SE¼ SEC.20, T.25N., R.43E., W.M.

STREET AND DRAINAGE PLANS

MICA VIEW 4TH ADDITION

LOCATED IN A PORTION OF THE S.E. 1/4 OF SEC. 20, T. 25 N., R. 43 E., W.M. SPOKANE COUNTY, WA.

RECORD DRAWING

UNDERGROUND SERVICE ALERT ONE-CALL REQUEST 811 CALL BEFORE YOU DIG!

TITLE

EXISTING	DESCRIPTION	PROPOSED
	ROADWAY CENTER LINE	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EASEMENT LINE	
	CURB	
	CURB	
	PAVEMENT	
	CONCRETE	
	CONCRETE	
	BUILDINGS & STRUCTURES	
	MONUMENT	
	SEWER	
	SANITARY SEWER	
	MANHOLE	
	CLEANOUT	
	SEWER SERVICE	
	WATER	
	WATER LINE	
	VALVE	
	FIRE HYDRANT	
	SERVICE	
	WELL	
	BUFFER	
	AIR VACUUM RELIEF STATION	
	DRAINAGE	
	DRAINAGE LINE	
	MANHOLE	
	DITCH	
	CATCH BASIN	
	CULVERT	
	GAS	
	GAS LINE	
	VALVE	
	METER	
	TELE-POWER	
	SURFACE ELEVATION	
	POWER OR TELEPHONE POLE	
	GUYED POWER	
	TRANSFORMER PAD	
	TELEPHONE PEDESTAL	
	TELEPHONE VAULT	
	OVER-HEAD POWER	
	UNDER-GROUND POWER VAULT	
	LIGHT POLE	

APPROVAL PLAT/SUBDIVISION ORIGINAL "AS-BUILTS" CERTIFIED RECORD DRAWINGS PROJECT # 15-1463 DATE ARCHITECT 11/8/18

N

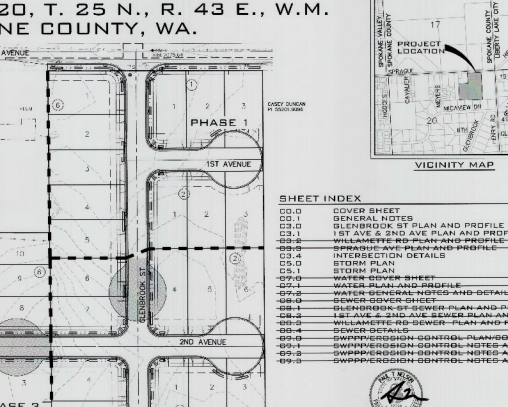
W E

S

GRAPHIC SCALE

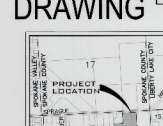
0 50 25 50 100

(IN FEET)
1 inch = 50 ft.



SITE PLAN

SCALE: 1"=50'



VICINITY MAP

SHEET INDEX

CO.0	COVER SHEET
CO.1	GENERAL NOTES
C3.0	GLENBROOK ST PLAN AND PROFILE
C3.1	1 ST AVE & 2ND AVE PLAN AND PROFILE
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~~C3.3~~	~~SPRAGUE AVE PLAN AND PROFILE~~
C3.4	INTERSECTION DETAILS
C5.0	STORM PLAN
C5.1	STORM PLAN
~~C7.0~~	~~WATER COVER SHEET~~
~~C7.1~~	~~WATER PLAN AND PROFILE~~
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~~C8.0~~	~~SEWER COVER SHEET~~
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~~C9.1~~	~~SWPPP/EROSION CONTROL NOTES AND DETAILS~~
~~C9.2~~	~~SWPPP/EROSION CONTROL NOTES AND DETAILS~~
~~C9.3~~	~~SWPPP/EROSION CONTROL NOTES AND DETAILS~~

SEWER
SPOKANE COUNTY UTILITIES
1026 WEST BROADWAY
SPOKANE, WASHINGTON 99260
PHONE: 509-477-7298
FAX: 509-477-7200
CONTACT: CHRIS MALOSSON

WATER
CONSOLIDATED SEWER DIST. #19
NORTH 120 GREENACRES ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-924-3662
FAX: 509-924-3663
CONTACT: BRADE SHEPPARD

FIRE
SPOKANE VALLEY FIRE DEPT
7120 NORTH MARIETTA ROAD
SPOKANE VALLEY, WA 99208
PHONE: 509-928-1700
FAX: 509-928-1704
CONTACT: TRAD HARVEY

HEALTH
SPOKANE REGIONAL HEALTH
1101 WEST COLLEGE AVENUE
SPOKANE, WASHINGTON 99201
PHONE: 509-324-1519
FAX: 509-324-1464
CONTACT: PAUL SCHONG

BUILDING OFFICIAL
SPOKANE COUNTY BLDG & PLAN
1026 WEST BROADWAY AVE
SPOKANE, WASHINGTON, 99260
PHONE: 509-477-3672
FAX: 509-477-4703
CONTACT: JOHN PEDERSON

CABLE
COMCAST BROADBAND 1717
EAST BUDDY, SPOKANE,
WASHINGTON, 99207
PHONE: 509-755-4000
FAX: 509-755-4863
CONTACT: BRYAN RICHARDSON

GAS / POWER
AVISTA UTILITIES
1411 EAST MISSION AVENUE
SPOKANE, WASHINGTON 99220
PHONE: 509-495-4174
FAX: 509-495-8704
CONTACT: LEANN MENEZES

TELEPHONE
CENTURY LINK
1330 E COLUMBUS
SPOKANE, WASHINGTON, 99207
PHONE: 509-242-7821
FAX: 509-456-2104
CONTACT: RYAN GILL

INSPECTION
TBD
2528 N. SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-339-5367
FAX: 509-926-0227
CONTACT: PAUL NELSON, P.E.

STREETS
SPOKANE COUNTY
1026 WEST BROADWAY AVE
SPOKANE, WASHINGTON, 99260
PHONE: 509-477-3600
FAX: 509-477-7655
CONTACT: MATT ZABELKA, P.E.

SOLID WASTE
WASTE MANAGEMENT
SPOKANE, WASHINGTON
PHONE: 509-465-9400

OWNER/DEVELOPER
PARDEE
1420 5TH AVE
SEATTLE, WASHINGTON 98101
PHONE: 509-234-4370
CONTACT: TRAVIS PASKE

SURVEYOR
MAPPS & CRESSWELL ENGINEERS
2528 N. SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-893-2617
FAX: 509-926-0227
CONTACT: JON GORDON, P.L.S.

ENGINEERING
WHIPPLE CONSULTING ENGINEERS
2528 N. SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-893-2617
FAX: 509-926-0227
CONTACT: DOUG WHIPPLE, P.E.

ABBREVIATIONS

ACT. LGN.	ACTUAL LENGTH	SD	DRAIN, SEWER	PRC	POINT OF REVERSE CURVE
BCR	BEGINNING OF CURVE RADIUS	FT./FT.	FEET PER FOOT	PT	POINT OF TANGENCY
BFP	BACK FLOW PREV.	FF	FINISH FLOOR	PVI	VERT. ELEVATION
CSI.	SEWER CLEANOUT	HE	INVERT ELEVATION	RD	ROAD
CS/C	CRUSHED SURFACE CONC. COVER	LN	LANE	RT	RIGHT
CT	COURT	LT	LEFT	S	STREET INTERSECTION
DIA	DIAMETER	MH	MANHOLE	SS	SANITARY SEWER
ECR	END OF CURVE RADIUS	MPC	MIDPOINT OF CURVE RADIUS	STA.	STATION
EXIST.	EXISTING	PC	POINT OF CURVATURE	STA. LGN.	STATION LENGTH
G	GRADE	PI	PI POINT	TC	TOP OF GRATE
		PIT	PIT OR INTERSECTION	TG	TOP OF CURB

NAVD - 88
BASIS OF BEARINGS: WASHINGTON STATE PLANE COORDINATES, NORTH ZONE (4601) GRID BEARING
SPOKANE COUNTY, WA
NAD 83/91 (2003) - HPT

SCALE:	PROJ #: 15-1463
HORIZONTAL: 1=50'	DATE: 08/20/18
VERTICAL: N/A	DRAWN: NJM
	REVIEWED: TRW

NO.	DATE	BY
1	10/29/18	DRF
2	11/8/18	DRF

10/29/18	DRF	REVISED PER COMMENTS FROM PLANNING, ENGINEERING, CITY OF SPOKANE VALLEY
11/8/18	DRF	REVISIONS

WCE
WHIPPLE CONSULTING ENGINEERS
2528 NORTH SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PH: 509-893-2617 FAX: 509-926-0227

SPRAGUE AND HENRY COVER SHEET
MICA VIEW 4TH ADDITION
GREENACRES, WA

SHEET CO.0

JOB NUMBER 15-1463

WHEN APPROVED, THESE PLANS BECOME THE CONSTRUCTION PLANS FOR THE PROJECT

SE¼, SEC.20, T.25N., R.43E., W.M.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SITE WORK STANDARDS AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN SPOKANE COUNTY REGULATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY SPOKANE COUNTY INSPECTOR. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY DESIGNEE OF PROJECT SPONSOR/OWNER.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY SPOKANE COUNTY INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.

4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH SPOKANE COUNTY AND ALL UTILITY COMPANIES WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION, AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.

5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND ONE (1) COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO: EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.

7. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

9. FOR WORK AFFECTING PUBLIC ROADWAYS OR IF REQUIRED BY SPOKANE COUNTY, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL AND PHASING PLAN IN ACCORDANCE WITH M.U.T.C.D. FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY SAID PLANS. PRIOR TO INSTALLATION.
A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH SPOKANE COUNTY.

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED OR RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.

11. PER AGENCY STANDARDS THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING RECORD INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE AND AVAILABLE TO SPOKANE COUNTY INSPECTOR AT ALL TIMES.

13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. FOR ADDITIONAL INFORMATION CONTACT THE ENGINEER FOR CLARIFICATION AND NOTE ON THE RECORD DRAWINGS.

14. ALL EROSION AND SEDIMENT CONTROL (E.S.C.) MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION PRIOR TO GROUND DISTURBING ACTIVITY. ALL E.S.C. MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

15. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN, AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF SPOKANE COUNTY ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

17. ALL CONSTRUCTION OPERATIONS, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE TIME PERIOD APPROVED BY SPOKANE COUNTY.

BASED ON REQUIREMENTS FROM SPOKANE COUNTY, THE ENGINEER OR HIS DESIGNEE SHALL PERFORM MATERIALS TESTING AND QUALITY CONTROL ON THE PROJECT AND SHALL SUBMIT COPIES OF DAILY REPORTS, TEST REPORTS, PROJECT CERTIFICATION AND RECORD DRAWINGS TO SPOKANE COUNTY ENGINEER.

18. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT APPROVAL OF SPOKANE COUNTY ENGINEERS AND NOTIFICATION OF THE ENGINEER OF RECORD.

19. ON-SITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND E.S.C. PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM A PREAPPROVED SOURCE/DESTINATION AND COORDINATED WITH SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING AT 509-477-3675. GRADING ON THIS SITE OR ANY OTHER SITE MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO , GRADING PERMITS, S.E.P.A. REVIEW, TIMBER HARVEST PERMITS, CRITICAL AREAS, FLOOD PLAINS, DESIGNATED DRAINAGE WAYS, ETC.

20. THE CONTRACTOR IS CAUTIONED THAT IT IS THE UNDERSTANDING OF THE OWNER AND THE ENGINEER THAT SHOULD A CONFLICT OR DISCREPANCY IN THESE PLANS, SPECIFICATIONS, GENERAL NOTES OR PLANS ET.AL. DETERMINED TO BE PART OF THE OVERALL PROJECT, INCLUDING BUT NOT LIMITED TO THE ARCHITECTURAL PLANS, MECHANICAL PLANS, ELECTRICAL PLANS, LANDSCAPE PLANS, GENERAL SPECIAL PROVISIONS, ETC., THAT WITHOUT WRITTEN CLARIFICATION FROM THE ENGINEER, OWNER OR OTHER PROFESSIONAL, DURING THE BIDDING PROCESS, THAT IN ALL INSTANCES THE CONTRACTOR WILL BE REQUIRED TO BID THE HIGHER STANDARD. FAILURE TO DO SO MAY RESULT IN THE HIGHER STANDARD BEING REQUIRED BY THE OWNER, ENGINEER OR OTHER PROFESSIONAL WITH NO CHANGE IN VALUE TO THE CONTRACT VIA CHANGE ORDER OR OTHER MECHANISM.

21. CONSTRUCTION OF EVERY DRYWELL, INCLUDING FABRIC AND DRAINROCK, SHALL BE OBSERVED BY THE ON-SITE INSPECTOR TO CONFIRM THAT IT MEETS THE DESIGN DETAILS AND SPECIFICATIONS. DRYWELLS NOT OBSERVED SHALL HAVE THEIR PERFORMANCE VERIFIED BY A FULL-SCALE DRYWELL TEST.

23. DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ANY AND ALL INCONSISTENCIES BETWEEN THESE PLANS AND CONSTRUCTION STAKING. CONTRACTOR ASSUMES RESPONSIBILITY TO CONSTRUCT TO THESE PLANS IN LIEU OF FIELD STAKING. SHOULD INCONSISTENCIES BE APPARENT THE CONTRACTOR SHALL CONTACT THE ENGINEER, OWNER, AND SURVEYOR TO RECTIFY THE DISCREPANCY PRIOR TO CONSTRUCTION EFFORT BEING APPLIED.

GENERAL GRADING NOTES

1. CONTOURS AND / OR ELEVATIONS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.

2. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEEDED, FERTILIZED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

3. IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE SOILS ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.

4. UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.

5. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.

6. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.

7. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCH MARK'S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

8. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

9. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

10. SPOT ELEVATIONS REPRESENT FLOW LINE OR TOP OF ASPHALT UNLESS OTHERWISE NOTED.

11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

12. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

13. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.

14. PRE CAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.

15. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIR AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

16. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

17. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

18. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

19. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

20. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY THE OWNER . IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS. WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

21. ALL UNSURFACED AREA DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. (CONTRACTOR SHALL PLACE SOD OR HYDROSEED DISTURBED AREAS IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS AND MAINTAINED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.)

22. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND SITE SHALL BE CONSTRUCTED TO SAME.

23. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.

24. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

25. ENGINEER SHALL BE NOTIFIED WHEN 'CURBING STRING LINE' HAS BEEN SET, PRIOR TO CURBING BEING INSTALLED.

PAUL T NELSON — STATE OF WASHINGTON — PROFESSIONAL ENGINEER

11-28-18

I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

STREET GENERAL NOTES

THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT AND INSTALL TO PROPER WORKING ORDER. ALL IMPROVEMENTS AS DETAILED OR CALLED OUT ON THESE PLANS.

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION, CURRENT EDITION", AND AS AMENDED.

2. THE CONTRACTOR IS REQUIRED TO HAVE A VALID CONSTRUCTION PERMIT ON SITE AT ALL TIMES. THE ABSENCE OF THE PERMIT WILL RESULT IN AN IMMEDIATE SHUTDOWN OF WORK AND THE POSSIBLE REMOVAL OF THOSE ITEMS CONSTRUCTED WITHOUT THE PERMIT.

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, TODD R WHIPPLE, P.E., @ 893-2617, THE SITE/PROJECT INSPECTING ENGINEER OR HIS REPRESENTATIVE, ALLWEST, PAUL T. NELSON, P.E., @ 534-4411 AND THE SPOKANE COUNTY ENGINEER'S OFFICE, CONSTRUCTION ENGINEER, @ 477-3600.

6. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC BETWEEN THE WASHED DRAINROCK AND NATIVE SOILS PER SPOKANE COUNTY STANDARD DETAIL B-1c.

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

8. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL CATCH BASINS AND DRYWELLS FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED. IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS THE CONTRACTOR WILL BE REQUIRED TO CLEAN OUT THE DRYWELL OR CATCH BASIN TO THE SATISFACTION OF THE CERTIFYING ENGINEER.

9. THE CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO VERIFY THAT THE CROSS- GUTTER FORMS ARE 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.

10. ALL DRYWELL CONNECTION PIPES SHALL BE PLACED BELOW THE DRYWELL CONE AND SHALL FLOW AS DIRECTED IN THE PLANS.

11. 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.

RECORD DRAWING

STORM DRAINAGE NOTES

1. SEE STREET PLAN AND PROFILE SHEETS FOR DRYWELL AND CATCH BASIN TYPES AND LOCATIONS.

2. PONDS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THESE DRAWINGS INCLUDING GRADING, SOD, AND DRYWELL INSTALLATION. ALL PONDS WITHIN TRACTS SHALL INCLUDE AN IRRIGATION SYSTEM. ALL IRRIGATION SHALL CONFORM TO SPOKANE COUNTY POND IRRIGATION SYSTEM GUIDELINES.

3. ALL PONDS/SWALES SHOWN SHALL BE ROUGH GRADED PRIOR TO PAVING OF ADJACENT ROADWAY.

4. CONTRACTOR SHALL PROVIDE SPOKANE COUNTY WITH AS-BUILT IRRIGATION PLANS UPON COMPLETION OF ALL POND CONSTRUCTION.

5. INSTALL FILTER FABRIC IN ALL DRYWELLS/GRAVEL GALLERIES. SEE SPOKANE COUNTY STANDARDS (2010 EDITION) SHEET B-1a FOR INSTALLATION LOCATIONS.

6. ALL PONDS/SWALES WITHIN THE COUNTY RIGHT-OF-WAY, IN THE AREA ASSOCIATED WITH THIS PROJECT, SHALL BE COMPLETED DURING THE CONSTRUCTION OF THE ROADWAY. THE CONTRACTOR SHALL PERFORM THE POND GRADE WORK, INSTALL THE IRRIGATION SYSTEM, AND PLACE THE SOD WITHIN THE PONDS FOLLOWING THE ROAD PAVING WORK.

7. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL DRAINAGE STRUCTURES FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED. IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS, THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE DRYWELL OR CATCH BASIN OUT TO THE SATISFACTION OF THE CERTIFYING ENGINEER.

8. ALL LANDSCAPE AREAS (PONDS/SWALES) ARE TO BE IRRIGATED BY AN AN AUTOMATIC IRRIGATION SYSTEM INSTALLED BY OR UNDER THE DIRECTION OF THE LANDSCAPE CONTRACTOR. THE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES (90 DAY GUARANTEE). AN APPROVED BACKFLOW DEVICE SHALL BE INSTALLED TO PREVENT WATER FROM GOING BACK INTO THE WATER SUPPLY.

SLEEVING: PROVIDE SLEEVING AS REQUIRED UNDER SIDEWALKS, PATHS, CURBING, PAVING, ETC. AS NEEDED FOR IRRIGATION ACCESS. ALL SLEEVING TO BE 4" PVC. WITH AT LEAST 12" OF COVER (1) FOOT BELOW FINISH GRADE. THE OWNER/GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVING BEFORE CURBING, SIDEWALKS, PAVING, ETC. IS INSTALLED. PATCH ASPHALT AS NEEDED.

LAWN AREAS: LAWN AREAS ARE TO BE IRRIGATED WITH TORO POP-UP HEADS OR EQUIVALENT. (TEST SYSTEM BEFORE BACKFILLING).

ADJUSTMENT: AFTER INSTALLATION, ADJUST VALVES, HEADS, EMITTERS, ETC. TO PROVIDE UNIFORM COVERAGE AND TO MINIMIZE OVER SPRAY ON WALLS, FENCES, WALKS, DRIVES, ETC.

WATER POWER SUPPLY: THE OWNER/ GENERAL CONTRACTOR IS TO SUPPLY WATER TAPS FOR HOOK-UP AND SUPPLY POWER FOR CONTROLLER.

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.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P2050A
DATE ACCEPTED 12/6/18

MARK L. KRIGBAUM — STATE OF WASHINGTON — 38236 — PROFESSIONAL ENGINEER

NAVD - 88
FOUND 3" WSDOT BRASS CAP AT THE EASTBOUND ON RAMP OF I-90
STATE #GP32030 47 WITH A
PUBLISHED ELEVATION OF 2065.31

NO	DATE	BY	REVISIONS
	10/17		BOND REDUCTION REQUEST BY INLAND PACIFIC ENGINEERING
1	9-19-16	JPP	CLIENT MODIFICATIONS

SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

PROJ #: 15-1463
DATE: 03/03/16
DRAWN: NJH
REVIEWED: TRW

X CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER

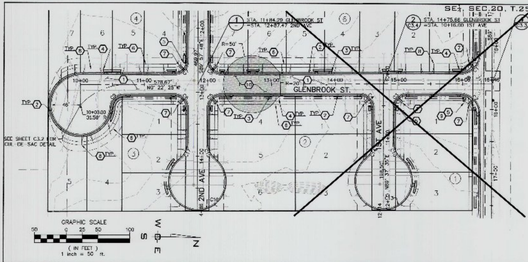
WCE
WHIPPLE CONSULTING ENGINEERS
2528 NORTH SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PH. 509 893 2617 FAX 509 926 0227

SPRAGUE AND HENRY
GENERAL NOTES
MICA VIEW 4TH ADDITION
GREENACRES, WA

SHEET C0.1

JOB NUMBER 15-1463

SE 1/4, SEC.20, T.25N., R.43E., W.M.



RECORD DRAWING

CONSTRUCTION NOTES

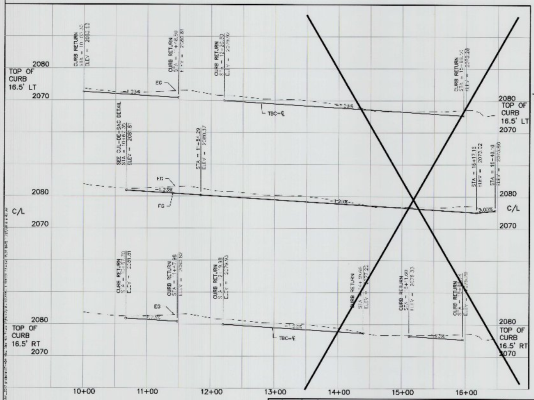
1. PROVIDE AND INSTALL ROADWAY SECTION PER TYPICAL ROADWAY SECTION–SEE DETAIL A, SHEET C3.0
2. PROVIDE AND INSTALL TYPE B VERTICAL CURB AND GUTTER PER SPOKANE COUNTY STANDARD PLAN A-3. TBC=℄
3. PROVIDE AND INSTALL SPOKANE COUNTY TYPE 1 CURB INLET PER STANDARD PLANS B-8.
4. PROVIDE AND INSTALL ROADSIDE SWALE, SEE SHEETS C5.0–C5.1 FOR MORE INFORMATION.
5. PROVIDE AND INSTALL STREET NAME SIGN PER SPOKANE COUNTY STANDARD PLANS A-16, A-16A, AND A-16B.
6. PROVIDE AND INSTALL 5' WIDE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-1.
7. PROVIDE AND INSTALL PEDESTRIAN RAMP PER SPOKANE COUNTY STANDARD PLAN A-5 DESIGN B.
8. INSTALL DRIVEWAY PER SPOKANE COUNTY STANDARDS AND SPECIFICATIONS. SEE DRIVEWAY LOCATION TABLE FOR WIDTH OF DRIVEWAY, SEE THIS SHEET.
9. PROVIDE AND INSTALL 30"X30" "STOP" SIGN PER SPOKANE COUNTY STANDARD PLAN A-16A, A-16B AND MUTCD FIGURE 2B-1-R1-1. NOT A PART
10. INSTALL 4" GRAVEL TEMPORARY TURNAROUND PER SPOKANE STANDARDS AND SPECIFICATIONS. TEMPORARY TURNAROUND TO BE REMOVED DURING CONSTRUCTION OF PHASE 2. SEE SHEET C0.0 FOR PHASE BOUNDARY. NOT A PART

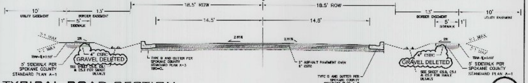
NOTE:
SEE SHEET C3.1 FOR CURB DROP LOCATION TABLES.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P2050A
DATE ACCEPTED: 12/6/18

DRIVEWAY LOCATION TABLE			
ALIGNMENT	℄ OF DW STA.	WIDTH	SIDE
GLENBROOK ST	9+80.10	24	LEFT
GLENBROOK ST	10+18.59	24	LEFT
GLENBROOK ST	10+80.59	24	LEFT
GLENBROOK ST	11+18.59	24	LEFT
GLENBROOK ST	12+43.86	30	LEFT
GLENBROOK ST	13+00.86	30	LEFT
GLENBROOK ST	13+44.86	30	LEFT
GLENBROOK ST	14+12.86	24	LEFT
GLENBROOK ST	14+36.87	24	LEFT
GLENBROOK ST	15+22.86	24	LEFT
GLENBROOK ST	15+66.86	24	LEFT
GLENBROOK ST	9+77.48	24	RIGHT
GLENBROOK ST	10+31.81	24	RIGHT
1ST AVE	10+75.62	24	RIGHT
1ST AVE	11+09.89	16	RIGHT
1ST AVE	11+99.89	16	RIGHT
1ST AVE	10+75.77	24	LEFT
1ST AVE	11+09.69	16	LEFT
1ST AVE	11+99.89	16	LEFT
2ND AVE	13+45.90	24	LEFT
2ND AVE	13+80.90	16	LEFT
2ND AVE	14+70.74	16	LEFT
2ND AVE	13+47.18	24	RIGHT
2ND AVE	13+81.25	16	RIGHT
2ND AVE	14+71.84	16	RIGHT
WILLAMETTE AVE	13+08.82	30	LEFT
WILLAMETTE AVE	13+51.76	30	LEFT
WILLAMETTE AVE	14+35.13	30	LEFT
WILLAMETTE AVE	14+76.13	24	LEFT
WILLAMETTE AVE	15+72.14	24	LEFT
WILLAMETTE AVE	16+10.14	24	LEFT
WILLAMETTE AVE	12+87.59	30	RIGHT
WILLAMETTE AVE	13+73.17	30	RIGHT
WILLAMETTE AVE	14+17.26	24	RIGHT
WILLAMETTE AVE	15+46.50	20	RIGHT
WILLAMETTE AVE	15+84.02	24	RIGHT
WILLAMETTE AVE	16+44.27	24	RIGHT

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG



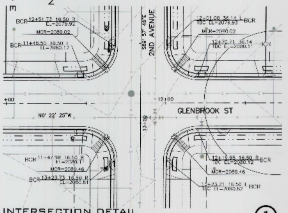


TYPICAL ROAD SECTION
NOT TO SCALE

(A)

Curve Table (TBC)			
Curve #	Length	Radius	Delta
C1	46.12	29.50	89.58
C2	46.70	29.50	90.70
C3	30.57	19.50	89.83
C4	30.63	19.50	90.00
C5	30.49	19.50	89.59
C6	30.77	19.50	90.41
C7	30.49	19.50	89.59
C8	30.77	19.50	90.41
C9	29.33	19.50	86.18
C10	26.86	29.50	52.17
C11	30.77	19.50	90.41
C12	30.49	19.50	89.59
C13	225.80	45.50	284.34
C14	26.86	29.50	52.17
C15	26.86	29.50	52.17
C16	225.80	45.50	284.34
C17	26.86	29.50	52.17

Curve Table (TBC)			
Curve #	Length	Radius	Delta
C100	63.05	200.00	18.06
C101	64.46	200.00	18.47



INTERSECTION DETAIL
GLENBROOK ST & 2ST AVE
SCALE: 1" = 20'
STA 11+71.61 GLENBROOK ST = STA 15+51.96 2ND AVE

(1) I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

PAUL T. NELSON — PROFESSIONAL ENGINEER
11-28-18

NAVD - 88
FOUND 3" WSDOT BRASS CAP AT THE EASTBOUND ON RAMP OF I-90 ... PUBLISHED ELEVATION OF 2065 ST

NO	DATE	BY	REVISIONS
	10/17		BOND REDUCTION REQUEST BY INLAND PACIFIC ENGINEERING
1	9.19.16	JFF	CLIENT MODIFICATIONS

SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

PROJ #: 15-1463
DATE: 03/03/15
DRAWN: NJH
REVIEWED: TRW

X CIVIL / STRUCTURAL / SURVEYING / TRAFFIC / PLANNING / LANDSCAPE / OTHER

WCE
WHIPPLE CONSULTING ENGINEERS
2528 NORTH SULLIVAN ROAD
SPOKANE VALLEY, WA 99216

SPRAGUE AND HENRY
GLENBROOK ST PLAN & PROFILE
MICA VIEW 4TH ADDITION
GREENACRES, WA

SHEET C3.0
JOB NUMBER 15-1463

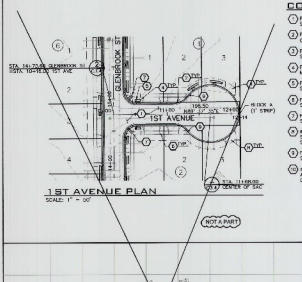
SE¼ SEC.20, T.25N., R.43E., W.M.

RECORD DRAWING

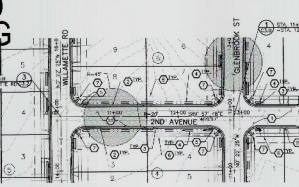
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION NOTES

1. PROVIDE AND INSTALL ROADWAY SECTION PER TYPICAL ROADWAY SECTION-SEE DETAIL A, SHEET C3.0
2. PROVIDE AND INSTALL TYPE III DIRECTIONAL CURB AND GUTTER PER SPOKANE COUNTY STANDARD PLAN A-3, TBC+E
3. PROVIDE AND INSTALL SPOKANE COUNTY TYPE 1 CURB INLET PER STANDARD PLANS B-8
4. PROVIDE AND INSTALL REMOVEABLE SIGNAGE, SEE SHEETS CS.0-CS.2 FOR MORE INFORMATION.
5. PROVIDE AND INSTALL STREET NAME SIGN PER SPOKANE COUNTY STANDARD PLAN A-16, A-16A, A-16B
6. PROVIDE AND INSTALL 5' WIDE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-5.
7. PROVIDE AND INSTALL PEDESTRIAN RAMP PER SPOKANE COUNTY STANDARD PLAN A-75 DESIGN III.
8. INSTALL DRIVEWAY PER SPOKANE COUNTY STANDARDS AND SPECIFICATIONS, SEE DRIVEWAY LOCATION TABLE FOR DRIVEWAY WIDTH, SEE SHEET C3.0.
9. PROVIDE AND INSTALL SINGLE DIRECTION CURB RAMP TYPE A PER WSDOT STANDARD PLAN F-40.18-02.
10. INSTALL 4" GRAVEL TEMPORARY TURNAROUND PER SPOKANE STANDARDS AND SPECIFICATIONS. TEMPORARY TURNAROUND TO BE REMOVED DURING CONSTRUCTION OF PHASE 3. SEE SHEET C0.0 FOR PHASE TERMINATION.



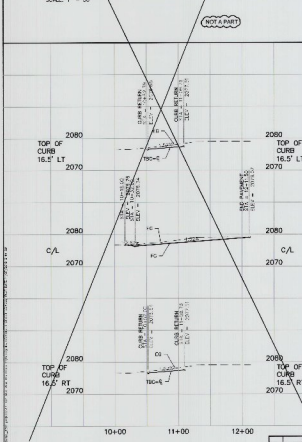
1ST AVENUE PLAN

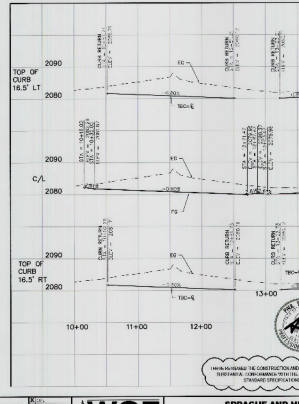


2ND AVENUE PLAN
SCALE: 1" = 50'

Curve Table (TBC)			
Curve #	Length	Radius	Delta
C1	48.13	28.50	89.98
C2	48.70	28.50	90.70
C3	30.57	19.50	89.83
C4	30.63	19.50	90.00
C5	30.49	19.50	89.59
C6	30.77	19.50	90.41
C7	30.49	19.50	89.59
C8	30.77	19.50	90.41
C9	29.33	19.50	86.18
C10	28.86	29.50	52.17
C11	30.77	19.50	90.41
C12	30.49	19.50	89.59
C13	225.80	45.00	284.34
C14	28.86	29.50	52.17
C15	28.86	29.50	52.17
C16	225.80	45.00	284.34
C17	28.86	29.50	52.17

Curve Table (TBC)			
Curve #	Length	Radius	Delta
C100	43.00	200.00	18.06
C101	64.46	200.00	18.47





CURB INLET TABLE		
ALIGNMENT	STATION	SIDE
GLENROCK ST	10+77.15	LEFT
GLENROCK ST	11+39.82	LEFT
GLENROCK ST	11+87.50	LEFT
GLENROCK ST	12+77.74	LEFT
GLENROCK ST	13+85.98	LEFT
GLENROCK ST	14+77.34	LEFT
GLENROCK ST	15+16.15	LEFT
GLENROCK ST	15+82.52	LEFT
GLENROCK ST	16+50.51	LEFT
GLENROCK ST	15+26.35	LEFT
GLENROCK ST	14+77.34	RIGHT
GLENROCK ST	13+80.01	RIGHT
GLENROCK ST	10+71.03	RIGHT
GLENROCK ST	11+15.95	RIGHT
GLENROCK ST	11+36.50	RIGHT
GLENROCK ST	12+88.54	RIGHT
GLENROCK ST	13+16.90	RIGHT
GLENROCK ST	14+37.85	RIGHT
GLENROCK ST	15+13.50	RIGHT
GLENROCK ST	15+82.52	RIGHT
2ND AVE	10+53.74	LEFT
2ND AVE	11+19.67	LEFT
2ND AVE	12+41.21	LEFT
2ND AVE	13+25.21	LEFT
2ND AVE	14+16.07	RIGHT
2ND AVE	13+25.21	RIGHT
2ND AVE	12+80.23	RIGHT
2ND AVE	13+25.23	RIGHT
2ND AVE	14+38.84	RIGHT
2ND AVE	14+80.81	RIGHT

CURB INLET TABLE		
ALIGNMENT	STATION	SIDE
WILLAMETTE RD	13+75.35	LEFT
WILLAMETTE RD	14+00.00	LEFT
WILLAMETTE RD	14+58.35	LEFT
WILLAMETTE RD	15+50.74	LEFT
WILLAMETTE RD	15+11.85	LEFT
WILLAMETTE RD	14+34.03	LEFT
WILLAMETTE RD	13+86.75	LEFT
WILLAMETTE RD	14+40.85	RIGHT
WILLAMETTE RD	15+26.27	LEFT
WILLAMETTE RD	15+11.85	RIGHT
WILLAMETTE RD	14+40.85	RIGHT
SPRAGUE AVE	1+30.66	RIGHT
SPRAGUE AVE	15+11.85	RIGHT
SPRAGUE AVE	16+16.05	RIGHT
SPRAGUE AVE	17+33.28	RIGHT
1ST AVE	10+14.17	LEFT
1ST AVE	11+47.28	LEFT
1ST AVE	11+74.08	LEFT
1ST AVE	11+74.08	RIGHT

SPOKANE COUNTY ENGINEERS
OFFICIAL PUBLIC DOCUMENT
"AS-BUILTS"
CERTIFIED RECORD DRAWING
PROJECT # 15-1463
11-28-18

A2

11-28-18

I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE THIS IT CONFORMS SUBSTANTIALLY WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED

NAVD - 88
BASED ON WSDOT BENCHMARK
WSDOT BENCHMARK CM-WSDOT-130
ELEV. = 2.2 FEET
BASED ON NGVD 29 ELEVATION OF 2.00 FT

REV	DATE	BY	REVISIONS
1	9-19-17	JTT	ADDED TEXT, CORRECTED BASELINE, CLOSED DRIVEWAYS
NO	TWT	BY	REVISIONS

BOND TEXT, CORRECTED BASELINE, CLOSED DRIVEWAYS

SCALE:	PROJ #: 15-1463
HORIZONTAL: 1" = 50'	DATE: 09/20/18
VERTICAL: 1" = 10'	DRAWN: NJM
	REVIEWED: TRW

KEY
DESIGNED
SURVEYED
DRAWN
REVIEWED
APPROVED
DATE
SCALE

IWCE
INLAND WESTERN ENGINEERING
2509 NORTH DIVISION, SUITE 100
SPOKANE, WA 99207
PH: 509-326-1000 FAX: 509-326-1001

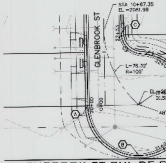
SPRAGUE AND HENRY
1ST & 2ND AVE. PLAN & PROFILE
MICA VIEW 4TH ADDITION
GREENACRES, WA

SHEET
C3.1
JOB NUMBER
15-1463

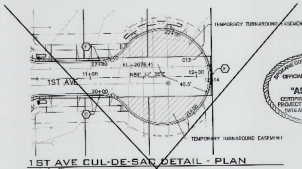
SE¼ SEC.20, T.25N., R.43E., W.M.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

RECORD DRAWING

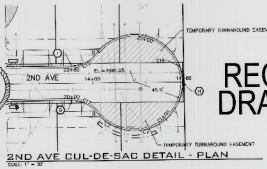


GLENBROOK ST CUL-DE-SAC DETAIL - PLAN
SCALE 1" = 30'



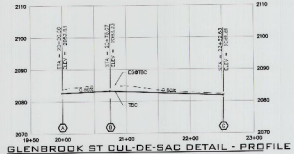
1ST AVE CUL-DE-SAC DETAIL - PLAN
SCALE 1" = 30'

NOT A PART

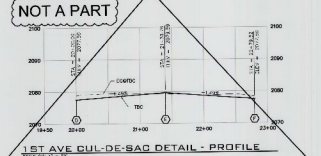


2ND AVE CUL-DE-SAC DETAIL - PLAN
SCALE 1" = 30'

OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P-2-03-2
DATE ACCEPTED: 10-2-2008

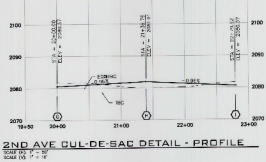


GLENBROOK ST CUL-DE-SAC DETAIL - PROFILE
SCALE (V) 1" = 10'
SCALE (H) 1" = 30'



1ST AVE CUL-DE-SAC DETAIL - PROFILE
SCALE (V) 1" = 10'
SCALE (H) 1" = 30'

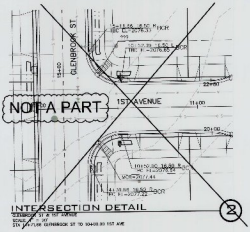
NOT A PART



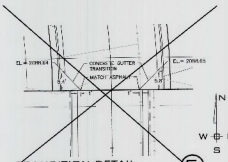
2ND AVE CUL-DE-SAC DETAIL - PROFILE
SCALE (V) 1" = 10'
SCALE (H) 1" = 30'

Curve Table (TBC)			
Curve #	Length	Radius	Delta
C1	46.12	29.50	89.58
C2	46.70	29.50	90.70
C3	30.57	19.50	89.83
C4	30.43	19.50	90.00
C5	30.40	19.50	89.59
C6	30.77	19.50	90.41
C7	30.40	19.50	89.59
C8	30.77	19.50	90.41
C9	29.33	19.50	86.18
C10	26.86	29.50	52.17
C11	26.77	19.50	90.41
C12	30.40	19.50	89.59
C13	225.80	48.00	284.34
C14	26.86	29.50	52.17
C15	26.86	29.50	52.17
C16	225.80	45.50	284.34
C17	26.86	29.50	52.17

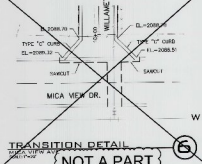
Curve Table (TBC)			
Curve #	Length	Radius	Delta
C100	63.05	200.00	18.06
C101	66.46	200.00	19.47



INTERSECTION DETAIL
SCALE 1" = 10'
SEE SHEET C3.2 FOR VIEWS
2 EX CATV/UR GLENBROOK ST TO 104+00 1ST AVE



TRANSITION DETAIL
WILLAMETTE AVE
SCALE 1" = 10'
5
NOT A PART



TRANSITION DETAIL
SCALE 1" = 10'
6
NOT A PART

LINE REMAINS ON CONSTRUCTION AND FINAL REALIZED PRINT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS DATED AS NOTED

11-28-18

10/17		BOND REDUCTION PLACEMENT OF BRUSH PILE & CLEANUP REST	
9-19-13	JPP	CLOSE MOCKS & ADD REVISIONS	
No.	DATE	DESCRIPTION	

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

PROJ #: 15-1463
DATE: 03/03/18
DRAWN: JPP
REVIEWED: TRW

WCE
WHITE & CLEVENGER, INC.
2601 NE 112TH AVE., VANCOUVER
PH: (360) 892-1000 FAX: (360) 892-1001
CIVIL ENGINEERS • SURVEYORS

SPRAGUE AND HENRY
INTERSECTION DETAILS
MICA VIEW 4TH ADDITION
GREENACRES, WA

SHEET
C3.4
JOB NUMBER
15-1463

NAVD - 88
BASIS OF VALUES: BY NGS DATA AT THE CLOSEST POINT, TO NEARBY LINE
DATUM: EXPERIMENTAL GEOID 2009
CLICK ON APPROXIMATE LOCATION

SE¼ SEC.20, T.25N., R.43E., W.M.

CONSTRUCTION NOTES

1. PROVIDE AND INSTALL 4" MOV, TYPE 1 CURB INLET PER SPOKANE COUNTY STANDARD PLAN B-8.
2. PROVIDE AND INSTALL ROADSIDE SWALE PER DETAILS, THIS SHEET. SEE SWALE LOCATION TABLE, SEE SHEET C5.1.
3. PROVIDE AND INSTALL TYPE A DRIVWELL PER SPOKANE COUNTY STANDARD PLAN B-11A.

NOTE:
THE TYPICAL SETBACK DISTANCE FOR SWALE BOTTOM ENDS WITH PROSIDEWALK RAMPS AND DRIVEWAY APPROACHES IS 5 FEET.

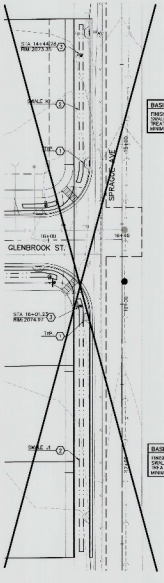
TO BE COMPLETED IN FUTURE PHASE

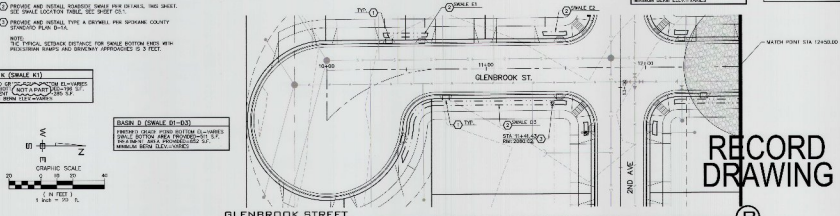
BASIN E (SWALE E1-E5)
FINISHED GRADE POND BOTTOM EL=VARIES
SWALE BOTTOM AREA PROVIDED=1,000 S.F.
TREATMENT AREA PROVIDED=1,000 S.F.
MINIMUM BERM ELEV.=VARIES

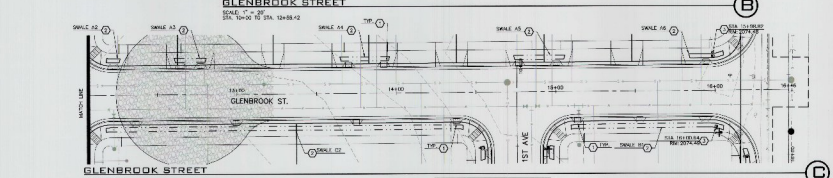
UNDERGROUND SERVICE ALERT
DIG-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

BASIN K (SWALE K1)
FINISHED GRADE POND BOTTOM EL=VARIES
SWALE BOTTOM AREA PROVIDED=[illegible] S.F.
TREATMENT AREA PROVIDED=[illegible] S.F.
MINIMUM BERM ELEV.=VARIES

BASIN D (SWALE D1-D3)
FINISHED GRADE POND BOTTOM EL=VARIES
SWALE BOTTOM AREA PROVIDED=[illegible] S.F.
TREATMENT AREA PROVIDED=[illegible] S.F.
MINIMUM BERM ELEV.=VARIES







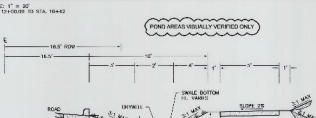
BASIN J (SWALE J1)
FINISHED GRADE POND BOTTOM EL=VARIES
SWALE BOTTOM AREA PROVIDED=[illegible] S.F.
TREATMENT AREA PROVIDED=[illegible] S.F.
MINIMUM BERM ELEV.=VARIES

POND AREAS VISUALLY VERIFIED ONLY

BASIN C (SWALE C1-C3)
FINISHED GRADE POND BOTTOM EL=VARIES
SWALE BOTTOM AREA PROVIDED=[illegible] S.F.
TREATMENT AREA PROVIDED=[illegible] S.F.
MINIMUM BERM ELEV.=VARIES

BASIN A (SWALE A1-A6)
FINISHED GRADE POND BOTTOM EL=VARIES
SWALE BOTTOM AREA PROVIDED=[illegible] S.F.
TREATMENT AREA PROVIDED=[illegible] S.F.
MINIMUM BERM ELEV.=VARIES

BASIN B (SWALE B1-B3)
FINISHED GRADE POND BOTTOM EL=VARIES
SWALE BOTTOM AREA PROVIDED=[illegible] S.F.
TREATMENT AREA PROVIDED=[illegible] S.F.
MINIMUM BERM ELEV.=VARIES



OFFICIAL PUBLIC DOCUMENT OF ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT OF 7 SHEETS
11-29-18

UNDER WARRANTY THE CONTRACTOR DID NOT INSTALL/CONSTRUCT THIS IT IS SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONTRACT PLANS/BID STANDARD SPECIFICATIONS EXCEPT AS NOTED

11-29-18

TREATMENT SOIL NOTE:
1.0' OF TREATMENT SOIL WITH AN INFILTRATIVE RATE BETWEEN 0.25 AND 0.5 INCHES/HOUR AND AVERAGE CATION EXCHANGE CAPACITY OF 14 MEQ PER 100 GRAMS OR MORE ON AN OVEN DRY WEIGHT BASIS. SEE TABLE 6-1, TS. 6-16 OF THE SPOKANE REGIONAL STORMWATER MANUAL.

WARNING - THE USE OF SILTY LOAM IS PROHIBITED AS POND BOTTOM MATERIAL

TYPICAL SWALE SECTION
NOT TO SCALE

A

NAVD - 88
BENCHMARK: STATION 16+00 ON GLENBROOK ST.
STATION 4+20 ON SPRAGUE AVE.
ELEVATION: 2,274.0 FEET

10/17			BOND REDUC. - CERTIFICATE OF BOND PACIFIC ENGINEERING
11-29-18	JJY	JJY	ACCEPTED RECORDING DRAWING
DATE	BY		REVISIONS

SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

PROJ #: 18-1463
DATE: 08/03/18
DRAWN: NJH
REVIEWED: TRW

APPROVALS
DESIGNED: JOHNSON
DRAWN: NEWMAN
REVIEWED: TRW
APPROVED: MCCOYE
DATE:

IWCE
INLAND WEST CIVIL ENGINEERS
PHONE: (509) 326-1011 FAX: (509) 326-1012
W. 1903 PRESTON AVE. SPOKANE, WA 99205

SPRAGUE AND HENRY STORM PLAN
MICA VIEW 4TH ADDITION
GREENACRES, WA

SHEET
C5.0
JOB NUMBER
18-1463

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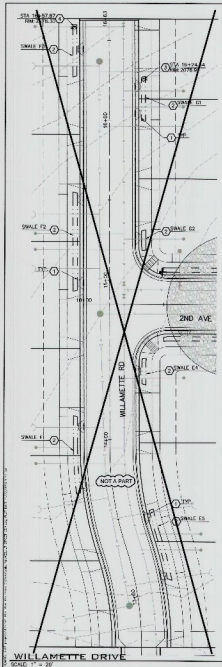
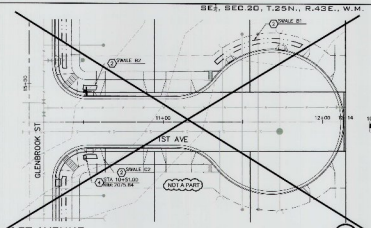
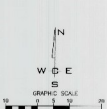






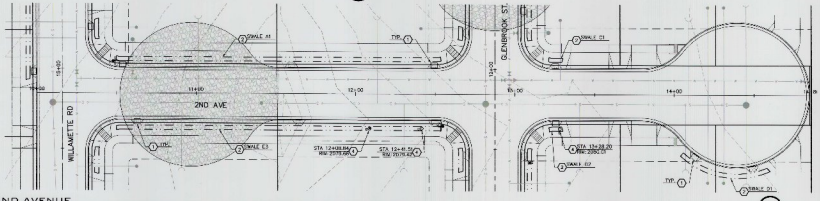
CONSTRUCTION NOTES

1. PROVIDE AND INSTALL 4' WIDE, 1996 1 CURB INLET PER SPOKANE COUNTY STANDARD PLAN B-8.
2. PROVIDE AND INSTALL ROADSIDE SWALE PER DETAILS, THIS SHEET. SEE SWALE LOCATION TABLE, THIS SHEET.
3. PROVIDE AND INSTALL TYPE A DRYWELL PER SPOKANE COUNTY STANDARD PLAN B-18.
4. PROVIDE AND INSTALL TYPE B DRYWELL PER SPOKANE COUNTY STANDARD PLAN B-18.

NOTE:
THE TYPICAL SETBACK DISTANCE FROM SWALE BOTTOM ENDS WITH PRESSURAN RAMPS AND DRIVEWAY APPROACHES IS 3.183.1.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL ONE WORKING DAYS BEFORE YOU DIG

RECORD DRAWING



BASIN A (SWALE A1–A6) FINISHED GRADE POND BOTTOM EL=VARIES SWALE BOTTOM AREA PROVIDED=797 S.F. TREATMENT AREA PROVIDED=298 S.F. MINIMUM BERM ELEV=VARIES	BASIN E (SWALE E1–E5) FINISHED GRADE POND BOTTOM EL=VARIES SWALE BOTTOM AREA PROVIDED=589 S.F. TREATMENT AREA PROVIDED=198 S.F. MINIMUM BERM ELEV=VARIES
BASIN B (SWALE B1–B3) FINISHED GRADE POND BOTTOM EL=VARIES SWALE BOTTOM AREA PROVIDED=1,142 S.F. TREATMENT AREA PROVIDED=617 S.F. MINIMUM BERM ELEV=VARIES	BASIN F (SWALE F1–F3) FINISHED GRADE POND BOTTOM EL=VARIES SWALE BOTTOM AREA PROVIDED=343 S.F. TREATMENT AREA PROVIDED=343 S.F. MINIMUM BERM ELEV=VARIES
BASIN C (SWALE C1–C5) FINISHED GRADE POND BOTTOM EL=VARIES SWALE BOTTOM AREA PROVIDED=1,973 S.F. TREATMENT AREA PROVIDED=966 S.F. MINIMUM BERM ELEV=VARIES	BASIN G (SWALE G1, G2) FINISHED GRADE POND BOTTOM EL=VARIES SWALE BOTTOM AREA PROVIDED=227 S.F. TREATMENT AREA PROVIDED=227 S.F. MINIMUM BERM ELEV=VARIES
BASIN D (SWALE D1–D3) FINISHED GRADE POND BOTTOM EL=VARIES SWALE BOTTOM AREA PROVIDED=1,183 S.F. TREATMENT AREA PROVIDED=662 S.F. MINIMUM BERM ELEV=VARIES	

POND AREAS VISUALLY VERIFIED ONLY

OFFICIAL PUBLIC DOCUMENT
SPOKANE COUNTY ENGINEERING
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # 15-1463
APPROVED

11-28-18

FINISH PROPERTY OF CONSTRUCTION AND TO BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMITS. ALL CONSTRUCTION TO BE PER SPOKANE COUNTY STANDARDS UNLESS OTHERWISE NOTED.

NAVD - 88
SURVEY POINT PRIMARY SET AT THE JUNCTION OF CL OF BLDG 1 & CL OF BLDG 2 AS SHOWN ON PLAN SHEET

10/17	8/29	BOND REVISION REQUEST BY BRIAN PAPE - SWM MARKING
1	8/10/17	SLOPE MODIFICATIONS
NO.	DATE	BY REVISIONS

SCALE:	PROJ #: 15-1463	IWCE ENGINEERING, INC. 10210 N. MAYFAIR, SUITE 1 SPOKANE, WASHINGTON 99218 PH (509) 326-2007 FAX (509) 326-8900
HORIZONTAL: 1" = 20'	DATE: 03/03/16	
	DRAWN: NJH	
VERTICAL: N/A	REVIEWED: TRW	

SPRAGUE AND HENRY STORM PLAN MICA VIEW 4TH ADDITION GREENACRES, WA	SHEET C5.1
	FILE NAME 15-1463