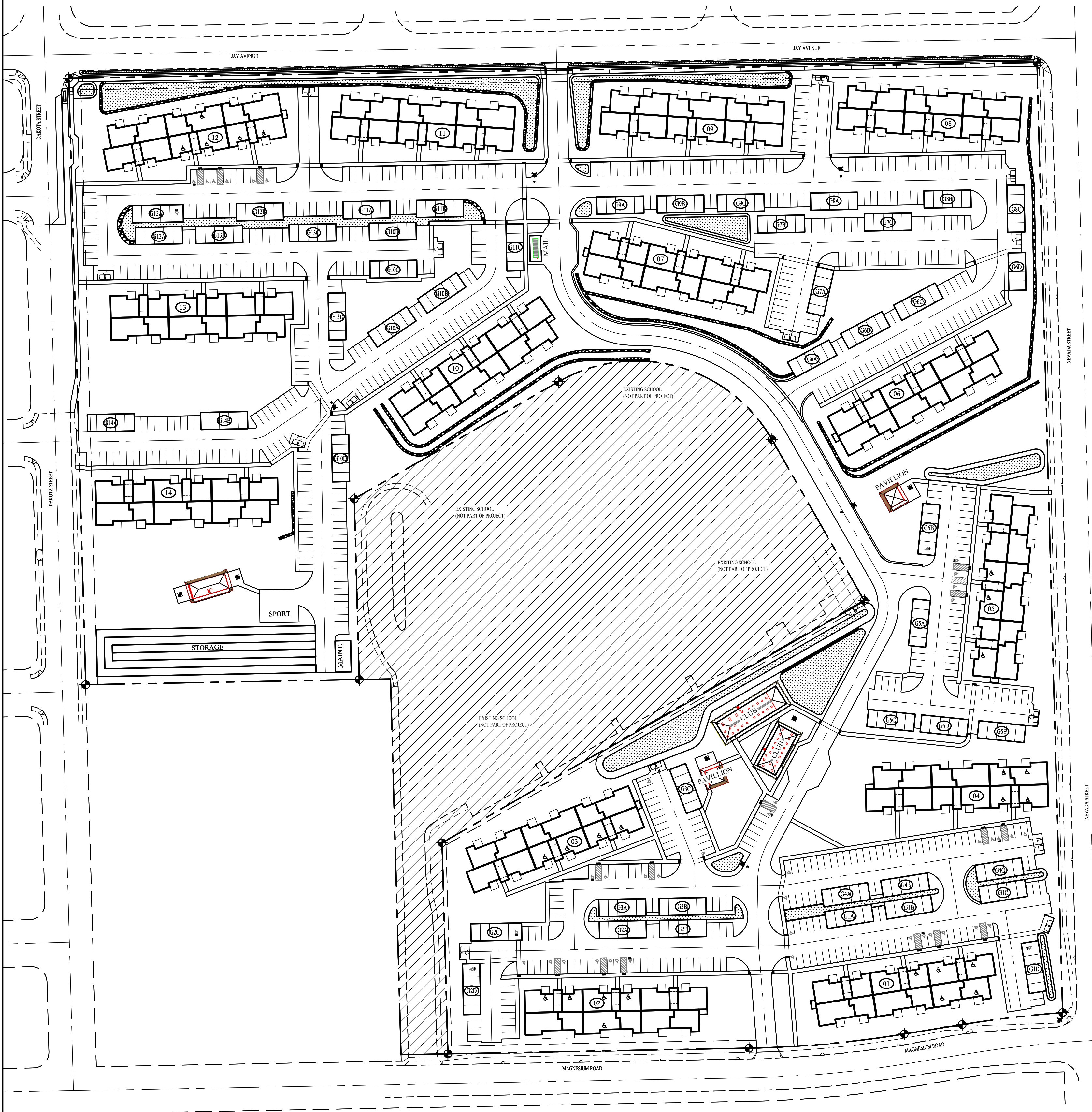


# COVER SHEET FOR MAGNESIUM VILLAGE APARTMENTS

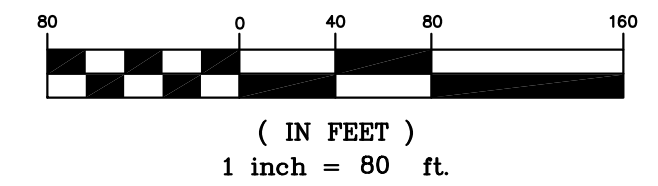
THAT PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 20, T. 26 N., R. 43 E.



COVER SHEET

1" = 80'

GRAPHIC SCALE



## CIVIL DRAWING INDEX

SHEET DESCRIPTION	SHEET NO.	CURRENT DWG DATE
COVER SHEET	C0.0	
<b>EROSION</b>		
T.E.S.C. PLAN	C1.1	
T.E.S.C. DETAILS	C1.2	
<b>ENGINEER'S SITE PLAN</b>		
ENGINEER'S SITE PLAN - OVERALL	C2.0	
ENGINEER'S SITE PLAN - SOUTH	C2.1	
ENGINEER'S SITE PLAN - EASTCENTRAL	C2.2	
ENGINEER'S SITE PLAN - NORTHEAST	C2.3	
ENGINEER'S SITE PLAN - NORTHWEST	C2.4	
ENGINEER'S SITE PLAN - WESTCENTRAL	C2.5	
REC. BLDG SITE PLAN	C2.6	
<b>GRADING PLAN</b>		
GRADING PLAN - OVERALL	C3.0	
GRADING PLAN - SOUTH	C3.1	
GRADING PLAN - EASTCENTRAL	C3.2	
GRADING PLAN - NORTHEAST	C3.3	
GRADING PLAN - NORTHWEST	C3.4	
GRADING PLAN - WESTCENTRAL	C3.5	
<b>DRAINAGE PLAN</b>		
DRAINAGE PLAN - OVERALL	C4.0	
DRAINAGE PLAN - SOUTH	C4.1	
DRAINAGE PLAN - EASTCENTRAL	C4.2	
DRAINAGE PLAN - NORTHEAST	C4.3	
DRAINAGE PLAN - NORTHWEST	C4.4	
DRAINAGE PLAN - WESTCENTRAL	C4.5	
<b>SEWER PLAN</b>		
SEWER PLAN - OVERALL	C5.0	
SEWER PLAN - SOUTH	C5.1	
SEWER PLAN - EASTCENTRAL	C5.2	
SEWER PLAN - NORTHEAST	C5.3	
SEWER PLAN - NORTHWEST	C5.4	
SEWER PLAN - WESTCENTRAL	C5.5	
SEWER DETAILS	C5.6	
<b>WATER PLAN</b>		
WATER PLAN - OVERALL	C6.0	
WATER PLAN - SOUTH	C6.1	
WATER PLAN - EASTCENTRAL	C6.2	
WATER PLAN - NORTHEAST	C6.3	
WATER PLAN - NORTHWEST	C6.4	
WATER PLAN - WESTCENTRAL	C6.5	
WATER DETAILS	C6.6	
<b>DETAILS</b>		
CONSTRUCTION DETAILS	C7.1	
CONSTRUCTION DETAILS	C7.2	
CONSTRUCTION DETAILS	C7.3	

## LEGEND

ROADWAY CENTERLINE	---
PLAT BOUNDARY	---
EASEMENT LINE	---
EXISTING CURB	---
PROPOSED CURB	---
EXISTING SEWER MAIN	S 8" PVC
PROPOSED SEWER MAIN	S 8" PVC
EXISTING WATER MAIN	8" D.W.M.
PROPOSED WATER MAIN	8" D.W.M.
PROPOSED SEWER SERVICE	S 4" PVC
PROPOSED WATER SERVICE	W 1/2" IRON X
PROPOSED SAN. SEWER MANHOLE	○
PROPOSED FIRE HYDRANT	○
EXISTING FIRE HYDRANT	○
EXISTING DRYWELL	○
PROPOSED DRYWELL	○
PROPOSED CATCH BASIN	□
PROPOSED CURB DROP INLET	▽
PROPOSED STORM DRAIN	SD 8" PVC
EXISTING CONTOUR	2540
EXISTING INDEX CONTOUR	2550
PROPOSED CONTOUR	2540
PROPOSED INDEX CONTOUR	2550
PROPERTY CORNER	⊕

## ABBREVIATIONS

ACT. L	ACTUAL LENGTH
BW	BACK OF SIDEWALK
D.I.W.M.	DUCTILE IRON WATER MAIN
EXIST	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
G	GRADE
HYD	FIRE HYDRANT
I.E.	INVERT ELEVATION
LH	LEFT
MH	MANHOLE
PC	POINT OF CURVE
PE	POLYETHYLENE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POLYVINYLCHLORIDE
RT	RIGHT
SAN	SANITARY SEWER
SD	STORM DRAIN
SI	STREET INTERSECTION
SG	SUBGRADE
STA. L	STATION LENGTH
SW	SIDEWALK
T.O.C.	TOP OF CURB/CONCRETE
TP	TOP OF PAVEMENT



VICINITY MAP  
NTS

## GENERAL NOTES

- ALL METHODS AND MATERIALS SHALL COMPLY WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD BRIDGE AND MUNICIPAL CONSTRUCTION, THE CITY OF SPOKANE SUPPLEMENTAL SPECIFICATIONS TO WSDOT'S STANDARD SPECIFICATIONS, AWWA, APWA, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES, RULES, AND REGULATIONS.
- THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR AT THE JOB SITE DURING ALL WORKING HOURS.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL MATERIALS REQUIRED FOR CONSTRUCTION OF THE IMPROVEMENTS SHOWN IN THIS PLAN SET.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TWO (2) DAYS NOTICE TO CITY OF SPOKANE ENGINEERING SERVICES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
- CONTRACTOR SHALL FIELD VERIFY ALL CURB GRADES, SPOT ELEVATIONS, AND DIMENSIONS AT THE PROJECT SITE BEFORE STARTING WORK AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RETURNED TO THE EQUIVALENT OF THEIR PRECONSTRUCTION CONDITION.
- ALL APPROVED DEVIATIONS FROM THESE PLANS SHALL BE RECORDED ON A SET OF "AS-BUILT" DRAWINGS WHICH SHALL BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO PROJECT COMPLETION AND ACCEPTANCE.
- SLOPE OF FINISHED GRADE SHALL BE CONSTANT BETWEEN FINISHED CONTOURS OR SPOT ELEVATIONS SHOWN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REMOVAL OF SHORING AND BRACING NECESSARY TO PROTECT WORKERS, EXISTING BUILDINGS, STREETS, WALKWAYS, UTILITIES AND OTHER IMPROVEMENTS AND EXCAVATIONS AGAINST LOSS OF GROUND OR CAVING EMBANKMENTS.
- SURVEY INFORMATION AND UNDERGROUND UTILITY LOCATIONS USED IN THE PREPARATION OF THESE DRAWINGS WERE FURNISHED BY OTHERS. J.R. BONNETT ENGINEERING ASSUMES NO RESPONSIBILITY FOR THEIR COMPLETENESS OR ACCURACY.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION, DEPTH, SIZE, TYPE, AND CONDITION OF UTILITIES SHOWN ON THESE DRAWINGS AND TO HAVE AN APPROVED LOCATING SERVICE (1-800-456-8000) LOCATE AND IDENTIFY UTILITIES WITHIN THE CONSTRUCTION AREA.
- DUST AND EROSION CONTROL DURING CONSTRUCTION IS REQUIRED. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION. PROTECT ADJACENT PAVEMENTS, PROPERTIES, AND DOWNSTREAM DRYWELLS AND SWALES FROM SEDIMENTS.
- EXISTING UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND SHALL BE INSPECTED BY THE ENGINEER OF RECORD.
- PIPE LENGTHS SHOWN ON PLANS ARE APPROXIMATE AND MAY CHANGE DUE TO FIELD CONDITIONS.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR CONSTRUCTION IDENTIFIED ON THESE PLANS.
- ALL DISTURBED SOIL AREAS SHALL BE SEEDED OR STABILIZED BY OTHER APPROVED METHODS FOR PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL HAVE A PERMIT AND AN APPROVED SET OF PLANS ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL PONDS/ SWALES SHOWN ON THE PLANS SHALL BE INSTALLED INCLUDING THE ROUGH GRADING AND DRYWELL INSTALLATION CONCURRENT WITH THE PAVING AREA CONSTRUCTION. FOLLOWING THE PAVING, THE GRASSY SWALES SHALL BE HYDROSEEDED OR SOODED WITH TURF GRASS AND PROVIDED WITH AN IRRIGATION SYSTEM.
- CONTRACTOR SHALL HAVE A COPY OF THE CURRENT CITY OF SPOKANE STANDARD PLANS ONSITE.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A CITY OF SPOKANE OBSTRUCTION PERMIT.
- ALL PAVEMENT CUTS MUST CONFORM TO THE SPOKANE REGIONAL PAVEMENT CUT POLICY.
- STORMWATER FACILITIES, INCLUDING DRYWELLS, CATCH BASINS, PIPES, AND INFILTRATION GALLERIES, MUST BE CONSTRUCTED UNDER THE SUPERVISION OF THE WASTEWATER MANAGEMENT DIVISION. STORMWATER TREATMENT FACILITIES SHALL BE INSPECTED PRIOR TO THE PLACEMENT OF TOPSOIL, PLANTINGS, OR GRASS. THE CONTRACTOR SHALL CONTACT THE WASTEWATER MAINTENANCE DIVISION OFFICE AT (509) 625-7905 OR (509) 625-7912 IN ORDER TO ARRANGE A MUTUALLY AGREEABLE INSPECTION SCHEDULE.
- ALL SEWER WORK MUST BE DONE UNDER THE SUPERVISION AND INSPECTION OF THE WASTEWATER MANAGEMENT DIVISION. THE CONTRACTOR MUST CONTACT WASTEWATER MANAGEMENT DIVISION OFFICE IN ORDER TO ARRANGE A MUTUALLY AGREEABLE INSPECTION SCHEDULE. ALL FACILITIES MUST BE UNCOVERED AT THE TIME OF INSPECTION.
- ALL BROKEN, CRACKED, SUNKEN, OR MISSING CURB AND SIDEWALK ADJACENT TO THE PROJECT MUST BE REPAIRED OR REPLACED WHETHER EXISTING OR CAUSED BY CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR DESIGNATING A LOCATION WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED OUT. THIS AREA SHALL NOT BE LOCATED NEAR OR DRAINING INTO A STORM DRAINAGE AREA, TREATMENT AREA, OR FACILITY.
- ADA PARKING STALLS SHALL COMPLY WITH CITY OF SPOKANE STANDARD PLANS G-54 AND B-80A.

REV. DATE BY DESCRIPTION

REV.	DATE	BY	DESCRIPTION

**J.R. BONNETT ENGINEERING**  
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(509) 534-3929 / FAX (509) 534-4014

JOB TITLE  
**MAGNESIUM VILLAGE APARTMENTS**  
WASHINGTON

SHEET TITLE  
**COVER SHEET**  
SPOKANE



DATE  
MAR. 2022

DRAWN BY  
JRB

DESIGN BY  
JRB

JOB NO.  
21-017.10

SHEET NO.  
**C0.0**