED ROADWAY AREAS SHALL BE STRIPPED TO A DEPTH OF AT LEAST 12" OF ALL VEGETATION, NEAR-SURFACE ROOTS, ANY EXISTING FILL, AND TOPSOIL. THE STRIPPED MATERIAL CAN BE RE-USED FOR LANDSCAPING, BUT IS NOT ACCEPTABLE FOR STRUCTURAL FILL.
8. NATIVE MATERIALS, EXCLUDING TOPSOIL, IS ACCEPTABLE FOR USE AS STRUCTURAL FILL. IF STRUCTURAL FILL IS IMPORTED IT SHALL CONSIST OF WELL-GRADED SAND AND GRAVEL WITH NO PARTICLES LARGER THAN FIVE INCHES IN DIAMETER AND NOT MORE THAN 30% BY WEIGHT PASSING THE #200 SIEVE. STRUCTURAL FILL SHALL BE PLACED IN MAX. 8 INCH LIFTS WITHIN 2% OF OPTIMUM MOISTURE AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR.
9. 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.
10. CRUSHED SURFACING TOP COURSE SHALL CONFORM TO WSDOT STANDARDS AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.

    ASPHALT CONCRETE SHALL BE WSDOT CLASS B AND COMPACTED TO 92% OF THE THEORETICAL MAXIMUM DENSITY AS DETERMINED BY THE RICE METHOD.
11. DURING CONSTRUCTION, THE GROUND SURFACE SHOULD BE SLOPED TO PREVENT STORM RUNOFF FROM ACCUMULATING IN ANY OF THE SUBGRADE AREAS. ANY AREAS OF SOFTENED SUBGRADE SHALL BE REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL.
12. SITE EXCAVATION, INCLUDING ROCK CUTS AND REMOVAL, SHALL CONFORM TO SECTION 2-03 OF THE WSDOT STANDARD SPECIFICATIONS. EMBANKMENTS TO BE CONSTRUCTED ACCORDING TO THE APPLICABLE PARAGRAPHS OF SECTION 2-03 OF THE WSDOT STANDARD SPECIFICATIONS. EARTH EMBANKMENTS TO BE CONSTRUCTED USING METHOD B OF 2-03.3(14)C.
13. 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 SHALL BE COMPACTED TO 95%.
14. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC (AMOCO 4545 OR APPROVED EQUIVALENT) BETWEEN THE WASHED DRAIN ROCK AND THE NATIVE SOIL.
15. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL UNDERGROUND UTILITY LOCATION SERVICE AS 456-8000 BEFORE YOU DIG.
16. 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-GUTTERS SHALL BE CONSTRUCTED PRIOR TO PAVING, AND THE PAVEMENT SHALL THEN MATCH THE EDGE OF CONCRETE GUTTER.
17. THE FLOOR OF A GRASSED PERCOLATION AREA (GPA) SWALE INCLUDES THE LEVEL PORTION OF THE FLOOR OF THE SWALE, AND THE SIDESLOPES OF THE SWALE UP TO THE GPA OVERFLOW ELEVATION OR TOP OF DRYWELL. THE SOIL LOCATED IN THE FLOOR OF THE GPA SWALE SHALL BE A MEDIUM TO WELL-DRAINING MATERIAL WITH A MINIMUM INFILTRATION RATE OF 0.5 INCHES PER HOUR. THE ENGINEER SHALL PROVIDE A WRITTEN STATEMENT WHICH VERIFIES THAT ALL GPA SWALES CONFORM TO THIS REQUIREMENT. THIS WRITTEN STATEMENT SHALL BE SUBMITTED TO THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO INSTALLING FINISHED LANDSCAPING/SOD AND PRIOR TO FINAL ACCEPTANCE. THE SWALE FLOOR MATERIAL SHALL BE INSTALLED TO A NATIVE SOIL STRATUM WHICH ALSO MEETS OR EXCEEDS THIS MINIMUM PERCOLATION RATE OF 0.5 INCHES PER HOUR.
18. ONSITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND ESC PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM PREAPPROVED SOURCE/DESTINATION AND COORDINATED WITH THE SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING AT 477-3675. GRADING ON THIS SITE OR ANY OTHER SITE MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO, GRADING PERMITS, SEPA REVIEW, TIMBER HARVEST PERMITS, CRITICAL AREAS, FLOODPLAINS, DESIGNATED DRAINAGE WAYS, ECT.

UTILITY STATEMENT

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

UNDERGROUND SERVICE, INC.
ONE-CALL NUMBER
456-8000
(ALL TYPES 2 WORKED DAYS BEFORE YOU DIG)

Landworks ENGINEERING, INC.

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION AND SUNVIEW RIDGE 1ST ADDITION

COVER SHEET

SPOKANE COUNTY PUBLIC WORKS
DEPARTMENT OF BUILDING AND PLANNING
SPOKANE, WASHINGTON
VERTICAL DATUM - NAVD 88

REVISIONS	BY	DATE
1 ADDED TITLE TO PLANS	JEC	3-23-09
2 REVISED PER COUNTY COMMENT LETTER DATED SEPTEMBER 11, 2008	JEC	3-23-09
3 PLANS SUBMITTAL	JEC	3-23-09

SCALE
HOR. N/S
VERT. N/S

DEVELOPER'S APPROVAL

3/23/09
DATE

PROJECT #: 05-001
DRAWN BY: JEC
CHECKED BY: GRB

COVER
1 OF 11

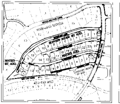
P17298 & P1947 & P19498

Eng Plan Review

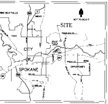
MATTIE'S ADDITION, MATTIE'S 1ST ADDITION, & SUNVIEW RIDGE 1ST ADDITION

SPOKANE COUNTY, WASHINGTON

SECTION 31, T. 26N., R. 44E., W.M.



SITE PLAN



LOCATION PLAN

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8	STORM DRAINAGE PROFILES
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10	POND 'D' DETAIL SHEET
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SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1947 ONLY
DATE ACCEPTED: 07-25-12
ACCEPTANCE EXPIRES: 03-30-13
PROJECT LANE MILES PUBLIC:
PROJECT LANE MILES PRIVATE: .25 (Clearview + Woodside)

* This plan time extension applies to P-1947 only, expires 03-30-13.
Preliminary Plat P-1947A expires 03-30-15
P-1729Q status unknown at this time.

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1729Q, P-1947, P-1947A
PROJECT LANE MILES PRIVATE: 0.36

T.B.M.

T.B.M. #1 SET REBAR IN ASPHALT ON RED OAK DRIVE EL. 2340.84

T.B.M. #2 SET REBAR IN INTERSECTION OF SUNVIEW LANE AND VISTA PARK DRIVE. EL. 2334.41

LEGEND

2310	EXISTING CONTOUR
	EASEMENT LINE
T	EXISTING BURIED TELEPHONE
G	EXISTING BURIED GAS PIPELINE
E	EXISTING OVERHEAD ELECTRICAL
	EXISTING FENCE
W	EXISTING WATER LINE
SS	EXISTING SEWER LINE
SD	EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE
	EXISTING WATER LINE FITTING (TYP.)
	EXISTING FIRE HYDRANT
	EXISTING WATER METER AND SERVICE
	EXISTING SIGN
	EXISTING SANITARY SEWER MANHOLE
	PLAT BOUNDARY
	LOT LINE
W	NEW WATER LINE
SS	NEW SANITARY SEWER LINE
SD	NEW STORM DRAIN LINE
	NEW ASPHALT PAVEMENT
	NEW ROCK WALL
	NEW WATER VALVE
	NEW CONCRETE THRUST BLOCK
	NEW WATER LINE FITTING (TYP.)
	NEW SANITARY SEWER MANHOLE
	NEW STORM DRAIN MANHOLE
	NEW GRATE INLET

THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO THE 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.

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UTILITY STATEMENT

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

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000

Landworks ENGINEERING, INC.

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION, AND SUNVIEW RIDGE 1ST ADDITION

COVER SHEET

VERTICAL DATUM - NAVD 88

DATE 7/2/07

DEVELOPER'S APPROVAL

SCALE HOR. N/A VERT. N/A

COVER

1 OF 11

P1729Q *P1947 +P1947A   Eng Road Drainage

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION AND SUNVIEW RIDGE 1ST ADDITION

S. 31, T.26N., R.44E., W.M.

CONSTRUCTION PHASING NOTES:

PHASE 1:
(MATTIE'S ADDITION)

PHASE 1 CONSISTS OF ALL CONSTRUCTION ASSOCIATED WITH CLEARVIEW LANE AND WOODSIDE LANE. THIS INCLUDES BUT IS NOT LIMITED TO THE CLEARING, BLASTING, EARTHWORK, GRADING, LOT FILL, SEWER, WATER, STORM DRAINAGE, DRY UTILITIES, CURB, AND ASPHALT SHOWN SOUTH OF THE PHASE LIMIT LINE.

ALL BLASTING REQUIRED FOR ROAD, SEWER, WATER, STORM DRAINAGE, AND LOT GRADING FOR CLEARVIEW LANE, WOODSIDE LANE, AND RIDGELINE LANE SHALL BE COMPLETED DURING PHASE 1.

PHASE 2:
(MATTIE'S 1ST ADDITION & SUNVIEW RIDGE 1ST ADDITION)

PHASE 2 CONSISTS OF ALL CONSTRUCTION ASSOCIATED WITH RIDGELINE LANE. THIS INCLUDES BUT IS NOT LIMITED TO THE CLEARING, BLASTING, EARTHWORK, GRADING, LOT FILL, RETAINING WALLS, SEWER, WATER, STORM DRAINAGE, DRY UTILITIES, CURB, AND ASPHALT SHOWN NORTH OF THE PHASE LIMIT LINE.

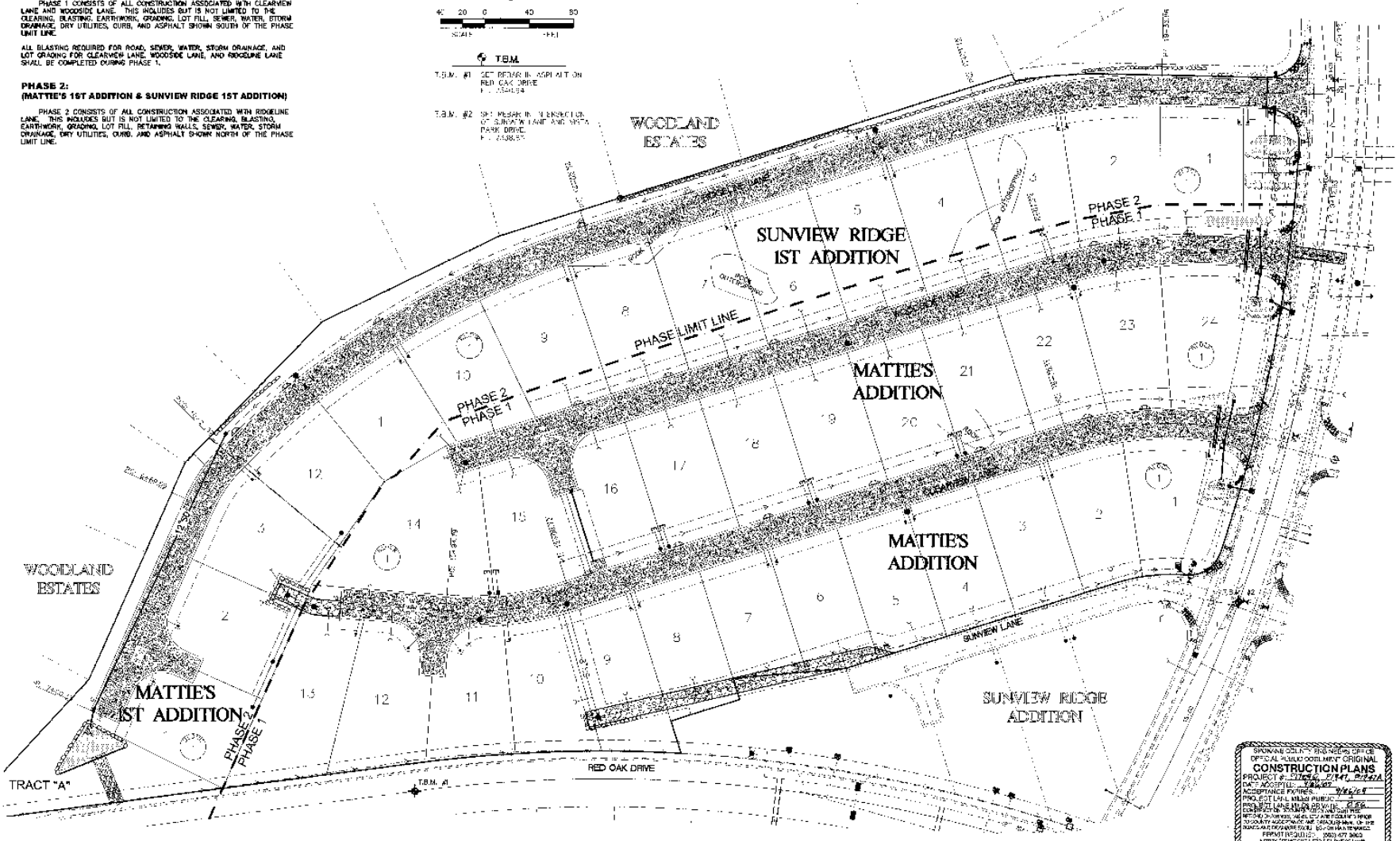
NORTH

SCALE 1"=40'

T.B.M.

T.B.M. #1 SET REBAR IN ASPHALT ON RED OAK DRIVE

T.B.M. #2 SET REBAR IN ASPHALT ON SUNVIEW LANE AND VISTA PARK DRIVE



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 02166, 01141, 01410
DATE ADOPTED: 7/26/07
ACCEPTANCE EXPIRES: 7/26/08
PROJECT FULL MAINT PUBLIC
PROJECT LIMIT MAINT PRIVATE
CONDITIONS: THE SPOKANE COUNTY ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR CONTENT OF THE PROPOSED WORK AND STORMWATER FACILITIES SHOWN ON THIS PLAN. ACCEPTANCE DOES NOT GRANT PERMISSION TO ENTER ON PRIVATE PROPERTY.
PERMIT REQUIRED 509-477-3600
NOTIFY DEVELOPER'S PLAN ENGINEER
REFER TO CONDITIONS

UTILITY STATEMENT

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

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000

Landworks
ENGINEERING, INC.

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION, AND SUNVIEW RIDGE 1ST ADDITION

PHASING PLAN

SPOKANE COUNTY ENGINEERS
DIVISION OF ROADS & ENGINEERING

VERTICAL DATUM - NAVD 88

9/5/07
DATE

DEVELOPER'S APPROVAL

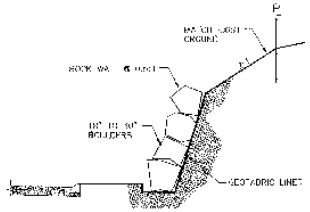
SCALE
HOR. 1"=40'
VERT. 1"=40'

DETAIL SHEET
2 OF 11

P-17240 P-17941 & P-17470 Eng Redline Drawings

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION AND SUNVIEW RIDGE 1ST ADDITION

S. 31, T.26N., R.44E., W.M.



TYPICAL ROCK WALL

N.T.S.

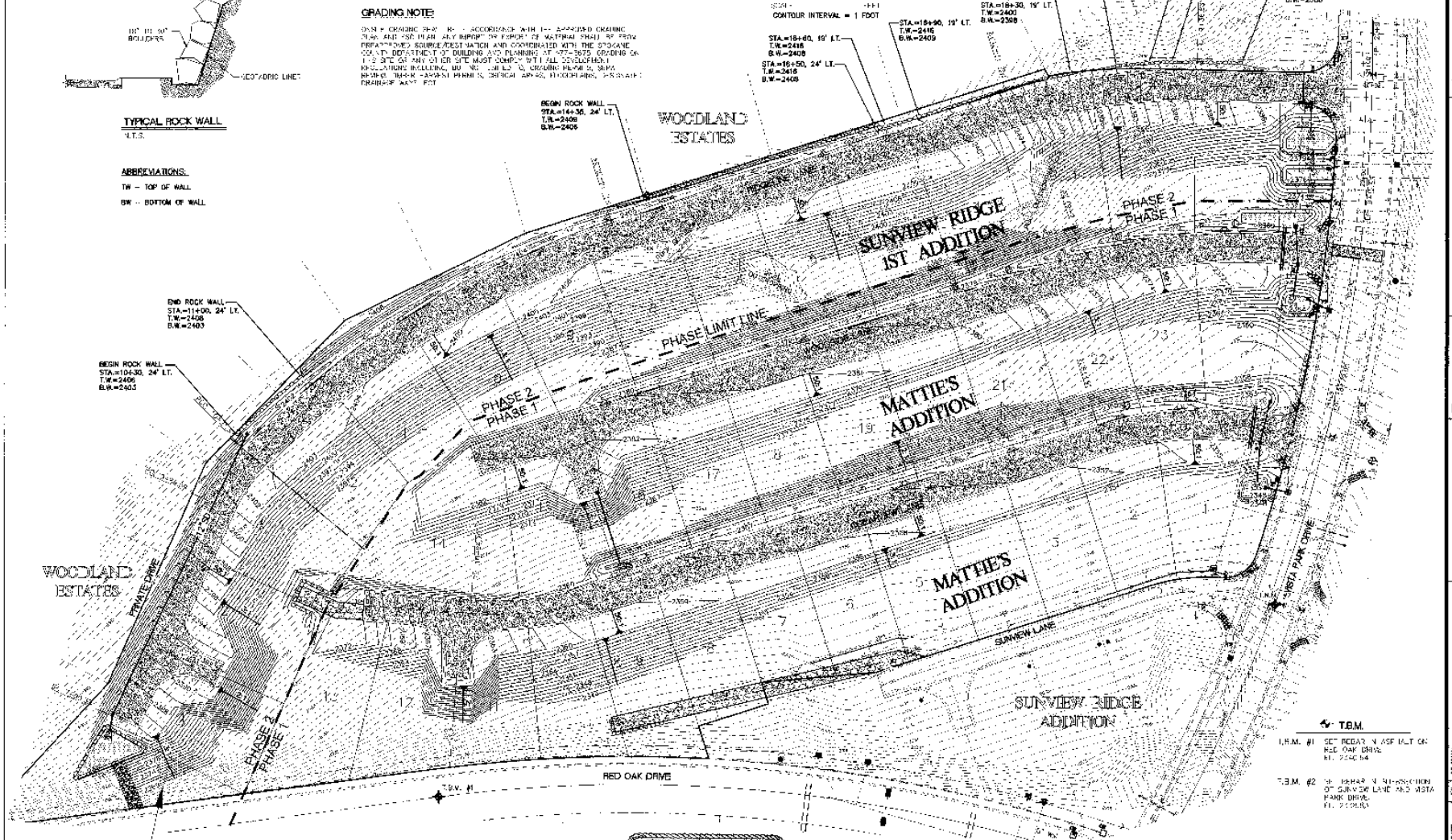
ABBREVIATIONS:

TW – TOP OF WALL

BW – BOTTOM OF WALL

GRADING NOTE:

[illegible] GRADING PLAN [illegible] IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND ESC PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM PREAPPROVED SOURCE/DESTINATION AND COORDINATED WITH THE SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING AT 477-3675. GRADING OR [illegible] OF ANY SITE MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO, GRADING PERMITS, SEPA REVIEW, TREE REMOVAL PERMITS, CRITICAL AREAS, FLOODPLAINS, DESIGNATED DRAINAGE WAYS, ETC.



T.B.M.

T.B.M. #1 SET REBAR W/ ASPHALT ON RED OAK DRIVE. EL. 2346.64

T.B.M. #2 SET REBAR W/ RIB-INSCRIPTION OF SUNVIEW LANE AND VISTA PARK DRIVE. EL. 2350.80

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT - FINAL
CONSTRUCT
PROJECT #: P1290, P1947, P1948A
DATE ACCEPTED: 9/26/07
ACCEPTANCE BY: 9/26/07
PROJECT LANE MILES PUT: 0.26
PROJECT LANE MILES REQUIRED: [illegible]
FOR COMPLETE DOCUMENT HISTORY, PLEASE CONTACT THE SPOKANE COUNTY ENGINEERS OFFICE AT 477-3600
NOTIFY FIRM: [illegible]

UTILITY STATEMENT

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

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000

Landworks ENGINEERING, INC.

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION, AND SUNVIEW RIDGE 1ST ADDITION

OVERALL GRADING PLAN

APPROVED BY SPOKANE COUNTY PUBLIC WORKS
VERTICAL DATUM – NAVD 88

#	DATE	BY	REVISION
1	9-5-06	[illegible]	[illegible]
2	12-20-06	[illegible]	[illegible]
3	9-6-07	[illegible]	[illegible]

SCALE
HOR. 1"=40'
VERT. 0.40'

9/19/07
DATE

DEVELOPER'S APPROVAL

PROJECT #: 06-001
DRAWN BY: [illegible]
CHECKED BY: [illegible]

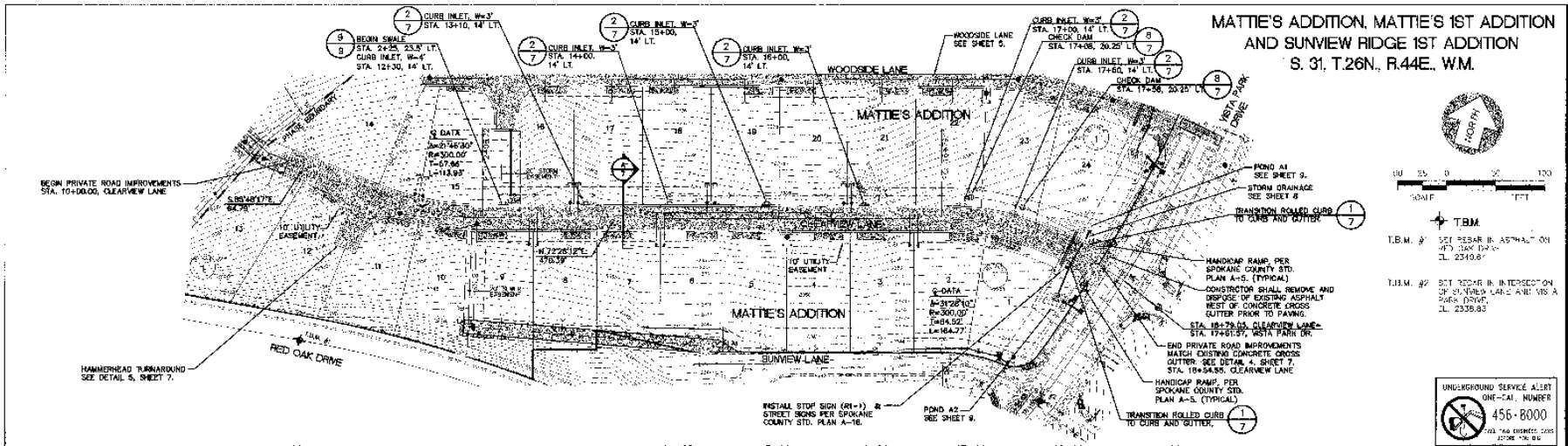
DETAIL SHEET

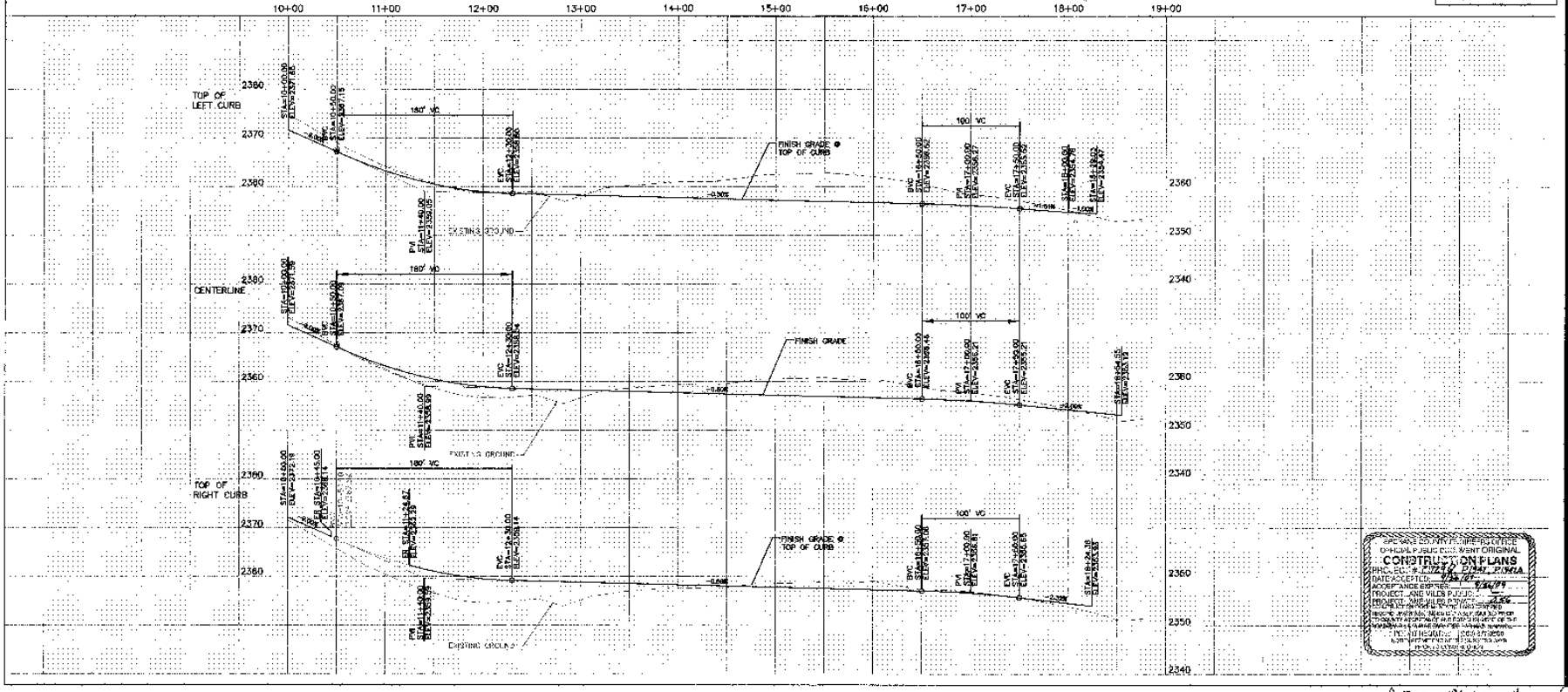
3 OF 11

P1290 + P1947 + P1948 Eng Lead Drainage

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION AND SUNVIEW RIDGE 1ST ADDITION

S. 31, T.26N., R.44E., W.M.





SPOKANE COUNTY PUBLIC WORKS
CONSTRUCTION PLANS
ORIGINAL
PROJECT # P17296, P1947, P19499
DATE ACCEPTED: 9/24/09
ACCEPTANCE EXPIRES: 9/24/09
PROJECT ENGINEER: 2.26
PROJECT INSPECTOR:
THIS APPROVAL DOES NOT ALTER OR ABROGATE THE RIGHTS OF THE PROPERTY OWNER OR ANY OTHER PERSON OR ENTITY.

Landworks
ENGINEERING, INC.
TIM MYERS ENGINEERING
1908 W. SHARP AVE. SPOKANE, WA 99201
(509) 326-5200 FAX (509) 326-5213

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION, AND SUNVIEW RIDGE 1ST ADDITION

CLEARVIEW LANE
STA. 10+00.00 TO 18+54.55

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260

VERTICAL DATUM - NAVD 88
ELEVATIONS ARE BASED ON SPOKANE COUNTY BENCHMARK NETWORK

REV.	BY	DATE	REVISIONS
1	CPD	9-2-07	REVISED PER PLAN REVIEW COMMENTS
2	CPD	12-14-07	REVISED PER PLAN REVIEW COMMENTS
3	CPD	2-28-08	REVISED PER PLAN REVIEW COMMENTS
4	CPD	3-28-08	FINAL SUBMITTAL

9/4/07
DATE
DEVELOPER'S APPROVAL

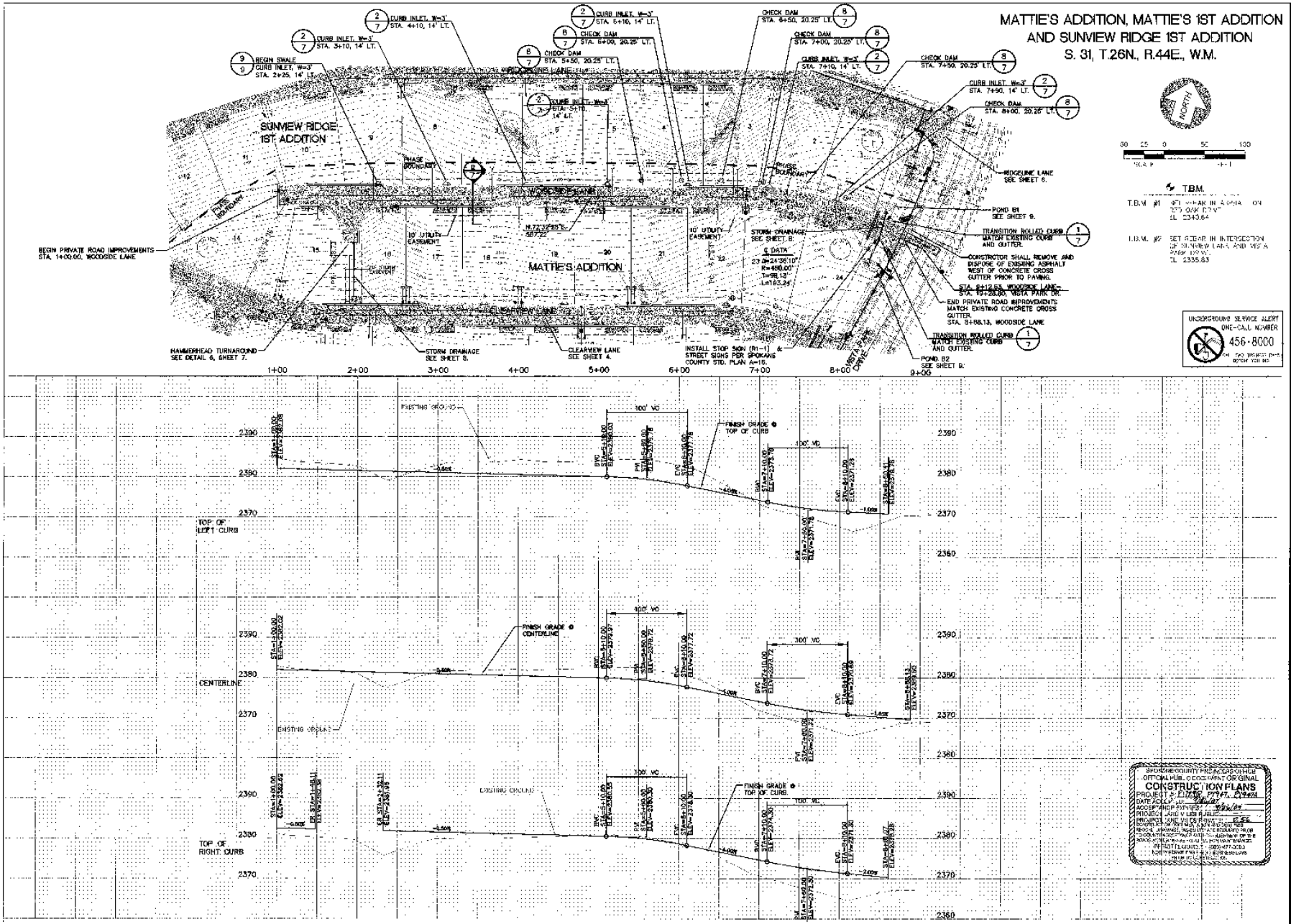
SCALE
HOR. 1"=50'
VERT. 1"=10'

PROJECT NO. P17296
DESIGNED BY: CPD
DRAWN BY: CPD

ROAD SHEET
4 OF 11

P17296 * P1947 * P19499 Orig Road Drawings

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION AND SUNVIEW RIDGE 1ST ADDITION
S. 31, T.26N., R.44E., W.M.



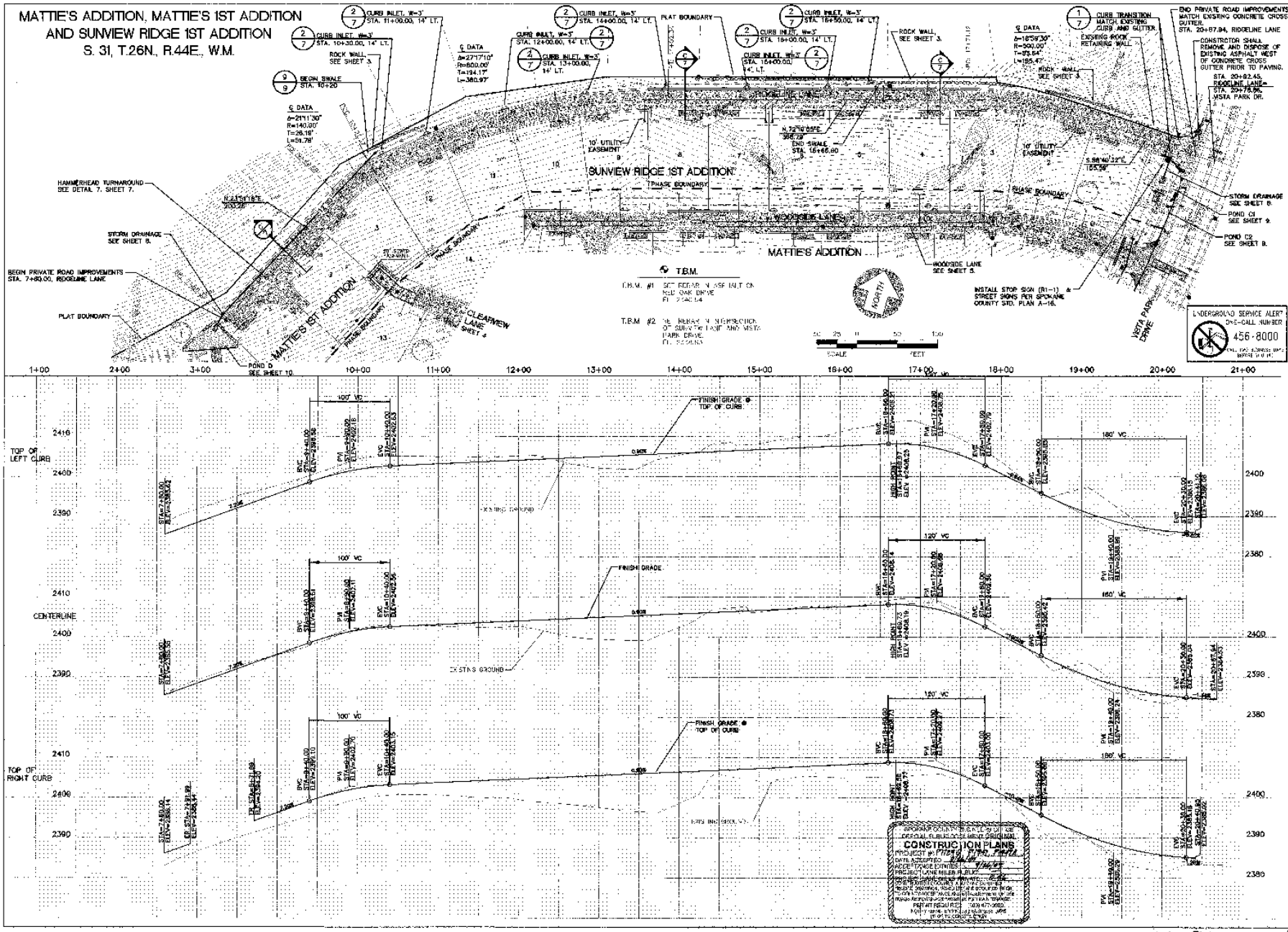
Landworks ENGINEERING, INC.

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION, AND SUNVIEW RIDGE 1ST ADDITION

WOODSIDE LANE- STA. 1+00.00 TO 8+88.13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
VERTICAL DATUM - NAVD 88

P17290 * P1947 * P1947A Eng Road Drawing



Landworks Engineering, Inc.

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION, AND SUNVIEW RIDGE 1ST ADDITION

RIDGELINE LANE- STA. 7+60.00 TO 20+87.94

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
VERTICAL DATUM - NAVD 88

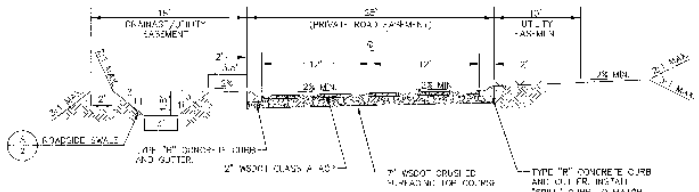
DATE 9/7/02

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

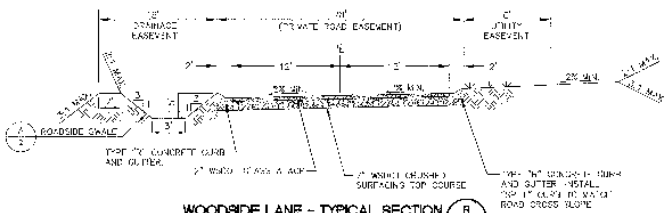
PROJECT #: 05-001
DESIGNED BY: [illegible]
CHECKED BY: [illegible]

P17290 P1947 & P1947A Eng Road Manage

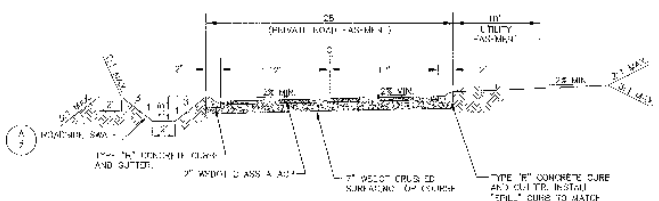
MATTIE'S ADDITION, MATTIE'S 1ST ADDITION AND SUNVIEW RIDGE 1ST ADDITION
S. 31, T.26N., R.44E., W.M.



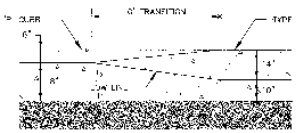
CLEARVIEW LANE - TYPICAL SECTION (A/4)
NOT TO SCALE

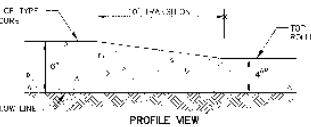


WOODSIDE LANE - TYPICAL SECTION (B/5)
NOT TO SCALE

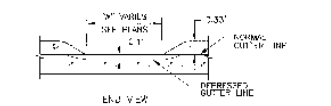


RIDGELINE LANE - TYPICAL SECTION (C/6)
NOT TO SCALE

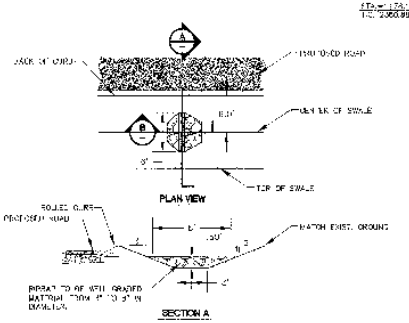




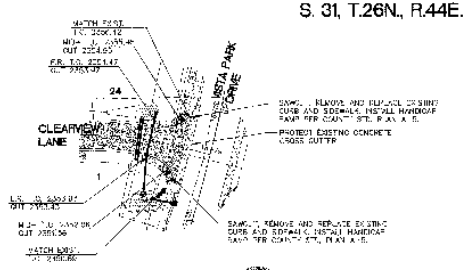
CURB TRANSITION (1/4,5,6)
NOT TO SCALE



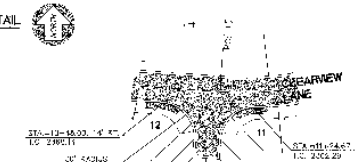
CURB INLET (2/4,5,6)
NOT TO SCALE



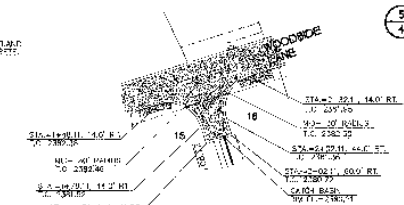
ROCK CHECK DAM (8/5,6)
NOT TO SCALE



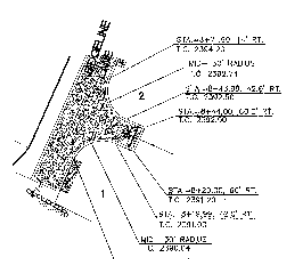
INTERSECTION DETAIL (4/4)
SCALE 1"=50'



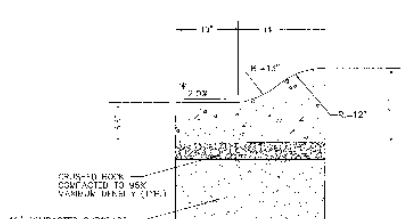
TURNAROUND DETAIL (5/4)
SCALE 1"=50'



TURNAROUND DETAIL (6/5)
SCALE 1"=50'



TURNAROUND DETAIL (7/6)
SCALE 1"=50'



TYPE "R" CURB AND GUTTER (3/4,5,6)
NOT TO SCALE

UTILITY STATEMENT

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

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC COUNTY ORIGINAL
CONSTRUCTION PLANS
PROJECT # P1747, P1947, P1947A
DATE ACCEPTED: 9/26/07
ACCEPTANCE EXPIRES: 9/26/09
PROJECT LANE MILES PER ROW: 0.25
PROJECT LANE MILES PER PLAN: 0.25
CONTRACTOR TO NOTIFY THE SPOKANE COUNTY ENGINEER'S OFFICE 48 HOURS PRIOR TO CONSTRUCTION AND TO REQUEST OFFICIAL INSPECTIONS. PERMIT REQUIRED. (509) 477-5320
NORTH SPOKANE FIRE: (509) 326-5820

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

4	8/7/07	CRS	REVISED PER COMMENTS LETTER DATED OCTOBER 17, 2006
3	7/12/06	CRS	REVISED PER COMMENTS LETTER DATED OCTOBER 17, 2006
2	12/13/05	CRS	ORIGINAL LANDWORKS
1	9/12/05	CRS	REVISED PER COMMENTS LETTER DATED OCTOBER 17, 2005

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

DESIGNED BY: CRS
DRAWN BY: CRS
CHECKED BY: CRS

DETAIL SHEET
7 OF 11

Landworks ENGINEERING, INC.

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION, AND SUNVIEW RIDGE 1ST ADDITION

ROAD SECTION AND DETAIL SHEET

SPOKANE COUNTY PUBLIC WORKS
WATER QUALITY & WASTEWATER
OPERATIONS
1004 E. MEADOWS DR.
SPOKANE, WA 99218
(509) 927-3024

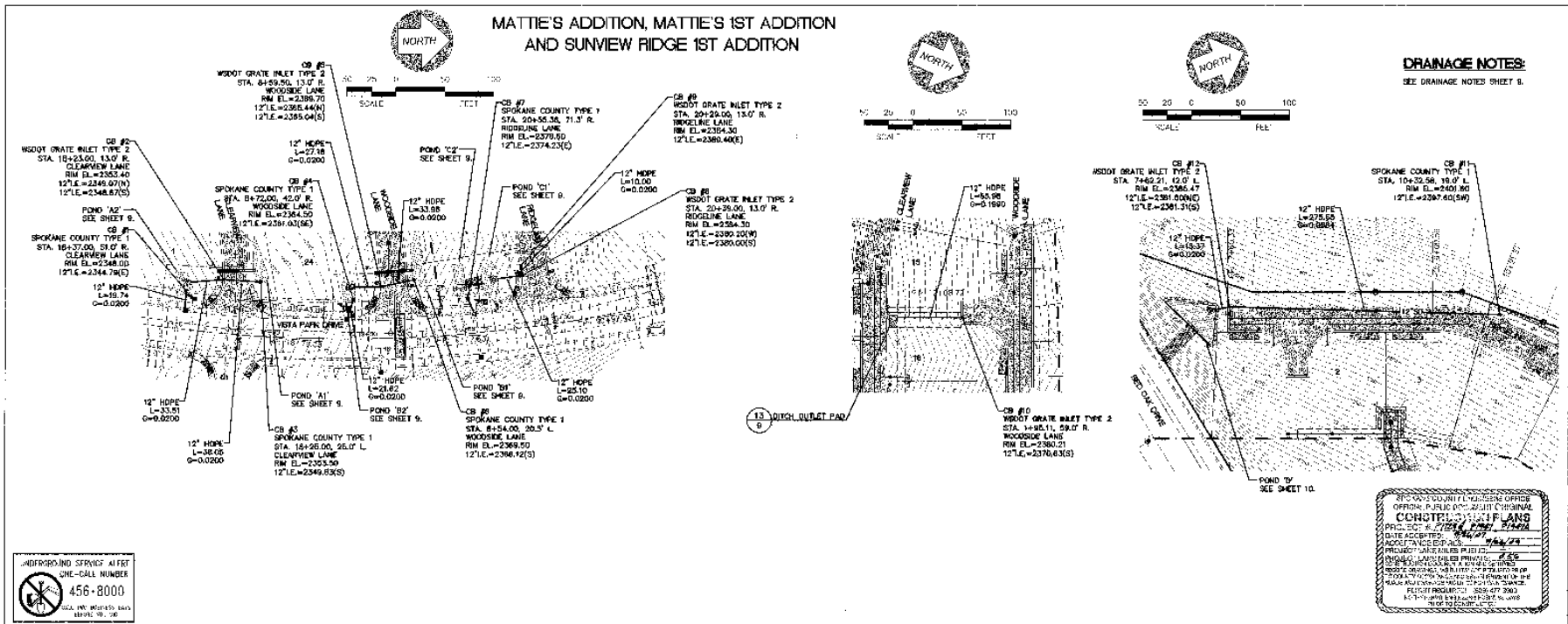
VERTICAL DATUM - NAVD 88

8/7/07
DATE

DEVELOPER'S APPROVAL

P17298 + P1947 + P1947A Eng/Road Drainage

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION AND SUNVIEW RIDGE 1ST ADDITION

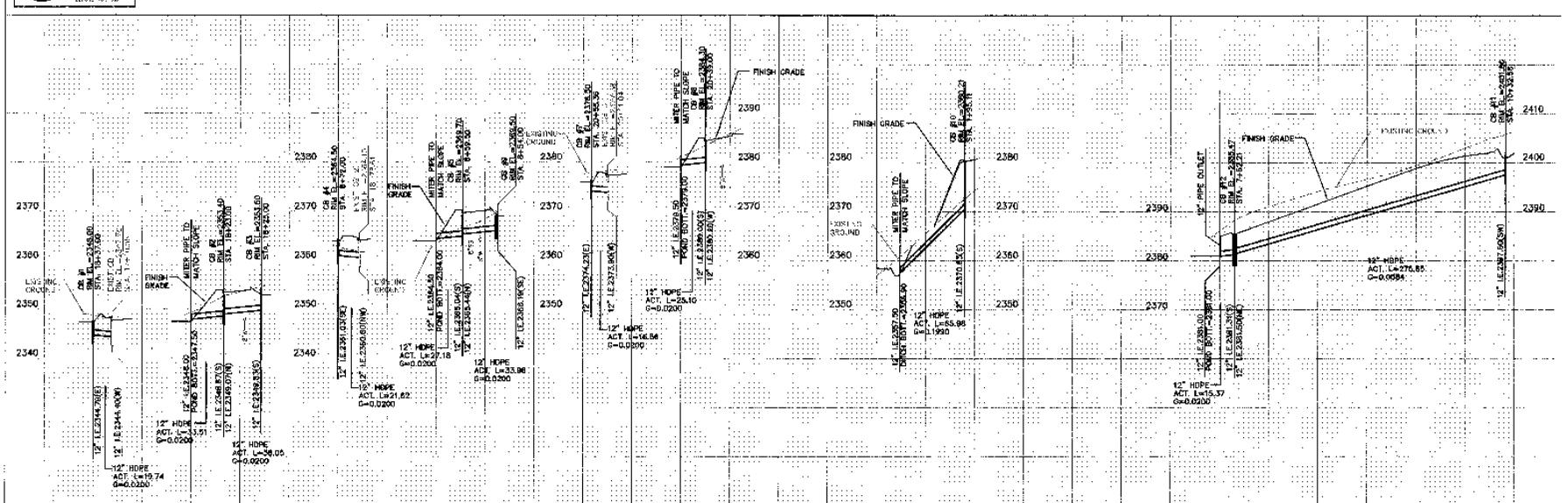


DRAINAGE NOTES:

SEE DRAINAGE NOTES SHEET 9.

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

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 7/2196, 7/1947, 7/1970
DATE ACCEPTED 9/16/99
ACCEPTANCE EXPIRES 9/16/99
PROJECT LANDFILLES PUBLIC
INDIVIDUAL LANDFILLES PRIVATE
RECORD DRAWINGS, WARRANTY OF ACCURACY NOT IMPLIED BY THE COUNTY NOR THE COUNTY'S REPRESENTATIVE OR THE PERSON WHO PREPARED THE PLAN. ACCEPTANCE MEANS THE PLAN WAS REVIEWED FOR GENERAL CONFORMANCE WITH COUNTY STANDARDS.
PROJECT PROJECT 328-07 2000
NOT TO SCALE



Landworks ENGINEERING, INC.

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION, AND SUNVIEW RIDGE 1ST ADDITION

STORM DRAINAGE PIPE PROFILES

LATIS WASHINGTON

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADWAY & TRAFFIC MAINTENANCE
1026 W. BROADWAY AVE.
SPOKANE, WA 99260
PHONE: (509) 477-3600

VERTICAL DATUM - NAVD 88

#	DATE	BY	REVISION
1	12-20-99	RBC	PRELIMINARY
2	12-20-99	RBC	PRELIMINARY
3	1-7-00	RBC	FINAL SUBMITTAL

SCALE
HOR. 1"=50'
VERT. 1"=2'

PROJECT # 0012.00
DESIGNED BY: DBC
DRAWN BY: SRS
CHECKED BY: JRG

STORM SHEET
8 OF 11

1/26/2
DATE

DEVELOPER'S APPROVAL

P.17296 + P1947 + P.19470 Eng Book Drainage

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION AND SUNVIEW RIDGE 1ST ADDITION
S. 31, T.26N., R.44E., W.M.

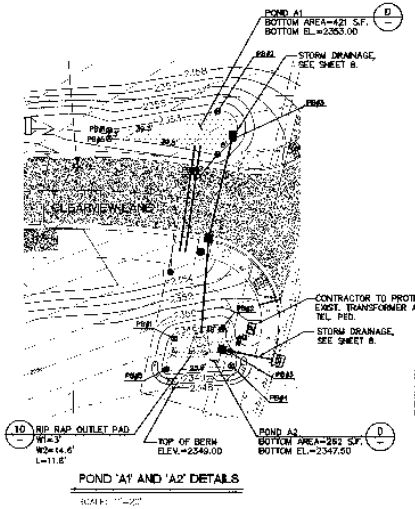
HYDROSEEDING NOTES:

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

   10% ELITA PERENNIAL RYE
   20% DURAR HARD FESCUE
   40% COVAR SHEEP FESCUE
   20% REUBENS CANADIAN BLUEGRASS

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

   GRASS SEED: 90 lbs. PER ACRE
   FERTILIZER: 16-16-16 TWEO RELEASE COMPOSITION, 300 lbs PER ACRE.



POND 'A1' AND 'A2' DETAILS

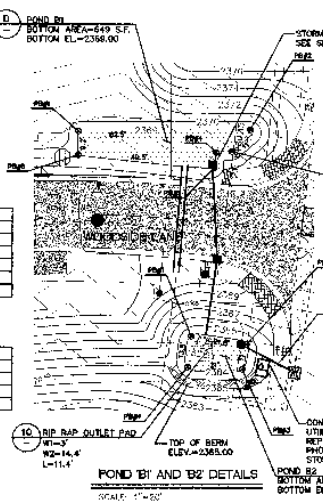
SCALE: 1"=20'

POND BOTTOM (A1)

ITEM	NORTHING	EASTING
PB#1	8518.04	12187.24
PB#2	8524.73	12225.96
PB#3	8514.94	12231.46
PB#4	8508.52	12226.09
PB#5	8515.06	12187.13

POND BOTTOM (A2)

ITEM	NORTHING	EASTING
PB#1	8443.45	12210.52
PB#2	8448.76	12227.34
PB#3	8438.70	12230.60
PB#4	8433.72	12230.69
PB#5	8432.50	12207.78



POND BOTTOM (B1)

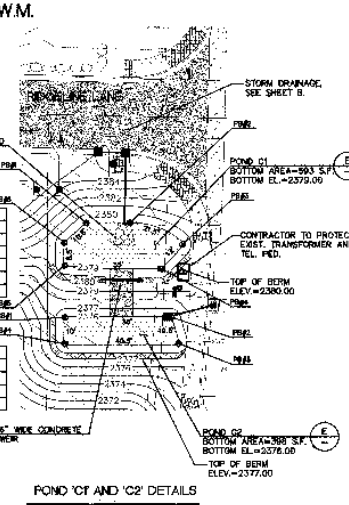
ITEM	NORTHING	EASTING
PB#1	8883.45	12206.31
PB#2	8883.78	12267.81
PB#3	8876.12	12281.22
PB#4	8875.77	12255.55
PB#5	8870.28	12254.95
PB#6	8874.98	12206.28

POND BOTTOM (B2)

ITEM	NORTHING	EASTING
PB#1	8810.13	12248.73
PB#2	8807.12	12285.44
PB#3	8798.21	12284.92
PB#4	8799.05	12245.39

POND 'B1' AND 'B2' DETAILS

SCALE: 1"=20'



POND BOTTOM (C1)

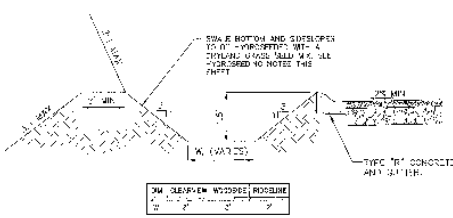
ITEM	NORTHING	EASTING
PB#1	8756.28	12203.51
PB#2	8756.36	12239.03
PB#3	8746.60	12237.90
PB#4	8739.86	12201.34
PB#5	8741.09	12245.84
PB#6	8749.23	12245.73

POND BOTTOM (C2)

ITEM	NORTHING	EASTING
PB#1	8722.48	12245.98
PB#2	8722.58	12283.86
PB#3	8713.18	12286.46
PB#4	8713.07	12245.98

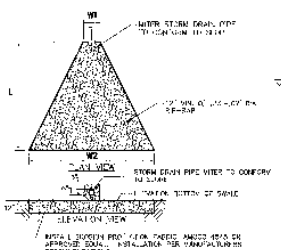
POND 'C1' AND 'C2' DETAILS

SCALE: 1"=20'



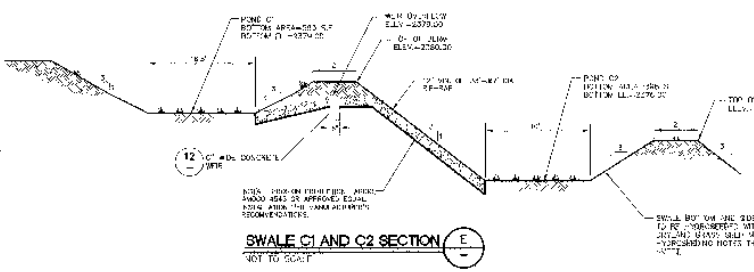
ROAD SIDE SWALE (9 / 4,5,6)

NOT TO SCALE



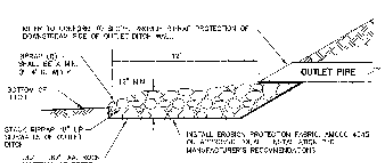
SWALE OUTLET PAD (10 / 9,10)

NOT TO SCALE



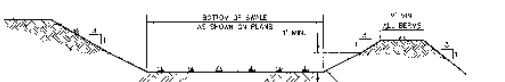
SWALE C1 AND C2 SECTION (E / —)

NOT TO SCALE



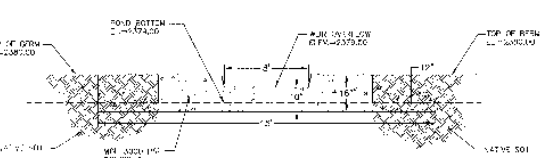
DITCH OUTLET PAD (11 / 8)

NOT TO SCALE



TYPICAL GPA SWALE SECTION (D / —)

NOT TO SCALE



6' WIDE CONCRETE WEIR (SWALE C1) (12 / —)

NOT TO SCALE

BROKANE COUNTY PIONEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # P1947, P1947A, P1948
DATE ACCEPTED: 9/26/07
ACCEPTANCE EXPIRES: 9/26/09
PROJECT LANE MILES PUBLIC: 0.56
PROJECT LANE MILES PRIVATE: 0.56
ENGINEER'S OWNERSHIP OF DRAWINGS: THE ENGINEER'S DRAWINGS, MODELS AND OTHER INSTRUMENTS OF SERVICE ARE THE ENGINEER'S PROPERTY FOR USE ON THE PROJECT AND MAY BE REVOKED UPON WRITTEN NOTICE. ALL DRAWINGS, MODELS AND OTHER INSTRUMENTS OF SERVICE MUST BE RETURNED TO THE ENGINEER UPON REQUEST.
PERMIT REQUIRED (509) 477-5700
NOTIFY PWE 24 HOURS PRIOR TO CONSTRUCTION

UTILITY STATEMENT

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

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

Landworks ENGINEERING, INC.
1224 N. DIVISION, STE. 200
SPOKANE, WA 99202
PHONE (509) 326-4569 FAX (509) 326-4579

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION, AND SUNVIEW RIDGE 1ST ADDITION

POND DETAIL SHEET

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE: 509-477-7280

VERTICAL DATUM - NAVD 88
COORDINATES ARE IN STATE PLANE COORDINATES, SPOKANE ZONE, NAD 83, SURVEY MEASURE

NO.	DATE	BY	REVISION
1	9/26/07	JWS	PER PLANS
2	9/26/07	JWS	PER PLANS
3	9/26/07	JWS	PER PLANS
4	9/26/07	JWS	PER PLANS

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

DEVELOPER'S APPROVAL

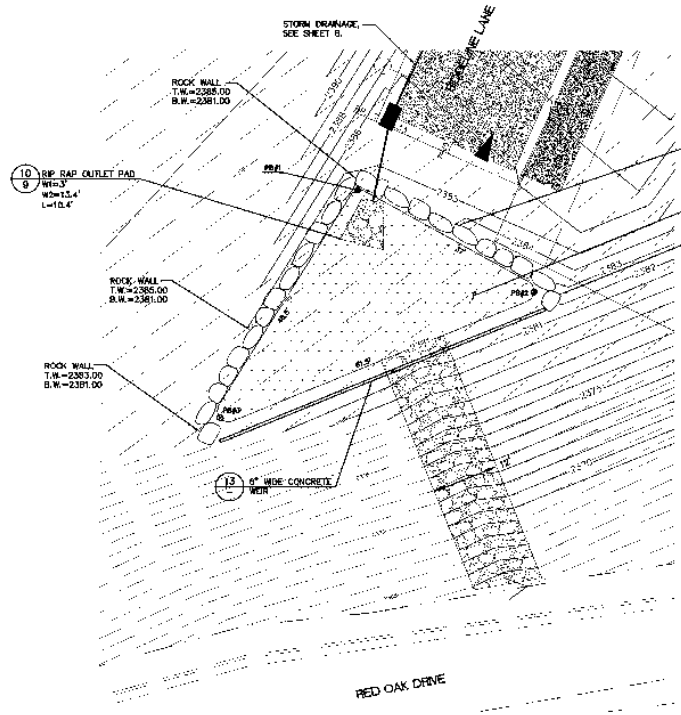
9/26/07
DATE

PROJECT #: 06-001
DESIGNED BY: JWS
DRAWN BY: GRB

DETAIL SHEET
9 OF 11

P1728 + P1947 + P1947A Engineer Drawings

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION AND SUNVIEW RIDGE 1ST ADDITION
S. 31, T.26N., R.44E., W.M.



POND 'D' DETAIL

SCALE: 1"=10'

DRAINAGE NOTES:

1. CONTRACTOR SHALL INSTALL FILTER FABRIC OVER CATCH BASIN GRATES DURING CONSTRUCTION AND PERIODICALLY CLEAN DEBRIS COLLECTED ON FABRIC. IF THE FILTER FABRIC, FOR ANY REASON, IS REMOVED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN OUT THE CATCH BASIN AND REPLACE FILTER FABRIC.

2. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION" 2001, AND AS AMENDED.

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

4. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED ROAD AND DRAINAGE PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

5. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND THE SPOKANE COUNTY ENGINEER'S OFFICE.

6. CATCH BASIN TYPE 1 SHALL CONFORM TO SPOKANE COUNTY STD. PLAN B-4 WITH TYPE 1 FRAME PER STD. PLAN B-10 AND TYPE 1 GRATE PER STD. PLAN B-12. GRATE INLET TYPE 2 SHALL CONFORM TO WSDOT STANDARD PLAN B-44c FRAME AND VANED GRATE SHALL CONFORM TO WSDOT STANDARD PLAN B-40, NORMAL INSTALLATION.

7. ALL STORM SEWER PIPE AND FITTINGS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), ADS N-12 WT OR APPROVED EQUAL AND MEET THE REQUIREMENTS OF AASHTO TYPE S OR D. ALL STORM SEWER PIPING SHALL BE AIR AND MANDREL TESTED PER SPOKANE COUNTY REQUIREMENTS PRIOR TO FINAL ACCEPTANCE. INSTALLATION SHALL BE IN ACCORDANCE WITH EITHER AASHTO SECTION 30 OR ASTM RECOMMENDED PRACTICE D2321 AND AS RECOMMENDED BY THE MANUFACTURER.

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

POND BOTTOM (D)

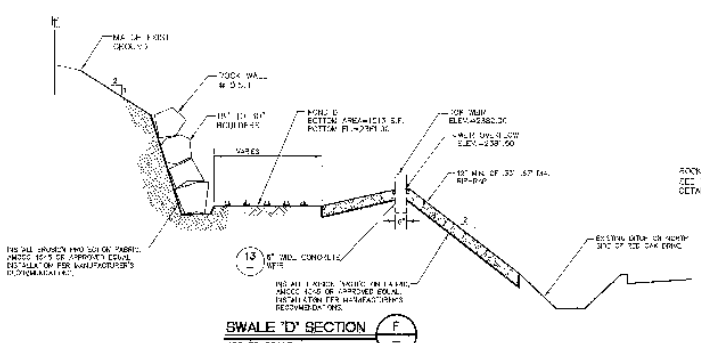
ITEM	NORTHING	EASTING
PB#1	8224.85	11198.89
PB#2	8208.79	11230.51
PB#3	8184.19	11174.42

ABBREVIATIONS:

TW – TOP OF WALL

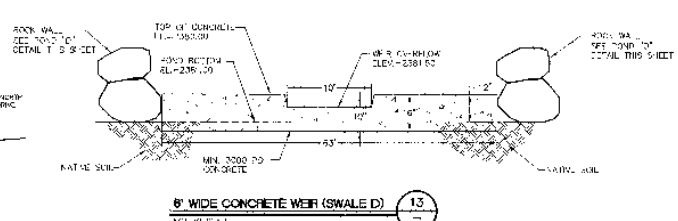
BW – BOTTOM OF WALL

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # P1196, P1947, P1947A
DATE ACCEPTED: 4/16/01
ACCEPTANCE EXPIRES: 4/16/02
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.86
CONSTRUCTION CONTRACTOR MUST ACQUIRE ALL PERMITS REQUIRED BY COUNTY ASSISTANCE AND REVIEW PRIOR TO CONSTRUCTION. SIGNATURE HAVE NO EFFECT ON ANY CHANGE PERMIT REQUIREMENT. CONTACT 279-2000 FOR PERMIT PROCESS INFORMATION.
SIGNATURE OF COUNTY ENGINEER



SWALE "D" SECTION F

NOT TO SCALE



6' WIDE CONCRETE WEIR (SWALE D) 13

NOT TO SCALE

HYDROSEEDING NOTES:

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

10% ELKA PERENNIAL RYE
25% DURAR HARD FESCUE
45% CONAX SHEEPFESCUE
20% REUBENS CANADIAN BLUEGRASS

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

GRASS SEED: 90 lb. PER ACRE
FERTILIZER 6-18-18 TIMED RELEASE COMPOSITION. 300 lbs PER ACRE.

UTILITY STATEMENT

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UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
(48 HR. NOTICE BEFORE YOU DIG)

Landworks ENGINEERING, INC.

MATTIES ADDITION, MATTIE'S 1ST ADDITION, AND SUNVIEW RIDGE 1ST ADDITION

POND 'D' DETAIL SHEET

SPOKANE COUNTY STANDARD INDEX
DIVISION OF ROADS & ENGINEERING
W. 434 BROADWAY AVE.
SPOKANE, WA 99260
279-2000

VERTICAL DATUM - NAVD 88

REV.	DATE	BY	REVISIONS
1	10-31-00	GRG	PER SCOTT PRIM & SENITTI.
2	12-06-00	GRG	REVISED PER PROJ. CONSULT. AFTER SITE REVIEW.
3	12-18-00	GRG	MAJOR REVISION

4/16/01
DATE
DEVELOPER'S APPROVAL

SCALE
HOR. 1"=30'
VERT. 1"=10'

PROJECT #: 00-133
DESIGNED BY: GRG
DRAWN BY: GRG
CHECKED BY: GRG

DETAIL SHEET

10 OF 11

P1729Q = P1947 + P1947A Engineer's Drawings

EROSION CONTROL NOTES:

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/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.

4. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE. ACCESS FOR CONSTRUCTION VEHICLES SHOULD BE LIMITED TO ONE ROUTE WHENEVER POSSIBLE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED. SEE DETAIL 1, THIS SHEET.

5. CONTRACTOR TO PREVENT AGAINST SEDIMENTATION BY INSTALLING GEOTEXTILE FABRIC BETWEEN THE RIM AND GRATE 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.

6. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. CONTRACTOR IS RESPONSIBLE FOR SUPPRESSION OF DUST IN CONFORMANCE WITH SCAPCA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN AS A MINIMUM.

7. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. THE INTENT IS TO KEEP SEDIMENT ON THE PROJECT SITE AND NOT ALLOW IT TO REACH ADJACENT PROPERTIES, WATER BODIES, AND PUBLIC OR PRIVATE ROADS.

8. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL CATCH BASIN AND DRYWELL GRATES DURING CONSTRUCTION AND PERIODICALLY CLEAN DEBRIS COLLECTED ON FABRIC. IF THE FILTER FABRIC, FOR ANY REASON, IS REMOVED DURING CONSTRUCTION, IT IS THE CONTRACTORS RESPONSIBILITY TO CLEAN OUT THE CATCH BASIN OR DRYWELL AND REPLACE THE FABRIC.

9. THE CONTRACTOR SHALL DESIGNATE AND POST A LOCATION FOR A SLURRY PIT WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED OUT. SLURRY PITS SHALL NOT BE LOCATED IN NOR DRAIN INTO A SWALE, DRAINAGE AREA, STORM WATER FACILITY OR WATER BODY, EITHER EXISTING OR PROPOSED. HARDENED WASH CONCRETE SHALL BE BROKEN UP AND REMOVED FROM THE SITE.

10. CONTRACTOR SHALL IDENTIFY A LOCATION FOR STORAGE/STOCKPILE AREAS (WITHIN THE PROPOSED ESC PLAN BOUNDARIES) FOR ANY SOIL, EARTHEN AND LANDSCAPE MATERIAL THAT IS TO BE USED ON-SITE.

11. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMP's DURING ALL LAND-DISTURBING ACTIVITIES. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL STRUCTURES AFTER EVERY RAINFALL EVENT, REMOVE DEBRIS AND SEDIMENT AND MAKE NEEDED REPAIRS.

12. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

13. CONTRACTOR SHALL FIELD IDENTIFY AND DELINEATE ALL CLEARING LIMITS, SENSITIVE/CRITICAL AREAS, BUFFERS, TREES TO BE PRESERVED AND DRAINAGE COURSES.

14. CONSTRUCTION OF ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF OTHER LAND DISTURBING ACTIVITIES.

15. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RECEIVING PAVEMENT, GRAVEL, OR LANDSCAPE TREATMENT SHALL BE STABILIZED BY APPLICATION OF A HYDROSEED MIXTURE OF DRYLAND GRASS SEED.

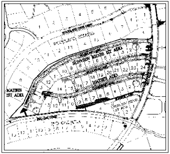
16. EROSION CONTROL STRUCTURES BELOW SODDED OR RIP RAPPED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.

17. ALL TEMPORARY SEDIMENT CONTROL BMP's SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY BMP's ARE NO LONGER NEEDED.

18. CONTRACTOR SHALL CONTROL ALL ON-SITE POLLUTANTS OTHER THAN SEDIMENT IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORM WATER OR GROUNDWATER.

19. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR GRADING OR STORM SEWER CONSTRUCTION.

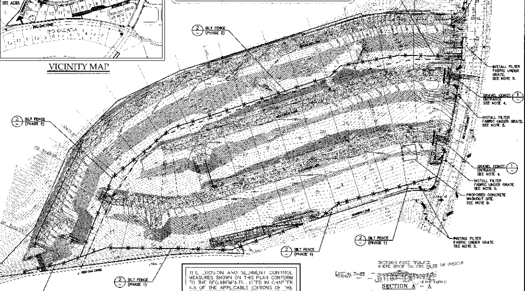
20. ONSITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND ESC PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM PREAPPROVED SOURCE/DESTINATION AND COORDINATED WITH THE SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING AT 477-3675. GRADING ON THIS SITE OR ANY OTHER SITE MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO, GRADING PERMITS, SEPA REVIEW, TIMBER HARVEST PERMITS, CRITICAL AREAS, FLOODPLAINS, DESIGNATED DRAINAGE WAYS, ECT.



VICINITY MAP

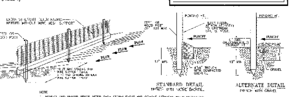
PROPERTY OWNER & PERMIT APPLICANT	LANDWORKS DEVELOPMENT, INC. 721 N. PINES ROAD SPOKANE VALLEY, WA 99206
CONTACT PERSON AT PROJECT SITE	BRUCE HOWARD PHONE # (509) 929-2400
PROJECT ADDRESS	VISTA PARK DRIVE AND CLEARVIEW LANE
PROJECT DESCRIPTION	CONTINUATION OF SINGLE FAMILY RESIDENTIAL DEVELOPMENT INCLUDING PRIVATE ASPHALT ROADS, SEWER AND WATER
DESCRIPTION OF ESC MEASURES	ESC MEASURES INCLUDE SILT FENCES, GRAVEL CONSTRUCTION ENTRANCES, AND CONCRETE WASHOUT AREA.
DESCRIPTION OF EXISTING SITE VEGETATION	THE SITE IS COMPOSED OF THIN TIMBER, MEADOW GRASS, AND OPEN SPACE, SLOPING FROM THE NORTH TO SOUTH AT 14%
LIST OF ON-SITE SOILS	SuC - SPOKANE VERY ROCKY COMPLEX
LEGAL DESCRIPTION	SEE PLAT MAP.

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION AND SUNVIEW RIDGE 1ST ADDITION
S. 31, T.26N., R.44E., W.M.



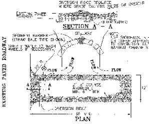
THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN CONFORM TO THE REQUIREMENTS LISTED IN CHAPTER 4.5 OF THE APPLICABLE EDITIONS OF THE GUIDELINES FOR STORMWATER MANAGEMENT AS PUBLISHED BY THE SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS.

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC RECORD ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1229B, P1947, P1947A
DATE ACCEPTED: 9/26/07
ACCEPTANCE EXPIRES: 9/26/09
PROJECT ...
PERMIT REQUIRED ...



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 FLOW CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE (2)
NOT TO SCALE



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 EXISTING 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.

TEMPORARY GRAVEL CONSTRUCTION EXIT/ENTRANCE (1)
NOT TO SCALE

UTILITY STATEMENT

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

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

Landworks ENGINEERING, INC.

MATTIE'S ADDITION, MATTIE'S 1ST ADDITION, AND SUNVIEW RIDGE 1ST ADDITION

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

9-7-07
EXPIRES 06/25/08

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING

VERTICAL DATUM - NAVD 88

9/26/07
DATE

DEVELOPER'S APPROVAL

SCALE
HOR. 1"=60'
VERT. 1"=6'

DESIGNED BY: SRS
CHECKED BY: SRS

DETAIL SHEET
11 OF 11

P-1229B + P1947 + P1947A Eng Roads Drainage