NORTHVIEW ESTATES - FIRST ADDITION

SPOKANE COUNTY, WASHINGTON

S ½ OF SECTION 13, T26N, R42E, W.M.

STANDARD CONSTRUCTION NOTES

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION" 2001, AND AS AMENDED.
2. LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES.
3. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED ROAD AND DRAINAGE PLANS ON THE JOB WHENEVER CONSTRUCTION IS IN PROGRESS.
4. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND THE SPOKANE COUNTY ENGINEER'S OFFICE.
5. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES.
6. 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.
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 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

SHEET INDEX

1. TITLE SHEET
2. TYPICAL ROADWAY SECTIONS
3. ORCHARD ROAD PLAN & PROFILE
4. ORCHARD ROAD PLAN & PROFILE
5. AUSTIN LANE PLAN & PROFILE
6. AUSTIN LANE PLAN & PROFILE AND CATCH BASIN PROFILES
7. BRIARCLIFF LANE PLAN & PROFILE AND CATCH BASIN PROFILES
8. WESTOVER LANE PLAN & PROFILE
9. INTERSECTION PLANS
10. DETENTION POND PLAN AND DETAILS

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1794A
DATE ACCEPTED: 1/28/09

STANDARD DRAWINGS

		SYMBOL
SPOKANE COUNTY		
CURBS & GUTTERS, TYPE B	A-3	
STREET NAME SIGNS	A-16	
CATCH BASIN, TYPE 1	B-4	
MANHOLE, TYPE I-48	U-2	
CURB INLET, TYPE 2	B-9	
URBAN DRIVEWAYS - SEPARATED SIDEWALK	A-4	
CATCH BASIN & INLET TYPE 2	B-7	
METAL FRAME, TYPE 2	B-11	
METAL GRATE, TYPE 3	B-14	

NOTE: FOR TYPE 1 INLETS AND CATCH BASINS, THE TOP OF GRATE SHALL BE INSTALLED 1" LOWER THAN THE PROJECTED GUTTER GRADE.

FOR CATCH BASINS AND INLET TYPE 2, THE TOP OF GRATE SHALL BE 2" LOWER THAN THE GUTTER GRADE. SEE STD. DWG B-18.

WSDOT		
GRATE INLET, TYPE 2 (SET FLUSH WITH GUTTER)	B-4c	
FRAME AND VANED GRATES FOR GRATE INLET TYPE 2	B-4d	

ENGINEER'S CERTIFICATE

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 STORM WATER MANAGEMENT. THE SPOKANE COUNTY ENGINEER HAS APPROVED ALL DESIGN DEVIATIONS. I APPROVE THESE PLANS FOR CONSTRUCTION.

BASIS OF BEARING

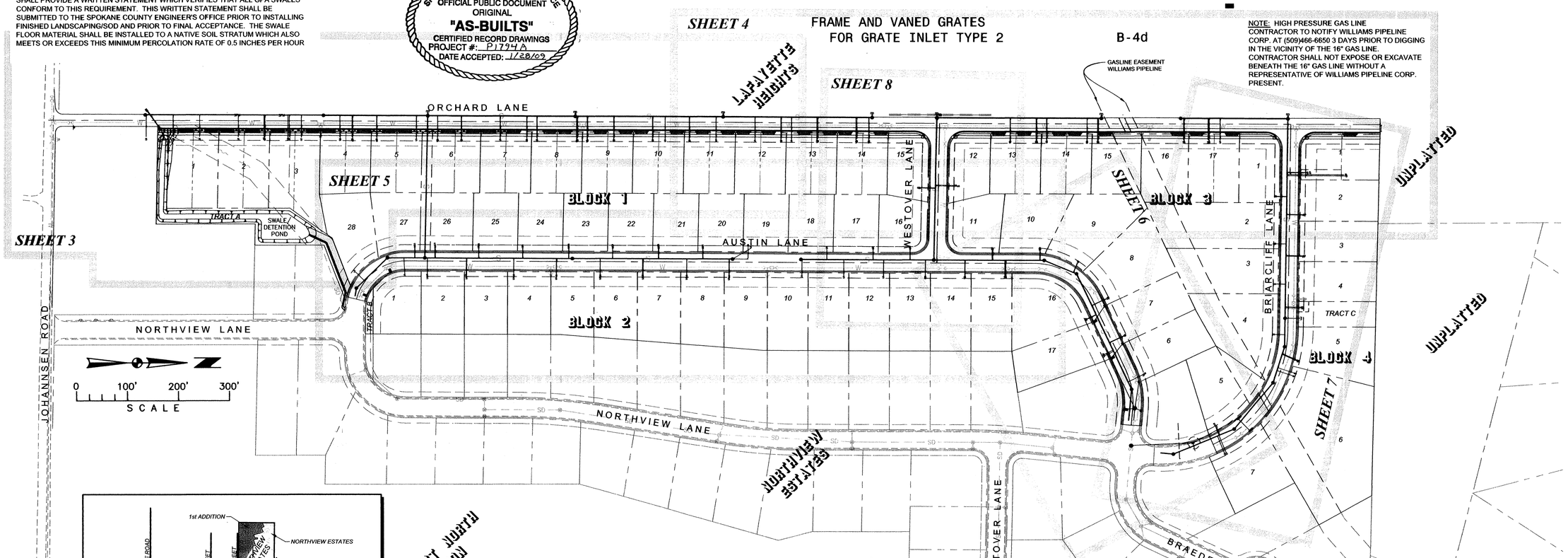
THE BASIS OF BEARING (N88°44'00"W) IS THE SOUTH SECTION LINE OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON.

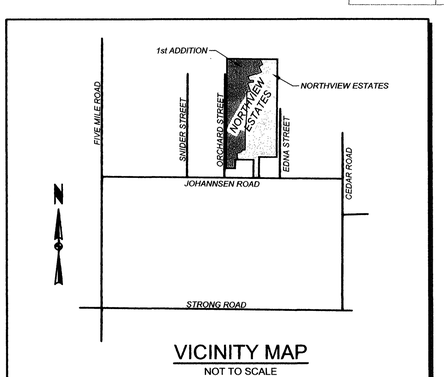
BENCHMARK

BRASS CAP IN MONUMENT CASE AT INTERSECTION OF FIVE MILE ROAD AND JOHANSEN ROAD.

ELEVATION = 2388.56 (NAVD 88 DATUM)

NOTE: HIGH PRESSURE GAS LINE CONTRACTOR TO NOTIFY WILLIAMS PIPELINE CORP. AT (509)466-6650 3 DAYS PRIOR TO DIGGING IN THE VICINITY OF THE 16" GAS LINE. CONTRACTOR SHALL NOT EXPOSE OR EXCAVATE BENEATH THE 16" GAS LINE WITHOUT A REPRESENTATIVE OF WILLIAMS PIPELINE CORP. PRESENT.





VICINITY MAP
NOT TO SCALE

RECORD DRAWINGS

These drawings represent the construction work as near as can be determined. These drawings are compiled from information gathered during the construction activity by the contractor(s) and the inspector(s). These drawings are thought to be accurate but no warranty is expressed or implied as to the exactness. These drawings should be used only as a general representation of the constructed work. I have reviewed the construction and to my knowledge find it to be in substantial conformance with approved certified plans and Standard Specifications except as noted.

Thomas, Dean & Hoskins, Inc.

STEVEN N. MARSH
STATE OF WASHINGTON
41113
REGISTERED PROFESSIONAL ENGINEER
11/27/05

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

WILLIAMS PIPELINE _____ DATE _____ DEVELOPER _____ DATE _____

REVISIONS
BY ____ DATE ____ DESCR ____
BY ____ DATE ____ DESCR ____
BY ____ DATE ____ DESCR ____

THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
GREAT FALLS–BOZEMAN–KALISPELL
SPOKANE
LEWISTON
MONTANA
WASHINGTON
IDAHO
TD&H

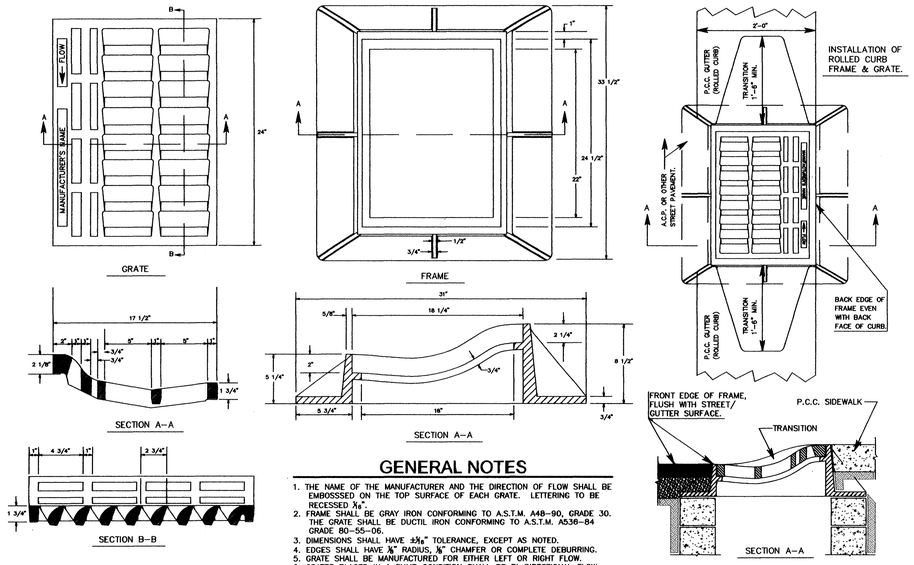
DRAWN BY:	EJD
DESIGNED BY:	DAW
QUALITY CHECK:	CWM
DATE:	10/5/05
JOB NO.	S01-062
FIELDBOOK	SDR

NORTHVIEW ESTATES - FIRST ADDITION
SPOKANE COUNTY, WASHINGTON

TITLE SHEET

CAD NO601-062-SD01.DWG
SHEET 1 OF 10

P-1794A Sra & Rwll

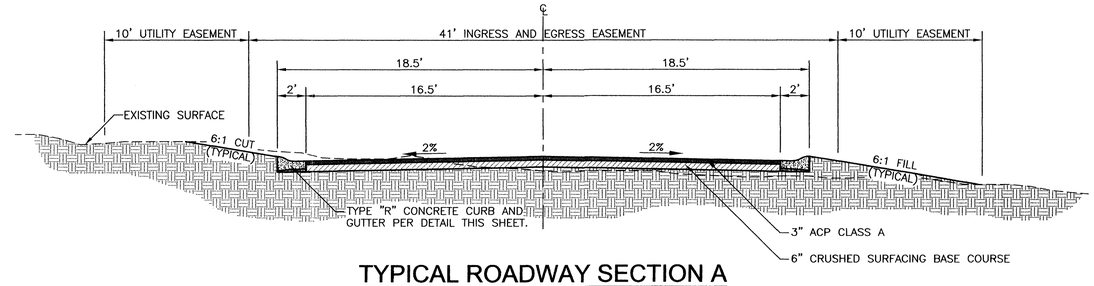


GENERAL NOTES

1. THE NAME OF THE MANUFACTURER AND THE DIRECTION OF FLOW SHALL BE EMBOSSSED ON THE TOP SURFACE OF EACH GRATE. LETTERING TO BE RECESSED 1/8".
2. FRAME SHALL BE GRAY IRON CONFORMING TO A.S.T.M. A48–90, GRADE 30. THE GRATE SHALL BE DUCTIL IRON CONFORMING TO A.S.T.M. A536–84 GRADE 80–55–06.
3. DIMENSIONS SHALL HAVE ±1/16" TOLERANCE, EXCEPT AS NOTED.
4. EDGES SHALL HAVE 1/8" RADIUS, 1/8" CHAMFER OR COMPLETE DEBURRING.
5. GRATE SHALL BE MANUFACTURED FOR EITHER LEFT OR RIGHT FLOW.
6. GRATES PLACED IN A SUMP CONDITION SHALL BE BI–DIRECTIONAL FLOW.
7. WELDING IS NOT PERMITTED.

ROLLED CURB FRAME & GRATE DETAIL

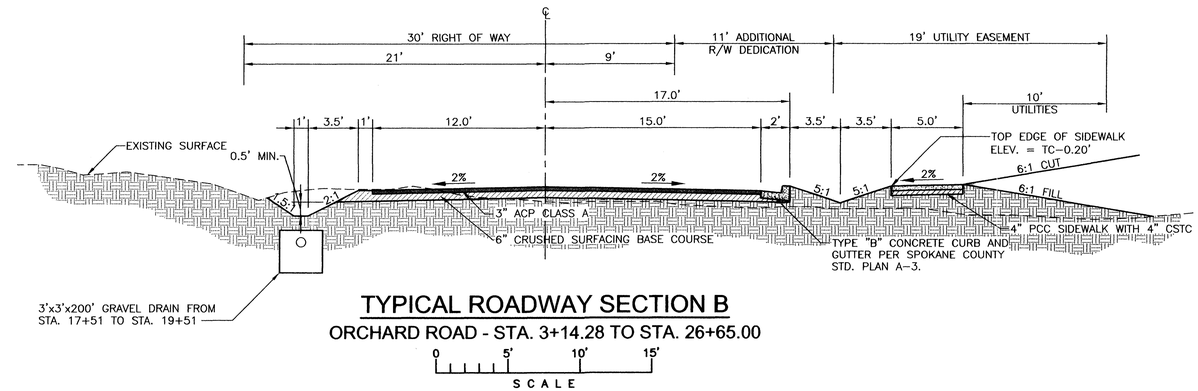
NOT TO SCALE



TYPICAL ROADWAY SECTION A

AUSTIN LANE & BRIARCLIFF LANE

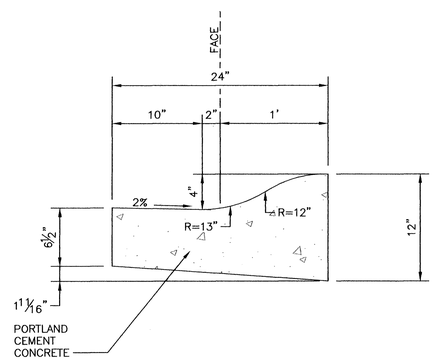
SCALE



TYPICAL ROADWAY SECTION B

ORCHARD ROAD - STA. 3+14.28 TO STA. 26+65.00

SCALE



TYPE "R" CURB & GUTTER

SCALE: 1½"= 1'

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1794A
DATE ACCEPTED: 1/28/09

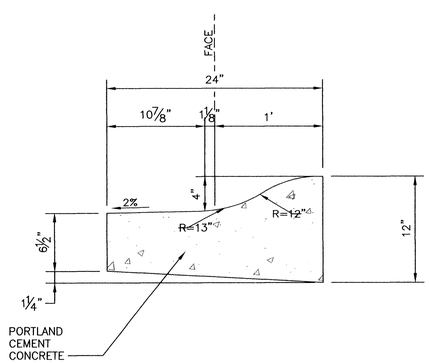
TYPICAL ROADWAY SECTION C

WESTOVER LANE

SCALE

NOTE:

FOR ALL ROAD SECTIONS, 1' TO 3' OF FINE SANDY SILT MATERIAL SHALL BE REMOVED IN ROADWAY AREAS DOWN TO SILTY SAND NATIVE MATERIAL.



SPILL CURB & GUTTER

SCALE: 1½"= 1'

RECORD DRAWINGS

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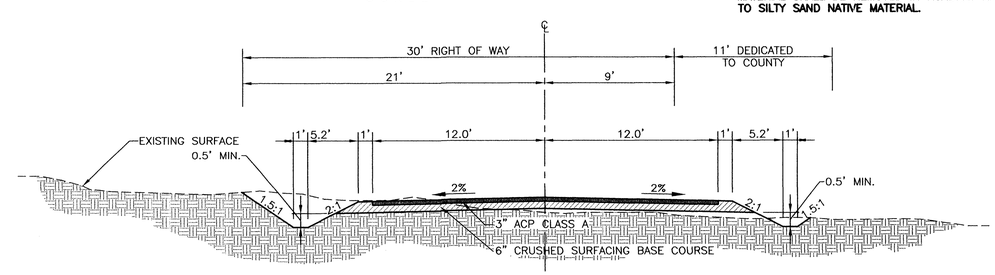
Thomas, Dean & Hoskins, Inc.

STEVEN N. MARSH — STATE OF WASHINGTON — 41113 — REGISTERED PROFESSIONAL ENGINEER — 1/28/09



TYPICAL ROADWAY SECTION D

ORCHARD ROAD - STA. 1+19.37 TO STA. 3+14.28

SCALE

DEVELOPER DATE

P-1794A Engr Ltr Bulk

THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
MONTANA WASHINGTON IDAHO
GREAT FALLS–BOZEMAN–KALISPELL SPOKANE LEWISTON
TD&H

REVISIONS
DESCR DATE BY
DESCR DATE BY
DESCR DATE BY

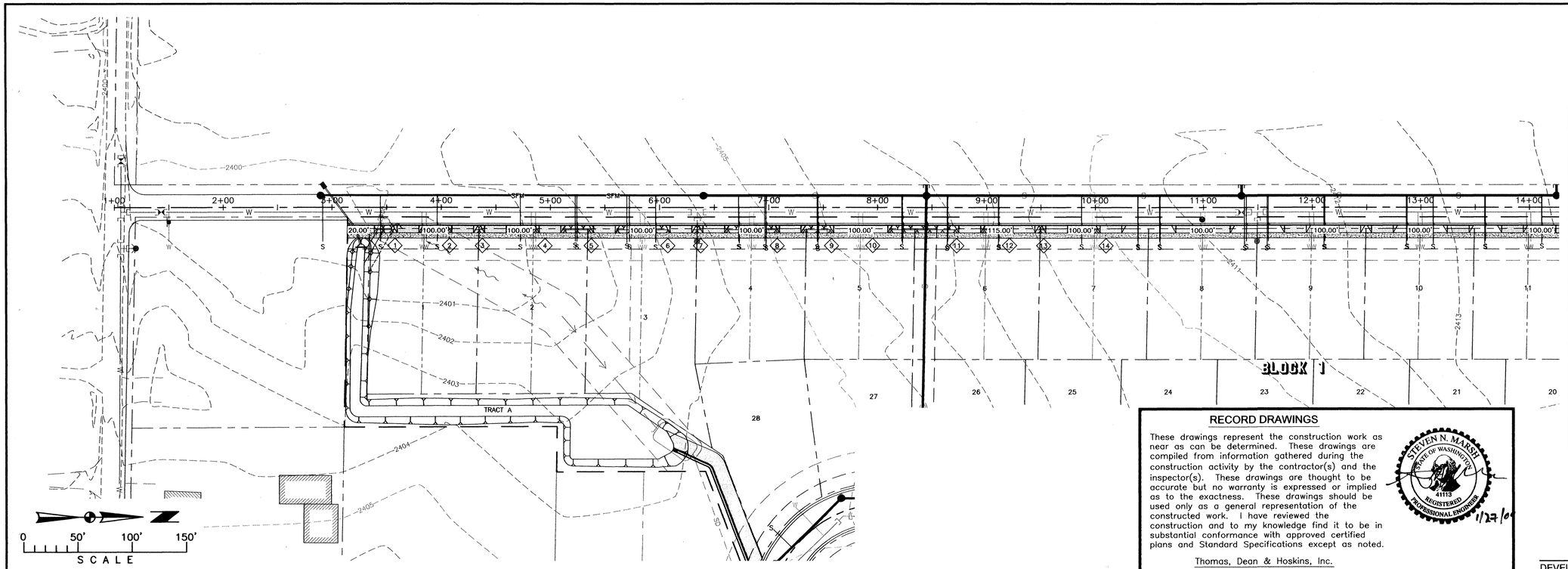
DRAWN BY:	EJD
DESIGNED BY:	DAW
QUALITY CHECK:	CWM
DATE:	10/5/05
JOB NO.	S04-108
FIELDBOOK	SDR

NORTHVIEW ESTATES - FIRST ADDITION
SPOKANE COUNTY, WASHINGTON

TYPICAL ROADWAY SECTIONS

CAD NOS04-108-SD02.DWG

SHEET 2 OF 10



DRIVEWAY ELEVATIONS

POINT NUMBER	TOP OF CONCRETE ELEVATION
1	2402.51
2	2402.76
3	2403.00
4	2403.16
5	2403.41
6	2403.88
7	2404.19
8	2405.02
9	2405.62
10	2405.98
11	2406.99
12	2407.58
13	2407.94
14	2408.53

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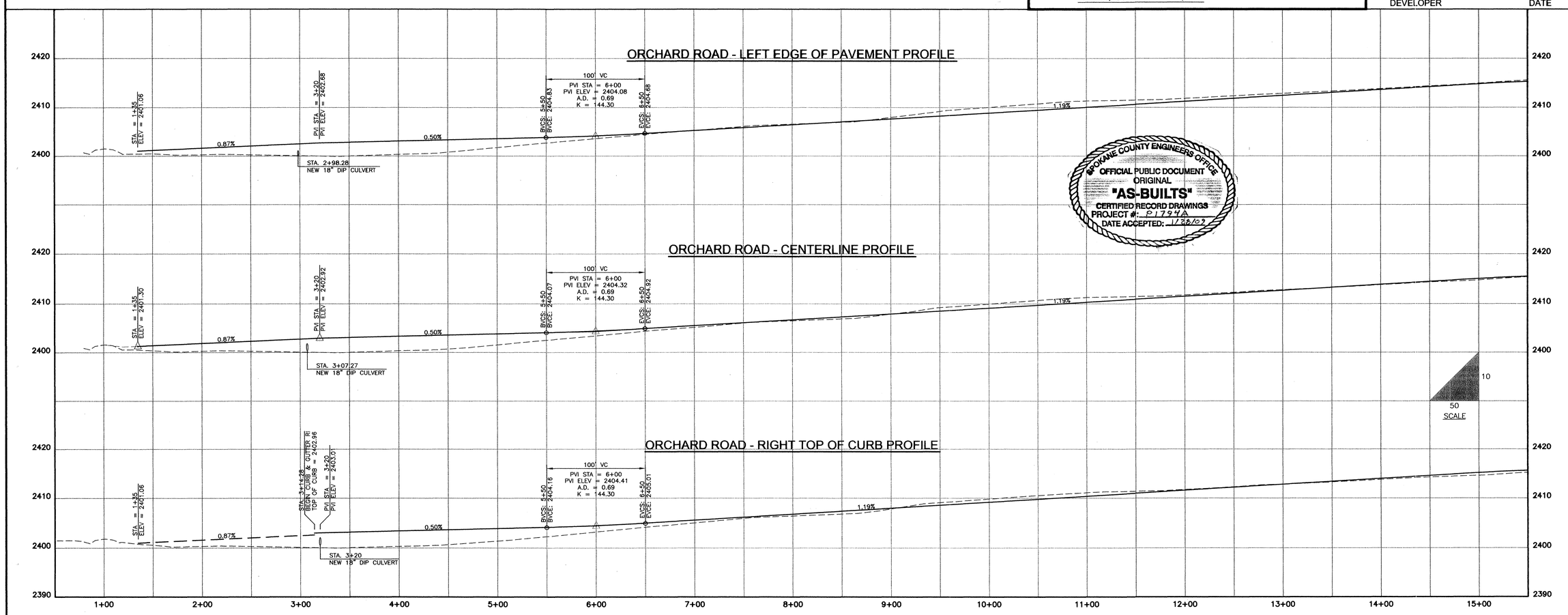
Thomas, Dean & Hoskins, Inc.

STEVEN N. MARSH — STATE OF WASHINGTON — 41113 — REGISTERED PROFESSIONAL ENGINEER — 1/27/09

DEVELOPER DATE



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1794A
DATE ACCEPTED: 1/28/09

DAVID A. WILLIAMS — STATE OF WASHINGTON — 31812 — REGISTERED PROFESSIONAL ENGINEER — EXPIRES: 10/23/05

REVISIONS
BY DATE DESCR
BY DATE DESCR
BY DATE DESCR

THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
GREAT FALLS–BOZEMAN–KALISPELL
SPOKANE
LEWISTON
MONTANA
WASHINGTON
IDAHO

TD&H

DRAWN BY:	EJD
DESIGNED BY:	DAW
QUALITY CHECK:	CWM
DATE:	10/5/05
JOB NO.	S04-108
FIELDBOOK	SDR

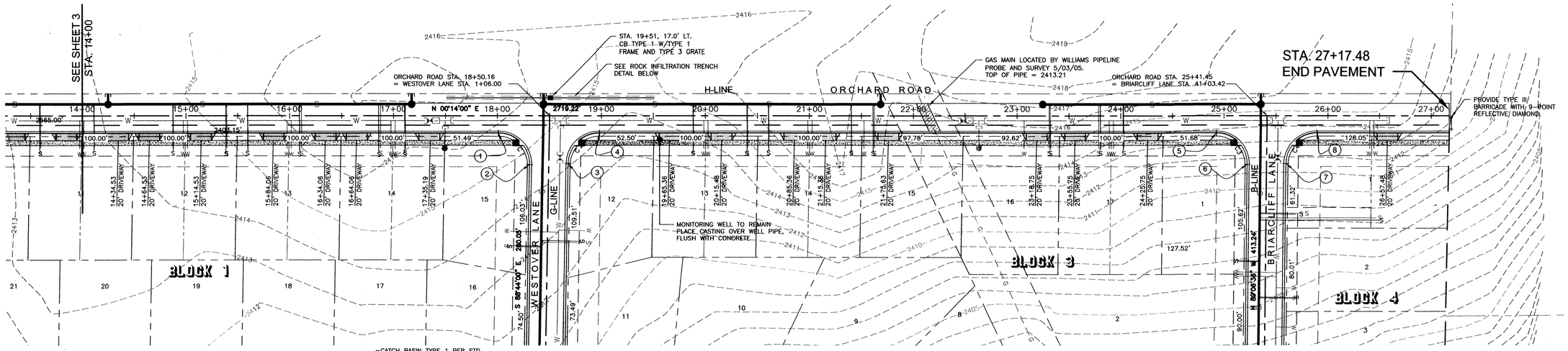
NORTHVIEW ESTATES - FIRST ADDITION
SPOKANE COUNTY, WASHINGTON

PLAN AND PROFILE
ORCHARD ROAD - STA. 1+00 TO STA. 14+00

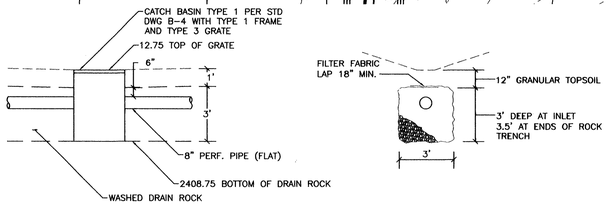
CAD NOS04-108-SD03.DWG

SHEET 3 OF 10

P-1794A Eng As Built



0 50' 100' 150'
SCALE



ROCK INFILTRATION TRENCH DETAIL

NOT TO SCALE

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Thomas, Dean & Hoskins, Inc.

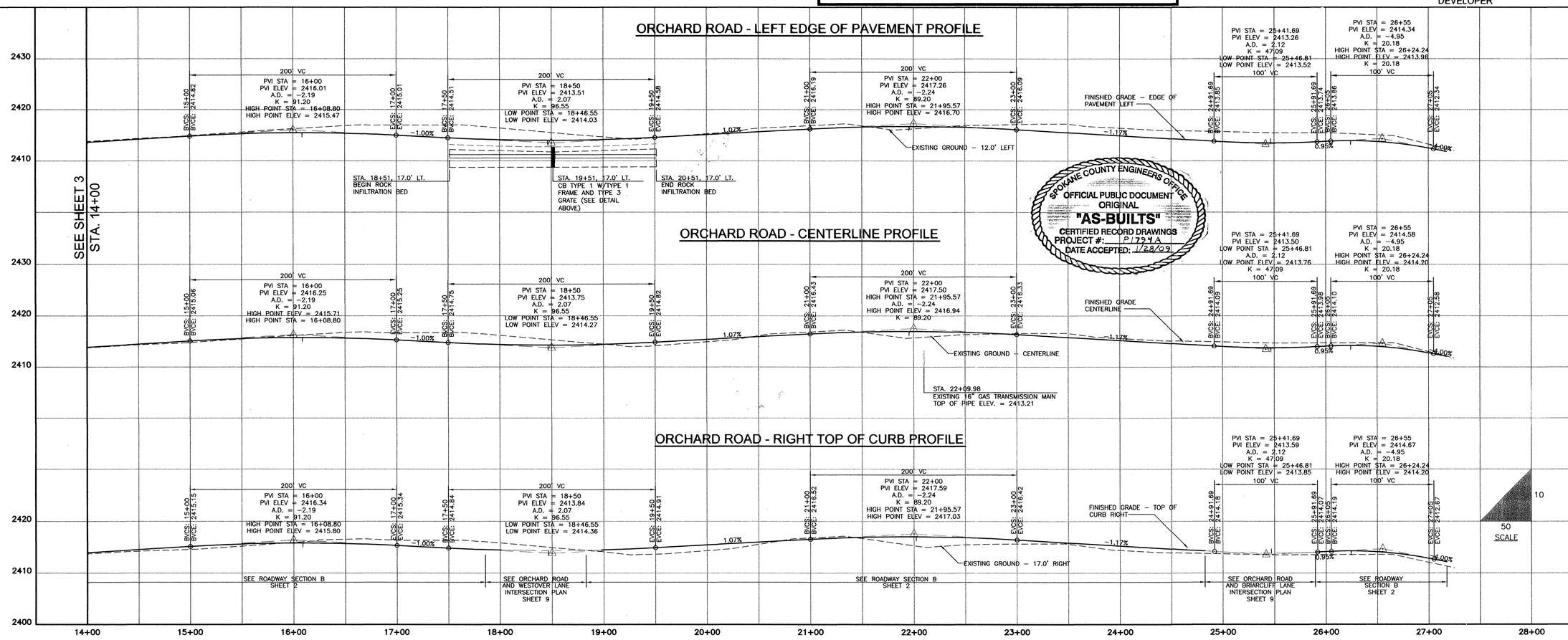
STEVEN N. MARSH — STATE OF WASHINGTON — 41113 — REGISTERED PROFESSIONAL ENGINEER
1/27/09

BACK OF CURB PC/PT TABLE				
		ALIGN	STATION	OFFSET
1	PC	H	18+00.81	17.00' RT.
		G	1+23.89	49.04' RT.
2	PT	H	18+30.80	47.54' RT.
		G	1+53.88	18.50' RT.
3	PC	H	18+67.83	46.46' RT.
		G	1+52.13	18.50' LT.
4	PT	H	18+97.82	17.00' RT.
		G	1+22.14	47.96' LT.
5	PC	H	24+92.41	17.00' RT.
		B	40+85.86	48.84' LT.
6	PT	H	25+22.41	47.34' RT.
		B	40+55.86	18.50' LT.
7	PC	H	25+59.42	46.66' RT.
		B	40+56.97	18.50' RT.
8	PT	H	25+89.42	17.00' RT.
		B	40+86.97	48.16' RT.

CURVE TABLE			
CURVE	RADIUS	LENGTH	TANGENT
C1	28.00	44.49	28.51
C2	28.00	43.48	27.50
C3	28.00	44.30	28.32
C4	28.00	44.30	28.32

SEE TYPICAL ROADWAY SECTIONS ON SHEET 2 FOR PAVEMENT WIDTH AND UTILITY EASEMENT LOCATION.

DEVELOPER DATE



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1794A
DATE ACCEPTED: 1/28/09

STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — 41113 — STEVEN N. MARSH — EXPIRES: 10/23/05

REVISIONS
DESCR
DESCR
DESCR
DESCR
BY DATE
BY DATE
BY DATE
BY DATE

THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
GREAT FALLS–BOZEMAN–KALISPELL
SPOKANE–LEWISTON
MONTANA
WASHINGTON
IDAHO
TD&H

DRAWN BY:	EJD
DESIGNED BY:	DAW
QUALITY CHECK:	CWM
DATE:	10/5/05
JOB NO.	S04-108
FIELDBOOK	SDR

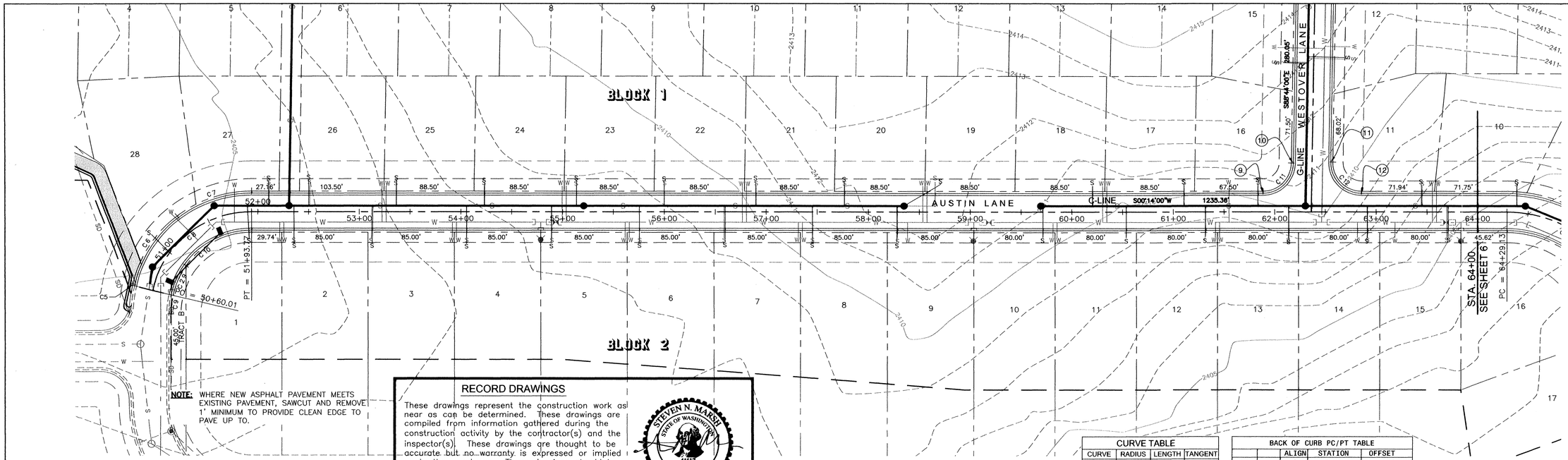
NORTHVIEW ESTATES - FIRST ADDITION
SPOKANE COUNTY, WASHINGTON

PLAN AND PROFILE
ORCHARD ROAD - STA. 14+00 TO STA. 26+65

CAD NO S04-108-SD04.DWG

SHEET 4 OF 10

P-1794A Eng As Built



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Thomas, Dean & Hoskins, Inc.

STEVEN N. MARSH — STATE OF WASHINGTON — 41113 — REGISTERED PROFESSIONAL ENGINEER

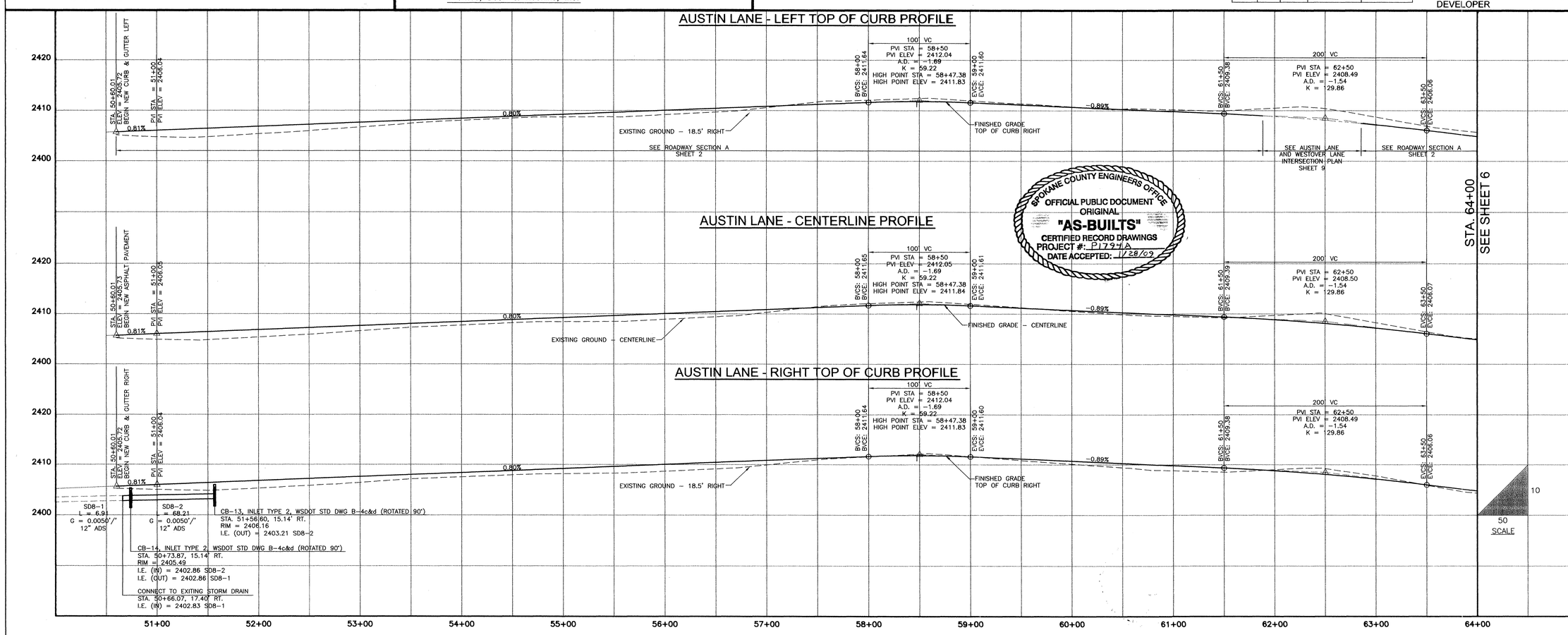
1/27/09

CURVE TABLE			
CURVE	RADIUS	LENGTH	TANGENT
C6	120.50	81.01	42.10
C7	120.50	78.78	40.86
C8	100.00	133.76	79.03
C9	79.50	18.54	9.31
C10	79.50	75.24	40.70
C11	28.00	43.48	27.50
C12	28.00	44.49	28.51
C29	79.50	31.10	15.75

BACK OF CURB PC/PT TABLE				
		ALIGN	STATION	OFFSET
9	PC	C	61+88.43	18.50' LT.
		G	3+62.41	47.96' RT.
10	PT	C	62+18.43	47.96' LT.
		G	3+32.41	18.50' RT.
11	PC	C	62+55.45	49.04' LT.
		G	3+30.66	18.50' LT.
12	PT	C	62+85.45	18.50' LT.
		G	3+60.66	49.04' LT.

SEE TYPICAL ROADWAY SECTIONS ON SHEET 2 FOR PAVEMENT WIDTH AND UTILITY EASEMENT LOCATION.

DEVELOPER DATE



SPOKANE COUNTY ENGINEERS OFFICE — OFFICIAL PUBLIC DOCUMENT — ORIGINAL — "AS-BUILTS" — CERTIFIED RECORD DRAWINGS — PROJECT #: P1794A — DATE ACCEPTED: 1/28/09

P.1794A Eng As Built

STEVEN N. MARSH — STATE OF WASHINGTON — 41113 — REGISTERED PROFESSIONAL ENGINEER — EXPIRES: 10/23/09

REVISIONS
BY DATE DESCR
BY DATE DESCR
BY DATE DESCR
BY DATE DESCR

THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
MONTANA WASHINGTON IDAHO
GREAT FALLS–BOZEMAN–KALISPELL SPOKANE LEWISTON

TD&H

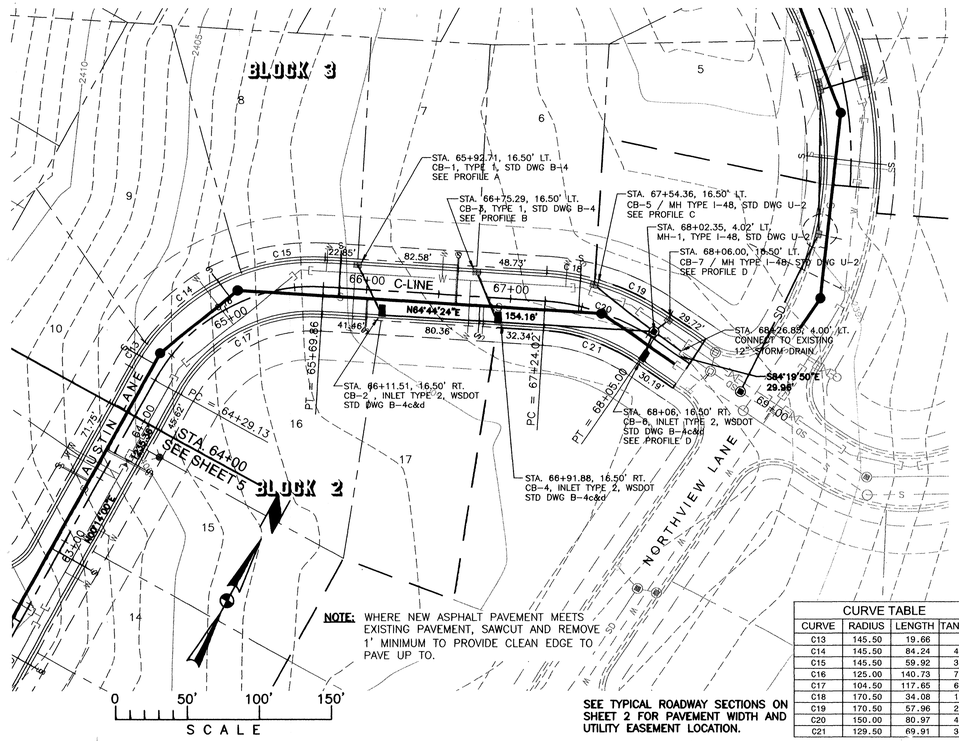
DRAWN BY:	EJD
DESIGNED BY:	DAW
QUALITY CHECK:	CWM
DATE:	10/5/05
JOB NO.	S04-108
FIELDBOOK	SDR

NORTHVIEW ESTATES - FIRST ADDITION
SPOKANE COUNTY, WASHINGTON

PLAN AND PROFILE
AUSTIN LANE - STA. 50+60.01 TO STA. 64+00

CAD NO S04-108-SD05 .DWG

SHEET 5 OF 10

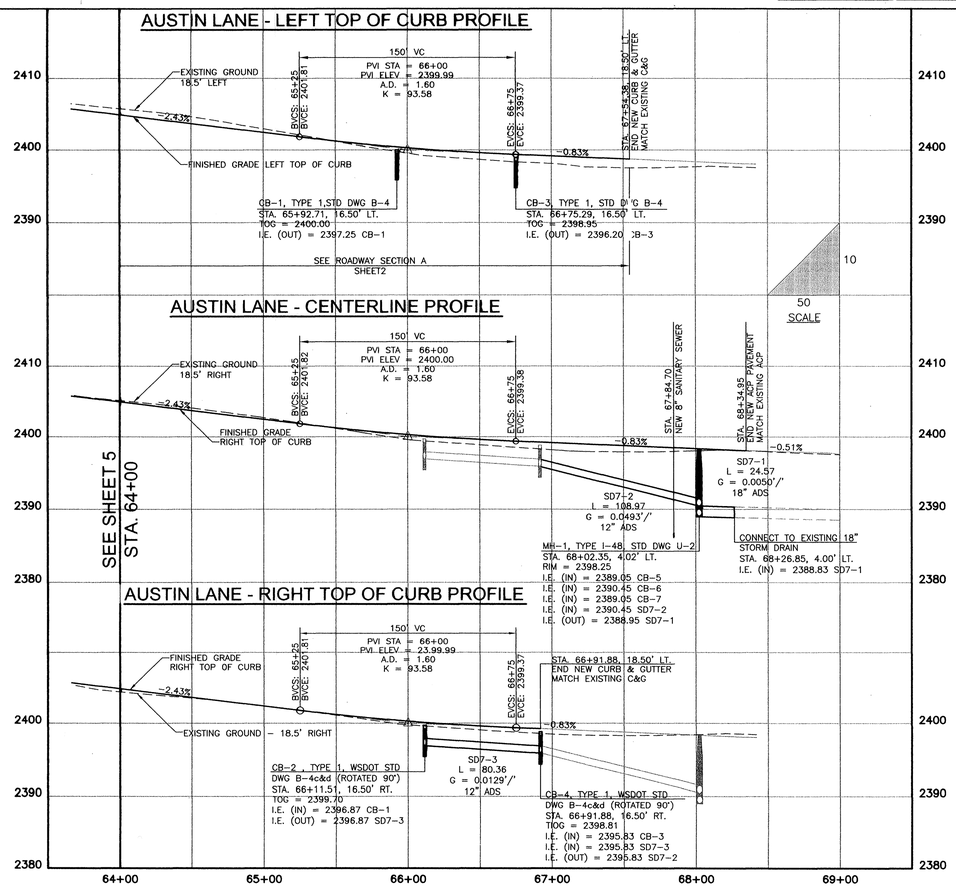


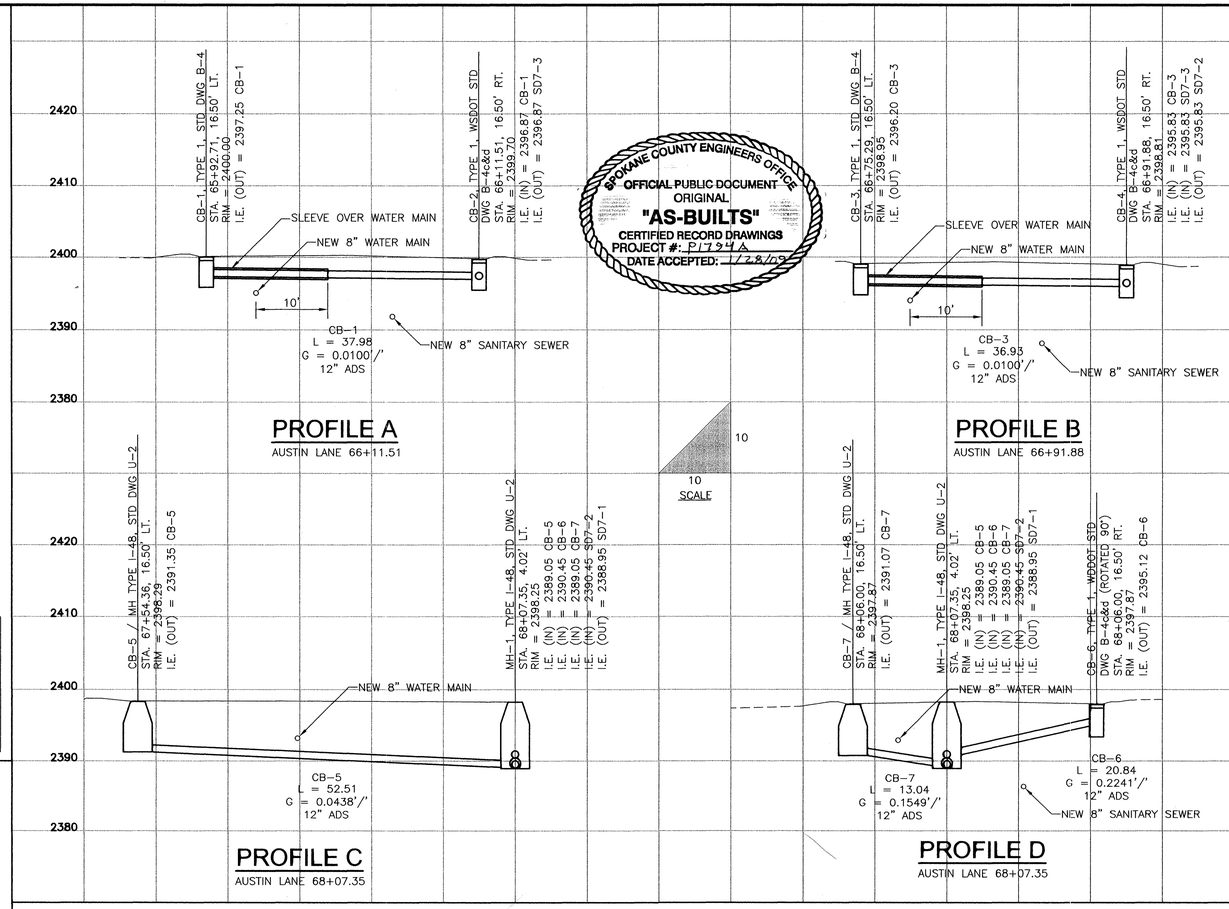
NOTE: WHERE NEW ASPHALT PAVEMENT MEETS EXISTING PAVEMENT, SAWCUT AND REMOVE 1' MINIMUM TO PROVIDE CLEAN EDGE TO PAVE UP TO.

SEE TYPICAL ROADWAY SECTIONS ON SHEET 2 FOR PAVEMENT WIDTH AND UTILITY EASEMENT LOCATION.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT
C13	145.50	19.66	9.84
C14	145.50	84.24	43.34
C15	145.50	59.92	30.39
C16	125.00	140.73	78.88
C17	104.50	117.65	65.94
C18	170.50	34.08	17.09
C19	170.50	57.96	29.26
C20	150.00	80.97	41.50
C21	129.50	69.91	35.83





SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1794A
DATE ACCEPTED: 1/28/09

NOTE:

- STORM DRAIN MANHOLE, TYPE I-48, STD DWG U-2 SHALL BE CONSTRUCTED WITH METAL FRAME AND SOLID COVER PER STD DWG B-15.
- CATCH BASIN MANHOLE, TYPE I-48, STD DWG U-2 SHALL BE CONSTRUCTED WITH ROLLED CURB FRAME AND GRATE PER DETAILS ON SHEET 2. DEPRESS GRATE 1" LOWER THAN GUTTER ELEVATION.
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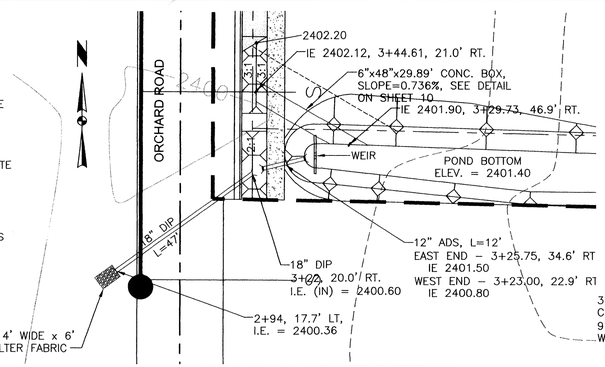
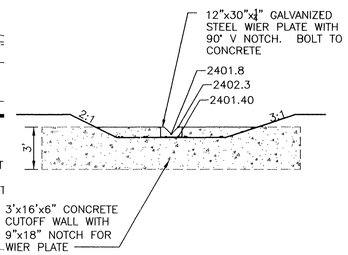


POND OUTLET DETAIL



WIER DETAIL

RECORD DRAWINGS

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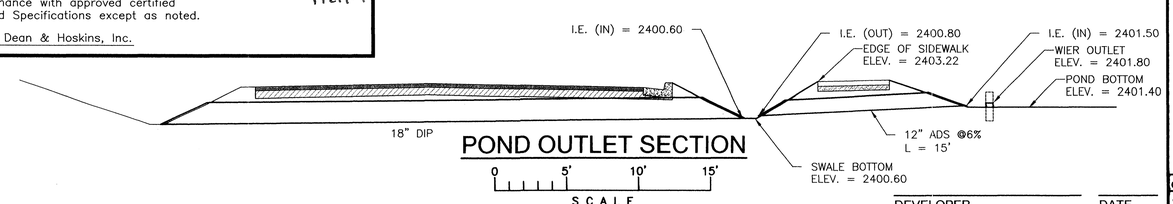
Thomas, Dean & Hoskins, Inc.

STEVEN N. MARSH — STATE OF WASHINGTON — 41113 — REGISTERED PROFESSIONAL ENGINEER — 1/27/09



POND OUTLET SECTION

DEVELOPER DATE

P-1794A Eng As Built

STATE OF WASHINGTON — STEVEN N. MARSH — 41113 — REGISTERED PROFESSIONAL ENGINEER — EXPIRES: 10/23/05

REVISIONS
DESCR DATE BY
DESCR DATE BY
DESCR DATE BY

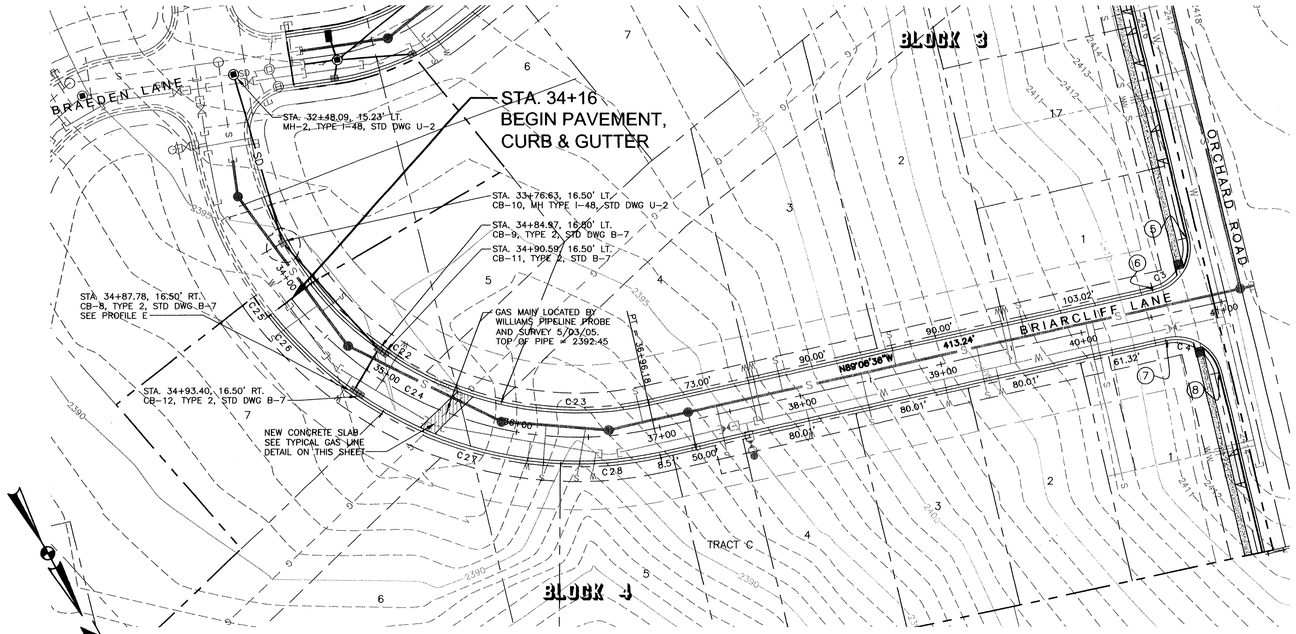
THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
GREAT FALLS–BOZEMAN–KALISPELL
SPOKANE LEWISTON
MONTANA WASHINGTON IDAHO
TD&H

DRAWN BY:	EJD
DESIGNED BY:	DAW
QUALITY CHECK:	CWM
DATE:	10/5/05
JOB NO.	S04-108
FIELDBOOK	SDR

NORTHVIEW ESTATES - FIRST ADDITION
SPOKANE COUNTY, WASHINGTON

PLAN AND PROFILE
AUSTIN LANE - STA. 64+00 TO STA. 68+34.95

CAD NOS04-108-SD06.DWG
SHEET 6 OF 10



NOTE: WHERE NEW ASPHALT PAVEMENT MEETS EXISTING PAVEMENT, SAWCUT AND REMOVE 1' MINIMUM TO PROVIDE CLEAN EDGE TO PAVE UP TO.

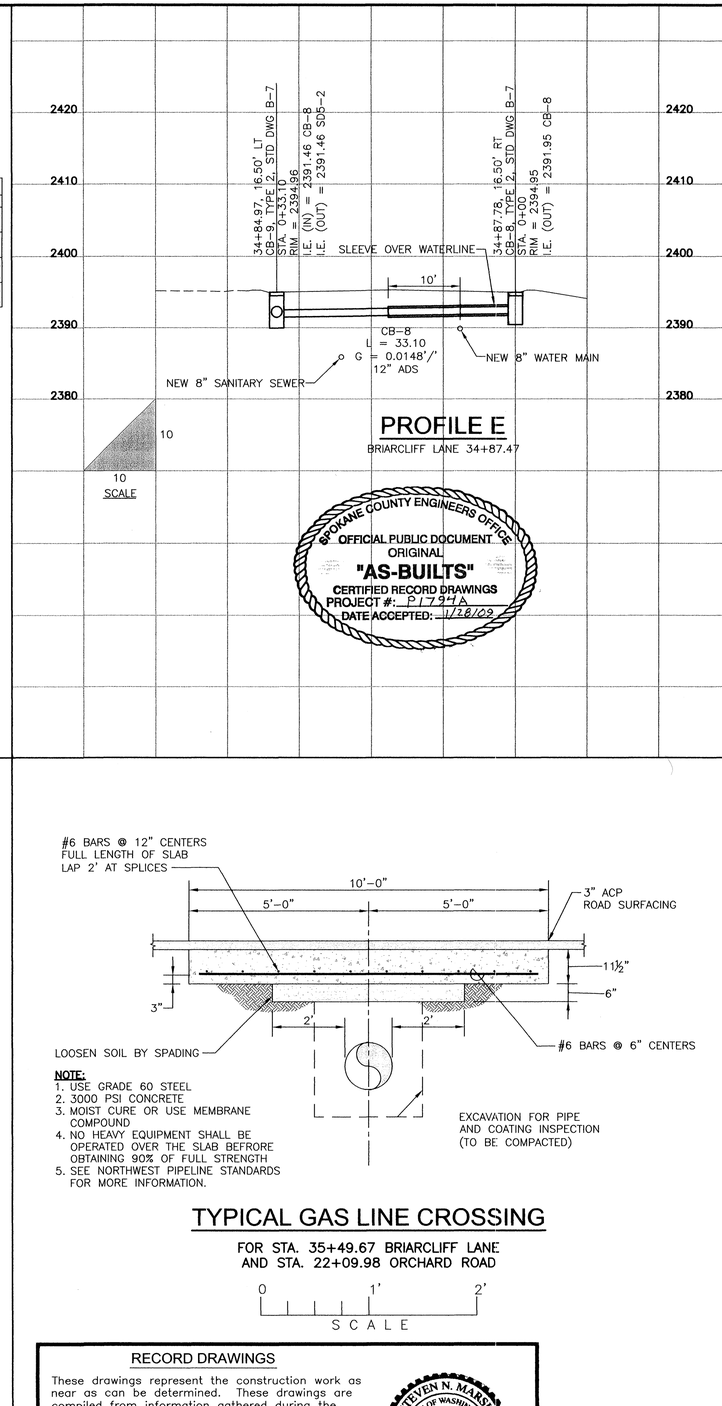
SEE TYPICAL ROADWAY SECTIONS ON SHEET 2 FOR PAVEMENT WIDTH AND UTILITY EASEMENT LOCATION.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT
C3	28.00	44.30	28.32
C4	28.00	43.30	28.32
C22	229.50	156.89	81.65
C23	229.50	101.70	51.70
C24	250.00	282.18	158.26
C25	270.50	17.08	8.54
C26	270.50	105.04	53.19
C27	270.50	130.32	66.45
C28	270.50	70.02	35.20

BACK OF CURB PC/PT TABLE

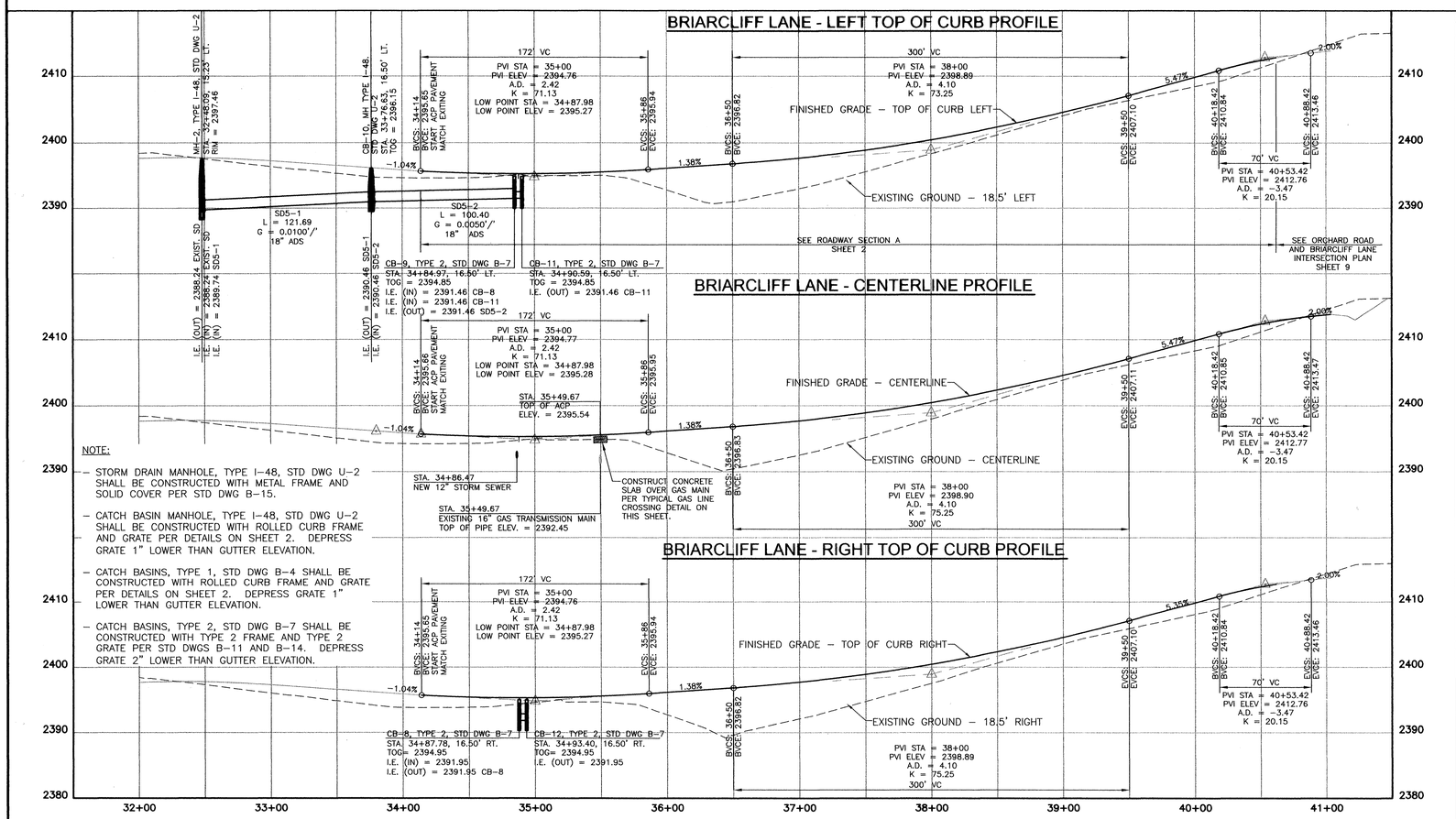
		ALIGN	STATION	OFFSET
5	PC	H	24+92.41	17.00' RT.
		B	40+85.86	48.84' LT.
6	PT	H	25+22.41	47.34' RT.
		B	40+55.86	18.50' LT.
7	PC	H	25+59.42	46.66' RT.
		B	40+56.97	18.50' RT.
8	PT	H	25+89.42	17.00' RT.
		B	40+86.97	48.16' RT.



PROFILE E

BRIARCLIFF LANE 34+87.47

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1794A
DATE ACCEPTED: 1/28/09



NOTE:

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- CATCH BASIN MANHOLE, TYPE I-48, STD DWG U-2 SHALL BE CONSTRUCTED WITH ROLLED CURB FRAME AND GRATE PER DETAILS ON SHEET 2. DEPRESS GRATE 1" LOWER THAN GUTTER ELEVATION.
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- CATCH BASINS, TYPE 2, STD DWG B-7 SHALL BE CONSTRUCTED WITH TYPE 2 FRAME AND TYPE 2 GRATE PER STD DWGS B-11 AND B-14. DEPRESS GRATE 2" LOWER THAN GUTTER ELEVATION.

NOTE:

1. USE GRADE 60 STEEL
2. 3000 PSI CONCRETE
3. MOIST CURE OR USE MEMBRANE COMPOUND
4. NO HEAVY EQUIPMENT SHALL BE OPERATED OVER THE SLAB BEFRORE OBTAINING 90% OF FULL STRENGTH
5. SEE NORTHWEST PIPELINE STANDARDS FOR MORE INFORMATION.

TYPICAL GAS LINE CROSSING

FOR STA. 35+49.67 BRIARCLIFF LANE
AND STA. 22+09.98 ORCHARD ROAD

0 1' 2'
SCALE

RECORD DRAWINGS

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Thomas, Dean & Hoskins, Inc.

STEVEN N. MARSH
STATE OF WASHINGTON
41113
REGISTERED
PROFESSIONAL ENGINEER
1/27/09

DEVELOPER DATE

P-1794A Eng As Built

STEVEN N. MARSH
STATE OF WASHINGTON
41113
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES: 10/23/05

THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
MONTANA
WASHINGTON
IDAHO
GREAT FALLS–BOZEMAN–KALISPELL
SPOKANE
LEWISTON

REVISIONS
BY DATE DESCR
BY DATE DESCR
BY DATE DESCR

TD&H

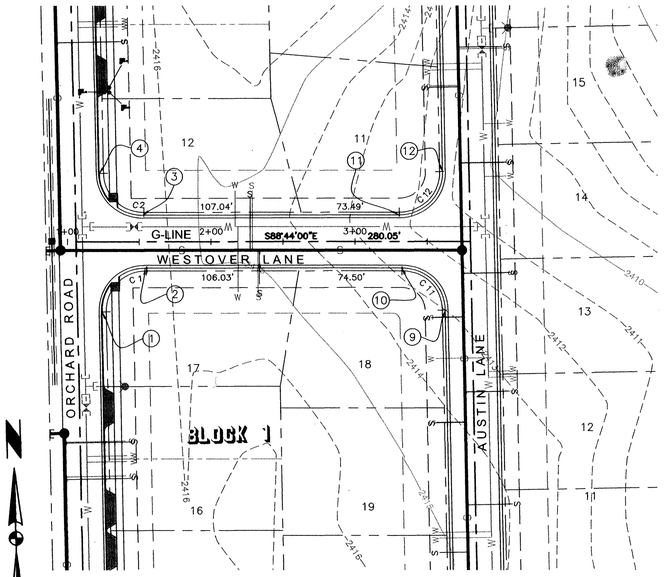
DRAWN BY:	EJD
DESIGNED BY:	DAW
QUALITY CHECK:	CWM
DATE:	9/30/05
JOB NO.	S04-108
FIELDBOOK	SDR

NORTHVIEW ESTATES - FIRST ADDITION
SPOKANE COUNTY, WASHINGTON

PLAN AND PROFILE
BRIARCLIFF LANE

CAD NCS04-108-SD07.DWG

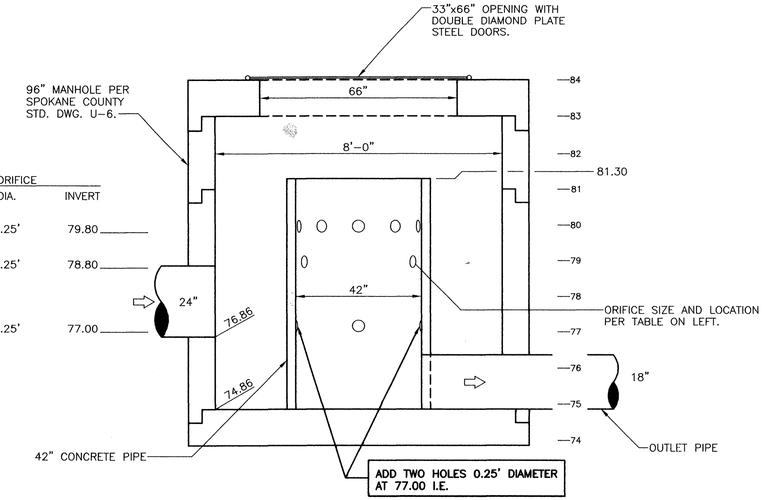
SHEET 7 OF 10



SEE TYPICAL ROADWAY SECTIONS ON SHEET 2 FOR PAVEMENT WIDTH AND UTILITY EASEMENT LOCATION.

BACK OF CURB PC/PT TABLE				
		ALIGN	STATION	OFFSET
1	PC	H	18+00.81	17.00' RT.
		G	1+23.89	49.04' RT.
2	PT	H	18+30.80	47.54' RT.
		G	1+53.88	18.50' RT.
3	PC	H	18+67.83	46.46' RT.
		G	1+52.13	18.50' LT.
4	PT	H	18+97.82	17.00' RT.
		G	1+22.14	47.96' LT.
9	PC	C	61+88.43	18.50' LT.
		G	3+62.41	47.96' RT.
10	PT	C	62+18.43	47.96' LT.
		G	3+32.41	18.50' RT.
11	PC	C	62+55.45	49.04' LT.
		G	3+30.66	18.50' LT.
12	PT	C	62+85.45	18.50' LT.
		G	3+60.66	49.04' LT.

CURVE TABLE			
CURVE	RADIUS	LENGTH	TANGENT
C1	28.00	44.49	28.51
C2	28.00	43.48	27.50
C11	28.00	43.48	27.50
C12	28.00	44.49	28.51



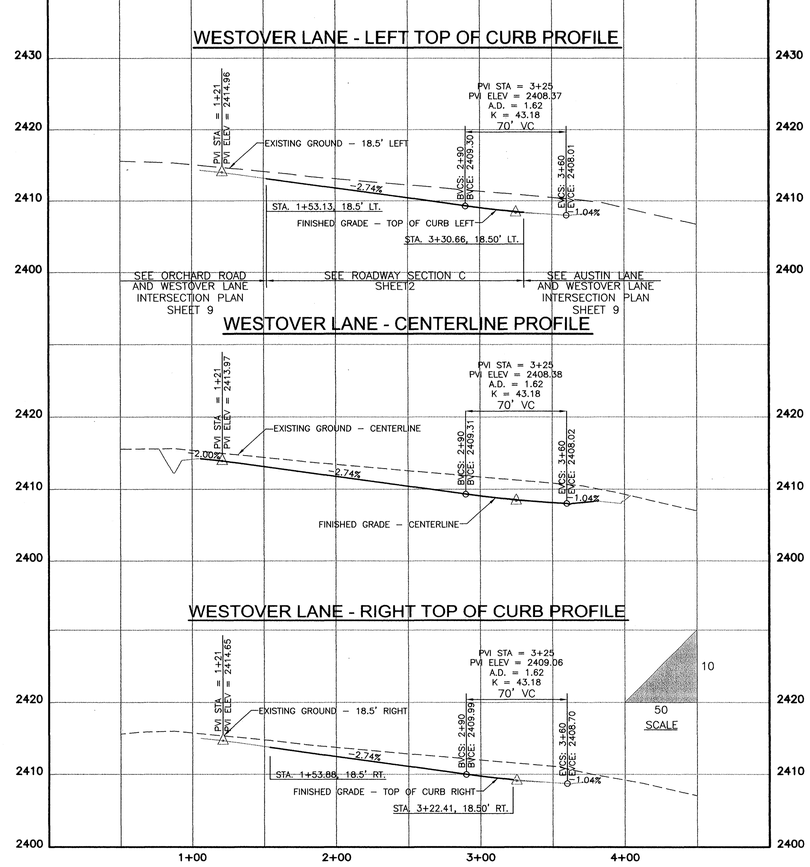
ORIFICE		
#	DIA.	INVERT
10	0.25'	79.80
3	0.25'	78.80
1	0.25'	77.00

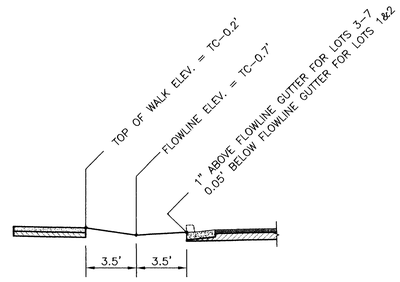
MODIFICATION TO EXISTING DETENTION POND OUTLET STRUCTURE

0 2' 4' 6'
SCALE

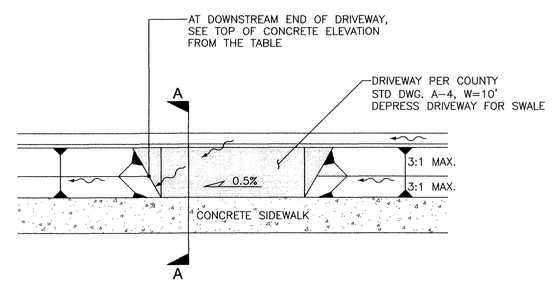
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1794A
DATE ACCEPTED: 11/28/07

DEVELOPER DATE





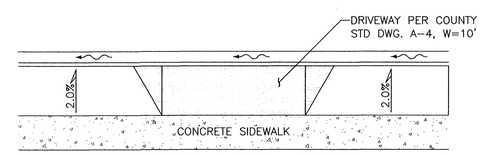
SECTION A-A



DRIVEWAY DETAIL - ORCHARD ROAD

SOUTH OF STATION 10+05

0 10' 20' 30'
SCALE



DRIVEWAY DETAIL - ORCHARD ROAD

NORTH OF STATION 10+05

0 10' 20' 30'
SCALE

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Thomas, Dean & Hoskins, Inc.

STEVEN N. MARSH — STATE OF WASHINGTON — 41113 — REGISTERED PROFESSIONAL ENGINEER
1/29/09

STEVEN N. MARSH — STATE OF WASHINGTON — 41113 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES: 10/23/05

REVISIONS
DESCR DATE BY
DESCR DATE BY
DESCR DATE BY

THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
GREAT FALLS–BOZEMAN–KALISPELL
SPOKANE LEWISTON
MONTANA WASHINGTON IDAHO

TD&H

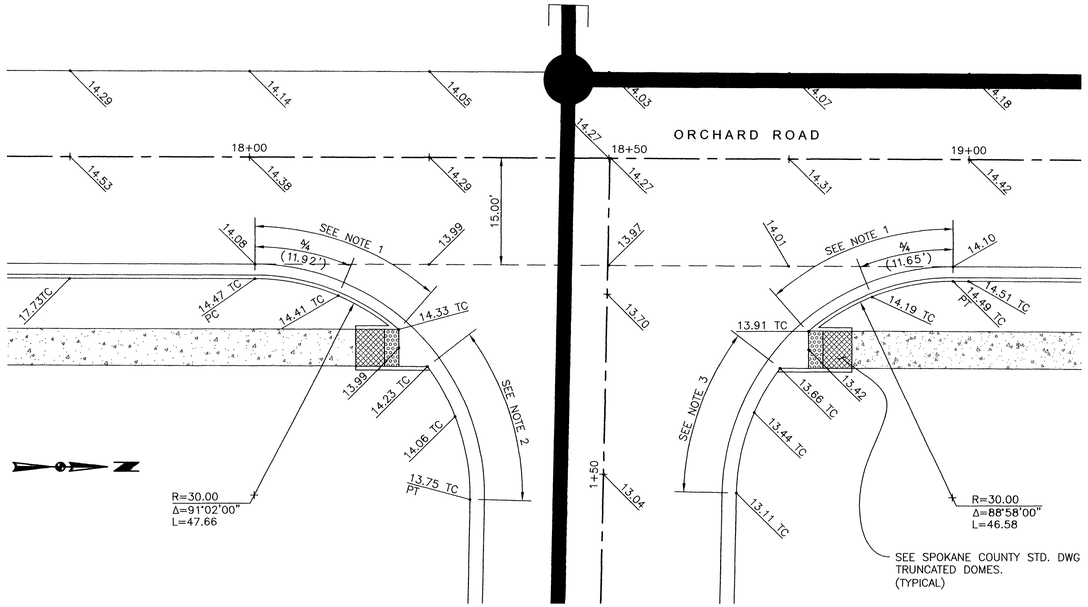
DRAWN BY:	EJD
DESIGNED BY:	DAW
QUALITY CHECK:	CWM
DATE:	10/5/05
JOB NO.	S04-108
FIELDBOOK	SDR

NORTHVIEW ESTATES - FIRST ADDITION
SPOKANE COUNTY, WASHINGTON

PLAN AND PROFILE
WESTOVER LANE

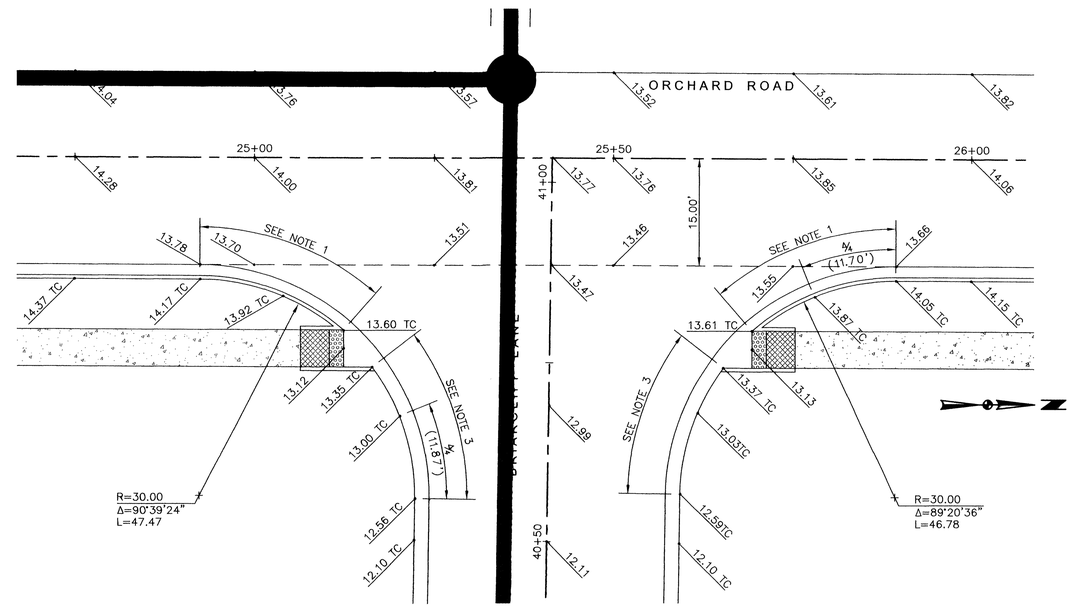
CAD NO S04-108-SD08 .DWG

P.1794A Eng As Built



ORCHARD ROAD & WESTOVER LANE

0 10' 20' 30'
SCALE



ORCHARD ROAD & BRIARCLIFF LANE

0 10' 20' 30'
SCALE

NOTES:

1. "TYPE B" CURB AND GUTTER
2. "TYPE R" CURB AND GUTTER (SPILL)
3. "TYPE R" CURB & GUTTER (NORMAL)

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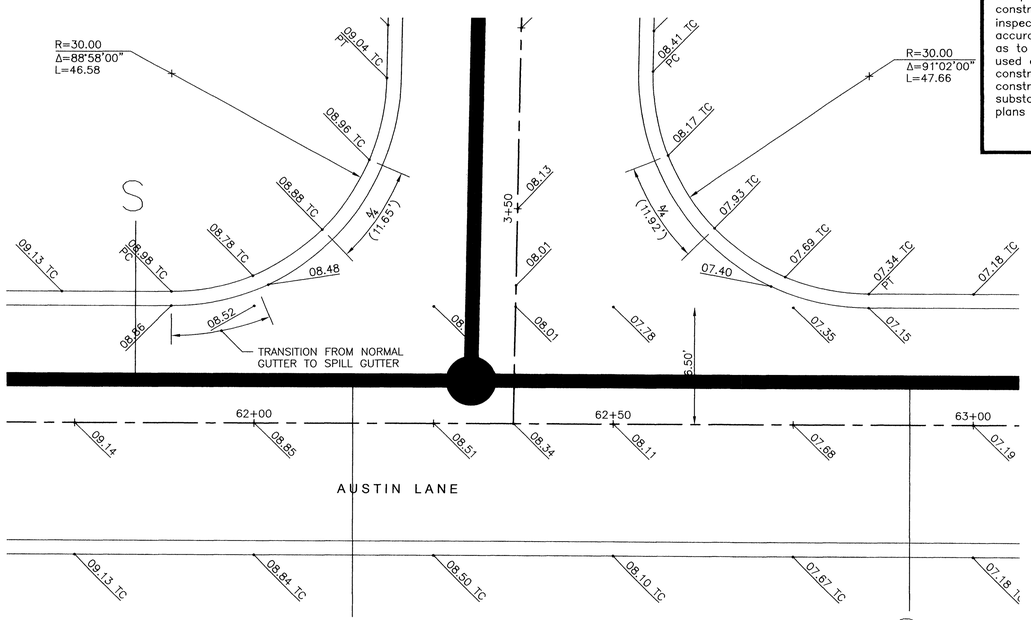
Thomas, Dean & Hoskins, Inc.

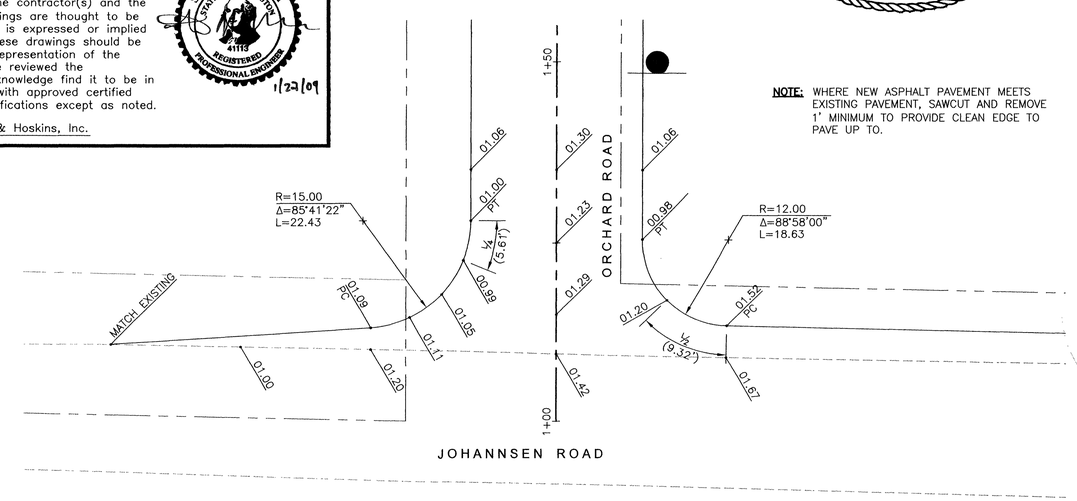
STEVEN N. MARSH
STATE OF WASHINGTON
41113
REGISTERED PROFESSIONAL ENGINEER
1/27/09

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1794A
DATE ACCEPTED: 1/28/09



AUSTIN & WESTOVER LANE

0 10' 20' 30'
SCALE



NOTE: WHERE NEW ASPHALT PAVEMENT MEETS EXISTING PAVEMENT, SAWCUT AND REMOVE 1' MINIMUM TO PROVIDE CLEAN EDGE TO PAVE UP TO.

JOHANNSEN ROAD & ORCHARD ROAD

0 10' 20' 30'
SCALE

DEVELOPER DATE

P-1794A Error As Built

DATE: 1/28/09
EXPIRES: 10/23/05

REVISIONS
BY DATE DESCR
BY DATE DESCR
BY DATE DESCR

THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
GREAT FALLS–BOZEMAN–KALISPELL
SPOKANE
LEWISTON
MONTANA
WASHINGTON
IDAHO

TD&H

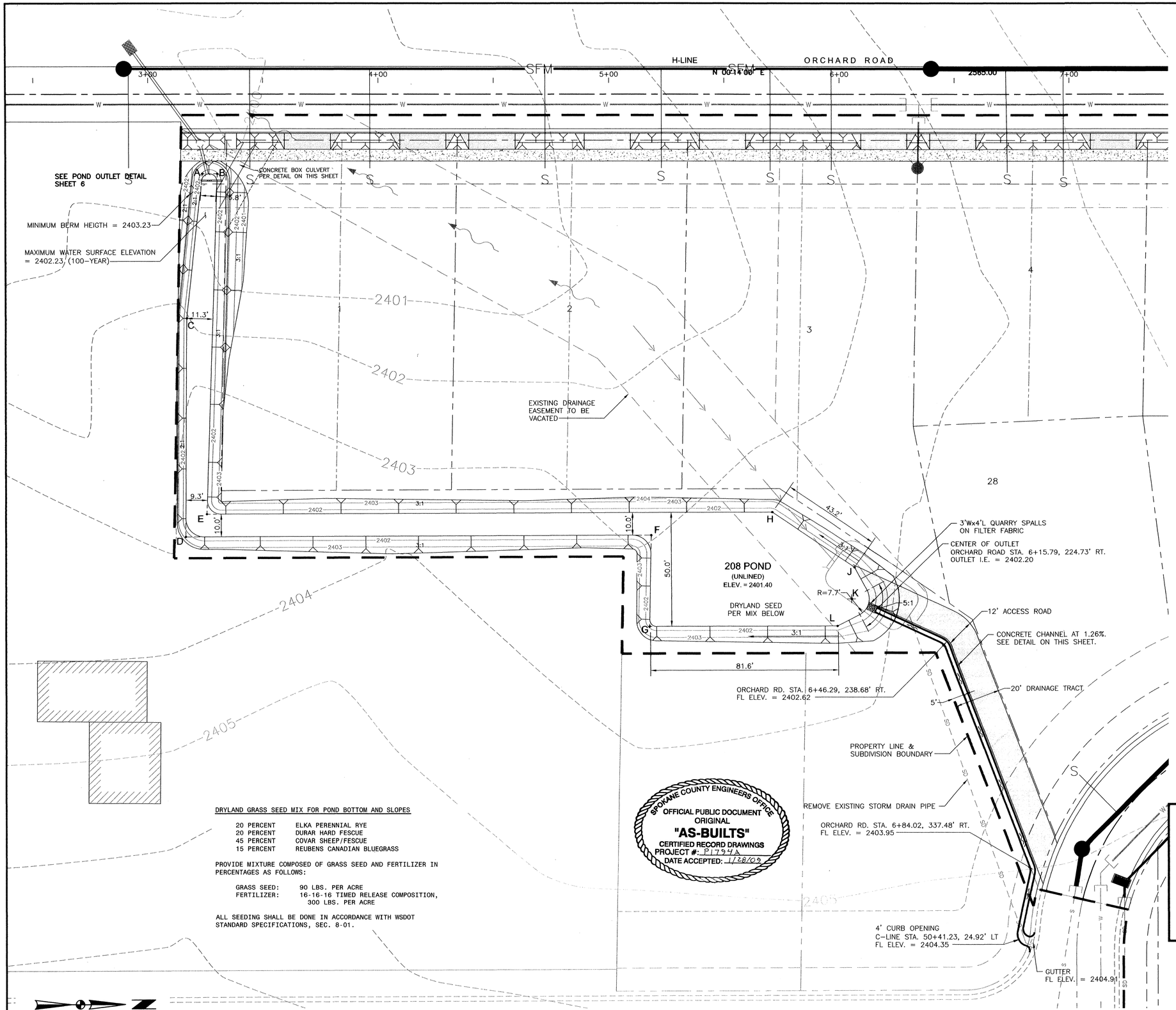
DRAWN BY:	EJD
DESIGNED BY:	DAW
QUALITY CHECK:	DAW
DATE:	10/5/05
JOB NO.	S04-108
FIELDBOOK	SDR

NORTHVIEW ESTATES - FIRST ADDITION
SPOKANE COUNTY, WASHINGTON

INTERSECTION PLANS

CAD NO S04-108-SD09 .DWG

SHEET 9 OF 10



DRYLAND GRASS SEED MIX FOR POND BOTTOM AND SLOPES

20 PERCENT	ELKA PERENNIAL RYE
20 PERCENT	DURAR HARD FESCUE
45 PERCENT	COVAR SHEEP/FESCUE
15 PERCENT	REUBENS CANADIAN BLUEGRASS

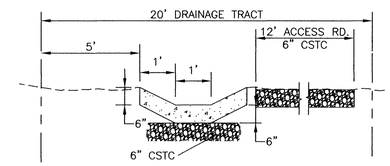
PROVIDE MIXTURE COMPOSED OF GRASS SEED AND FERTILIZER IN PERCENTAGES AS FOLLOWS:

GRASS SEED: 90 LBS. PER ACRE
FERTILIZER: 16-16-16 TIMED RELEASE COMPOSITION, 300 LBS. PER ACRE

ALL SEEDING SHALL BE DONE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS, SEC. 8-01.

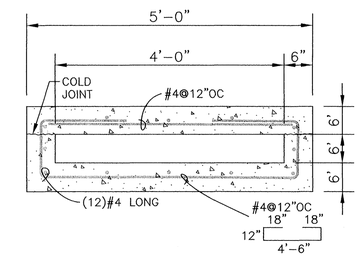
POND BOTTOM HORIZONTAL CONTROL

POINT	STA. (ORCHARD)	OFFSET (CL)	NORTHING	EASTING
A	3+23.60	34.49' RT.	N5272.11	E2852.15
B	3+30.13	34.49' RT.	N5278.63	E2852.17
C	3+16.75	97.35' RT.	N5265.00	E2914.98
D	3+16.21	192.75' RT.	N5264.08	E3010.38
E	3+25.40	182.71' RT.	N5273.30	E3000.38
F	5+18.26	191.93' RT.	N5466.13	E3010.38
G	5+17.54	231.93' RT.	N5465.24	E3050.38
H	5+70.81	181.71' RT.	N5518.71	E3000.48
J	6+06.44	206.19' RT.	N5554.25	E3024.99
K	6+05.15	219.87' RT.	N5552.90	E3038.67
L	5+99.10	231.60' RT.	N5546.81	E3050.38



CONCRETE CHANNEL DETAIL

NOT TO SCALE



CONCRETE BOX CULVERT DETAIL

NOT TO SCALE

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Thomas, Dean & Hoskins, Inc.

STEVEN N. MARSH — STATE OF WASHINGTON — 41113 — REGISTERED PROFESSIONAL ENGINEER — 1/27/09

DEVELOPER DATE

P-1794A Eng As Built

EXPIRES: 10/23/05

REVISIONS
DESCR DATE BY
DESCR DATE BY
DESCR DATE BY

THOMAS, DEAN & HOSKINS, INC.
ENGINEERING CONSULTANTS
MONTANA WASHINGTON IDAHO
GREAT FALLS–BOZEMAN–KALISPELL LEWISTON

TD&H

DRAWN BY:	EJD
DESIGNED BY:	DAW
QUALITY CHECK:	CWM
DATE:	10/5/05
JOB NO.	S04-108
FIELDBOOK	SDR

NORTHVIEW ESTATES - FIRST ADDITION
SPOKANE COUNTY, WASHINGTON

DETENTION POND PLAN AND DETAILS

CAD NO.S04-108-SD10 .DWG

SHEET 10 OF 10