STREET AND DRAINAGE AS-BUILT PLANS FOR
THE LLOYD CHARLES ESTATES
A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 26N, RANGE 42E W.M.
SPOKANE COUNTY, WASHINGTON
FEBRUARY 16, 2006

STREET AND DRAINAGE

COVER SHEET 1
OVERALL STREET/DRAINAGE PLAN 2
LLOYD CHARLES LANE (N) – STA. 100+00 TO 106+76.07 3
LLOYD CHARLES LANE (S) – STA. 110+00 TO 116+80.41 4
FOREST HILL LANE – STA. 120+00 TO 127+58.09 5
EMERGENCY ACCESS & LLOYD CHARLES LANE 6
REGINA AVENUE – STA. 150+00 TO 156+30.11 7
STREET INTERSECTION DETAILS 8
STREET INTERSECTION DETAILS 9
ROAD SECTIONS 10
SWALE GRADING PLAN 11
SWALE GRADING PLAN 12
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DETAILS 14
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EROSION CONTROL PLAN 16
EROSION CONTROL DETAILS 17

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 accordance with the "Spokane County Standards for Road and Street Construction" 2001, 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 roads and drainage facilities.

3) The contractor is required to have a complete set of the approved road and drainage plans on the job site during construction in progress.

4) If the contractor encounters any discrepancies between the plans and existing conditions (as-built), the contractor shall immediately notify the designer engineer and the Spokane County Engineer's Office.

5) For construction of asphalt, install filter fabric (minimum 45 oz or approved equivalent) between the paved pavement and the native soils.

6) Prior to site construction, the contractor is responsible for locating existing utilities. Call, the underground utility location service at 4-4110 before you dig.

7) For any curb grades less than 0.5 (0.500 F/F U), a Washington State Professional Land Surveyor shall install the curb lines at the grades noted on the approved plans. Prior to placement of curb materials, the contractor shall be responsible for verifying and coordinating with the professional, land surveyor.

8) If the contractor shall employ a licensed surveyor to verify that the cross-cutter forms are at the correct curb grade prior to forming in place. The cross-cutter shall be constructed prior to forming and the pavement shall then match the edge of concrete gutter.

9) The form shall be a closed form and extend past the cross-cutter form on the side to be paved the depth of the curb and the back of the curb line to at least 60 inches elevation on top of asphalt. Soils located in the zone of the 0.5 F/F curb shall be removed, with a minimum infiltration rate of 0.5 inches per hour. The designer shall provide a written statement which verifies that all EPA Simple Compliance Form is being satisfied. The written statement shall be submitted to the designer, the County Engineer, the Director of Public Works, and the Environmental Specialist, prior to sheeting the forms and the contractor shall retain the written statement for on-site verification.

10) The street pavement material shall be installed on the native soil stratum which also meets or exceeds the minimum permeability rate of 0.5 inches per hour.