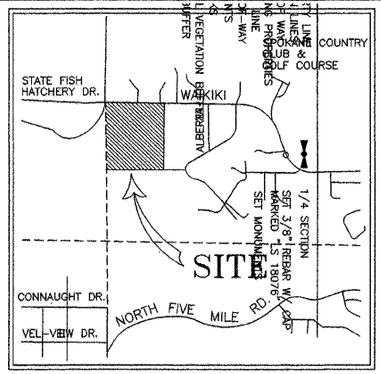
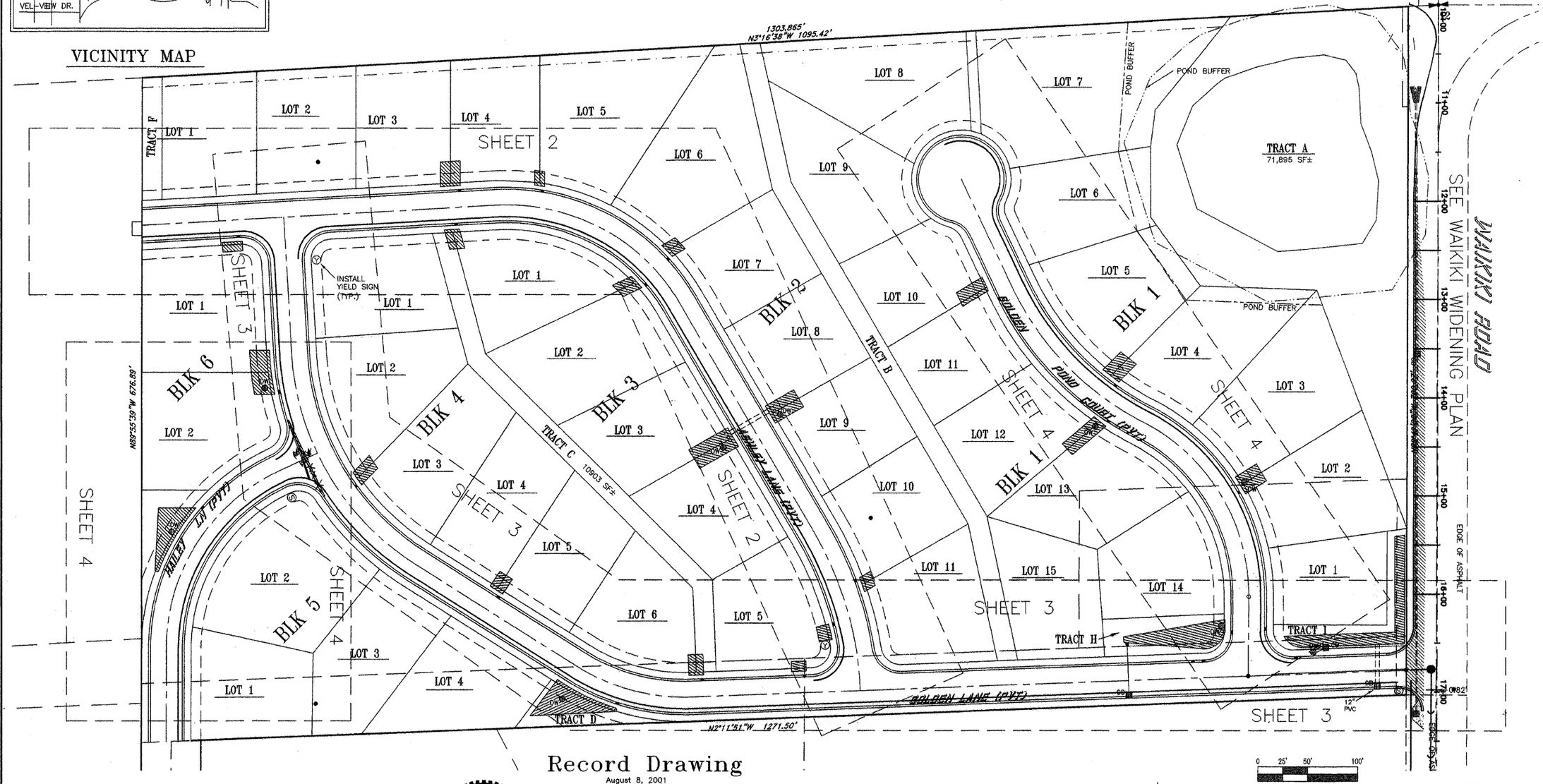
TITLE SHEET
FOR
GOLDEN POND ROAD PLANS
PORTION OF SW1/4 OF SECTION 12, T26N, R42E, W.M.
SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1863
DATE ACCEPTED: 10/2/08



VICINITY MAP



Record Drawing

August 8, 2001
Revised 11/15/01

These Record Drawings are for roadway pavement and curb only. Drainage facilities are not complete at this time, and will be covered by a subsequent submittal in the near future.

I have reviewed the construction of this project and to my knowledge find it to be in substantial conformance with the approved certified plans and Standard Specifications, except as noted.

PETER M. KRUSE
STATE OF WASHINGTON
0023586
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 01/22/03
11-15-01 PMK

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 Stormwater Management. All design deviations have been approved by the Spokane County Engineer. I approve these plans for construction.

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SHEET 1	TITLE SHEET
SHEET 2	ASHLEY LANE
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SHEET 4	GOLDEN POND COURT, HAILEY LANE
SHEET 5	DETAILS - CUL-DE-SAC'S AND INTERSECTIONS
SHEET 6	SWALE DETAILS

Ramer & Associates, L.L.C.
CIVIL ENGINEERS AND LAND SURVEYORS
14 W. GRAVES ROAD, SPOKANE, WASHINGTON 99218 (509) 467-5261

DATE:	5/7/01
SCALE:	1"=50'
DRAWN BY:	WLH/JPP
CHECKED BY:	PMK
FIELD BOOK:	L.L./DATA COL.

RON HOWES
5121 W. RIDGECREST RD.
SPOKANE, WA 99208

PROJECT NO. 98294RDT

SHT 1 OF 6

POINT FILE: 98294.DAT

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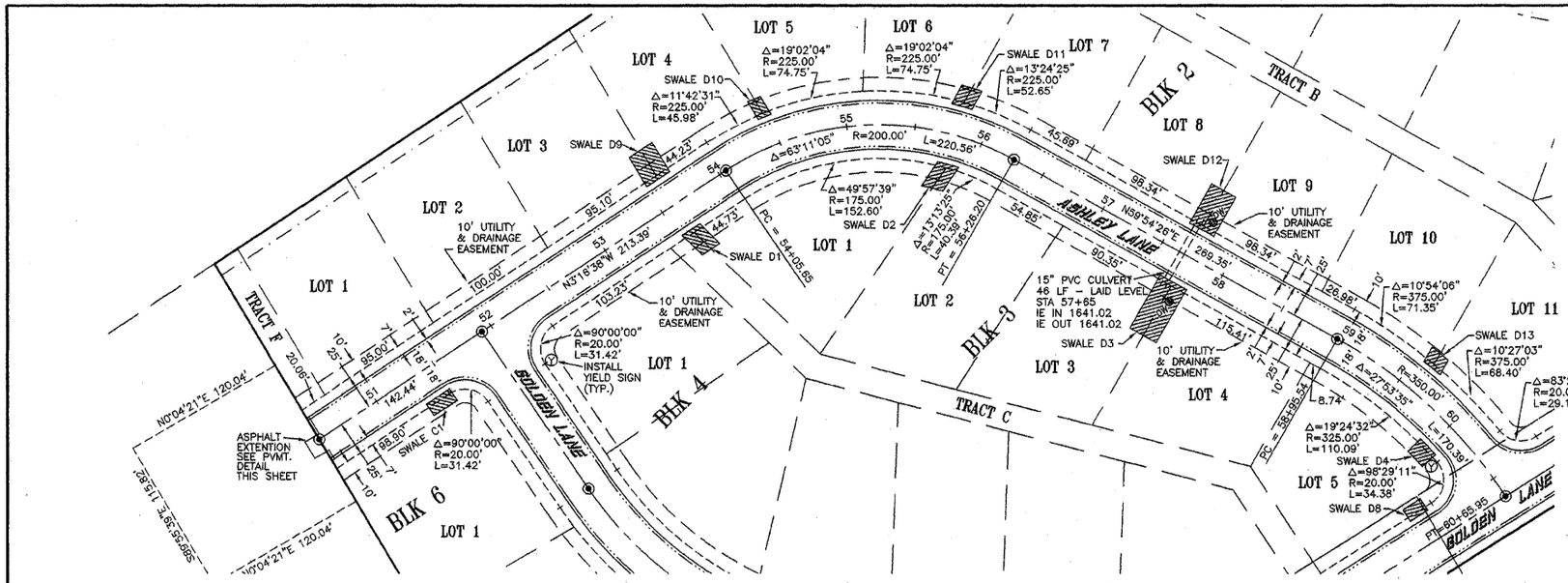
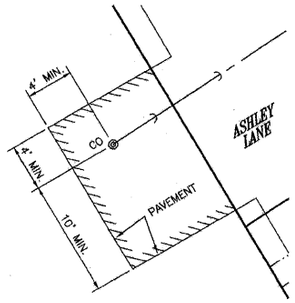
SW1/4, SEC. 12, TWP. 26, RNGE. 42

P-1863 Eng Hs Built



LEGEND

- PROPERTY LINE
- SECTION LINES
- RIGHT OF WAY
- ADJOINING PROPERTIES
- CENTER LINE
- RIGHT-OF-WAY
- EASEMENTS
- GUTTER
- SET MONUMENTS
- YIELD SIGN } SEE DETAIL SHT 5
- STOP SIGN } SEE DETAIL SHT 5
- DW DRYWELL
- TBM TEMPORARY BENCH MARK
- DRAINAGE SWALE



PAVEMENT DETAIL

SCALE: 1"=6"

NOTE: SEE SHEET 6 OF 6 FOR SWALE DIMENSIONS AND CURB DROP LOCATIONS

Record Drawing

August 8, 2001
Revised 11/19/01

These Record Drawings are for roadway pavement and curb only. Drainage facilities are not complete at this time, and will be covered by a subsequent submittal in the near future.

I have reviewed the construction of this project and to my knowledge find it to be in substantial conformance with the approved certified plans and Standard Specifications, except as noted.

PETER M. KRUSE — STATE OF WASHINGTON — 00023836 — REGISTERED PROFESSIONAL ENGINEER

11-19-01

EXPIRES 01/22/03

REVISIONS

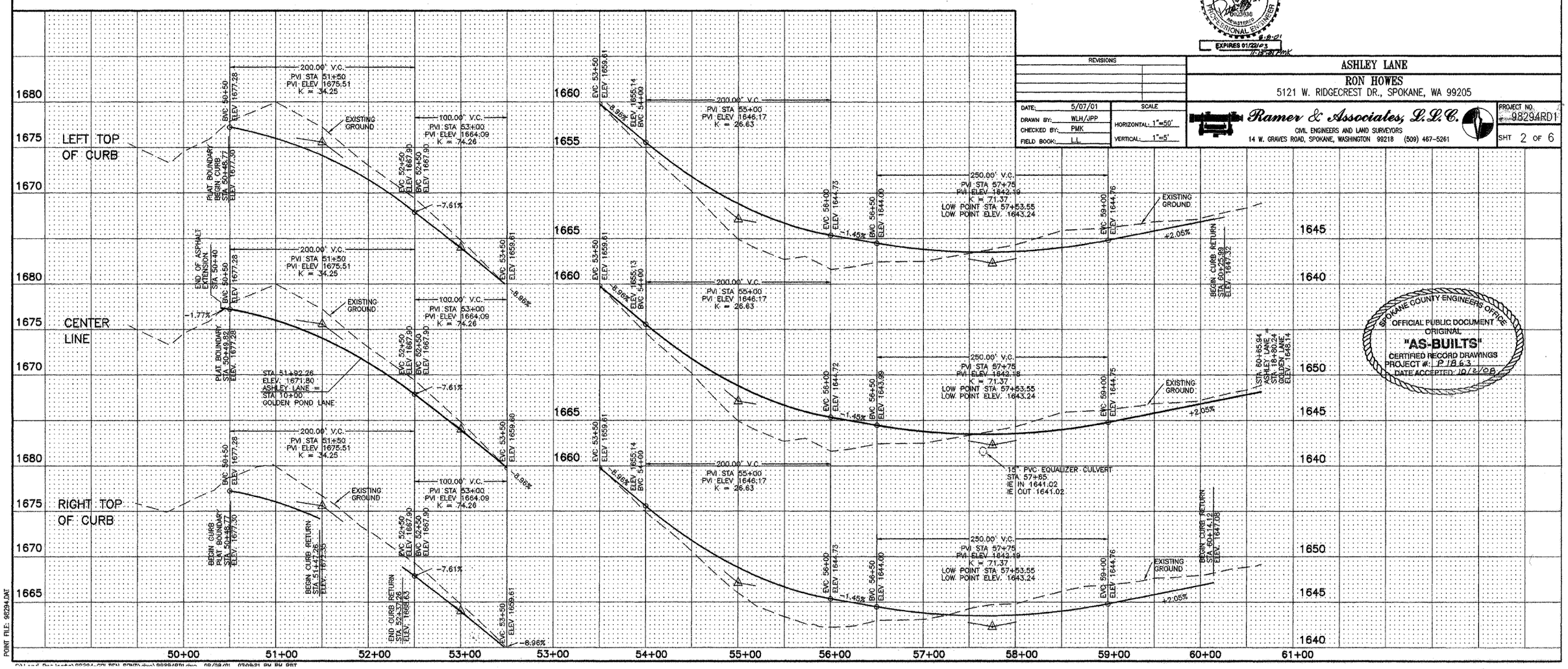
DATE:	5/07/01
DRAWN BY:	WLH/JPP
CHECKED BY:	PMK
FIELD BOOK:	LL

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

ASHLEY LANE
RON HOWES
5121 W. RIDGECREST DR., SPOKANE, WA 99205

Ramer & Associates, L.L.C.
CIVIL ENGINEERS AND LAND SURVEYORS
14 W. GRAVES ROAD, SPOKANE, WASHINGTON 99218 (509) 467-5261

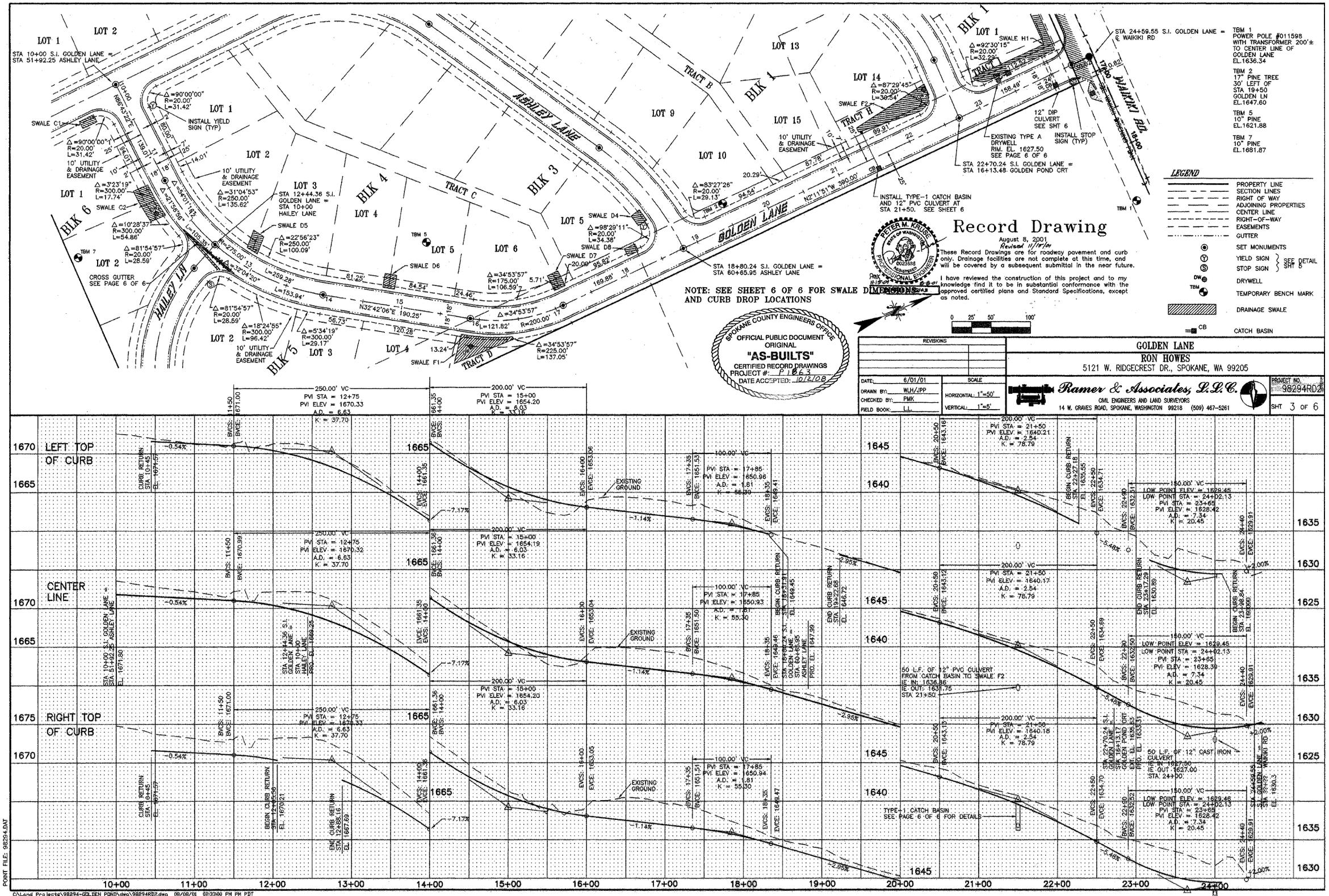
PROJECT NO. 98294RD1
SHT 2 OF 6



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1863
DATE ACCEPTED: 10/2/08

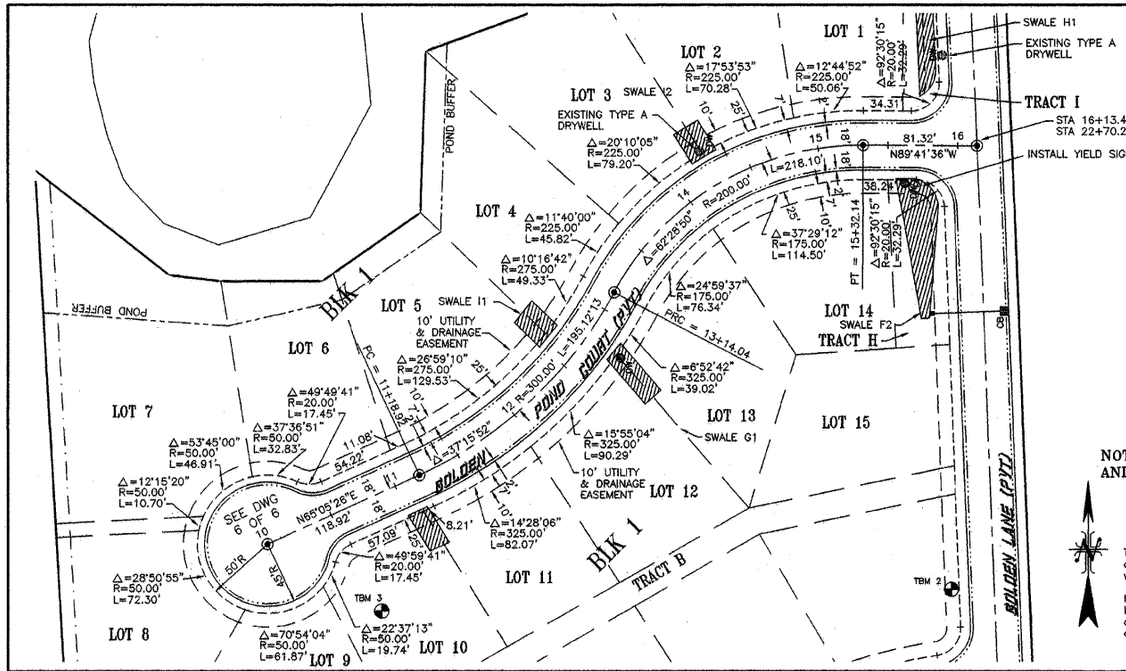
POINT FILE: 98294.DAT

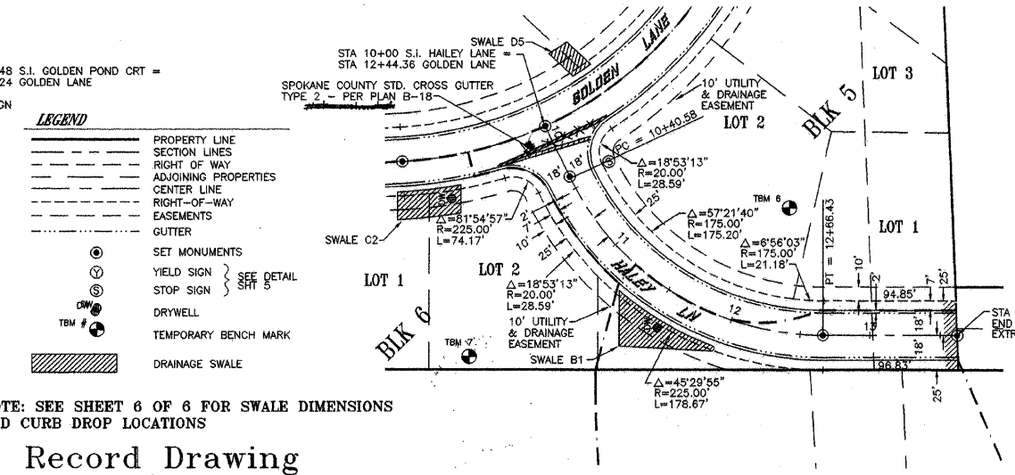
P-1863 Eng As Built



Golden Pond 98:

P-1863 Eng. Asbuilt





TBM 2
17" PINE TREE
30' LEFT OF STA 19+50 GOLDEN LN
EL.1647.60

TBM 3
8" PINE TREE
EL.1639.21

TBM 6
16" PINE 150'± NORTH OF STA 12+66.38 HAILEY LN
EL.1680.67

TBM 7
10" PINE
EL.1681.87

LEGEND

- PROPERTY LINE
- SECTION LINES
- RIGHT OF WAY
- ADJOINING PROPERTIES
- CENTER LINE
- RIGHT-OF-WAY
- EASEMENTS
- GUTTER
- SET MONUMENTS
- YIELD SIGN / STOP SIGN — SEE DETAIL SHT 5
- DRYWELL
- TEMPORARY BENCH MARK
- DRAINAGE SWALE

NOTE: SEE SHEET 6 OF 6 FOR SWALE DIMENSIONS AND CURB DROP LOCATIONS

Record Drawing

August 8, 2001

These Record Drawings are for roadway pavement and curb only. Drainage facilities are not complete at this time, and will be covered by a subsequent submittal in the near future.

I have reviewed the construction of this project and to my knowledge find it to be in substantial conformance with the approved certified plans and Standard Specifications, as noted.

PETER M. KRUSE — STATE OF WASHINGTON — 10023936 — REGISTERED PROFESSIONAL ENGINEER — EXPIRES 01/22/03

REVISIONS	

DATE: 5/07/01	SCALE
DRAWN BY: WLH/JPP	HORIZONTAL: 1"=50'
CHECKED BY: PMK	VERTICAL: 1"=5'
FIELD BOOK: LL	

GOLDEN POND COURT AND HAILEY LANE

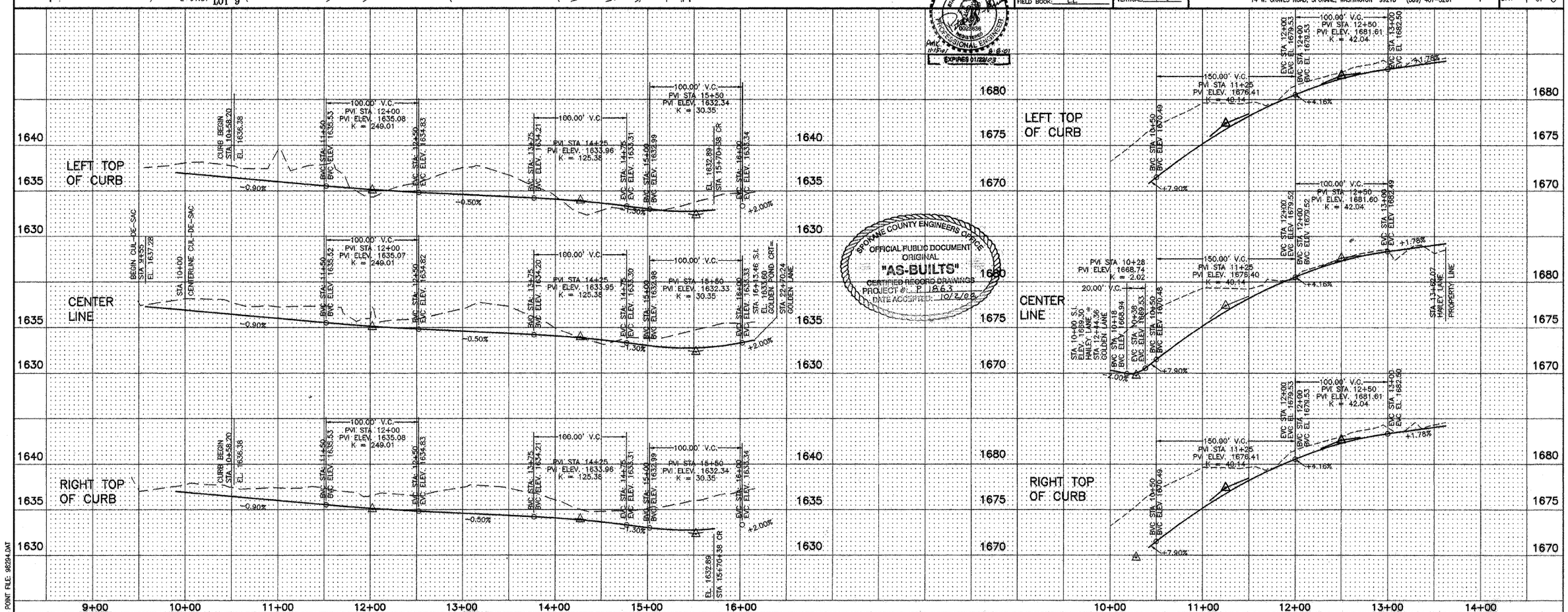
RON HOWES

5121 W. RIDGECREST DR., SPOKANE, WA 99205

Ramer & Associates, L.L.C.
CIVIL ENGINEERS AND LAND SURVEYORS
14 W. GRAVES ROAD, SPOKANE, WASHINGTON 99218 (509) 467-5261

PROJECT NO. 98294RD3

SHT 4 OF 6



SPOKANE COUNTY ENGINEERS OFFICE — OFFICIAL PUBLIC DOCUMENT — ORIGINAL — "AS-BUILTS" — CERTIFIED RECORD DRAWINGS — PROJECT #: P-1863 — DATE ACCEPTED: 10/2/03

POINT FILE: 98294.DAT

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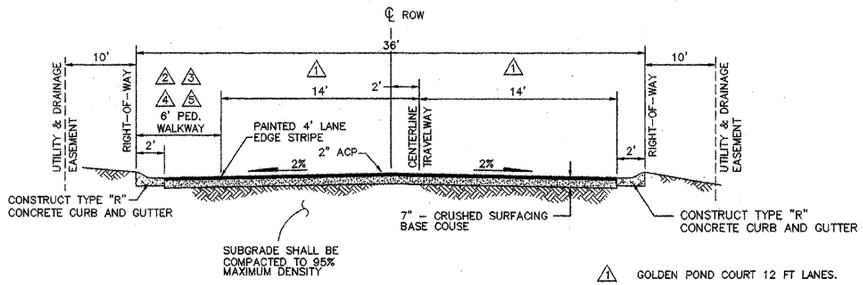
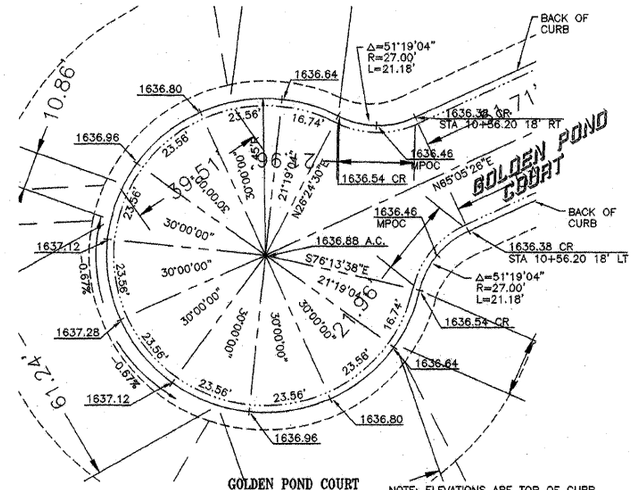
P-1863 Eng As Builts



TYPICAL ROAD SECTION

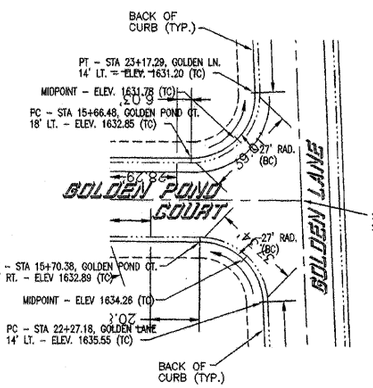
NTS

1. GOLDEN POND COURT 12 FT LANES.
2. SIDEWALK ON NORTH SIDE OF GOLDEN POND COURT.
3. SIDEWALK ON SOUTH AND EAST SIDE OF ASHLEY LANE.
4. SIDEWALK ON EAST AND SOUTH SIDE OF GOLDEN LANE.
5. SIDEWALK ON NORTH SIDE OF HIALEY LANE.



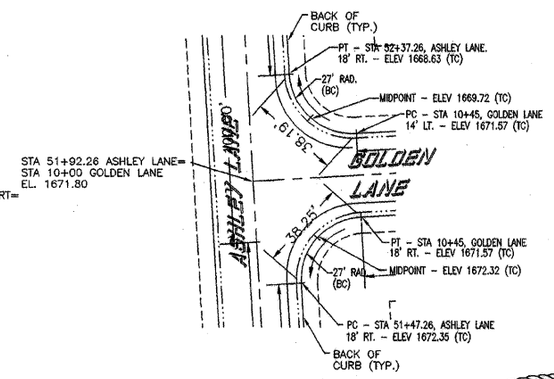
GOLDEN POND COURT CUL-DE-SAC DETAIL

SCALE: 1" = 20'



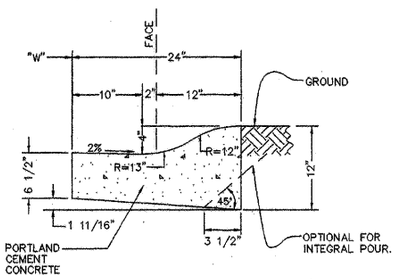
GOLDEN POND COURT - GOLDEN LANE

SCALE: 1" = 30'



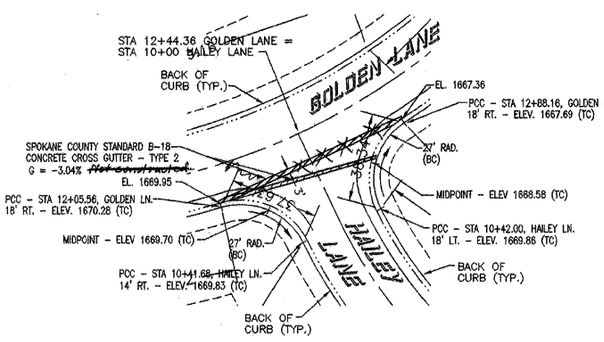
ASHLEY LANE - GOLDEN LANE (SOUTH)

SCALE: 1" = 30'



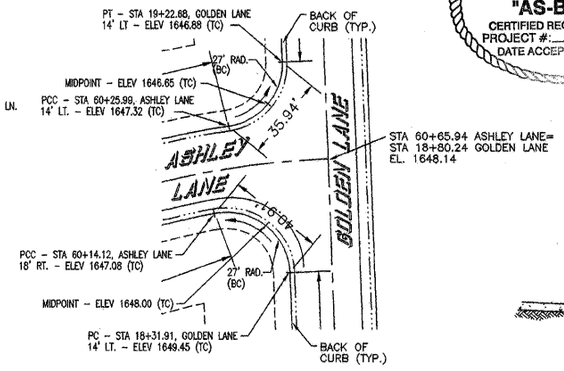
TYPICAL SECTION - TYPE "R" CURB & GUTTER

NTS



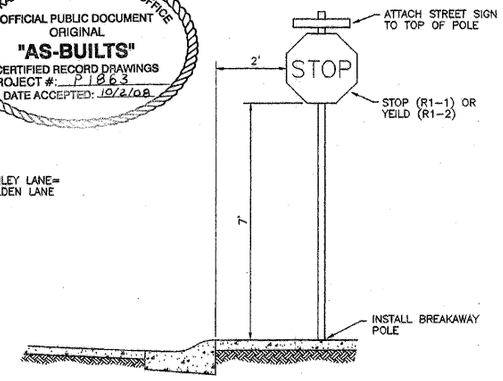
HAILEY LANE - GOLDEN LANE

SCALE: 1" = 30'



ASHLEY LANE - GOLDEN LANE (NORTH)

SCALE: 1" = 30'



TYPICAL STREET SIGN DETAIL

NTS

Not installed to date.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1863
DATE ACCEPTED: 10/2/08

NOTE: SEE SHEET 6 OF 6 FOR SWALE DIMENSIONS AND CURB DROP LOCATIONS

STANDARD NOTES FOR CONSTRUCTION PLANS

The following standard notes are to be included in a road and drainage plan set, for privately sponsored developments. These notes are applicable to both public and private roads.

1) All work and materials shall be in conformance with the "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION" 1995, and as amended.

2) 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.

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.

4) 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) 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 the native soils.

6) Prior to site construction, the Contractor is responsible for locating underground utilities. Call the underground utility location service at 456-8000 before you dig.

Supplemental Notes, When Applicable

7) 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.

8) 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.

Use note #9 wherever GPA swales are used:

9) 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. Seed roadway swale with dryland grass mix per Appendix "E", GSM or similar.

CURB AND GUTTER NOTES

1. PORTLAND CEMENT CONCRETE SHALL BE CLASS 3000 CONFORMING TO COUNTY STANDARD SPECIFICATIONS.
2. WEAKENED PLANE JOINTS FOR PORTLAND CEMENT CONCRETE SHALL BE PLACED AT 15' MAX. INTERVALS.
3. 3/8" EXPANSION JOINTS IN PORTLAND CEMENT CONCRETE SHALL BE PLACED AT CURB RETURNS.
4. EPOXY CEMENT SHALL BE APPLIED AT A 10-15 MIL THICKNESS AND SHALL CONFORM TO THE REQUIREMENTS OF SECTION 9-26 OF THE STANDARD SPECIFICATIONS.
5. CURBS SHALL HAVE A LIGHT BROOMED FINISH. GUTTERS SHALL BE FINISHED WITH A STEEL TROWEL.

Record Drawing

August 8, 2001
Revised 11/15/01

PETER M. KRUSE — STATE OF WASHINGTON — 0023838 — REGISTERED PROFESSIONAL ENGINEER
PMK 11-15-01 — 10-8-01
EXPIRES 01/22/03

These Record Drawings are for roadway pavement and curb only. Drainage facilities are not complete at this time, and will be covered by a subsequent submittal in the near future.

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GOLDEN POND ESTATES

CUL-DE-SAC AND STREET INTERSECTION DETAILS

Ramer & Associates, L.L.C.
CIVIL ENGINEERS AND LAND SURVEYORS
14 W. GRAVES ROAD, SPOKANE, WASHINGTON 99218 (509) 467-5261

DATE: 8/9/01	RON HOWES	PROJECT NO. 98294RD5
SCALE: N/A	5121 W. RIDGECREST RD.	
DRAWN BY: WLH/JPP	SPOKANE, WA 99208	
CHECKED BY: PMK		SHT 5 OF 6
FIELD BOOK: LL/DATA COL		

EXPIRES 01/22/

P-1863

Eng As Built

POINT FILE: 98294.DAT

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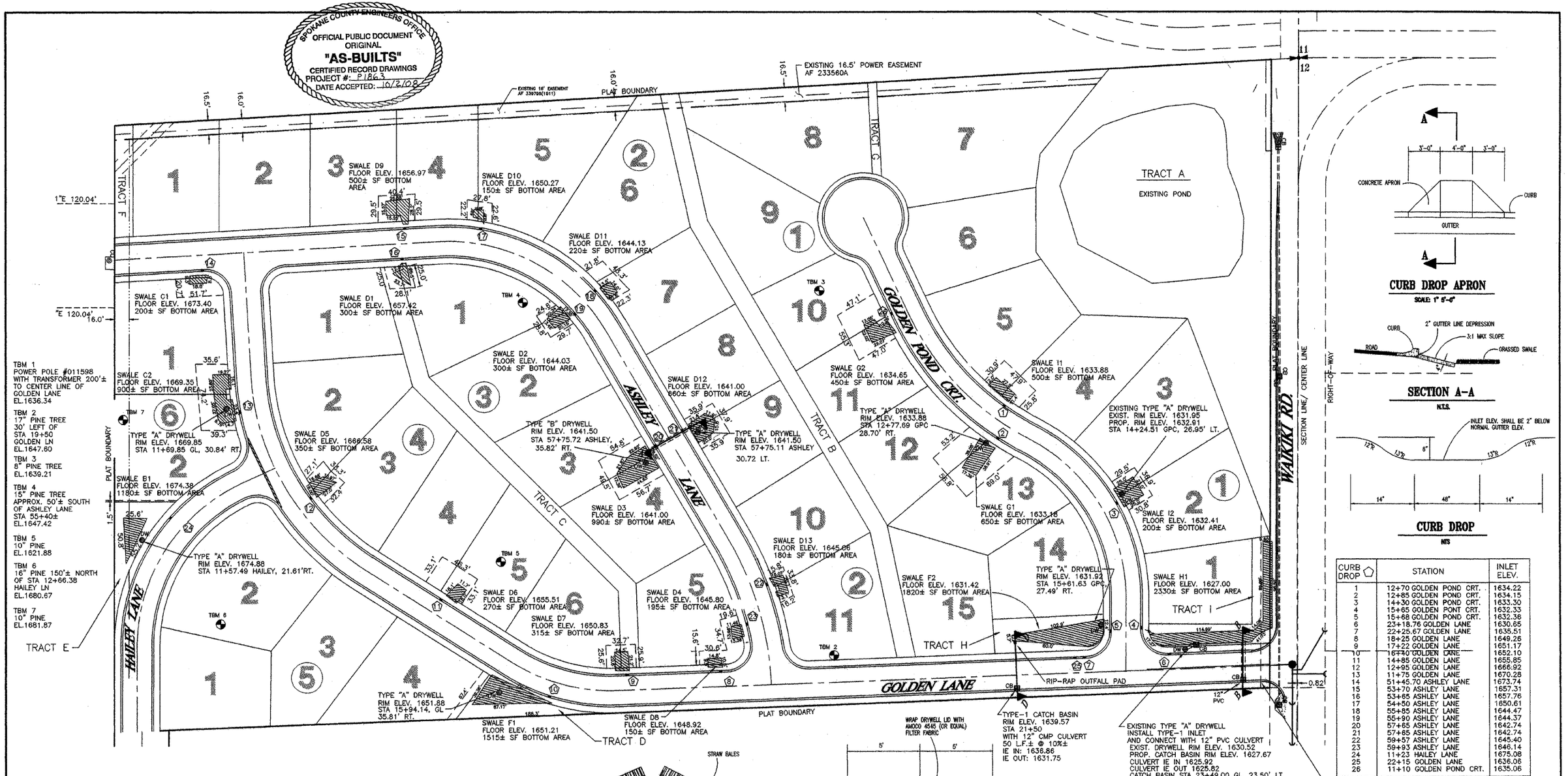
SW1/4, SEC. 12, TWP. 26, RNGE. 42

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1863
DATE ACCEPTED: 10/2/08



CURB DROP APRON

SCALE: 1" 5'-0"

SECTION A-A

N.T.S.

CURB DROP

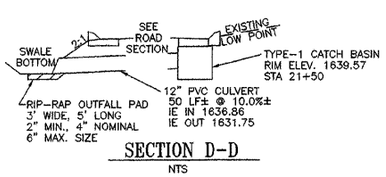
NTS

CURB DROP	STATION	INLET ELEV.
1	12+70 GOLDEN POND CRT.	1634.22
2	12+85 GOLDEN POND CRT.	1634.15
3	14+30 GOLDEN POND CRT.	1633.30
4	15+65 GOLDEN PONT CRT.	1632.33
5	15+68 GOLDEN POND CRT.	1632.36
6	23+18.76 GOLDEN LANE	1630.65
7	22+25.67 GOLDEN LANE	1635.51
8	18+25 GOLDEN LANE	1649.26
9	17+22 GOLDEN LANE	1651.17
10	16+40 GOLDEN LANE	1652.10
11	14+85 GOLDEN LANE	1655.85
12	12+95 GOLDEN LANE	1666.92
13	11+75 GOLDEN LANE	1670.28
14	51+45.70 ASHLEY LANE	1673.74
15	53+70 ASHLEY LANE	1657.31
16	53+65 ASHLEY LANE	1657.76
17	54+50 ASHLEY LANE	1650.61
18	55+85 ASHLEY LANE	1644.47
19	55+90 ASHLEY LANE	1644.37
20	57+65 ASHLEY LANE	1642.74
21	57+65 ASHLEY LANE	1642.74
22	59+57 ASHLEY LANE	1645.40
23	59+93 ASHLEY LANE	1646.14
24	11+23 HAILEY LANE	1675.08
25	22+15 GOLDEN LANE	1636.06
26	11+10 GOLDEN POND CRT.	1635.06

NOTE: CONSTRUCT A 12' WIDE MAINTENANCE ACCESS DRIVE TO EACH DRYWELL WHICH IS FURTHER THAN 6' FROM THE BACK OF CURB. ACCESS TO BE CONSTRUCTED FROM "GRASS CRETE" PAVERS OR EQUIVALENT. WHERE ACCESS IS TO BE CONSTRUCTED, REINFORCE A 20' SECTION OF CURB, CENTERED AROUND EACH ACCESS, WITH 3–#4 REBAR. LOCATIONS TO BE DETERMINED IN THE FEILD BY THE ENGINEER.

SECTION D-D

NTS



SECTION A-A

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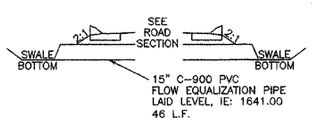
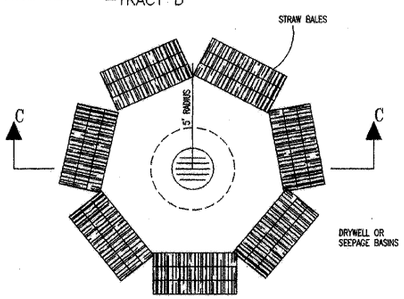


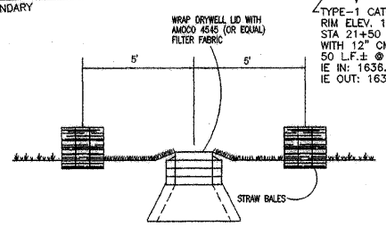
DRYWELL AND SEEPAGE BASIN DETAIL

SCALE: 1" 4'-0"



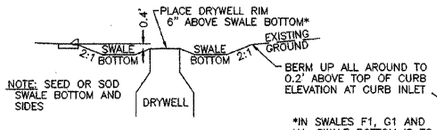
SECTION C-C

SCALE: 1" 4'-0"



TYPICAL SWALE SECTION

NTS



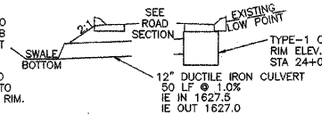
NOTE: SEED OR SOD SWALE BOTTOM AND SIDES

*IN SWALES F1, G1 AND H1, SWALE BOTTOM IS TO BE 8" BELOW DRYWELL RIM.

NOTE: BOTTOM OF SWALE MUST BE BELOW SILTY SAND LAYER, APPROXIMATELY 18"–24" THICK ON SURFACE.

SECTION B-B

NTS



EROSION CONTROL NOTES

1. WRAP ALL STRUCTURE LIDS PER SECTION C–C (THIS SHEET)
2. WRAP DRYWELLS WITH STRAW BALES PER DETAIL (THIS SHEET) THIS SHOULD BE IN PLACE IMMEDIATELY AFTER CONSTRUCTION OF DRYWELL SWALES.
3. CONSTRUCTION TRAFFIC SHALL BE RESPONSIBLE FOR THE REMOVAL OF MUD AND DEBRIS PRIOR TO ACCESSING PUBLIC STREETS.
4. SEE EROSION CONTROL PLANS ACCEPTED 15 FEB 2001.

Record Drawing

August 8, 2001
REVISED MARCH, 2003

I have reviewed the construction of this project and to my knowledge find it to be in substantial conformance with the approved certified plans and Standard Specifications, except as noted.

SEE LOT PLANS FOR INDIVIDUAL SWALE DIMENSIONS
SWALES ARE SHOWN FOR GEOMETRIC LAYOUT ONLY.
FINAL RECORD DRAWINGS TO BE PREPARED UPON APPROVAL OF REVISED SWALE LOCATIONS SHOWN.

PETER M. KRUSE — STATE OF WASHINGTON — 00 3636 — REGISTERED PROFESSIONAL ENGINEER — 8/26/03 — EXPIRES 01/22/05

0 25' 50' 100'

GOLDEN POND ESTATES SWALE DETAILS

Ramer & Associates, L.L.C.
CIVIL ENGINEERS AND LAND SURVEYORS
14 W. GRAVES ROAD, SPOKANE, WASHINGTON 99218 (509) 467-5261

DATE:	5/29/01
SCALE:	1" = 50'
DRAWN BY:	JPP
CHECKED BY:	PMK

RON HOWES
5121 W. RIDGECREST RD.
SPOKANE, WA 99208

PROJECT NO. 98294SW

SHT 6 OF 6

P-1863 Eng'rs Bulls

POINT FILE: 98294.DAT

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