STREET IMPROVEMENT PLANS
FOR
PALOUSE PLAZA

RECORD DRAWING

UNDERGROUND SERVICE ALERT ONE-CALL NUMBER 456-8000

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION 1997" 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. A COMPLETE SET OF THE APPROVED PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ANY PLANS DATED PRIOR TO 6/17/97 ARE CONSIDERED PRELIMINARY EXCEPT FOR THE WATER & SEWER PLANS DATED [illegible], 1997.
5. 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.
6. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 BEFORE YOU DIG.
7. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL CATCH BASINS AND DRYWELLS FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE METAL GRATE DURING THE INSTALLATION AND KEEPING IT IN PLACE UNTIL THE STREETS HAVE BEEN PAVED AND CLEANED.
8. FOR ANY CURB GRADES LESS THAN 1.0% (0.010 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.

INDEX TO PLAN SHEETS

SHEET NO. 1 OVERALL STREET PLAN – GENERAL NOTES INDEX TO PLAN SHEETS

SHEET NO. 2 TYPICAL SECTIONS – INTERSECTION DETAILS

—STREET PLAN AND PROFILE SHEETS—

~~SHEET NO. 3 PALOUSE HIGHWAY STA. [illegible] TO STA. [illegible]~~

~~SHEET NO. 4 GLENROSE ROAD STA. [illegible] TO STA. [illegible]~~ (revision 1)

SHEET NO. 5 JULIA STREET – GLENROSE BLVD. TO STA. 39+54.72

SHEET NO. 6 51ST. AVENUE – JULIA STREET TO BEN BURR

SHEET NO. 7 MYRTLE LANE – JULIA STREET TO STA. 39+50

SHEET NO. 8 MYRTLE LANE – STA. 39+50 TO STA. 63+13.50

—DRAINAGE PONDS AND TYPICAL DETAILS—

SHEET NO. 9 DRAINAGE POND 'E' PLAN – SECTION – DETAIL – NOTES

SHEET NO. 10 DRAINAGE POND 'G' PLANS – TYPICAL SECTION – NOTES

~~SHEET NO. 11 DRAINAGE PONDS [illegible] PLANS – DETAIL – NOTES~~ (revision 1)

SHEET NO. 11A DRAINAGE POND 'B1' 'F' AND 'J'

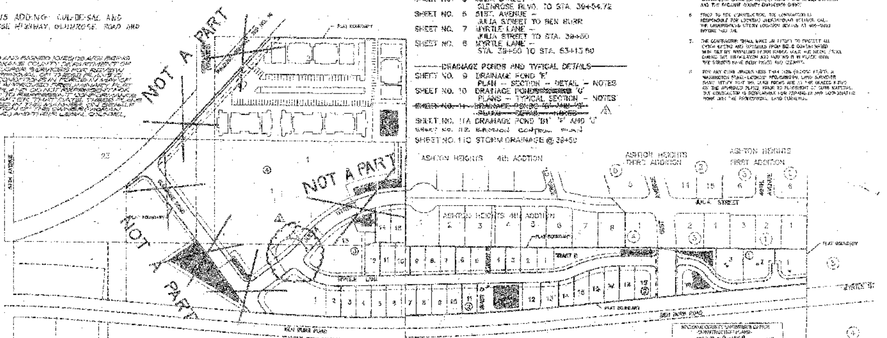
SHEET NO. 11B EROSION CONTROL PLAN

SHEET NO. 11C STORM DRAINAGE @ 38+50

NOTE: REVISION 1 IS ADDING CUL-DE-SAC AND REMOVING PALOUSE HIGHWAY, GLENROSE ROAD AND JULIA STREET

THESE PLANS STAMPED AND SIGNED 10/25/06 ARE BEING RESUBMITTED TO SPOKANE COUNTY DEPARTMENT OF PUBLIC WORKS - DEVELOPER SERVICES FOR REVIEW AND APPROVAL. THE APPROVAL OF THESE PLANS IS REQUESTED TO THE CONDITIONS IN FORCE IN MAY OF 2001 PER THE THEN APPROVED PRELIMINARY PLAT CONDITIONS. THESE PLANS DO NOT REPRESENT NOR ARE THEY INTENDED TO REPRESENT CONFORMANCE TO ANY STANDARDS AFTER THAT DATE. THESE PLANS ARE BEING SUBMITTED IN THIS MANNER ON BEHALF OF AND AT THE DIRECTION OF THE OWNER, [illegible] PROPERTIES INC., AND THEIR LEGAL COUNSEL, MARGARET ARCHER.

I HAVE REVIEWED THE CONSTRUCTION AND I HAVE FOUND THE WORK TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED DESIGN PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED



THE DESIGN ENGINEER'S SEAL ON THIS SET OF PLANS AND CALCULATIONS CERTIFIES TO APPROVABLE DESIGNS 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.

DEVELOPER'S APPROVAL — DATE

SPOKANE COUNTY ENGINEER'S OFFICE CONSTRUCTION PLANS

Permit Required Prior to Construction

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

SECTION 3, T.24 N., R.43 E.W.M.
SPOKANE COUNTY WASHINGTON

BY	REVISIONS	DATE	APPR.	FROM	AS BUILT	TO	GRADE ORDINANCE LIST	CITY DATUM	SCALE	DESIGNED	CHECKED	APPROVED
								CITY DEV.	HORIZONTAL 1"=100'			
								ELEVATION	VERTICAL			

INLAND PACIFIC ENGINEERING

PALOUSE PLAZA
OVERALL STREET PLAN

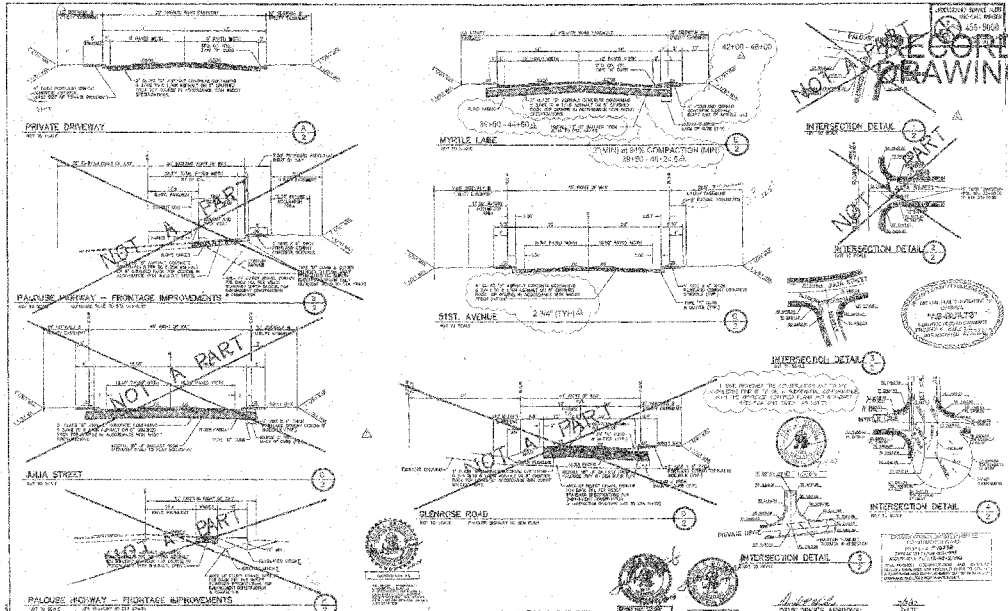
SHEET 1 OF 11

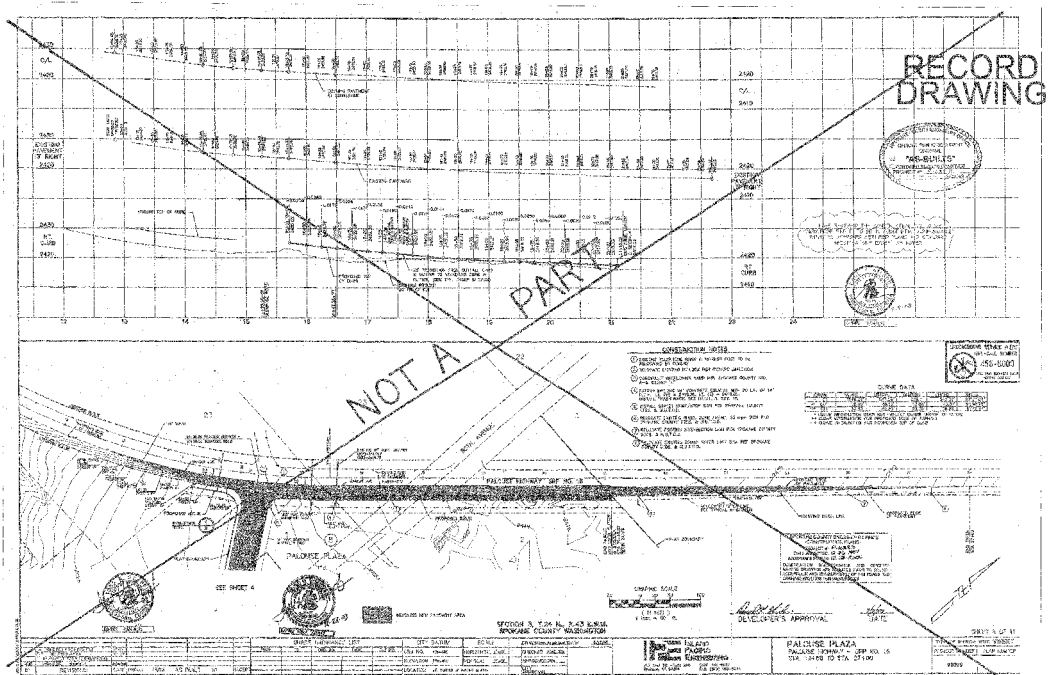
TYPE OF IMPROVEMENT: STREET

PROJECT NUMBER | PLAN NUMBER

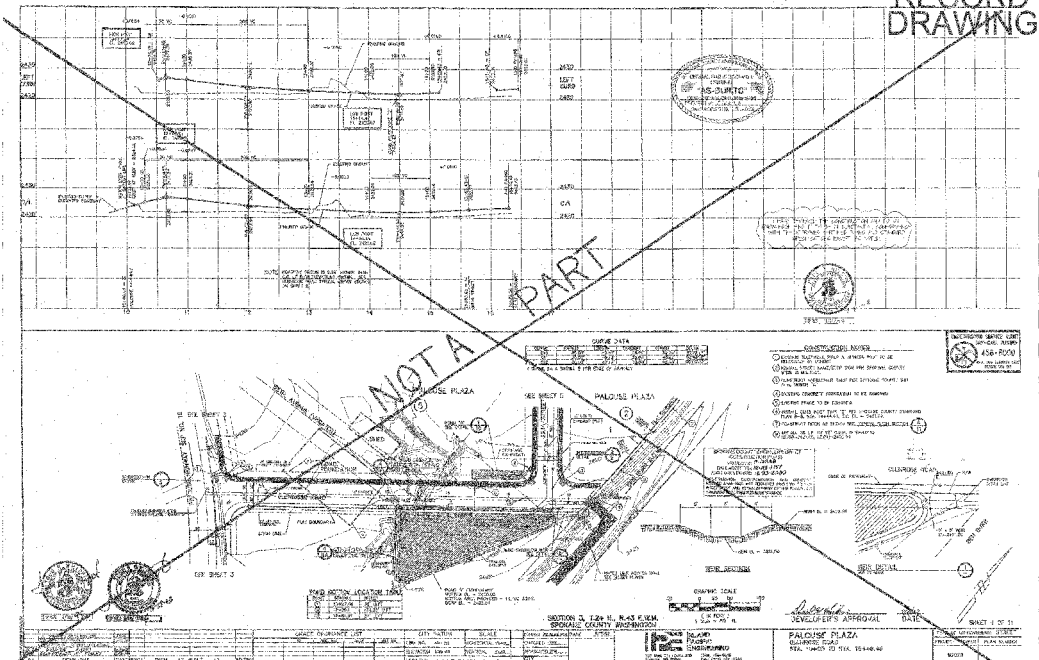
As submitted 6-17-97

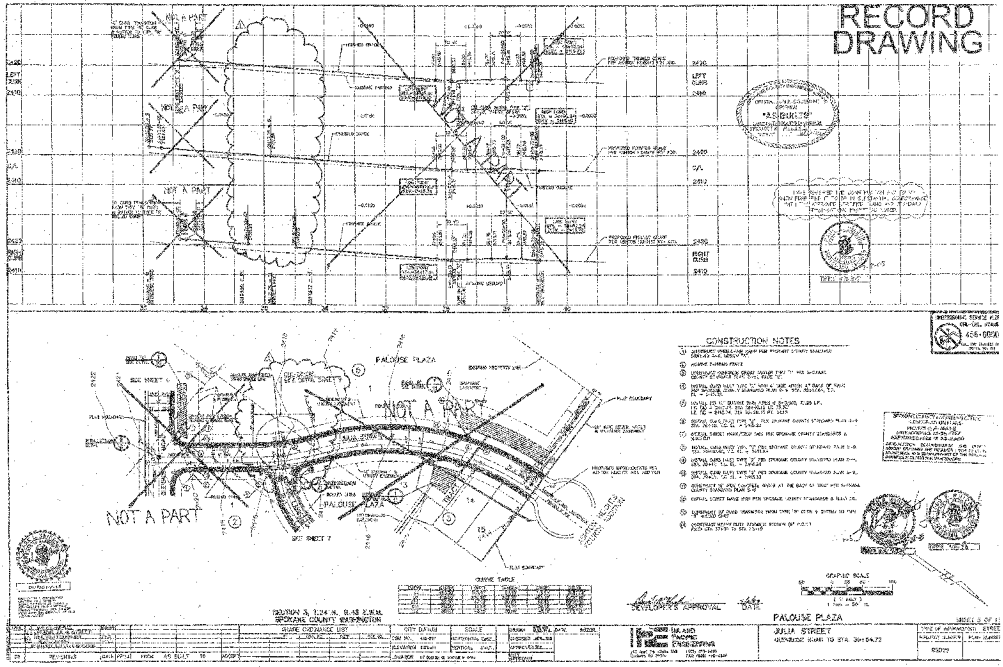
P1623-B Engr's Bldg


RECORD DRAWING
NOT A PART
PRIVATE DRIVEWAY
MYRTLE LANE
INTERSECTION DETAIL
PALOUSE HIGHWAY – FRONTAGE IMPROVEMENTS
51ST. AVENUE
JULIA STREET
GLENROSE ROAD
PALOUSE HIGHWAY – FRONTAGE IMPROVEMENTS
DEVELOPER'S APPROVAL
DATE
SHEET 2 OF 11
INLAND PACIFIC ENGINEERING
PALOUSE PLAZA
SECTION 2
INTERSECTION DETAILS
PLAZA
Smith Bull


RECORD DRAWING
NOT A PART
"AS-BUILTS"
CONSTRUCTION NOTES
CURVE DATA
PALOUSE PLAZA
SEE SHEET 4
SECTION 3, T.24 N., R.43 E.W.M.
SPOKANE COUNTY WASHINGTON
DEVELOPER'S APPROVAL
DATE
PALOUSE PLAZA
PALOUSE HIGHWAY - CSP NO. 15
STA. 12+00 TO STA. 27+00
SHEET 3 OF 11

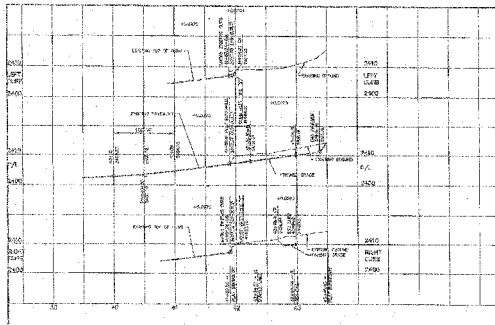
RECORD DRAWING

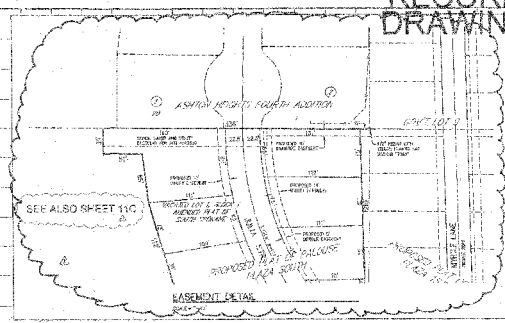


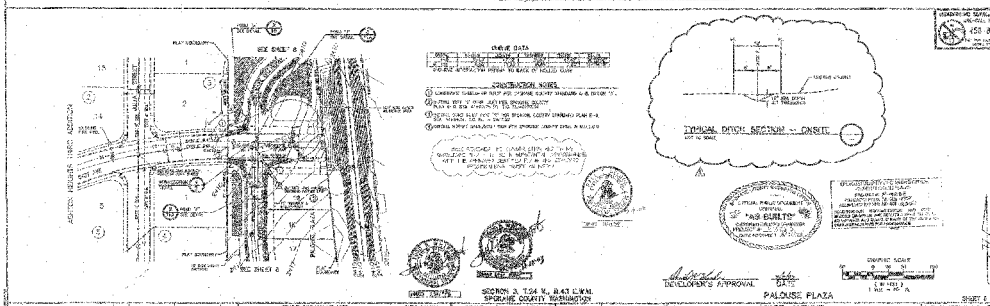

RECORD
DRAWING
NOT A PART
LEFT CURB
RIGHT CURB
CONSTRUCTION NOTES
PALOUSE PLAZA
SEE SHEET 7
NOT A PART
CURVE TABLE
GRAPHIC SCALE
1 inch = 50 ft.
SECTION 3, T.24 N., R.43 E.W.M.
SPOKANE COUNTY WASHINGTON
DEVELOPER'S APPROVAL
DATE
PALOUSE PLAZA
JULIA STREET
GRADE ORDINANCE LIST
CITY DATUM
SCALE
REVISIONS

PR43B

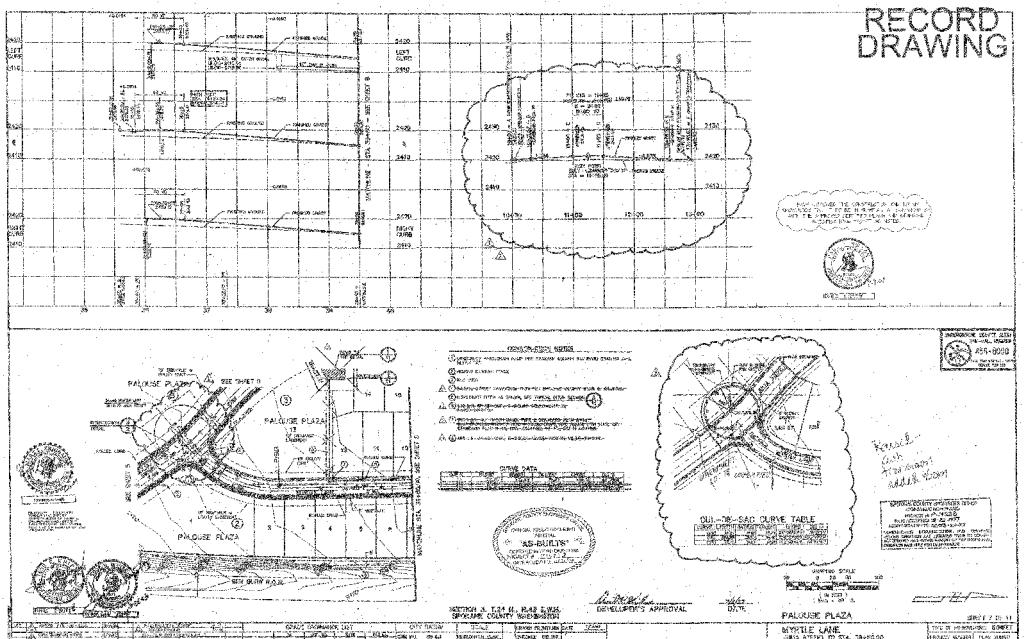
RECORD DRAWING



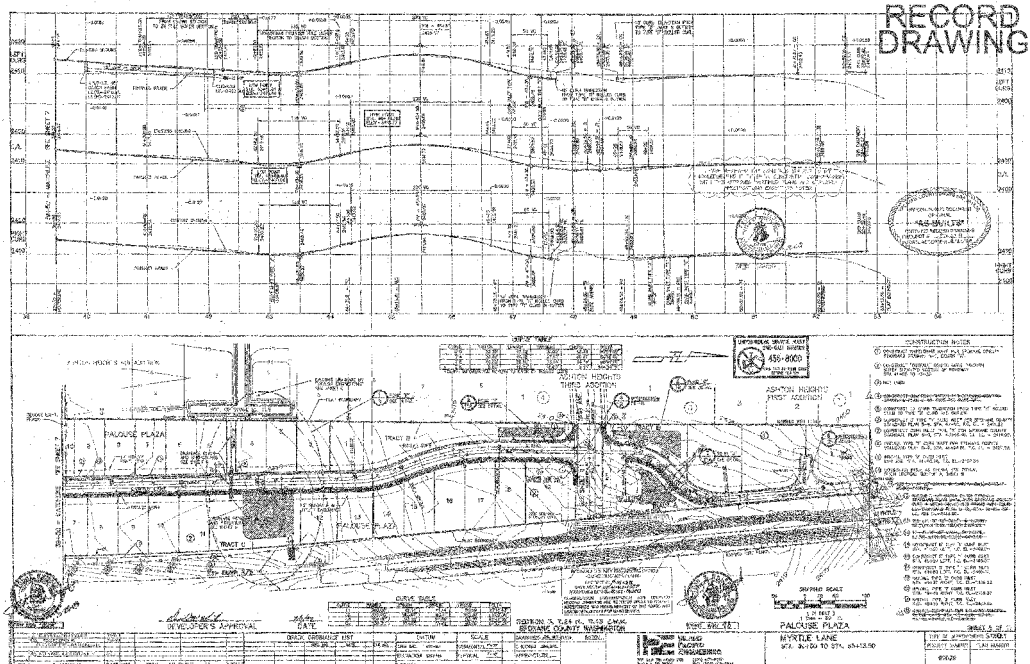




RECORD DRAWING



RECORD DRAWING



P16238 Eng'd Built

RECORD DRAWING

ASHTON HEIGHTS 4TH ADDITION

EXPANDED GRADING PLAN
ASHTON HEIGHTS 4TH ADD.

SECTION

PALOUSE PARKWAY

TRACT B

TRACT C

PALOUSE PLAZA

EAST WORK R.O.W.

SECTION

OVERFLOW WEIR DETAIL

SECTION

PLAN

PLAN VIEW

HEADWALL DETAIL

SECTION B-B

CONSTRUCTION NOTES

SECTION 3, T.24 N., R.43 E.W.M.
SPOKANE COUNTY WASHINGTON

DEVELOPER'S APPROVAL

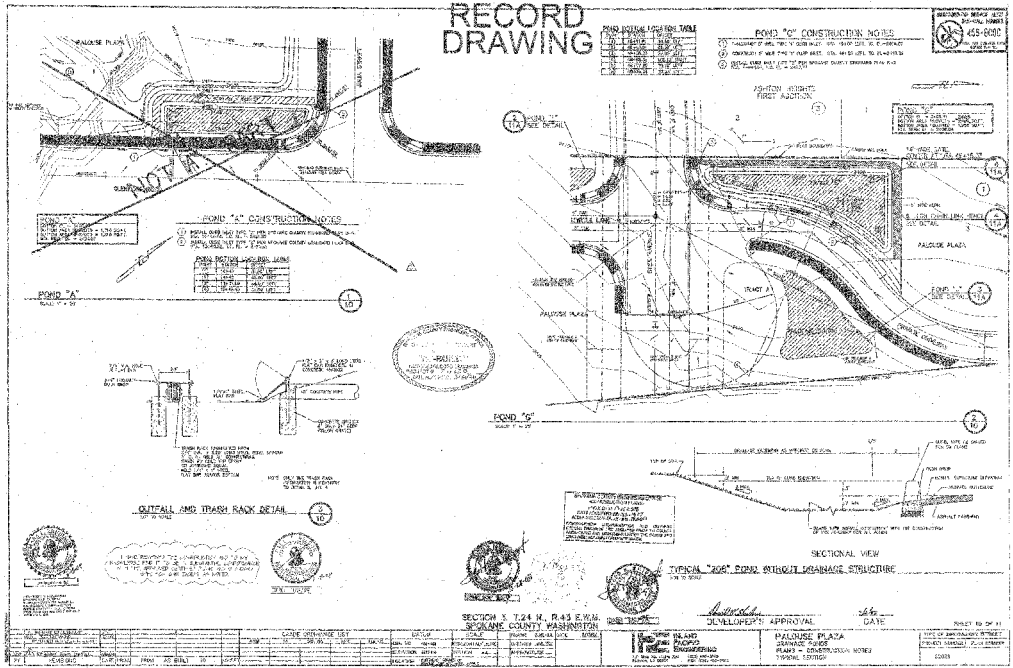
DATE

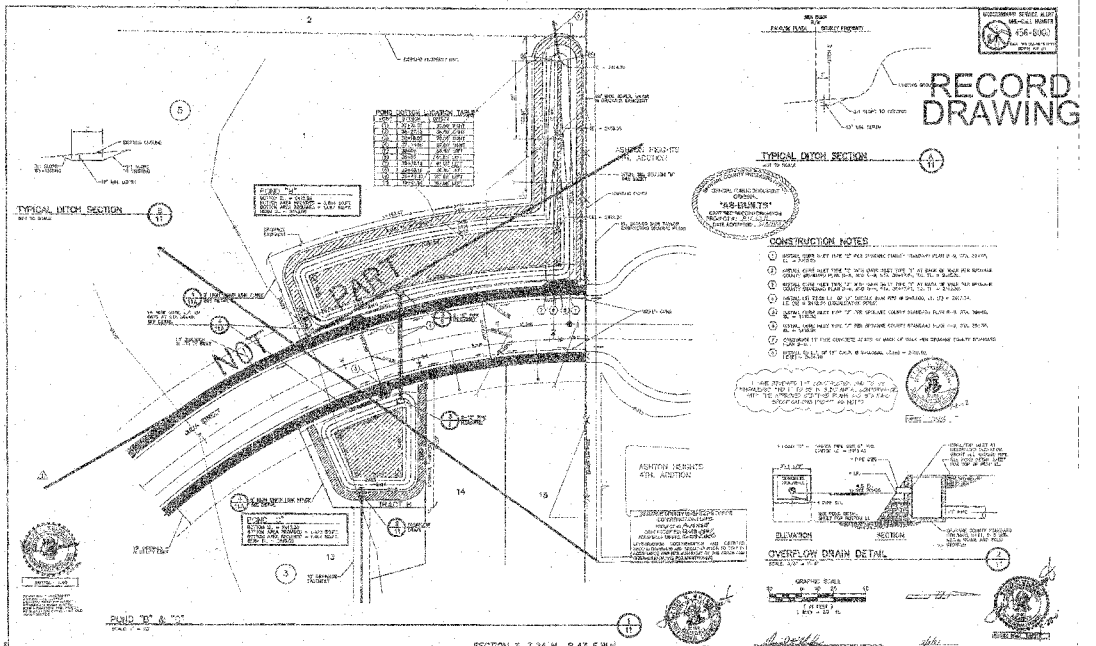
SHEET 9 OF 11

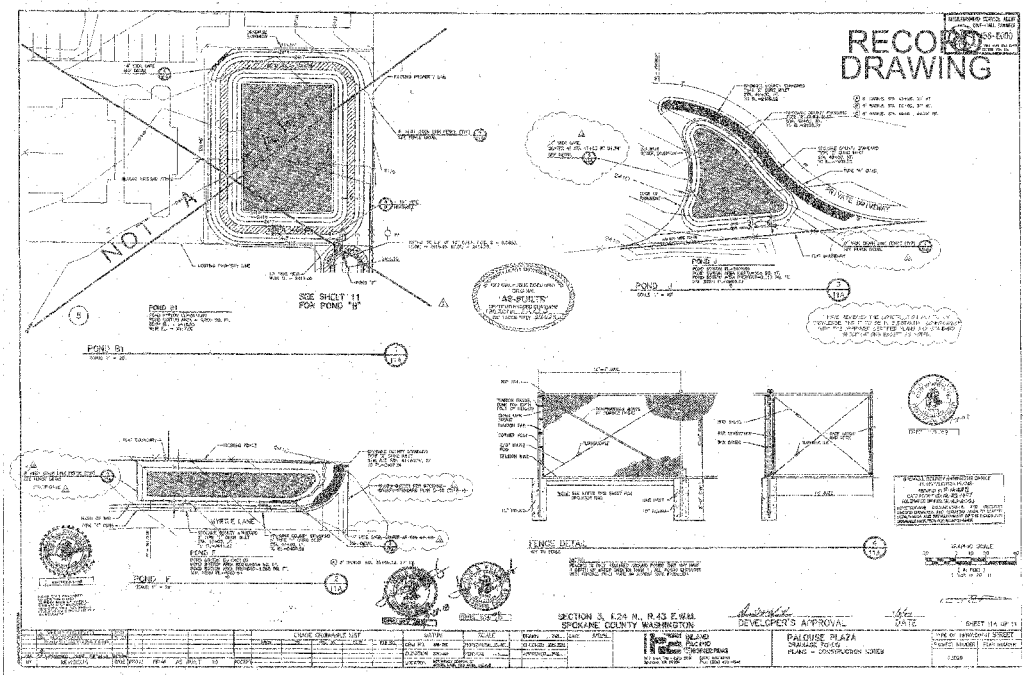
PALOUSE PLAZA
DRAINAGE POND "C"
PLAN - SECTION - DETAIL
CONSTRUCTION NOTES

CITY OF WENATCHEE, WASHINGTON
PROJECT NUMBER - PLAN NUMBER
92029

P/L 29 B

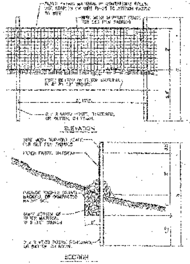

RECORD DRAWING
POND "C" CONSTRUCTION NOTES
ASHTON HEIGHTS FIRST ADDITION
PALOUSE PLAZA
POND "A" CONSTRUCTION NOTES
POND "A"
POND "C"
OUTFALL AND TRASH RACK DETAIL
SECTIONAL VIEW
TYPICAL "208" POND WITHOUT DRAINAGE STRUCTURE
SECTION 3, T.24 N., R.43 E.W.M.
SPOKANE COUNTY WASHINGTON
DEVELOPER'S APPROVAL
DATE
INLAND PACIFIC ENGINEERING
PALOUSE PLAZA
DRAINAGE PONDS
PLANS - CONSTRUCTION NOTES
TYPICAL SECTION


RECORD DRAWING
TYPICAL DITCH SECTION
TYPICAL DITCH SECTION
NOT A PART
CONSTRUCTION NOTES
OVERFLOW DRAIN DETAIL
ELEVATION
SECTION
ASHTON HEIGHTS 4TH. ADDITION
PLAN
PLAN
SECTION 3, T.24 N., R.43 E.W.M.
SPOKANE COUNTY WASHINGTON
DEVELOPER'S APPROVAL
DATE
SHEET 11 OF 17
PALOUSE PLAZA
DRAINAGE PONDS
PLANS - CONSTRUCTION NOTES
PACIFIC ENGINEERING

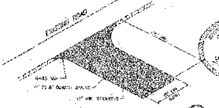

RECORD DRAWING
NOT A
SEE SHEET 11 FOR POND "B"
POND B1
POND B1
POND J
POND F
FENCE DETAIL
SECTION 3, R.24 N., R.43 E.W.M.
SPOKANE COUNTY WASHINGTON
DEVELOPER'S APPROVAL
DATE
SHEET 114 OF 11
PALOUSE PLAZA
DRAINAGE POND
PLANS - CONSTRUCTION NOTES

EROSION CONTROL PLAN FOR PALOUSE PLAZA

RECORD DRAWING



SILT FENCE DETAIL

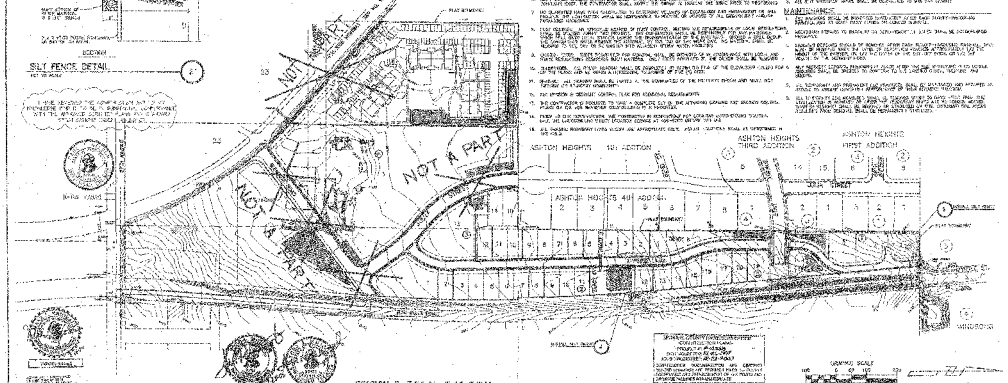


ROCK CONSTRUCTION ENTRY

GENERAL NOTES

EROSION & SEDIMENTATION CONTROL GENERAL NOTES

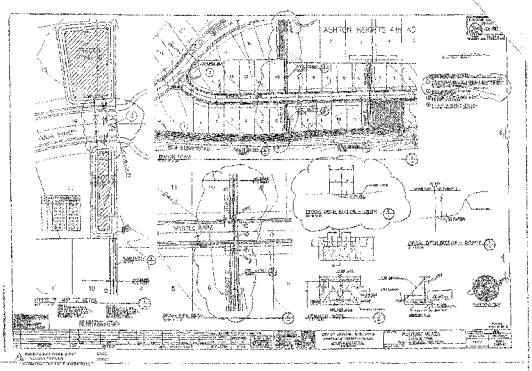
MAINTENANCE



SECTION 3, T.24 N., R.43 E.W.M.
SPOKANE COUNTY WASHINGTON

SHEET 10 OF 11

PALOUSE PLAZA
EROSION CONTROL PLAN

INLAND PACIFIC ENGINEERING

RECORD DRAWING