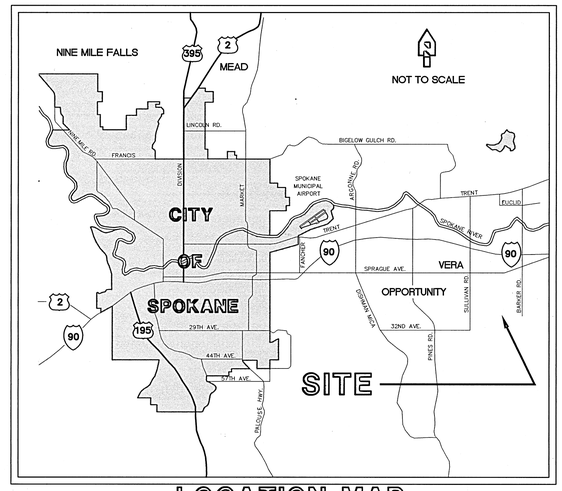
MORNINGSIDE PHASE II & III

SPOKANE COUNTY, WASHINGTON

WEST 1/2 OF SECTION 30, T. 25N., R. 45E., W.M.
and EAST 1/2 OF SECTION 25, T. 25N., R. 44E., W.M.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1724B
DATE ACCEPTED: 5|20|2002
ACCEPTANCE EXPIRES: 5|20|2004
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.26
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION



LOCATION MAP

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	MORNINGSIDE LANE STA. 28+21.30 TO 39+14.13
3	STORM SEWER PROFILES
4	TREATMENT/DETENTION POND AND STORM DETAILS
5	TREATMENT/DETENTION POND SUBSURFACE DETAILS
6	DAYBREAK LANE AND ROAD DETAILS
7	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
8	CHAPMAN RD ASPHALT BICYCLE PATH (BY INLAND PACIFIC ENGINEERING)
9	CHAPMAN RD ASPHALT BICYCLE PATH (BY INLAND PACIFIC ENGINEERING)

LEGEND

2353 EXISTING CONTOUR	PLAT BOUNDARY
EASEMENT LINE	LOT LINE
BT EXISTING BURIED TELEPHONE	W NEW WATER LINE
G EXISTING BURIED GAS PIPELINE	SS NEW SANITARY SEWER LINE
OE EXISTING OVERHEAD ELECTRICAL	SD NEW STORM DRAIN LINE
EXISTING FENCE	NEW ASPHALT PAVEMENT REPLACEMENT
W EXISTING WATER LINE	NEW WATER VALVE
SS EXISTING SEWER LINE	NEW CONCRETE THRUST BLOCK
SD EXISTING STORM DRAIN LINE	NEW WATER LINE FITTING (TYP.)
EXISTING WATER VALVE	NEW SANITARY SEWER MANHOLE
EXISTING WATER LINE FITTING (TYP.)	NEW STORM DRAIN MANHOLE
EXISTING FIRE HYDRANT	NEW STORM DRAIN CATCH BASIN
EXISTING WATER METER AND SERVICE	
EXISTING SIGN	
EXISTING SANITARY SEWER MANHOLE	

CALL
BEFORE YOU DIG
456-8000
ONE CALL NUMBER
48 HR. NOTICE REQUIRED

GENERAL NOTES:

1. ALL MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION 2001", AS AMENDED, AND PER THE "2000 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (W.S.D.O.T.) AND BY THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
2. LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLAN 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. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR RELOCATION OF POWER POLES, LIGHTS, TELEPHONE, AND/OR OTHER UTILITIES THAT MAY CONFLICT WITH THE CONSTRUCTION.
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. CONTRACTOR SHALL ALSO MAINTAIN ON THE SITE A COMPLETE SET OF RED LINE RECORD DRAWINGS INDICATING ALL CHANGES FROM THE APPROVED DRAWINGS.
4. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. 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. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ADJACENT EXISTING PROPERTIES OR IMPROVEMENTS. CONTRACTOR IS RESPONSIBLE FOR CLEAN-UP OF ANY AREAS DISTURBED BY HIS ACTIVITIES.
6. SITE EXCAVATION, INCLUDING ROCK CUTS AND REMOVAL, SHALL CONFORM TO SECTION 2-03 OF THE WSDOT STANDARD SPECIFICATIONS. EMBANKMENTS TO BE CONSTRUCTED ACCORDING TO THE APPLICABLE PARAGRAPHS OF SECTION 2-03 OF THE WSDOT STANDARD SPECIFICATIONS. EARTH EMBANKMENTS TO BE CONSTRUCTED USING METHOD B OF 2-03.3(14)C.
7. ALL FILL IN AREAS OUTSIDE OF PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 92% OF MAXIMUM ASTM D 1557 DRY DENSITY. PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95%.
8. 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.

No.	Date	By	Ckd.	Appr.	Revisions

Drawn ALB 05/10/02
Designed SAA 03/11/02
Checked RGP 12/17/01

SANDRA A. ANTHONY — STATE OF WASHINGTON — 34265 — REGISTERED PROFESSIONAL ENGINEER — 5-13-02
EXPIRES 04/11/04

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.

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

Developer's Approval [signature] Date 5/13/02

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
W. 1026 Broadway Ave.
Spokane Wa. 99260-0170
477-3600

VERTICAL DATUM: REBAR W/YPC, L.S.#1809, @ CENTERLINE OF CHAPMAN RD. 120'± EAST OF THE INTERSECTION OF DAYBREAK LANE AND CHAPMAN RD. EL = 2341.84 (NAVD 88)
CADD FILE NAME: 01005COV
50 25 0 50 100
SCALE FEET

SCALE
HORIZ. N/A
VERT. N/A

MORNINGSIDE PHASE II & III
COVER SHEET

COVER SHEET 1/9

P1724B Eng Road & Drainage

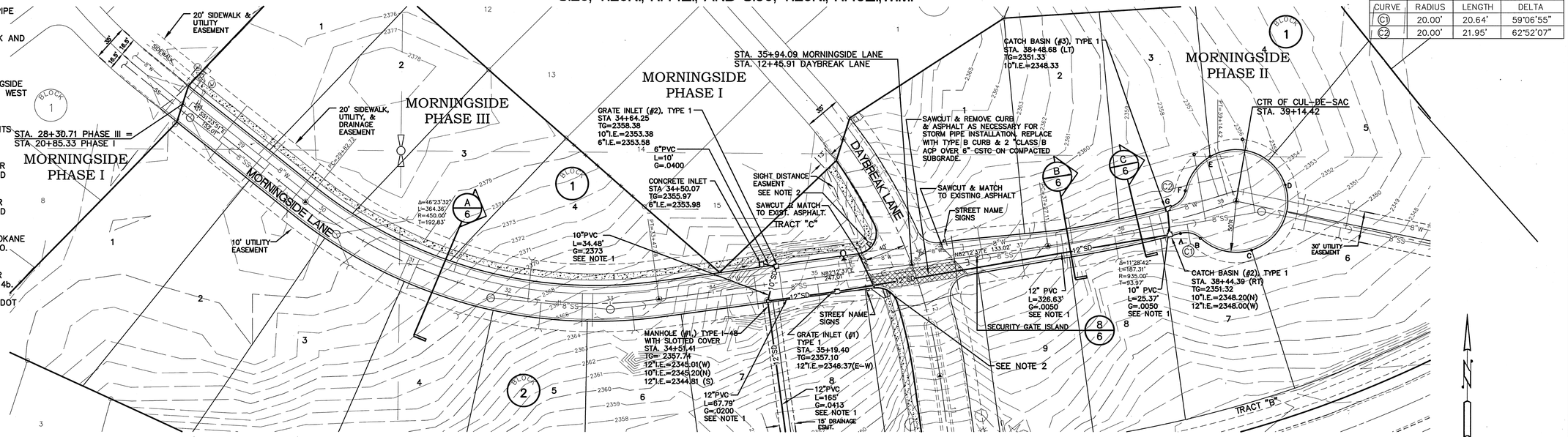
S.25, T.25N., R.44E., AND S.30, T.25N., R.45E.,W.M.

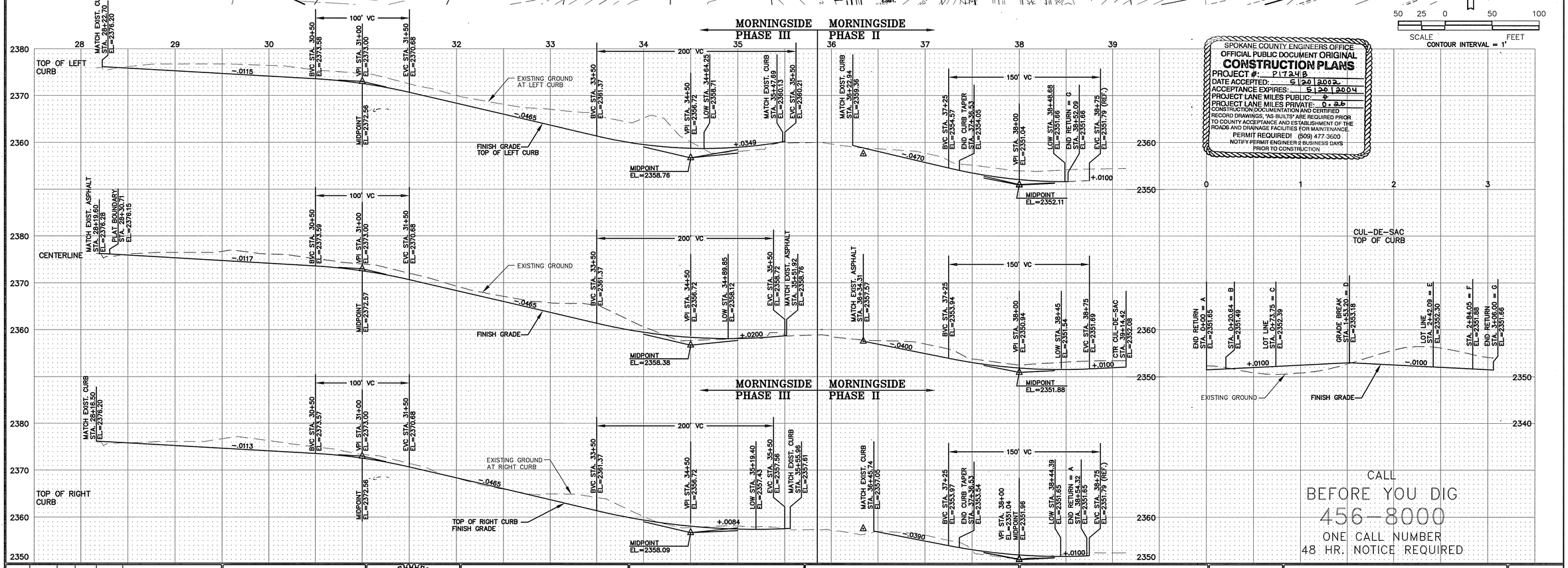
NOTES:

1. SEE SHEET 3 FOR STORM PIPE PROFILES.
2. SEE SHEET 6 FOR SIDEWALK AND WHEELCHAIR RAMPS ON DAYBREAK LANE.
3. ALL ROAD WORK EAST OF DAYBREAK LANE IS MORNINGSIDE PHASE II. ALL ROAD WORK WEST OF DAYBREAK LANE IS MORNINGSIDE PHASE III.
4. ALL STORM SYSTEM ELEMENTS ARE PART OF MORNINGSIDE PHASE II CONSTRUCTION.
5. CATCH BASIN TYPE 1 IS PER SPOKANE COUNTY STANDARD PLAN NO. B-4.
6. MANHOLE TYPE I-48 IS PER SPOKANE COUNTY STANDARD PLAN NO. U-2.
7. SLOTTED COVER IS PER SPOKANE COUNTY STANDARD PLAN NO. B-15.
8. GRATE INLET TYPE 1 IS PER WSDOT STANDARD PLAN B-4b.
9. CONCRETE INLET IS PER WSDOT STANDARD PLAN B-26.

CURVE TABLE AT BACK OF CURB

CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	20.64'	59°06'55"
C2	20.00'	21.95'	62°52'07"





50 25 0 50 100
SCALE FEET
CONTOUR INTERVAL = 1'

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1724B
DATE ACCEPTED: 5/20/2002
ACCEPTANCE EXPIRES: 5/20/2004
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.86
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

CALL
BEFORE YOU DIG
456-8000
ONE CALL NUMBER
48 HR. NOTICE REQUIRED

No.	Date	By	Ckd.	Appr.	Revisions

Drawn ALB 05/10/02
Designed SAA 05/03/02
Checked RGP 12/17/01

SANDRA A. ANDERSON — STATE OF WASHINGTON — 34268 — REGISTERED PROFESSIONAL ENGINEER — 5-13-02 — EXPIRES 04/11/04

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.

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

Developer's Approval Richard E. Lampres Date 5/13/02

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
W. 1026 Broadway Ave.
Spokane Wa. 99260-0170
477-3600

VERTICAL DATUM: REBAR W/YPC, L.S.#1809, @ CENTERLINE OF CHAPMAN RD. 120'± EAST OF THE INTERSECTION OF DAYBREAK LANE AND CHAPMAN RD. EL = 2341.84 (NAVD 88)

CADD FILE NAME: 01005R15

50 25 0 50 100
SCALE FEET

SCALE
HORIZ. 1"=50'
VERT. 1"=10'

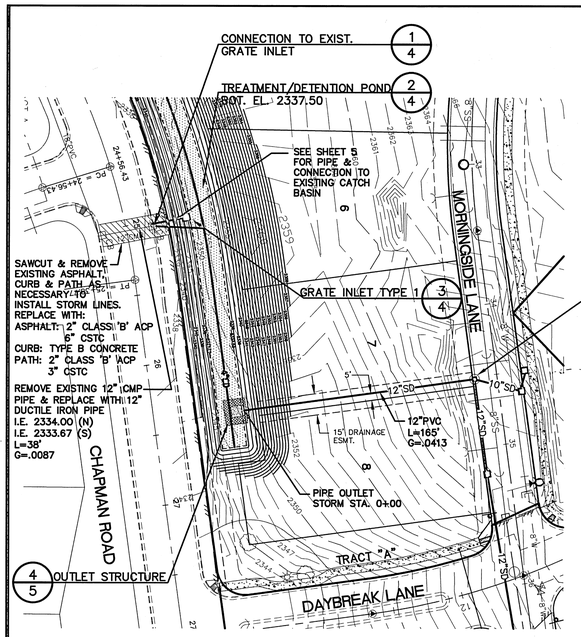
MORNINGSIDE PHASE II & III

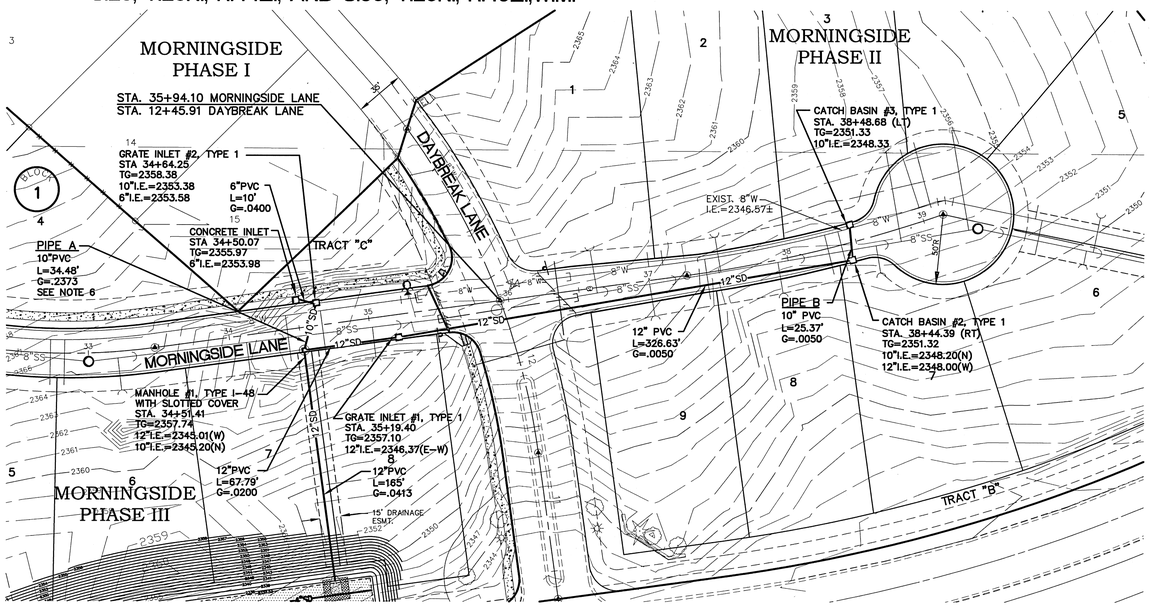
MORNINGSIDE LANE
STA. 28+21.30 TO STA 39+14.42

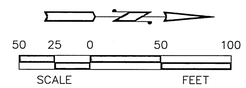
ROAD
SHEET 2 / 9

P1724B Eng Road & Drainage

S.25, T.25N., R.44E., AND S.30, T.25N., R.45E.,W.M.

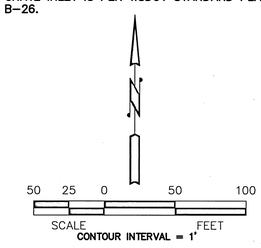




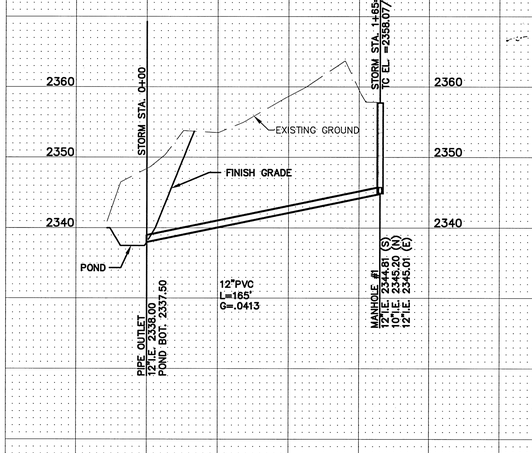


NOTES:

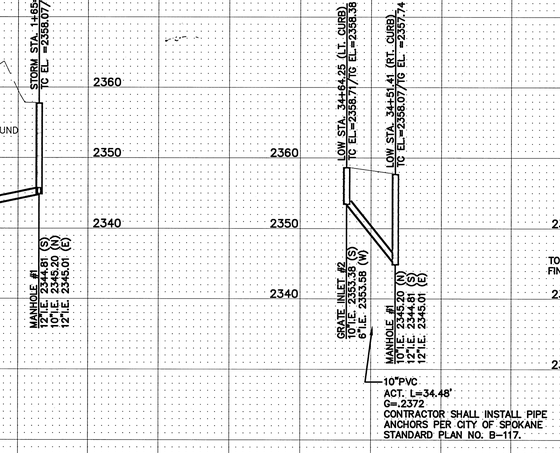
1. ALL STORM SYSTEM ELEMENTS ARE PART OF MORNINGSIDE PHASE II CONSTRUCTION.
2. CATCH BASIN TYPE 1 IS PER SPOKANE COUNTY STANDARD PLAN NO. B-4.
3. MANHOLE TYPE I-48 IS PER SPOKANE COUNTY STANDARD PLAN NO. U-2.
4. SLOTTED COVER IS PER SPOKANE COUNTY STANDARD PLAN NO. B-15.
5. GRATE INLET TYPE 1 IS PER WSDOT STANDARD PLAN B-4b.
6. CONTRACTOR SHALL INSTALL PIPE ANCHORS ON "PIPE A" PER CITY OF SPOKANE STANDARD PLAN NO. B-117.
7. GRATE INLET IS PER WSDOT STANDARD PLAN B-26.



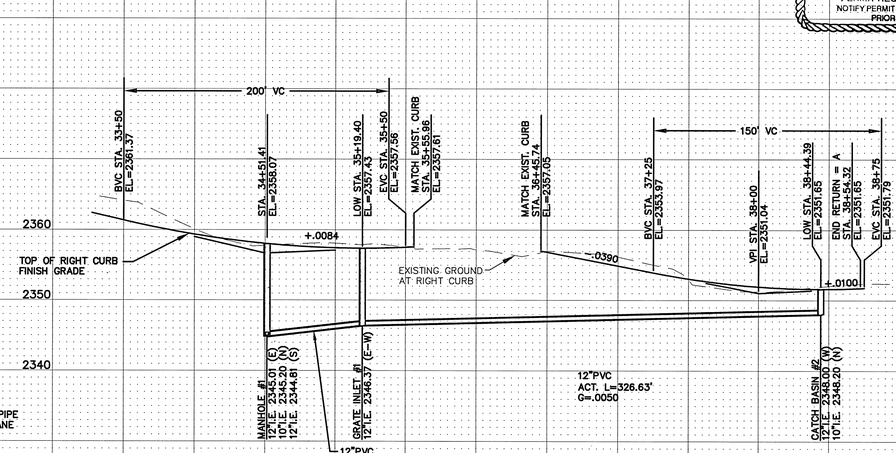
CALL
BEFORE YOU DIG
456-8000
ONE CALL NUMBER
48 HR. NOTICE REQUIRED



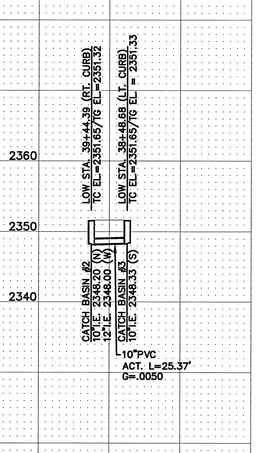
STATIONING ALONG STORM SEWER



PIPE A



TOP OF RIGHT CURB PROFILE

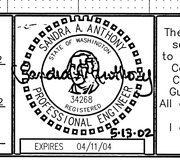


PIPE B

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1724B
DATE ACCEPTED: 5/20/2002
ACCEPTANCE EXPIRES: 5/20/2004
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.36
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, AS APPLICABLE, ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE OF ESTABLISHED STREETS, ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

No.	Date	By	Ckd.	Appr.	Revisions

Drawn ALB 05/10/02
Designed SAA 05/03/02
Checked RGP 12/17/01



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.

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-3224

Developer's Approval Richard Johnson Date 5/13/02

SPOKANE COUNTY PUBLIC WORKS DIVISION OF ENGINEERING AND ROADS
W. 1026 Broadway Ave.
Spokane Wa. 99260-0170
477-3600

VERTICAL DATUM: REBAR W/YPC, L.S.#1809, @ CENTERLINE OF CHAPMAN RD. 120'± EAST OF THE INTERSECTION OF DAYBREAK LANE AND CHAPMAN RD. EL = 2341.84 (NAVD 88)

CADD FILE NAME: 01005ST15

50 25 0 50 100
SCALE FEET

SCALE
HORIZ. 1"=50'
VERT. 1"=10'

MORNINGSIDE PHASE II & III

STORM SEWER PROFILES

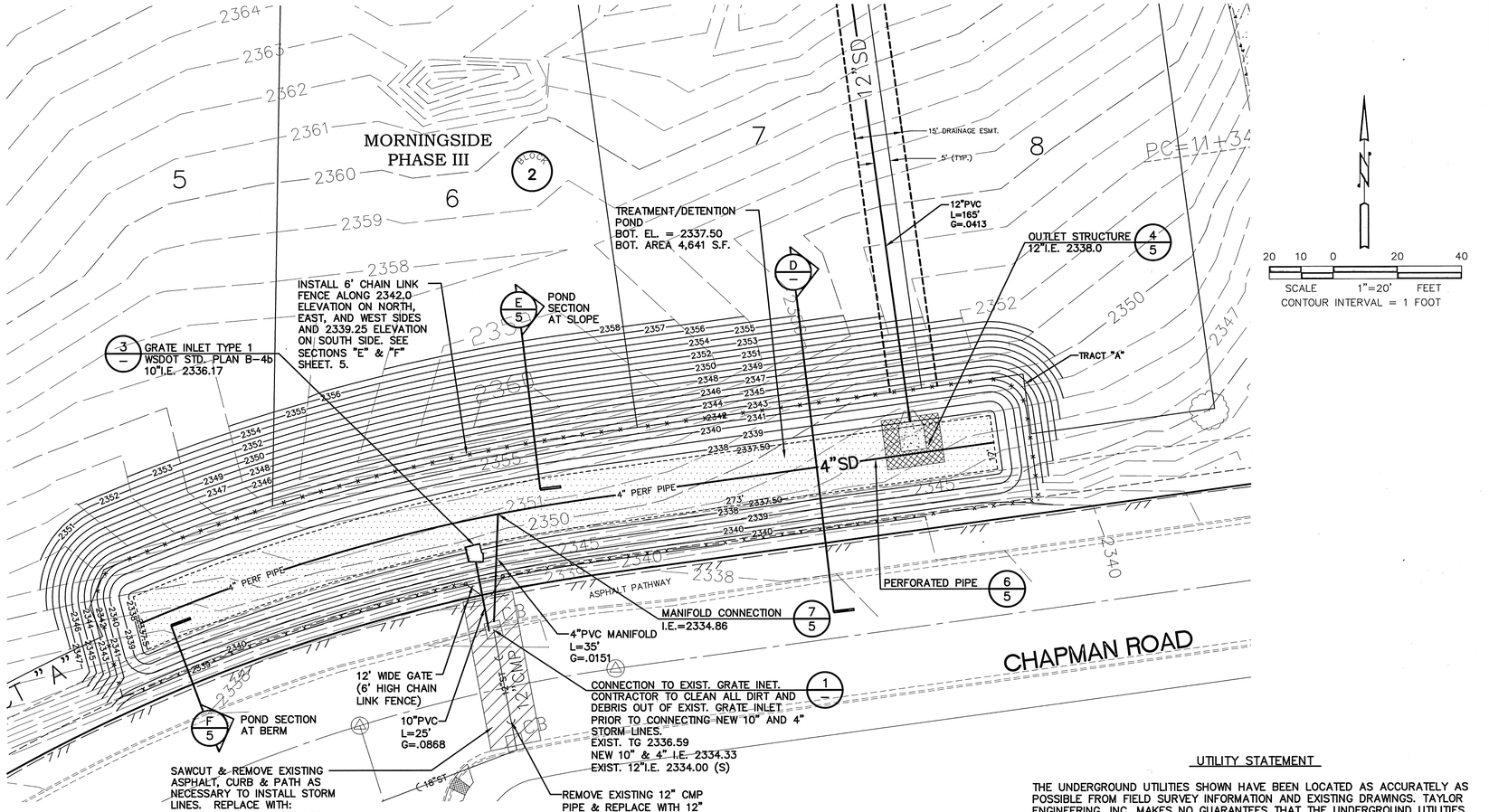
STORM SHEET 3/9

P1724B Eng Land Drawings

POND CONSTRUCTION NOTES:

1. TREATMENT/DETENTION POND SHALL EMPLOY A 30 MIL PVC LINER COVERED BY A 12" LAYER OF EARTH. FIELD SEAMS IN THE LINER SHALL BE MADE WITH THE MANUFACTURER'S RECOMMENDED ADHESIVE ACCORDING TO THE RECOMMENDED PROCEDURES. CONTRACTOR SHALL FURNISH SEAMING PROCEDURES, FLASHING METHODS AND BACKFILLING METHODS TO THE OWNER'S ENGINEER.
2. THE SURFACE OF THE LINER SUBGRADE SHALL BE PREPARED BY EXCAVATING TO THE ELEVATION REQUIRED BY THE DRAWINGS. THE SUBGRADE SHALL BE FREE FROM LOOSE EARTH, ROCK, COBBLES, RUBBISH, OR OTHER FOREIGN MATERIALS.
3. SUBGRADE SHALL BE COMPACTED TO 90% OF MAX. MODIFIED PROCTOR DENSITY AND INSPECTED BY THE OWNER'S ENGINEER PRIOR TO INSTALLATION OF THE BEDDING SAND. AREAS WITH EXPOSED ROCK OR COBBLES SHALL BE OVER EXCAVATED A MINIMUM OF 3" AND BACKFILLED WITH A FINE GRAINED MATERIAL.
4. BEDDING SAND SHALL BE PLACED IN A UNIFORM 4" DEPTH OVER THE ENTIRE AREA TO BE COVERED WITH THE LINER.
5. ADJACENT TO CONCRETE STRUCTURES, THE CONTRACTOR SHALL TERMINATE THE LINER MEMBRANE A MINIMUM OF 12" ABOVE THE DESIGN WATER ELEVATION OF THE LINER. THE LINER SHALL BE FASTENED TO THE STRUCTURE USING THE MANUFACTURER'S APPROVED METHOD.
6. THE EARTH COVER OVER THE POND LINER SHALL BE FERTILE, FRIABLE, NATURAL, LOAM, SURFACE SOIL REASONABLY FREE OF SUBSURFACE SOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS AND STONES LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. NO MORE THAN 10% ROCK FRAGMENTS SHALL BE PRESENT IN THE EARTH COVER.
7. 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 CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT WHICH VERIFIES THAT ALL GPA SWALES CONFORM TO THIS REQUIREMENT. THIS WRITTEN STATEMENT SHALL BE SUBMITTED TO THE CERTIFICATION ENGINEER 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.
8. CONTRACTOR SHALL INSTALL FILTER FABRIC OVER STORM MANHOLE OR CATCH BASIN GRATES DURING CONSTRUCTION AND PERIODICALLY CLEAN DEBRIS COLLECTED ON FABRIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC CLEANING OF STORM MANHOLES AND CATCH BASINS AND MAINTENANCE OF FILTER FABRIC UNTIL SWALES ARE SEEDED.
9. CONTRACTOR SHALL BE REQUIRED TO GRADE SWALE BOTTOMS TO WITHIN 1/4" OF DESIGN VERTICAL ELEVATION AND 1" DESIGN HORIZONTAL DIMENSION. CONTRACTOR TO USE BUILDER'S LEVEL AND STRING LINES AS NECESSARY TO ENSURE SWALE SLOPES AND GRADES ARE AS INDICATED.
10. THE POND BOTTOM AND SIDESLOPES SHALL BE HYDROSEEDED WITH A DRYLAND GRASS SEED MIX PER THE OWNER'S DIRECTION.

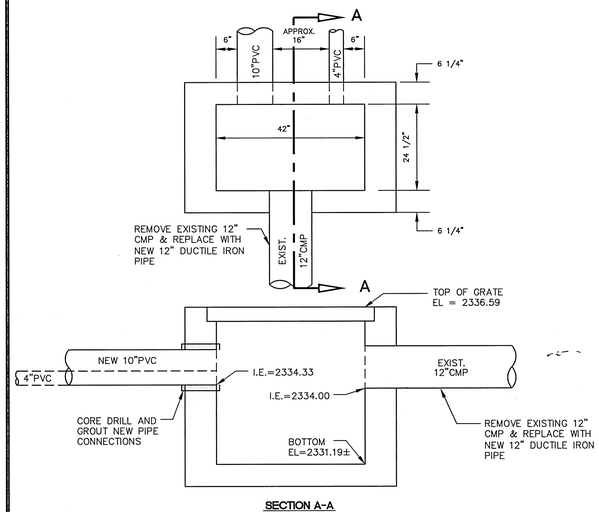
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1124B
DATE ACCEPTED: 5|20|2002
ACCEPTANCE EXPIRES: 5|20|2004
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.36
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION



TREATMENT/DETENTION POND 2/3
1"=20'-0"

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. TAYLOR ENGINEERING, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

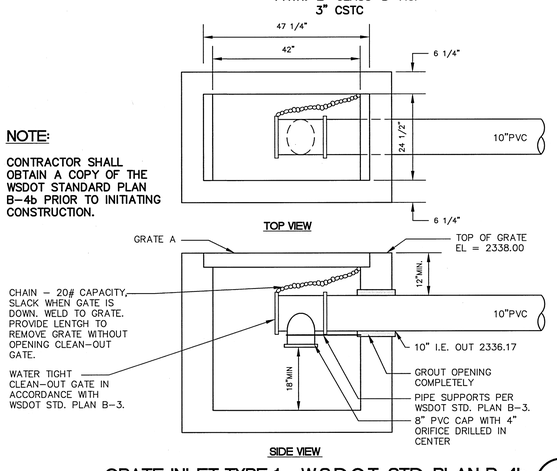


SECTION A-A

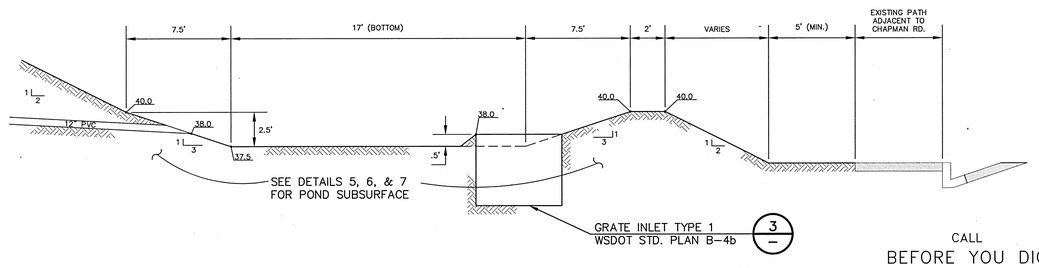
CONNECTION TO EXIST. GRATE INLET 1/3,4
NOT TO SCALE

NOTE:

1. CONTRACTOR SHALL OBTAIN A COPY OF THE WSDOT STANDARD PLAN B-4b PRIOR TO INITIATING CONSTRUCTION.



GRATE INLET TYPE 1 - W.S.D.O.T. STD. PLAN B-4b 3/3,4
NOT TO SCALE



TREATMENT/DETENTION POND SECTION D/-
NOT TO SCALE

CALL BEFORE YOU DIG 456-8000 ONE CALL NUMBER 48 HR. NOTICE REQUIRED

Developer's Approval Richard W. Dahm pres Date 5/13/02

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.

SANDRA A. ANTHONY STATE OF WASHINGTON 5/13/02 14268 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 04/11/04

REVISIONS

DWN: ALB DATE: 05/10/02
CK'D: SAA DATE: 03/12/02

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

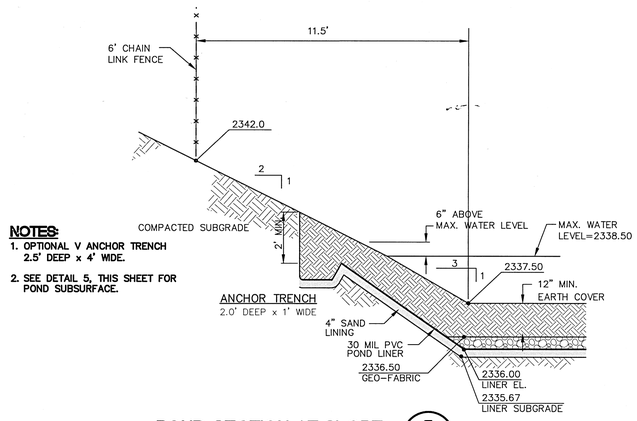
SCALE: N/A

SHEET 4 OF 9

MORNINGSIDE PHASE II & III
TREATMENT/DETENTION POND STORM DETAILS

CADD FILE: 0100SDET.DWG

P1124B Eng Road Drawings

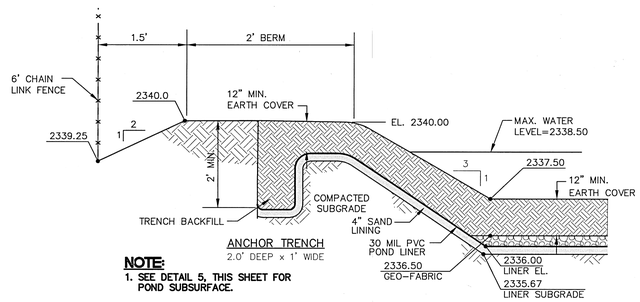


NOTES:

1. **OPTIONAL V ANCHOR TRENCH 2.5' DEEP x 4' WIDE.**
2. **SEE DETAIL 5, THIS SHEET FOR POND SUBSURFACE.**

POND SECTION AT SLOPE (E, 4,5)

NOT TO SCALE

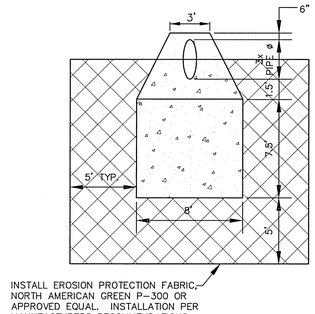


NOTE:

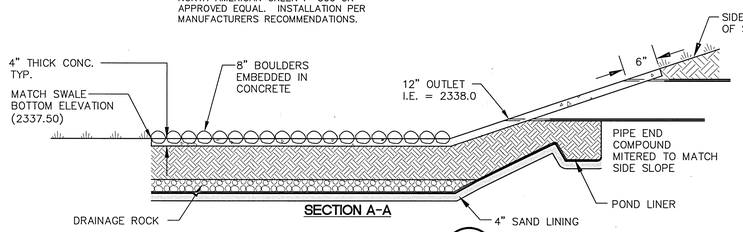
1. **SEE DETAIL 5, THIS SHEET FOR POND SUBSURFACE.**

POND SECTION AT BERM (F, 4,5)

NOT TO SCALE

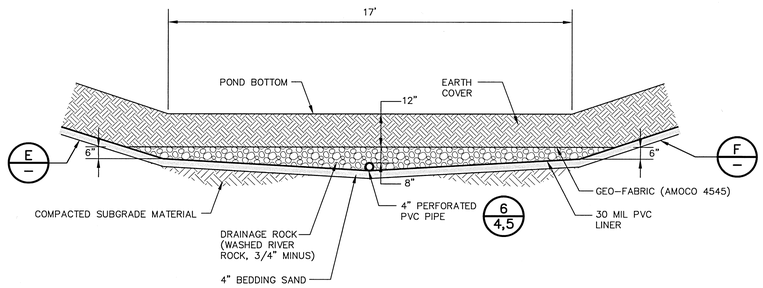


INSTALL EROSION PROTECTION FABRIC, NORTH AMERICAN GREEN P-300 OR APPROVED EQUAL. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS.



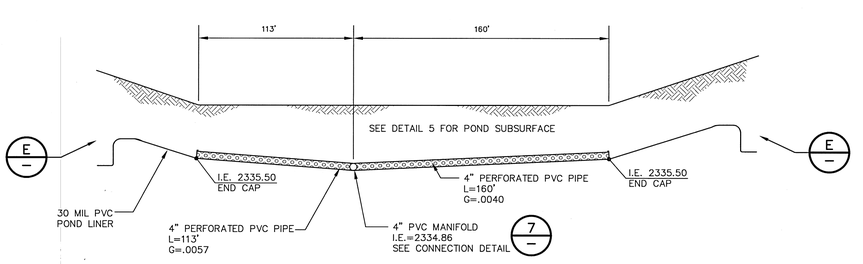
OUTLET STRUCTURE (4, 3,4)

NOT TO SCALE



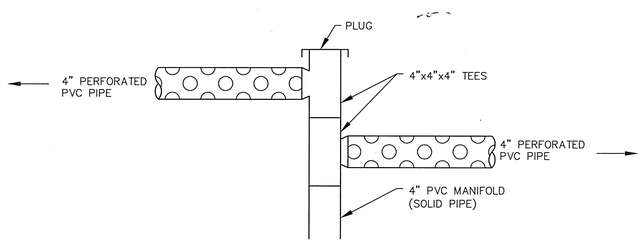
TREATMENT/DETENTION POND SUBSURFACE (5, 4,5)

NOT TO SCALE



PERFORATED PIPE (6, 4,5)

NOT TO SCALE



MANIFOLD CONNECTION (7, 4,5)

NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1724B
DATE ACCEPTED: 5/20/2002
ACCEPTANCE EXPIRES: 5/20/2004
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.26
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

CALL
BEFORE YOU DIG
456-8000
ONE CALL NUMBER
48 HR. NOTICE REQUIRED

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.

SANDRA A. ANTHONY — STATE OF WASHINGTON — 34268 — REGISTERED PROFESSIONAL ENGINEER — 5-13-02
EXPIRES 04/11/04

Developer's Approval [signature] Date 5/13/02

REVISIONS

DWN: ALB DATE: 05/10/02
CK'D: SAA DATE: 03/12/02

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

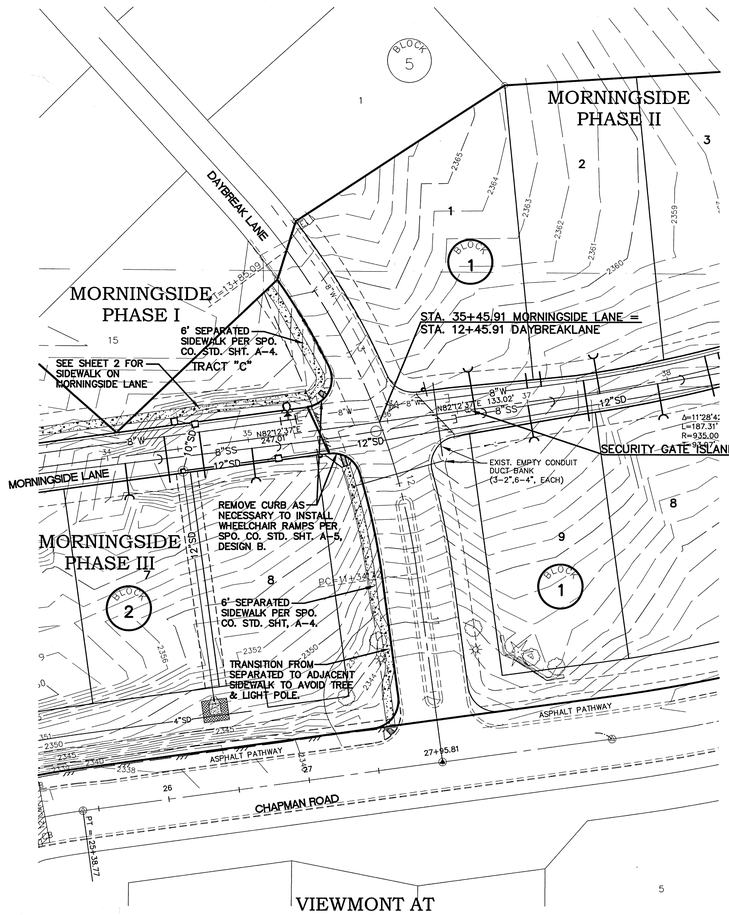
SCALE: N/A

SHEET 5 OF 9

MORNINGSIDE PHASE II & III
TREATMENT/DETENTION POND SUBSURFACE DETAILS

CADD FILE: 01005DET2.DWG

P1724B Eng Road&Drainage



NOTES:

1. SEE SHEET 2 FOR MORNINGSIDE LANE ROAD CONSTRUCTION.
2. ALL ROAD WORK EAST OF DAYBREAK LANE IS MORNINGSIDE PHASE II.
3. ALL ROAD WORK WEST OF DAYBREAK LANE IS MORNINGSIDE PHASE III.

SCALE 50 25 0 50 100 FEET

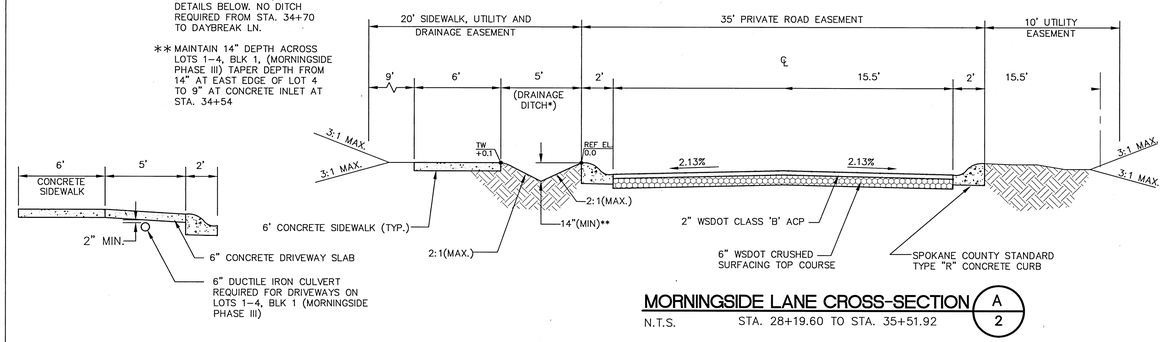
UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION & EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

Developer's Approval Richard S. Simpson Date 5/13/02

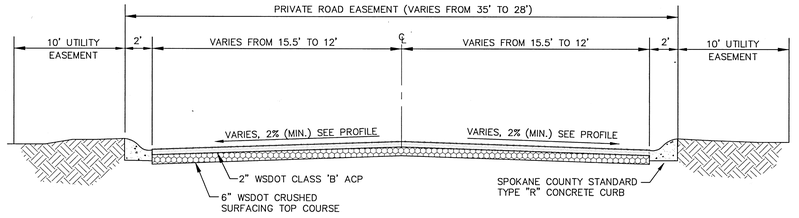
* IN DRIVEWAY AREAS, SEE DETAILS BELOW. NO DITCH REQUIRED FROM STA. 34+70 TO DAYBREAK LN.

** MAINTAIN 14" DEPTH ACROSS LOTS 1–4, BLK 1, (MORNINGSIDE PHASE III) TAPER DEPTH FROM 14" AT EAST EDGE OF LOT 4 TO 9" AT CONCRETE INLET AT STA. 34+54



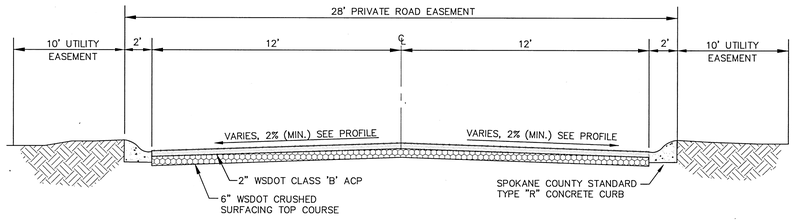
MORNINGSIDE LANE CROSS-SECTION A — 2

N.T.S. STA. 28+19.60 TO STA. 35+51.92



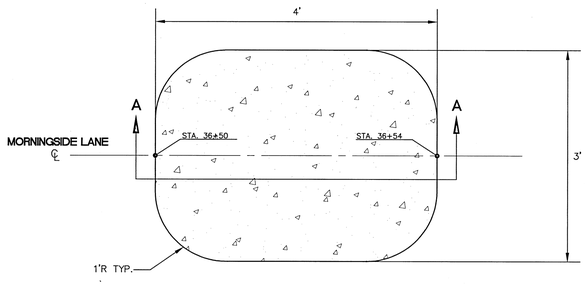
MORNINGSIDE LANE CROSS-SECTION B — 2

N.T.S. STA. 36+34.31 TO STA. 37+36.53



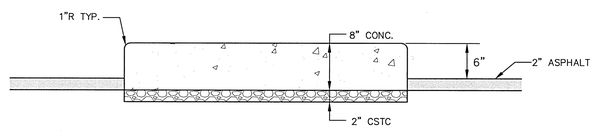
MORNINGSIDE LANE CROSS-SECTION C — 2

N.T.S. STA. 37+36.53 TO CUL–DE–SAC



NOTES:

1. ISLAND CONSTRUCTION IS AT THE DISCRETION OF THE OWNER. CONTRACTOR TO COORDINATE DIRECTLY WITH OWNER.
2. PORTLAND CEMENT CONCRETE SHALL BE CLASS 3000 CONFORMING TO THE WSDOT STD. SPECIFICATIONS.
3. CONCRETE SHALL HAVE A LIGHT BROOM FINISH.



SECTION A-A

SECURITY GATE ISLAND 8 — 2,6

N.T.S.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1724B
DATE ACCEPTED: 5/20/2002
ACCEPTANCE EXPIRES: 5/20/2004
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.26
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

CALL BEFORE YOU DIG 456-8000 ONE CALL NUMBER 48 HR. NOTICE REQUIRED

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.

SANDRA A. ANTHONY — STATE OF WASHINGTON — 34288 — REGISTERED PROFESSIONAL ENGINEER
5-13-02
EXPIRES 04/11/04

REVISIONS

DWN: ALB DATE: 05/10/02
CK'D: SAA DATE: 05/02/02

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

SCALE: 1" = 50'

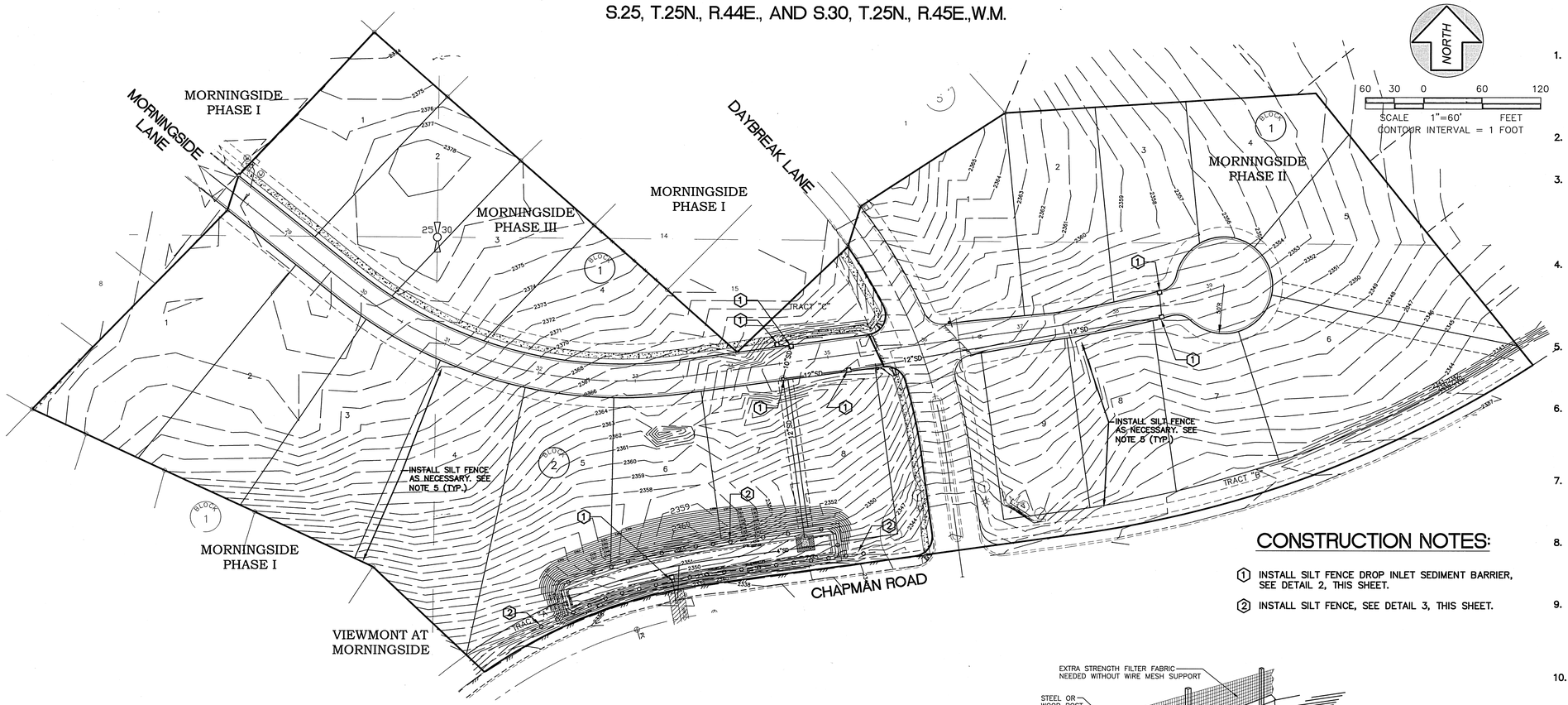
SHEET 6 OF 9

MORNINGSIDE PHASE II & III
DAYBREAK LANE
ROAD DETAILS

CADD FILE: 01005DET3.DWG

P1724B Eng. Road Drawings

S.25, T.25N., R.44E., AND S.30, T.25N., R.45E.,W.M.

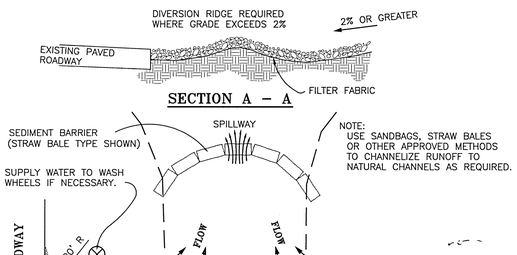


CONSTRUCTION NOTES:

1. INSTALL SILT FENCE DROP INLET SEDIMENT BARRIER, SEE DETAIL 2, THIS SHEET.
2. INSTALL SILT FENCE, SEE DETAIL 3, THIS SHEET.

EROSION CONTROL NOTES:

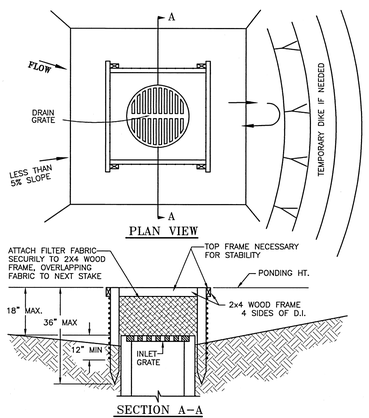
1. AN EROSION/SEDIMENT CONTROL (ESC) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE ESC PLAN, AND CONSTRUCTION, MAINTENANCE AND UPGRADING OF THE ESC FACILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL ALL CONSTRUCTION IS COMPLETED AND ACCEPTED BY SPOKANE COUNTY OR UNTIL VEGETATION IS ESTABLISHED THROUGHOUT THE SITE AND ACCEPTED BY SPOKANE COUNTY, WHICHEVER IS LATER.
2. APPROVAL OF THE ESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE ESC PLAN.
3. THE EROSION/SEDIMENTATION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATE SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE ESC MEASURES DAILY AND SHALL MAINTAIN AND UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF THE SITE OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, CULVERTS, OR GRAVEL GALLERIES.
4. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE. ACCESS FOR CONSTRUCTION VEHICLES SHOULD BE LIMITED TO ONE ROUTE WHENEVER POSSIBLE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED. SEE DETAIL 1, THIS SHEET.
5. CONTRACTOR TO PREVENT AGAINST SEDIMENTATION BY INSTALLING GEOTEXTILE FABRIC BETWEEN THE RIM AND GRATE OF DRYWELLS, CATCH BASINS AND INLETS UNTIL SUCH TIME THE VEGETATION ON THE SITE IS ESTABLISHED AND THE THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.
6. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. CONTRACTOR IS RESPONSIBLE FOR SUPPRESSION OF DUST IN CONFORMANCE WITH SCAPCA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN AS A MINIMUM.
7. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. THE INTENT IS TO KEEP SEDIMENT ON THE PROJECT SITE AND NOT ALLOW IT TO REACH ADJACENT PROPERTIES, WATER BODIES, AND PUBLIC OR PRIVATE ROADS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PERMANENT AND DOWNSTREAM STORMWATER MANAGEMENT FACILITIES DURING CONSTRUCTION AND FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE.
9. THE CONTRACTOR SHALL DESIGNATE AND POST A LOCATION FOR A SLURRY PIT WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED OUT. SLURRY PITS SHALL NOT BE LOCATED IN NOR DRAIN INTO A SWALE, DRAINAGE AREA, STORMWATER FACILITY OR WATER BODY, EITHER EXISTING OR PROPOSED. HARDENED WASH CONCRETE SHALL BE BROKEN UP AND REMOVED FROM THE SITE.
10. CONTRACTOR SHALL IDENTIFY A LOCATION FOR STORAGE/STOCKPILE AREAS (WITHIN THE PROPOSED ESC PLAN BOUNDARIES) FOR ANY SOIL, EARTHEN AND LANDSCAPE MATERIAL THAT IS TO BE USED ON-SITE.
11. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMP's DURING ALL LAND-DISTURBING ACTIVITIES. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL STRUCTURES AFTER EVERY RAINFALL EVENT, REMOVE DEBRIS AND SEDIMENT AND MAKE NEEDED REPAIRS.
12. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
13. CONTRACTOR SHALL FIELD IDENTIFY AND DELINEATE ALL CLEARING LIMITS, SENSITIVE/CRITICAL AREAS, BUFFERS, TREES TO BE PRESERVED AND DRAINAGE COURSES.
14. CONSTRUCTION OF ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF OTHER LAND DISTURBING ACTIVITIES.
15. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RECEIVING PAVEMENT, GRAVEL, OR LANDSCAPE TREATMENT SHALL BE STABILIZED BY APPLICATION OF A HYDROSEED MIXTURE OF DRYLAND GRASS SEED.
16. EROSION CONTROL STRUCTURES BELOW SODDED OR RIP RAPPED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
17. ALL TEMPORARY SEDIMENT CONTROL BMP's SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY BMP's ARE NO LONGER NEEDED.
18. CONTRACTOR SHALL CONTROL ALL ON-SITE POLLUTANTS OTHER THAN SEDIMENT IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER OR GROUNDWATER.
19. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR GRADING OR STORM SEWER CONSTRUCTION.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO EXIST. ASPHALT ROADWAYS.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION EXIT/ENTRANCE — 1 / –

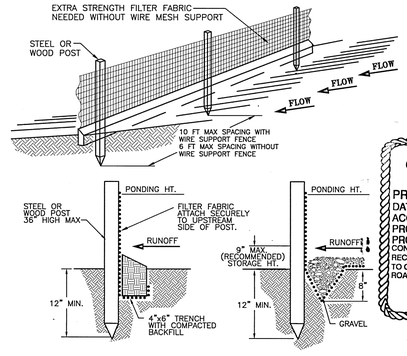
NOT TO SCALE



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR STORM SYSTEM PROTECTION.
2. USE 2X4 WOOD OR EQUIVALENT METAL STAKES, (3 FT. MIN. LENGTH)
3. INSTALL 2X4 WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

SILT FENCE DROP INLET SEDIMENT BARRIER — 2 / –

NOT TO SCALE



NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE — 3 / –

NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1724B
DATE ACCEPTED: 5/20/2002
ACCEPTANCE EXPIRES: 5/20/2004
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.26
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

CALL
BEFORE YOU DIG
456-8000
ONE CALL NUMBER
48 HR. NOTICE REQUIRED

Developer's Approval Richard Johnson *Date* 5/13/02

SANDRA A. ANTION — STATE OF WASHINGTON — 34268 — REGISTERED PROFESSIONAL ENGINEER — 5.19.02
EXPIRES 04/11/04

THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN CONFORM TO THE REQUIREMENTS LISTED IN CHAPTER 4.5 OF THE APPLICABLE EDITIONS OF THE GUIDELINES FOR STORMWATER MANAGEMENT AS PUBLISHED BY THE SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS.

REVISIONS

DWN: ALB DATE: 05/10/02
CK'D: SAA DATE: 05/03/02

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

SCALE: 1"=60'

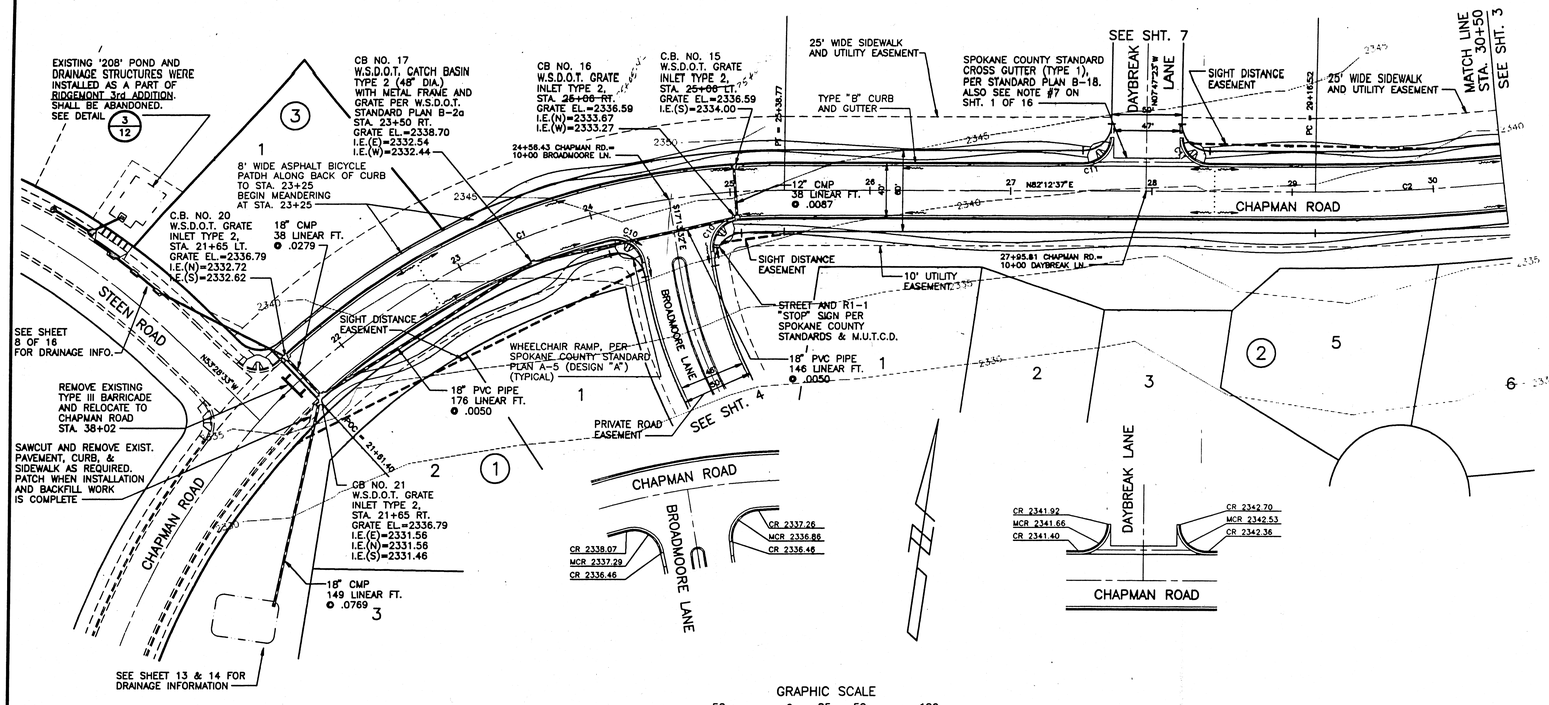
SHEET 7 OF 9

MORNINGSIDE PHASE II & III
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

MORNINGSIDE PHASE II & III

CADD FILE: 01005ER01

P1724B Eng Road Drawings



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	500.00'	377.37'	198.18'	368.48'	43°14'37"
C2	1180.00'	133.48'	66.81'	133.41'	06°28'52"
C10	20.00'	33.36'	22.06'	29.64'	95°36'50"
C11	20.00'	31.42'	20.00'	28.28'	90°00'00"

NW 1/4 OF SW 1/4 OF
SEC. 30, T.25 N., R.45 E.,W.M.
SPOKANE COUNTY, WASHINGTON

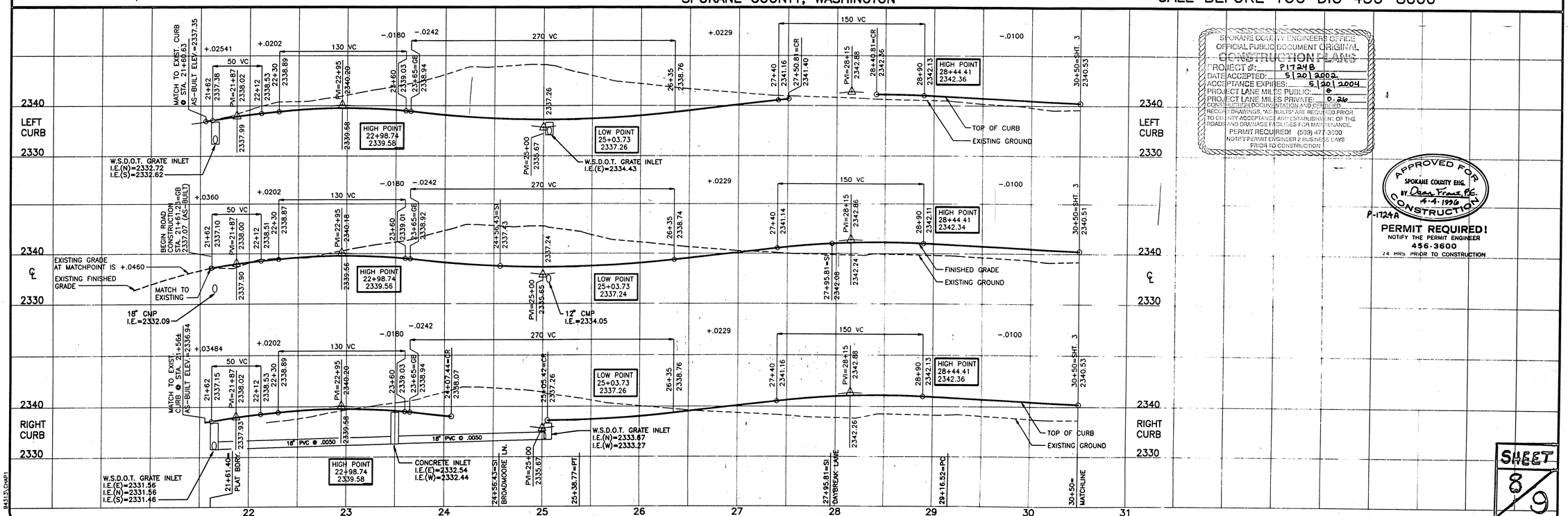
CALL BEFORE YOU DIG 456-8000

DEVELOPER'S APPROVAL

11/7/95
DATE

COUNTY DATUM

PROJECT T.B.M. - P.K. NAIL IN ROCK OUTCROPPING ELEV.=2369.64 (SEE COVER SHEET FOR LOCATION)



SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1724B
DATE ACCEPTED: 5/20/2002
ACCEPTANCE EXPIRES: 5/20/2004
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.26
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

APPROVED FOR CONSTRUCTION
SPOKANE COUNTY ENG.
BY Dean Franz PE
4-4-1996
P-1724A

PERMIT REQUIRED!
NOTIFY THE PERMIT ENGINEER
456-3600
24 HRS PRIOR TO CONSTRUCTION

REVISIONS

NO.	DATE	BY

DATE: 11/09/95
DRAWN BY: JFC, SKM, RLMZ
DESIGNED BY: JFC
CHECKED BY: TRW

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

INLAND PACIFIC ENGINEERING
707 West 7th - Suite 200 Spokane, WA 99204
(509) 458-6840 FAX: (509) 458-6844

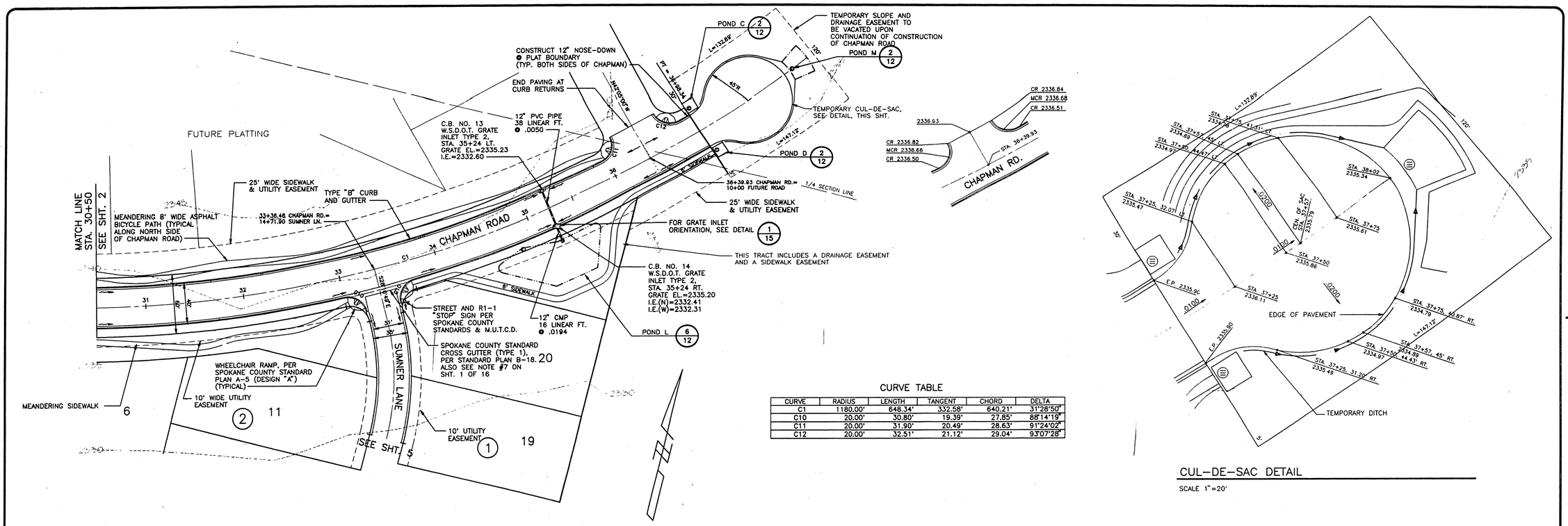
VIEWMONT AT MORNINGSIDE
CHAPMAN ROAD
STA. 21+61.40 TO 30+50
P-1724A

STREET SHEET

SHEET 2 OF 16
JOB NUMBER 94313

P1724B
Eng. Richard Dunn

94313\DWG1



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	1180.00'	648.34'	332.58'	640.21'	31°28'50"
C10	20.00'	30.80'	19.39'	27.85'	88°14'19"
C11	20.00'	31.90'	20.49'	28.63'	91°24'02"
C12	20.00'	32.51'	21.12'	29.04'	93°07'28"

CUL-DE-SAC DETAIL

SCALE 1"=20'

⊕ COUNTY DATUM
PROJECT T.B.M. – P.K. NAIL IN ROCK OUTCROPPING ELEV.=2369.64 (SEE COVER SHEET FOR LOCATION)

NW 1/4 OF SW 1/4 OF SEC. 30, T.25 N., R.45 E.,W.M. SPOKANE COUNTY, WASHINGTON

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

CALL BEFORE YOU DIG 456-8000

DEVELOPER'S APPROVAL

11/9/95
DATE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1724B
DATE ACCEPTED: 5/20/2003
ACCEPTANCE EXPIRES: 5/20/2004
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.26
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

APPROVED FOR CONSTRUCTION
SPOKANE COUNTY ENG.
BY Dean Franz P.E.
4-4-1996
P-1724A

PERMIT REQUIRED!
NOTIFY THE PERMIT ENGINEER
456-3600
24 HRS. PRIOR TO CONSTRUCTION

NO.	DATE	BY	REVISIONS

DATE: 11/09/95
DRAWN BY: JFC SKH RLM2
DESIGNED BY: JFC
CHECKED BY: TRW

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

INLAND PACIFIC ENGINEERING
707 West 7th • Suite 200 Spokane, WA. 99204
(509) 456-6840 FAX: (509) 456-6844

STREET

VIEWMONT AT MORNINGSIDE
CHAPMAN ROAD
STA. 30+50 TO 36+98.34

SHEET 3 OF 16
JOB NUMBER 94313

SHEET 9/9

P1724B Final Road & Drainage

84313\CHAP2A