SITE CONCEPT

APN 25204.9092 - GRADING PLAN

1. CONSTRUCTION SHALL CONFORM TO CITY OF SPOKANE STANDARDS FOR SEWER, WATER AND STORMWATER MANAGEMENT IMPROVEMENTS. UNLESS IT IS SPECIFICALLY EXCEPTED IN THE PLANS OR CONTRACT DOCUMENTS, ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2004 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PROMULGATED JOINTLY BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT), THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND AS AMENDED BY THE CITY OF SPOKANE SUPPLEMENTAL SPECIFICATIONS.

2. CONTRACTOR SHALL REFER TO CITY SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

3. A PLUG SHALL BE INSTALLED AT THE END OF ALL SERVICE LINES UNTIL SUCH TIME THAT SERVICE IS EXTENDED TO BUILDING FOR CONNECTION.

4. WATER LINES AND APPURTENANCES SHALL MEET THE CITY OF SPOKANE WATER DEPARTMENT AND FIRE DEPARTMENT REQUIREMENTS UNLESS NOTED OTHERWISE. WATER LINES SHALL BE INSTALLED WITH MINIMUM COVER OF 60 INCHES FROM TOP OF PIPE.

5. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL CLEARANCE BETWEEN WATER PIPE AND PIPE CARRYING NON-POTABLE WATER. AT CROSSINGS, THERE SHALL BE A MINIMUM VERTICAL CLEARANCE OF 18 INCHES BETWEEN WATER PIPE (ABOVE) AND PIPE CARRYING NON-POTABLE WATER (BELOW). INSTALLATIONS FOR UTILITIES OTHER THAN POTABLE WATER MAY BE INSTALLED AT A CLEARANCE LESS THAN THOSE STATED ABOVE IF THE NON-POTABLE LINE IS SLEEVED PER CITY OF SPOKANE SPECIFICATIONS. THE SLEEVE PIPE SHALL BE ONE SIZE LARGER THAN THE CONSTRUCTION PIPE. THE SLEEVE SHALL BE AT LEAST 20 FEET IN LENGTH AND CENTERED ON THE CROSSING TO PROVIDE FOR A MINIMUM HORIZONTAL SEPARATION OF 10 FEET EACH SIDE OF THE CROSSING, MEASURED PERPENDICULAR TO THE CROSSED LINE. EACH END OF THE SLEEVE SHALL BE SEALED WITH A FERNCO RUBBER COUPLER.

6. NO UTILITIES ARE TO BE INSTALLED WITHIN 5' PARALLEL TO WATER MAINS AND SERVICE LINES.

7. LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES. CONTRACTOR TO PERFORM NECESSARY FIELD VERIFICATION, INCLUDING SUBSURFACE EXPLORATION, FOR ALL EXISTING CONDITIONS TO BE INCLUDED IN CONTRACTOR BID (AT NO ADDITIONAL COST TO THE OWNER). ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF PROPOSED IMPROVEMENTS.

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

9. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER.

10. UTILITY TRENCHING SHALL BE DONE IN ACCORDANCE WITH CITY OF SPOKANE STANDARD PLANS A-1 AND A-2.

11. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF APPROVED PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

12. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT FOR THE SUBJECT SITE PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE GEOTECHNICAL REPORT SHALL BE REPORTED TO THE ENGINEER. CONSTRUCTION SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

13. CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).

14. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

15. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY AND SHALL BE RESPONSIBLE FOR PROTECTING THE EXISTING STORM WATER MANAGEMENT SYSTEM FROM SEDIMENTATION. THE CONTRACTOR SHALL TAKE THE NECESSARY MEASURES TO PROTECT EXISTING IMPROVEMENTS BY USING EROSION AND SEDIMENT CONTROLS, INCLUDING BUT NOT LIMITED TO, STABILIZED CONSTRUCTION ENTRANCES, SEDIMENT BARRIERS, SILT FENCES, AND INLET PROTECTION.

16. UNLESS ELEVATIONS AND/OR CONTOURS ARE OTHERWISE SHOWN, NEW FINISH GRADE SURFACES SHALL BE PLACED TO ALLOW FOR POSITIVE DRAINAGE TO CURB, GUTTER, OR OTHER RUNOFF COLLECTION DEVICES. MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING.

17. THE CITY OF SPOKANE SHALL INSPECT AND CERTIFY CONSTRUCTION OF ALL SEWER LINES, SEWER SERVICES, AND BUILDING CONNECTIONS.

18. GEOTEXTILE FABRIC SHALL BE PLACED ON THE RIMS OF DRYWELLS, CATCH BASINS, INLETS, AND AREA DRAINS UNTIL SUCH TIME THE VEGETATION ON SITE IS ESTABLISHED AND THE THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.

19. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO SPOKANE COUNTY ESC BEST MANAGEMENT PRACTICES (BMPs) AS NOTED IN THE SPOKANE REGIONAL STORM WATER MANUAL (SRSM).

20. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES FOR ALL REQUIREMENTS AND TO CONFIRM THAT AN ADEQUATE DEPTH OF COVER IS MAINTAINED OVER THE UTILITIES.

21. AREAS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE CONSTRUCTED OR REPAIRED TO ORIGINAL CONDITIONS OR BETTER.

22. EXISTING PROPERTY CORNERS AND SURVEY MONUMENTS SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGED OR OBLITERATED CORNERS OR MONUMENTS SHALL BE RE-ESTABLISHED BY A PROFESSIONAL SURVEYOR.

23. APPROVALS AND PERMITS REQUIRED BY THE GOVERNING REGULATORY AGENCIES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION, INCLUDING A CONSTRUCTION GENERAL STORM WATER PERMIT IF REQUIRED. THE CONTRACTOR SHALL COORDINATE WITH THE GOVERNING REGULATORY AGENCIES TO DETERMINE IF A PRE-CONSTRUCTION MEETING IS REQUIRED.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. COORDINATE REQUIREMENTS WITH THE GOVERNING REGULATORY AGENCY.

25. SAFETY STANDARDS AND REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COMPLIED WITH AS SET FORTH BY OSHA.

26. THE CONTRACTOR SHALL COORDINATE WITH THE GOVERNING REGULATORY AGENCY REGARDING INSPECTION AND TESTING REQUIREMENTS. INSPECTION, TESTING, COMPACTION, AND DISINFECTION REQUIREMENTS SHALL CONFORM WITH WSDOT, AWWA, AND APWA SPECIFICATIONS.

27. COORDINATE THE INSTALLATION OF STREET NAME AND REGULATORY SIGNS WITH THE GOVERNING REGULATORY AGENCY.

28. UTILITY PIPES AND CONDUITS SHALL BE INSTALLED WITH CONTINUOUS TRACER TAPE ABOVE THE PIPE AND BELOW THE FINISHED SURFACE GRADE AT DEPTHS THAT COMPLY WITH WSDOT AND THE STANDARDS OF THE GOVERNING REGULATORY AGENCY.

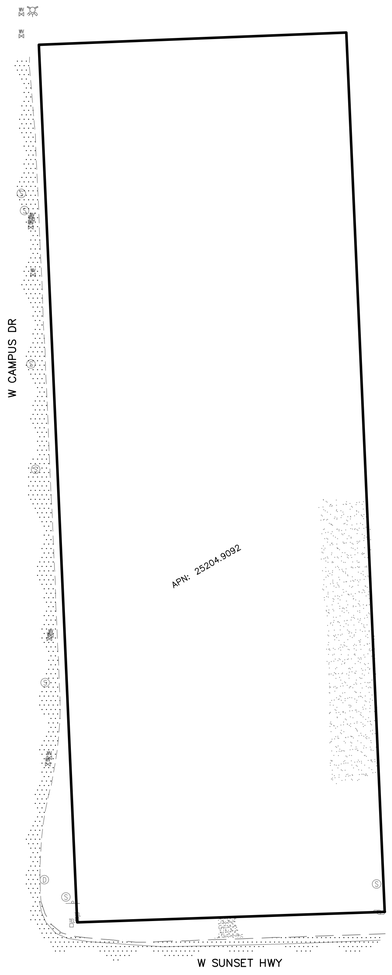
29. WHERE NEW ASPHALT JOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAWCUT TO A NEAT, VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION IN ACCORDANCE WITH WSDOT SPECIFICATIONS. THE NEW ASPHALT SHALL BE FEATHERED BACK OVER THE EXISTING ASPHALT TO PROVIDE FOR A SEAL AT THE SAWCUT LOCATION.

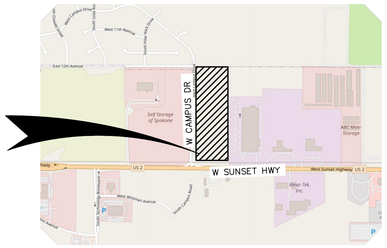
30. SANITARY SEWER MAINS AND SERVICES SHALL BE PVC, ASTM D 3034, SDR 35 WITH FLEXIBLE GASKET JOINTS. SEWER SERVICE CONNECTIONS SHALL BE MADE BY A TAP TO AN EXISTING MAIN, OR A TEE BRANCH FROM A NEW MAIN CONNECTED ABOVE THE SPRING LINE FO THE PIPE. SERVICE CONNECTIONS TO MANHOLES ARE PROHIBITED. SEWER SERVICES SHALL BE AT RIGHT ANGLES TO THE SEWER MAIN.

31. GROUNDWATER OR UNANTICIPATED GEOLOGIC CONDITIONS SHALL BE REPORTED TO THE GEOTECHNICAL ENGINEER FOR ASSESSMENT AND RECOMMENDATIONS.

32. ALL COMPACTION EFFORTS SHALL BE MONITORED AND TESTED BY AN EXPERIENCED SOILS TECHNICIAN, UNDER THE SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER REPRESENTING THE OWNER. ALL MASS GRADING SHALL BE MONITORED, TESTED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER (GEOTECHNICAL ENGINEER).

GENERAL NOTES





VICINITY MAP

SHEET INDEX

LEGEND

EXISTING FEATURES

- ASPHALT SURFACING
- CURB
- GRAVEL
- SIDEWALK OR CONCRETE
- FOUND POINT AS NOTED
- DRYWELL
- STORM MANHOLE
- CATCH BASIN
- GUY WIRE POLE
- POWER POLE/TELEPHONE POLE
- LIGHT POLE
- TELEPHONE ENCLOSURE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- TREE (DECIDUOUS OR CONIFEROUS)
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE / CULVERT
- POWER LINE (OHP OR BP)
- TELEPHONE LINE (OHT OR BT)
- GAS LINE
- CONTOURS
- FENCE
- FIBER OPTIC LINE

PROPOSED IMPROVEMENTS

- ASPHALT SURFACING
- CURB
- CONCRETE OR SIDEWALK
- BUILDING FOOTPRINT
- STORM MANHOLE
- CONCRETE INLET
- CURB INLET
- POWER POLE
- SIGN
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- WATER SHUTOFF / WATER VAULT
- SANITARY SEWER MANHOLE
- CLEANOUT (CO)
- GAS METER
- 8"WA — WATER LINE (AS SIZED)
- SLEEVE FOR WATER / SEWER CROSSING
- SANITARY SEWER LINE
- STORM DRAIN LINE / CULVERT
- 1924 — CONTOURS
- STORM WATER SWALE / POND

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

ELEVATION DATUM
NAVD88 ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING THE WASHINGTON STATE REFERENCE NETWORK.

SITE TBM
SURVEY BY OTHERS.
COORDINATE WITH HALME CONSTRUCTION FOR SITE CONTROL.

CALL BEFORE YOU DIG 811

21-483-SITE.dwg C000

No.	DESC. / DATE	BY
5		
4		
3		
2		
1		

storhäug
civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa | 99202
509.242.1000 | www.storhaugInc.com

SHEET TITLE: COVER SHEET

PROJECT TITLE: APN 25204.9092 - GRADING PLAN
SPOKANE, WA

SEAL

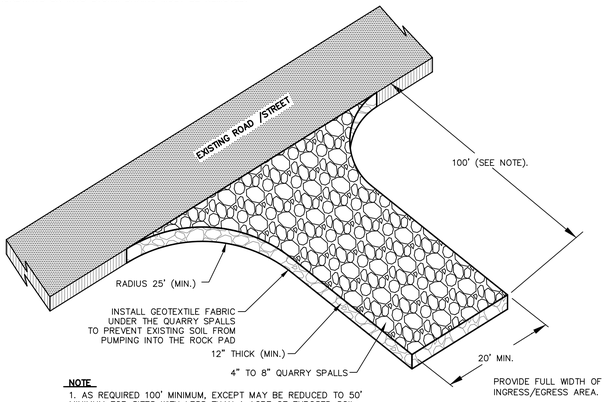
DATE	02/21/22
DRAWN	AL
CHECKED	AJS
PROJECT NUMBER	21-483
DRAWING NO.	1 OF 3
	COVER

DEFINITION: A TEMPORARY STONE-STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE.

PURPOSE: TO REDUCE THE AMOUNT OF MUD, DIRT, ROCK, ETC. TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF BY CONSTRUCTING A STABILIZED PAD OF ROCK SPALLS AT ENTRANCES TO CONSTRUCTION SITES AND WASHING OF TIRES DURING EGRESS.

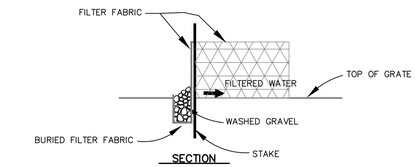
CONDITIONS WHERE PRACTICE APPLIES: WHEREVER TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD OR OTHER PAVED AREAS.

MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONES, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED.

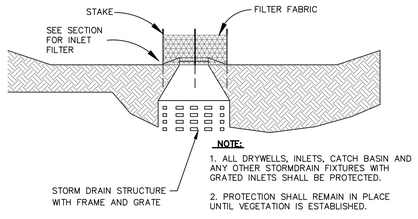


NOTE
1. AS REQUIRED 100' MINIMUM, EXCEPT MAY BE REDUCED TO 50' MINIMUM FOR SITES WITH LESS THAN 1 ACRE OF EXPOSED SOIL.

STABILIZED CONSTRUCTION ENTRANCE / TIRE WASH (CE)
NTS



SECTION



NOTE:
1. ALL DRYWELLS, INLETS, CATCH BASIN AND ANY OTHER STORMDRAIN FIXTURES WITH GRATED INLETS SHALL BE PROTECTED.
2. PROTECTION SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED.
3. SEDIMENT MUST BE REMOVED WHEN IT REACHES 6" OR ½ OF THE HEIGHT OF THE FENCE.

TEMPORARY INLET PROTECTION (IP)
NTS

STANDARD NOTES: A. THE FILTER FABRIC FENCE SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, OVERLAP FILTER CLOTH AND SECURELY FASTEN BOTH ENDS TO THE POST.

B. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES (WHERE PHYSICALLY POSSIBLE).

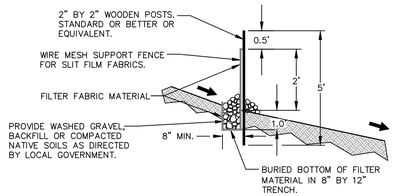
C. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UP-SLOPE FROM THE BARRIER. THE TRENCH SHALL BE CONSTRUCTED TO FOLLOW THE CONTOURS.

D. WHEN SLIT FILM FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UP-SLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

E. SLIT FILM FILTER FABRIC SHALL BE WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES. OTHER TYPES OF FABRIC MAY BE STAPLED TO THE FENCE.

F. WHEN EXTRA-STRENGTH OR MONOFILAMENT FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF STANDARD NOTE "E" APPLYING. EXTRA CARE SHOULD BE USED WHEN JOINING OR OVERLAPPING THESE STIFFER FABRICS.

G. LOCAL GOVERNMENTS MAY SPECIFY THE USE OF PROPERLY COMPACTED NATIVE MATERIALS. IN MANY INSTANCES, THIS MAY BE THE PREFERRED ALTERNATIVE BECAUSE THE SOIL FORMS A MORE CONTINUOUS CONTACT WITH THE TRENCH BELOW.



FILTER FENCE (FF)
NTS

DEFINITION: A TEMPORARY SEDIMENT BARRIER CONSISTING OF A FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED. THE FILTER FENCE IS CONSTRUCTED OF STAKES AND SYNTHETIC FILTER FABRIC WITH A RIGID WIRE FENCE BACKING WHERE NECESSARY FOR SUPPORT.

PURPOSE: 1. TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT UNDER SHEET FLOW CONDITIONS FROM DISTURBED AREAS DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.

2. TO DECREASE THE VELOCITY OF SHEET FLOWS.

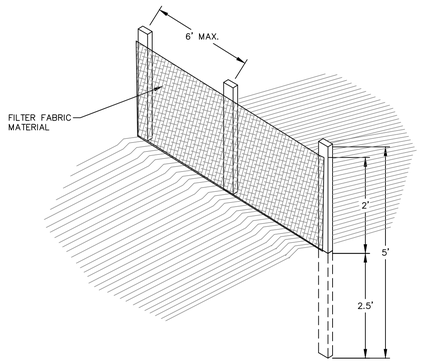
CONDITIONS WHERE PRACTICE APPLIES: FILTER FENCES MUST BE PROVIDED JUST UPSTREAM OF THE POINT(S) OF DISCHARGE OF RUNOFF FROM A SITE, BEFORE THE FLOW BECOMES CONCENTRATED. THEY MAY ALSO BE REQUIRED:

1. BELOW DISTURBED AREAS WHERE RUNOFF MAY OCCUR IN THE FORM OF SHEET AND RILL EROSION; WHEREVER RUNOFF HAS THE POTENTIAL TO IMPACT DOWNSTREAM RESOURCES.

2. PERPENDICULAR TO MINOR SWALES OR DITCH LINES FROM CONTRIBUTING DRAINAGE AREAS UP TO ONE ACRE IN SIZE.

3. CONTRACTOR SHALL COORDINATE WITH DESIGN ENGINEER FOR ACTUAL PLACEMENT LOCATIONS.

MAINTENANCE: THE FILTER FENCE AND INLET PROTECTIONS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD AND SEDIMENT OFF OF THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC CLEANING WHEN SEDIMENT BUILD UP IS SIX INCHES OR ONE-THIRD OF THE FENCE OR INLET PROTECTION'S ORIGINAL HEIGHT.



CONTACT PERSON/PERMIT APPLICANT

JOCELYN KELTZ
HALME CONSTRUCTION
509-720-4081

PROJECT ADDRESS

PARCEL 25204.9092, SPOKANE, 99224

PROJECT / SITE DESCRIPTION

THE PROPOSED PROJECT INCLUDES ADDING FILL TO THE SITE IN ORDER TO GRADE THE EXISTING GROUND.

SOIL TYPE

THE SOILS IN THIS REGION OF THE SUBJECT PROPERTY HAVE BEEN IDENTIFIED BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS) AS ALECANYON, VERY STONY-CHENEY COMPLEX, CHENEY-SEABOLDT, DRY, COMPLEX AND NORTHSTAR-ROCK OUTCROP COMPLEX.

EXISTING CONDITIONS

THE PROJECT SITE IS AN UNDEVELOPED GRASSLAND SITE WITH SOME TREES AND A GRAVEL PAD IN THE EASTERN SIDE.

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

ESC STANDARD NOTES

DEFINITION: A TEMPORARY PREFABRICATED CONCRETE WASHOUT CONTAINER OR SELF-INSTALLED STRUCTURE (ABOVE OR BELOW GRADE), APPROVED BY THE ENGINEER, USED TO DETAIN CONCRETE WASTE.

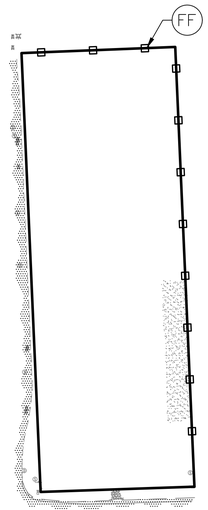
PURPOSE: TO PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFFSITE OR PERFORMING ONSITE WASHOUT IN A DESIGNATED AREA TO PREVENT POLLUTANTS FROM ENTERING SURFACE WATERS OR GROUNDWATER.

CONDITIONS WHERE PRACTICE APPLIES: WHENEVER CONCRETE IS USED AS A CONSTRUCTION MATERIAL AND IT IS NOT POSSIBLE TO DISPOSE OF ALL CONCRETE WASTEWATER AND WASHOUT OFFSITE.

MAINTENANCE: THE CONCRETE WASHOUT FACILITY SHALL BE INSPECTED FOR CAPACITY AND LEAKAGE PRIOR TO THE COMMENCEMENT OF CONCRETE WORK AND DAILY THEREAFTER. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES PROVIDED AND READY FOR USE ONCE THE WASHOUT BECOMES 75% FULL.

NOTES:
1. CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR ASPHALT.
2. UN-USED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
3. HAND TOOLS INCLUDING, BUT NOT LIMITED TO, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR ASPHALT.
4. EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT NO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
5. WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.

CONCRETE WASHOUT AREA (CW)



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

NOTE: REFER TO COVER AND INDEX SHEET FOR VICINITY MAP.

DATUM
VERTICAL

ELEVATION DATUM
NAVD88 ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING THE WASHINGTON STATE REFERENCE NETWORK.

SITE TBM
SURVEY BY OTHERS.
COORDINATE WITH HALME CONSTRUCTION FOR SITE CONTROL.

CALL BEFORE YOU DIG 811

21-483-SITE.dwg C100

No.	DESC. / DATE	BY
5		
4		
3		
2		
1		

storhaug
civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa | 99202
509.242.1000 | www.storhaugInc.com

SHEET TITLE: ESC

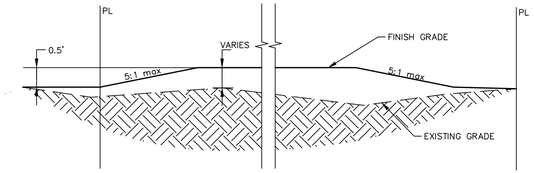
PROJECT TITLE: APN 25204.9092 - GRADING PLAN
SPOKANE, WA

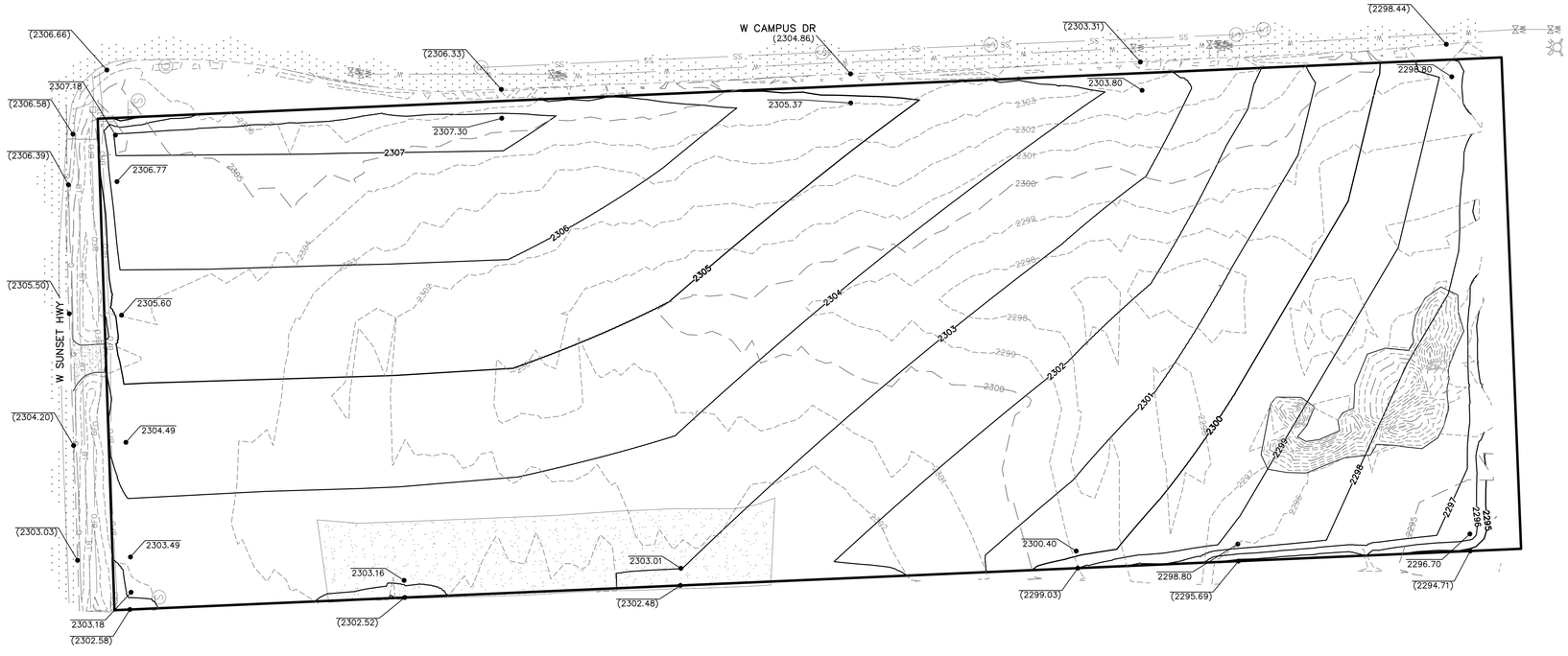
SEAL

DATE	02/21/22
DRAWN	AL
CHECKED	AJS
PROJECT NUMBER	21-483
DRAWING NO.	2 OF 3

ESC

TYPICAL SECTION





EARTHWORK BALANCE TABLE

(FG SURFACE TO EG SURFACE)
*NO TOPSOIL/IMPORTS ACCOUNTED FOR

CUT = 816.85 CU.YD.

FILL = 42462.32 CU.YD.

NET VOLUME = 41645.47 CU.YD.

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

ELEVATION DATUM

NAVD88 ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING THE WASHINGTON STATE REFERENCE NETWORK.

SITE TBM

SURVEY BY OTHERS.
COORDINATE WITH HALME CONSTRUCTION FOR SITE CONTROL.

CALL BEFORE YOU DIG 811

21-483-SITE.dwg C200

No.	DESC. / DATE	BY
5		
4		
3		
2		
1		

storhäug
civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa | 99202
509.242.1000 | www.storhaugInc.com

SHEET TITLE: GRADING

PROJECT TITLE: APN 25204.9092 - GRADING PLAN
SPOKANE, WA

SEAL

DATE	02/21/22
DRAWN	AL
CHECKED	AJS
PROJECT NUMBER	21-483
DRAWING NO.	3 OF 3
	GRADING