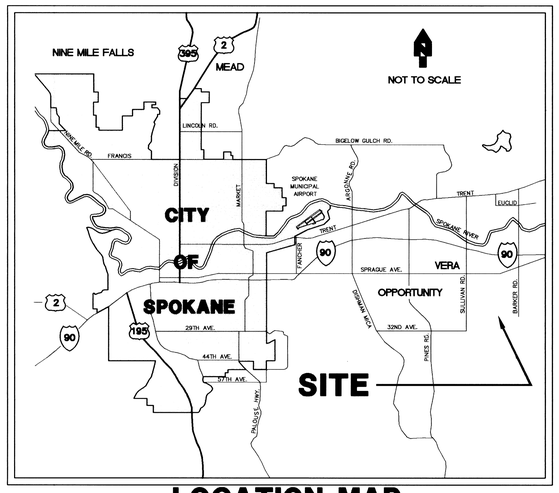
MORNINGSIDE PHASE II & III

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.

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 (NOT INCLUDED)
8	CHAPMAN RD ASPHALT BICYCLE PATH (BY INLAND PACIFIC ENGINEERING) (NOT INCLUDED)
9	CHAPMAN RD ASPHALT BICYCLE PATH (BY INLAND PACIFIC ENGINEERING) (NOT INCLUDED)



LOCATION MAP

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
x x x x	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		

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1724B & P1724C
DATE ACCEPTED: 12/12/03

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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.

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

No.	Date	By	Ckd.	Appr.	Revisions
	11/24/03	GRG	SAA		RECORD DRAWING

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

SANDRA A. ANTHONY, STATE OF WASHINGTON, 34288, REGISTERED PROFESSIONAL ENGINEER, 12-10-03, 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

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

Developer's Approval ORIGINALLY SIGNED BY RICHARD T. DAHM - PRESIDENT Date 05/13/02

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

P-1724B + P-1724C Eng As Built

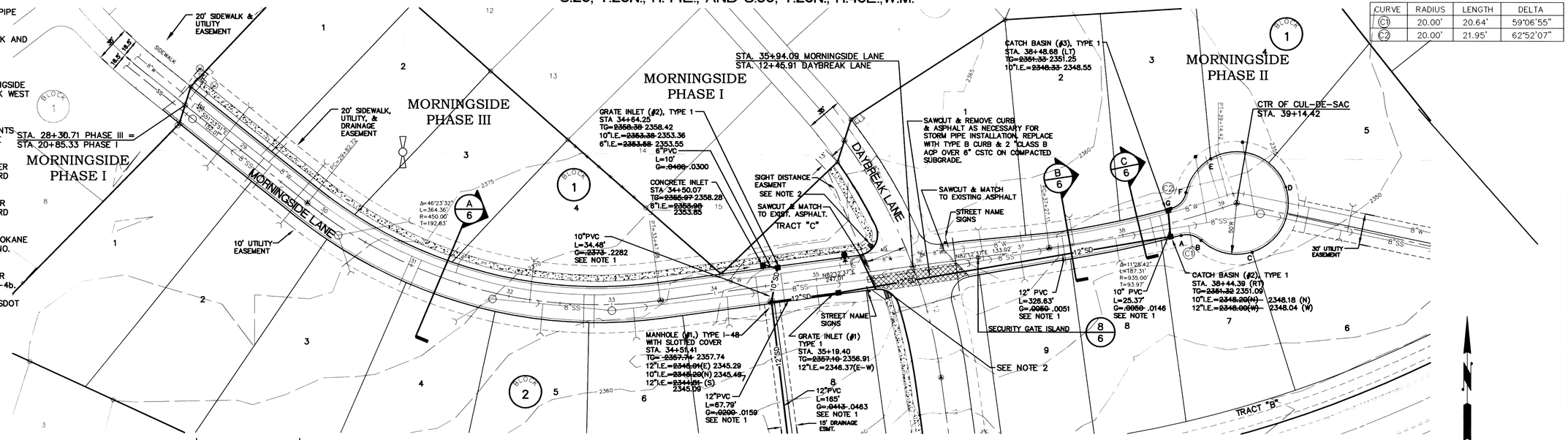
NOTES:

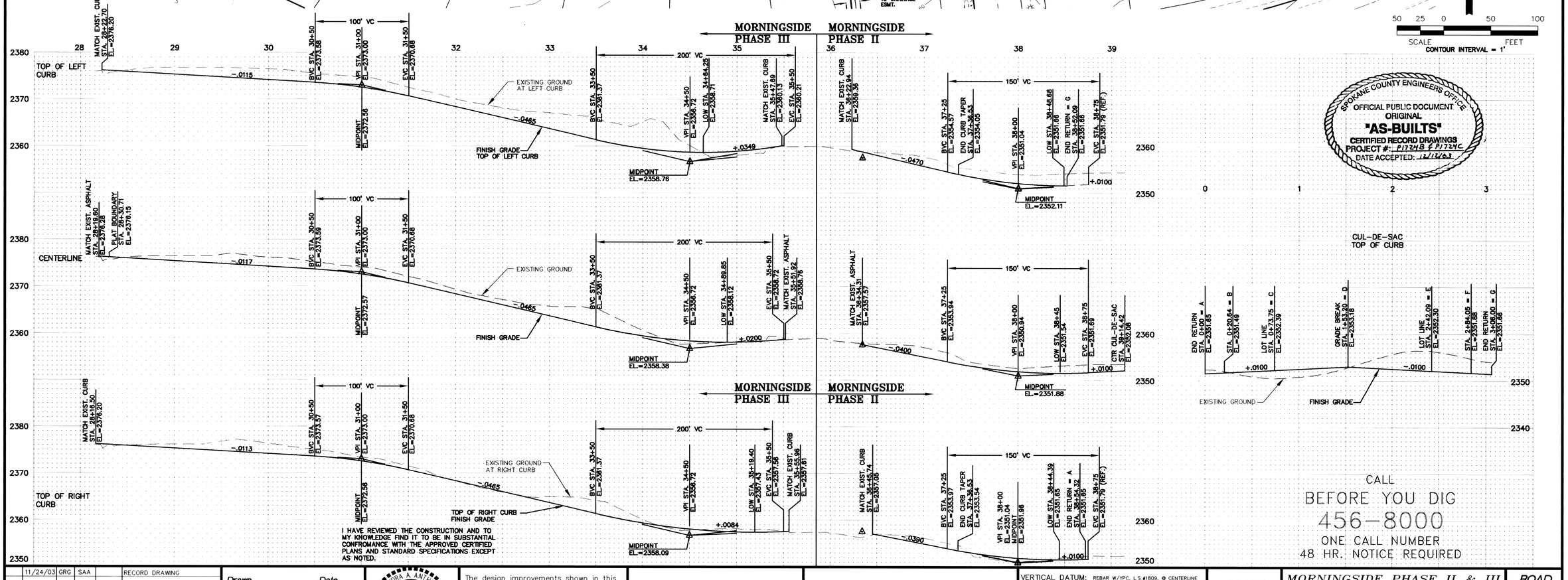
1. SEE SHEET 3 FOR STORM PIPE PROFILES.
2. SEE SHEET 6 FOR SIDEWALK AND WHEELCHAIR RAMPS ON DAYBREAK LANE.
3. ALL ROAD WORK EAST OF DAYBREAK LANE IS MORNINGSIDE PHASE II. ALL ROAD WORK WEST OF DAYBREAK LANE IS MORNINGSIDE PHASE III.
4. ALL STORM SYSTEM ELEMENTS ARE PART OF MORNINGSIDE PHASE II CONSTRUCTION.
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.

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

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"





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SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
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CERTIFIED RECORD DRAWINGS
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CADD FILE NAME: 01005R15

SCALE 50 25 0 50 100 FEET

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

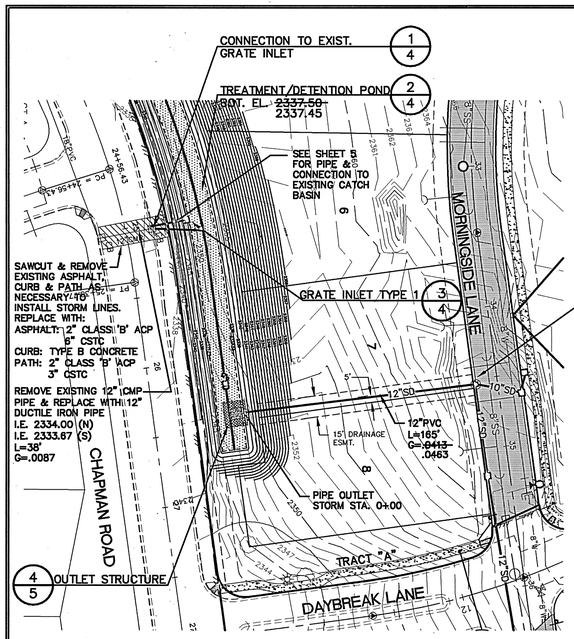
MORNINGSIDE PHASE II & III

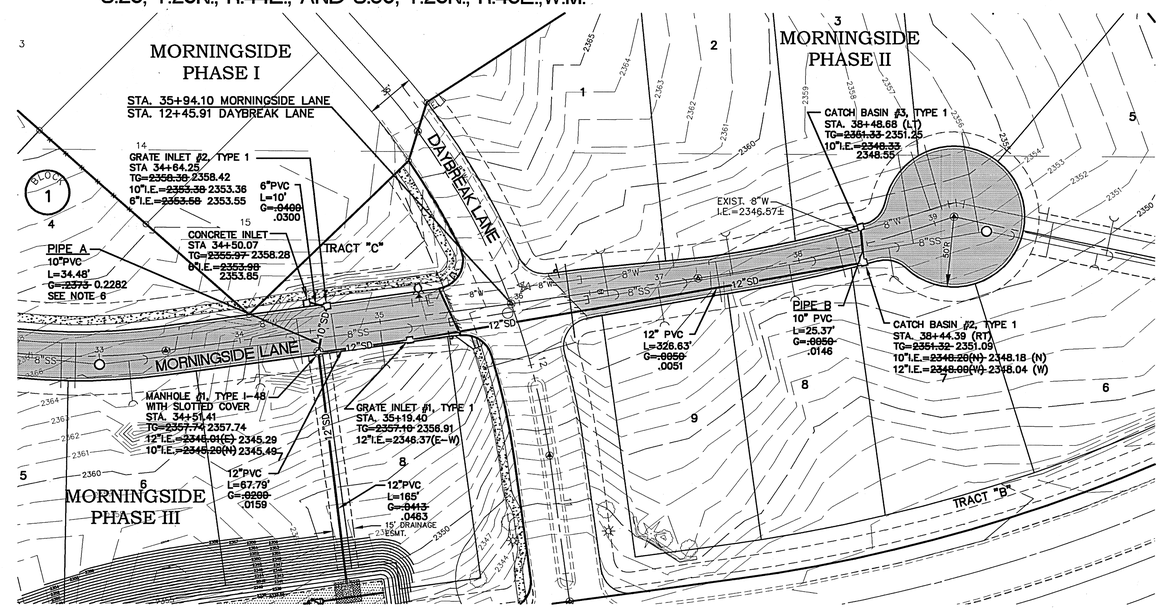
MORNINGSIDE LANE
STA. 28+21.30 TO STA 39+14.42

ROAD
SHEET 2 / 9

P-17248 & P-17124C Eng As Built

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.

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

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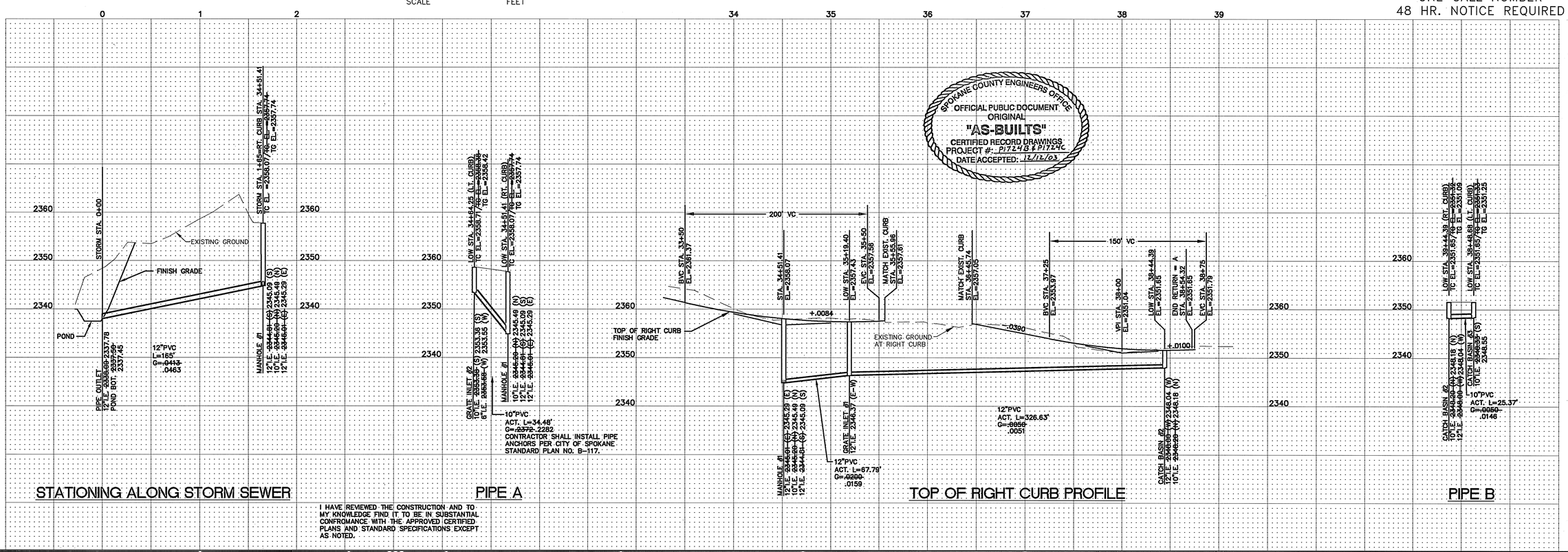

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50 25 0 50 100
SCALE FEET

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

MORNINGSIDE PHASE II & III

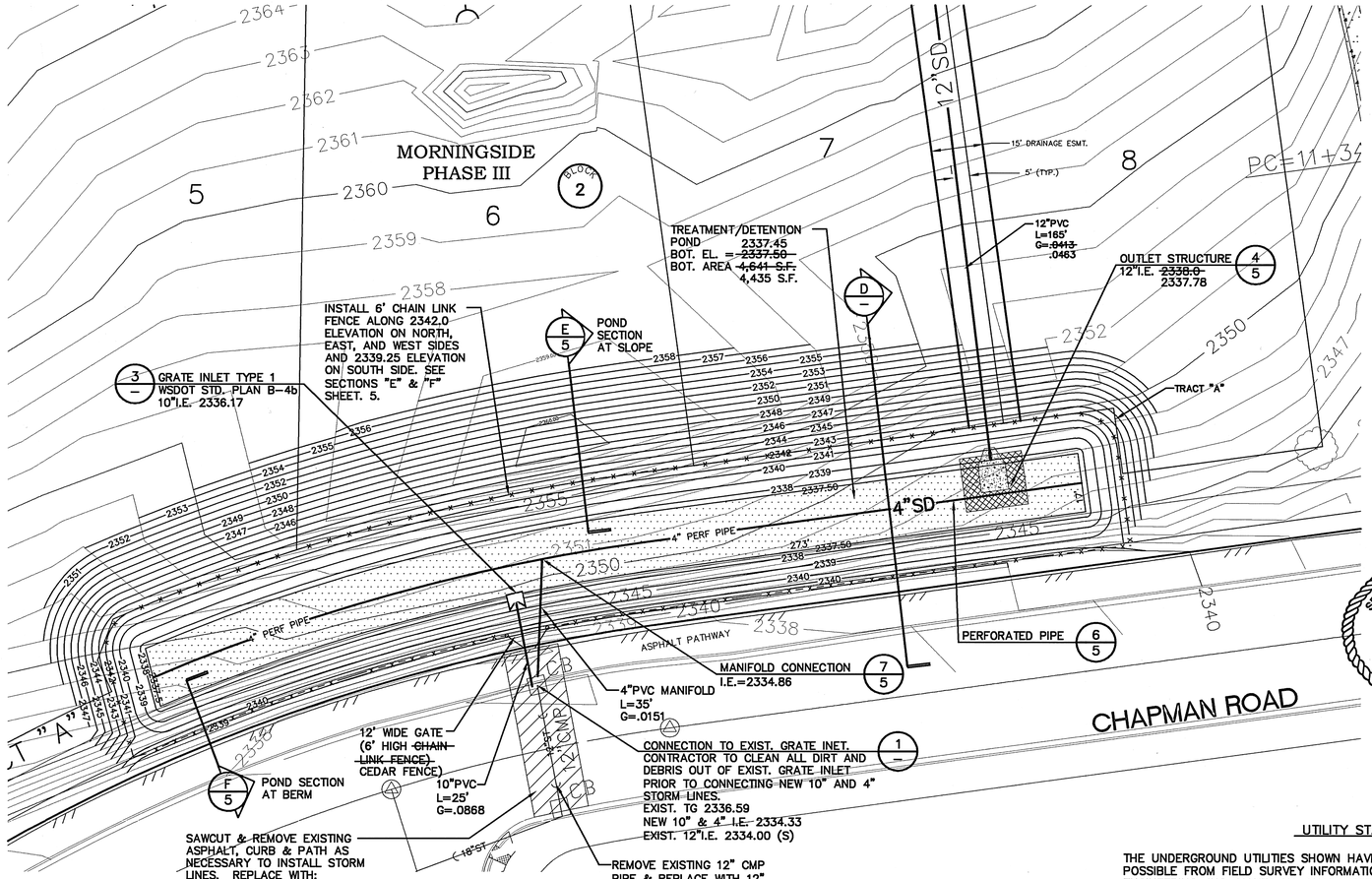
STORM SEWER PROFILES

STORM SHEET 3/9

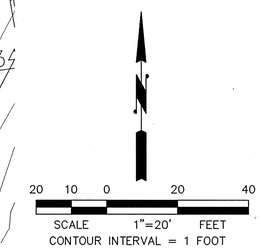
P-1724B & P-1724C Eng As Builts

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.



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



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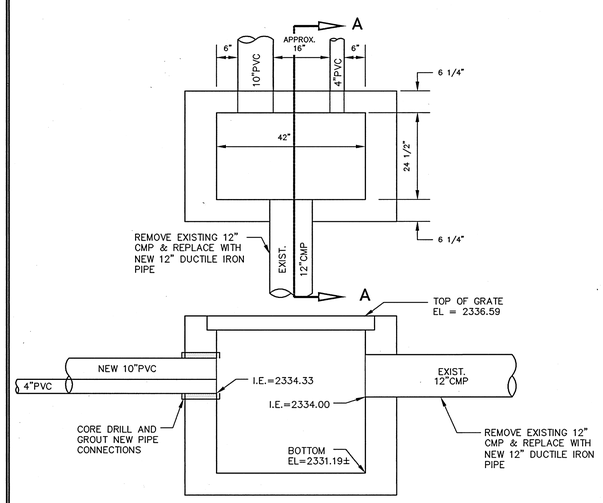
PROJECT #: P1724B & P1724C
DATE ACCEPTED: 12/15/03

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.

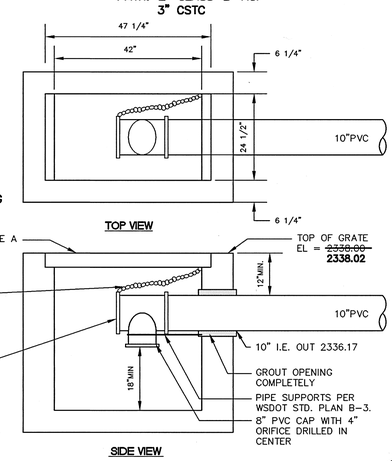


SECTION A-A

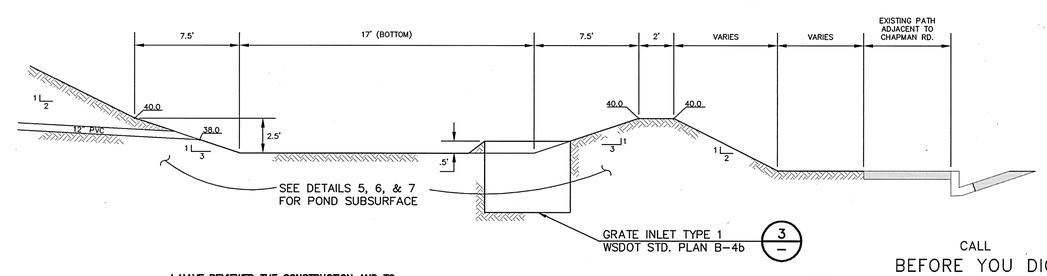
CONNECTION TO EXIST. GRATE INLET 1/3,4
NOT TO SCALE

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

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SANDRA A. ANTHONY, STATE OF WASHINGTON, 34268, REGISTERED PROFESSIONAL ENGINEER, 12-10-03
EXPIRES 04/11/04

REVISIONS	
RECORD DRAWING	11/24/03

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

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Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

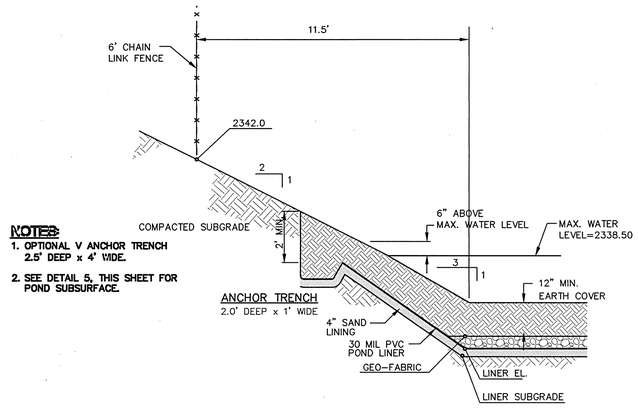
SCALE: N/A

SHEET 4 OF 9

MORNINGSIDE PHASE II & III
TREATMENT/DETENTION POND
STORM DETAILS

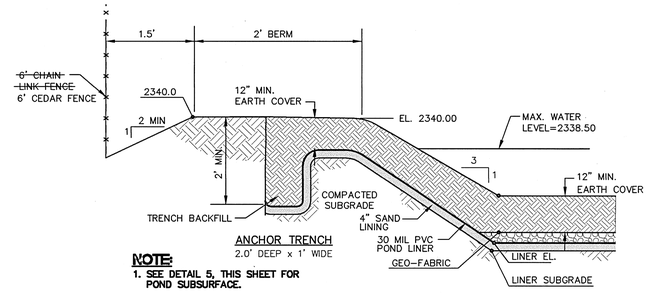
CADD FILE: 010050ET.DWG

P-1724 B & P-1724C Eng As Builts



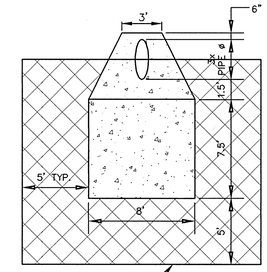
NOTES:
1. OPTIONAL V ANCHOR TRENCH 2.5' DEEP x 4' WIDE.
2. SEE DETAIL 5, THIS SHEET FOR POND SUBSURFACE.

POND SECTION AT SLOPE (E / 4,5)
NOT TO SCALE

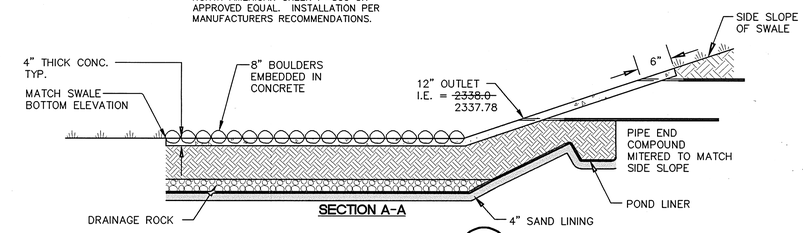


NOTE:
1. SEE DETAIL 5, THIS SHEET FOR POND SUBSURFACE.

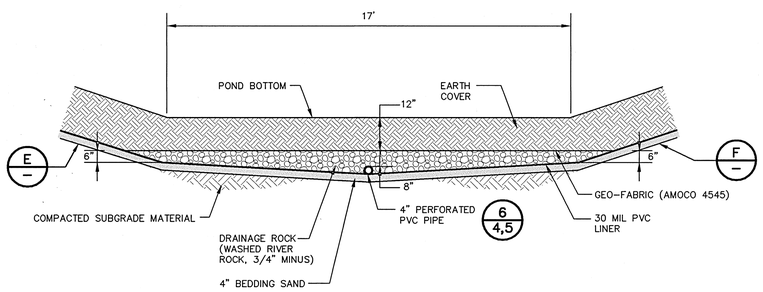
POND SECTION AT BERM (F / 4,5)
NOT TO SCALE



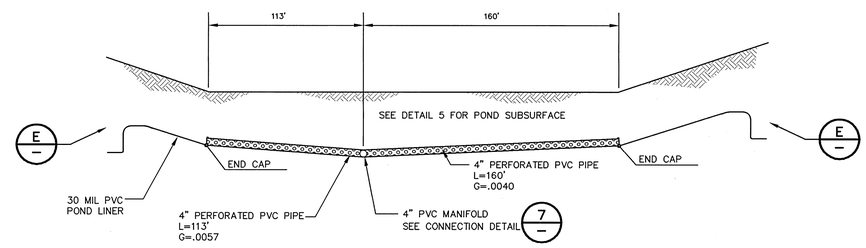
INSTALL EROSION PROTECTION FABRIC, NORTH AMERICAN GREEN P-300 OR APPROVED EQUAL. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS.



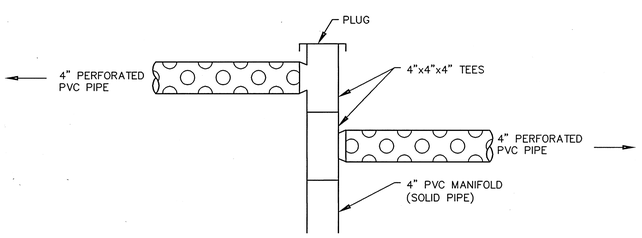
OUTLET STRUCTURE (4 / 3,4)
NOT TO SCALE



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
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1724B & P1724C
DATE ACCEPTED: 12/12/03

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

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

Developer's Approval ORIGINALLY SIGNED BY RICHARD T. DAHM – PRESIDENT *Date* 05/13/02

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, 34268, REGISTERED PROFESSIONAL ENGINEER
12-10-03
EXPIRES 04/11/04

REVISIONS
RECORD DRAWING 11/24/03

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

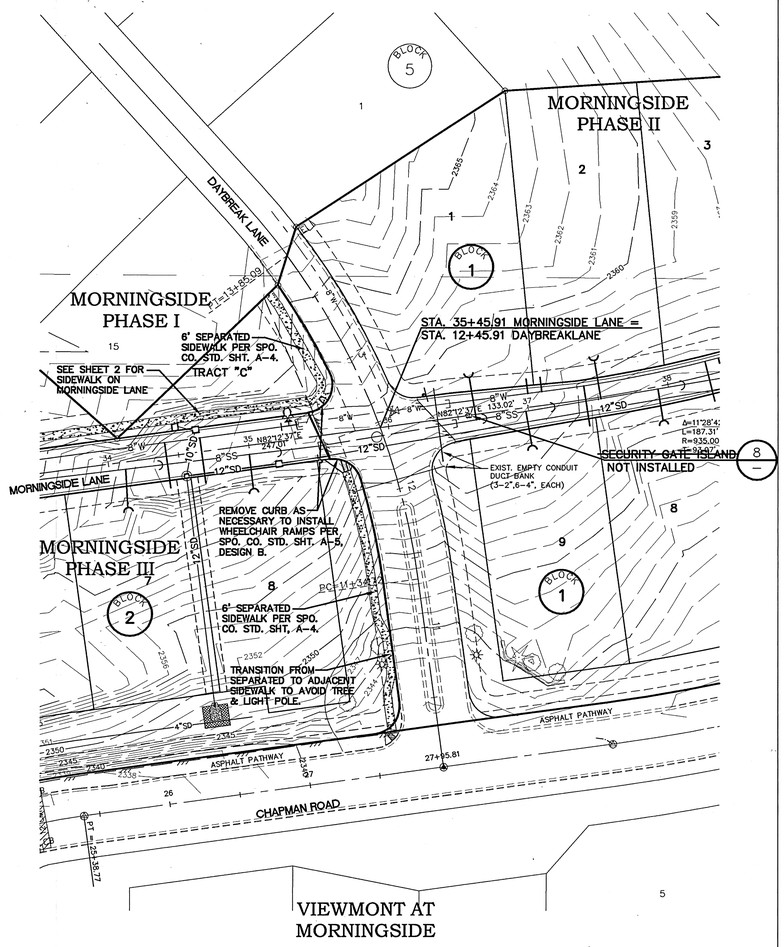
SCALE: N/A

SHEET 5 OF 9

MORNINGSIDE PHASE II & III
TREATMENT/DETENTION POND SUBSURFACE DETAILS

CADD FILE: 01005DET2.DWG

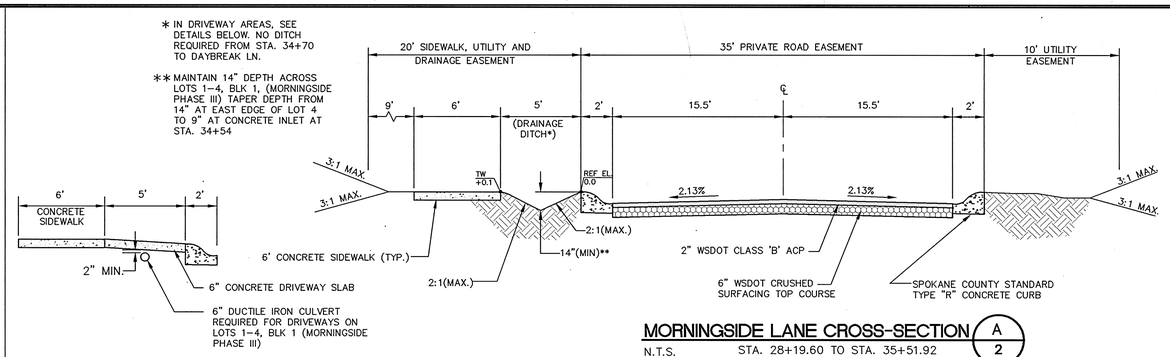
P-1724B + P-1724C Eng As Builts



NOTES:

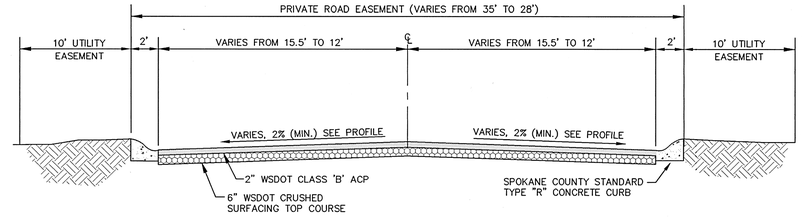
1. SEE SHEET 2 FOR MORNINGSIDE LANE ROAD CONSTRUCTION.
2. ALL ROAD WORK EAST OF DAYBREAK LANE IS MORNINGSIDE PHASE II.
3. ALL ROAD WORK WEST OF DAYBREAK LANE IS MORNINGSIDE PHASE III.

50 25 0 50 100
SCALE FEET



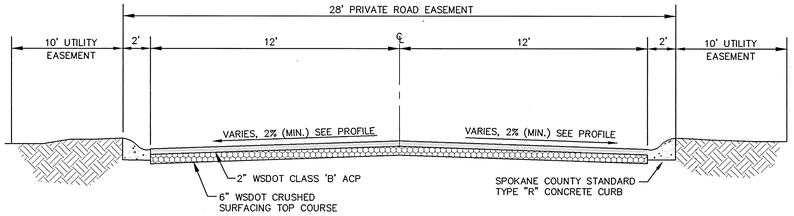
MORNINGSIDE LANE CROSS-SECTION (A/2)

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



MORNINGSIDE LANE CROSS-SECTION (B/2)

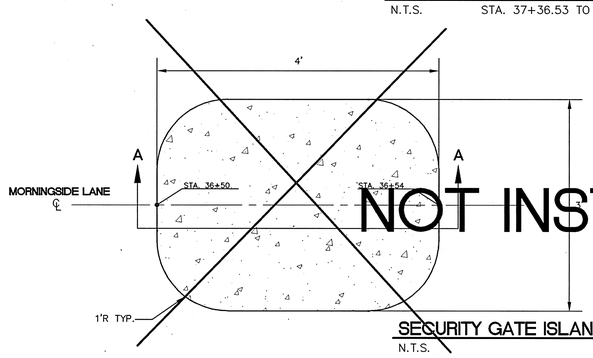
N.T.S. STA. 36+34.31 TO STA. 37+36.53



MORNINGSIDE LANE CROSS-SECTION (C/2)

N.T.S. STA. 37+36.53 TO CUL-DE-SAC

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1724B & P1724C
DATE ACCEPTED: 12/12/03

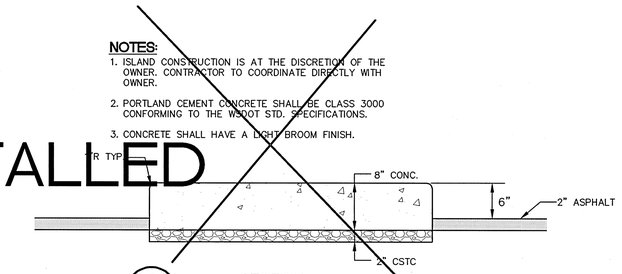


SECURITY GATE ISLAND (8/2,6)

N.T.S.

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

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 ORIGINALLY SIGNED BY RICHARD T. DAHM – PRESIDENT *Date* 05/13/02

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

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SANDRA A. ANTHONY — STATE OF WASHINGTON — 34268 — REGISTERED PROFESSIONAL ENGINEER — 12-10-03
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REVISIONS	
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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: 01005OET3.DWG

CALL
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456-8000
ONE CALL NUMBER
48 HR. NOTICE REQUIRED

P-1724B + P1724C Engr's Bulls