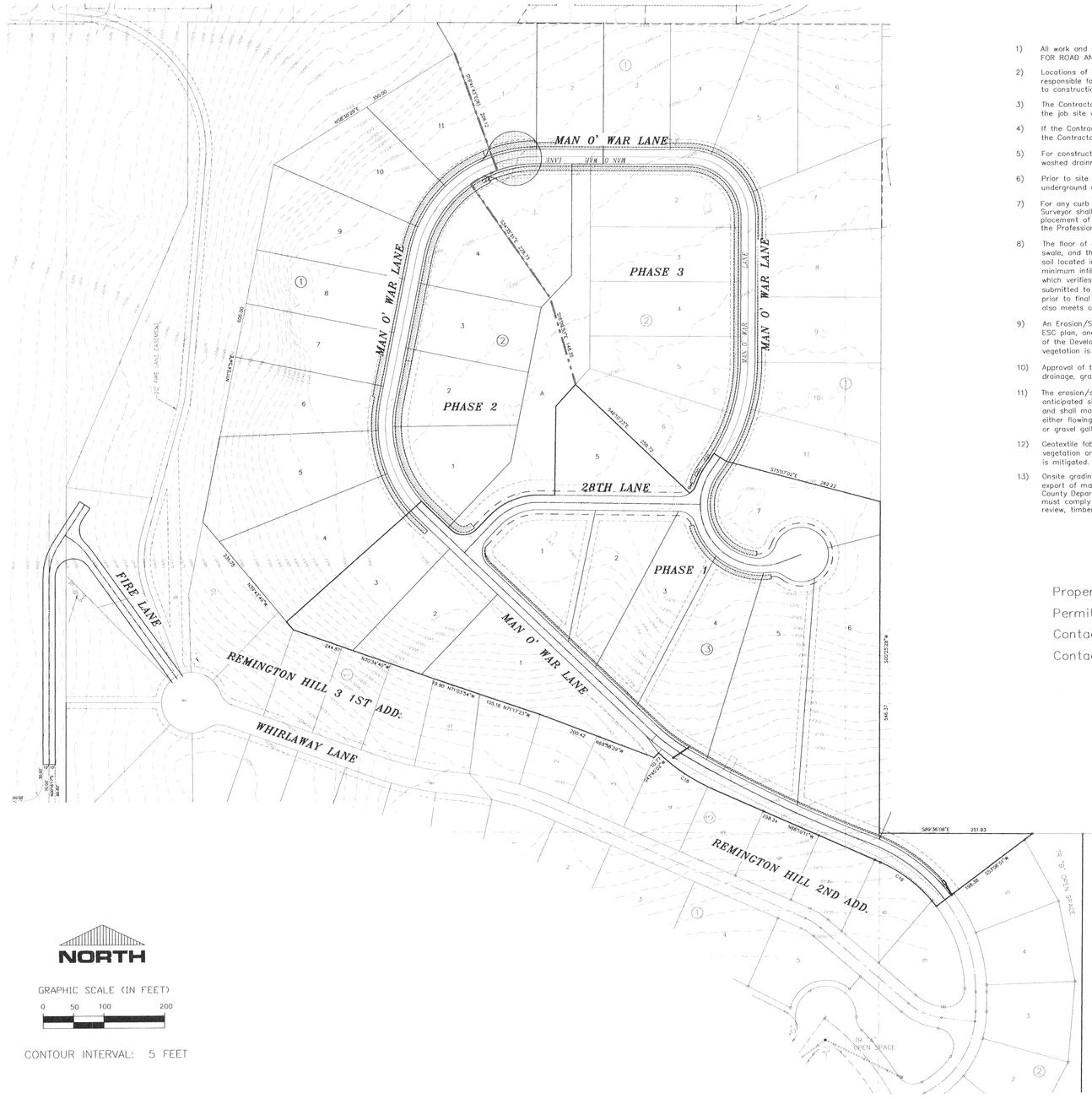
REMINGTON HILL 3 - HIGHLANDS 1ST ADDITION

THE SE 1/4 OF SECTION 25, T.25 N., R.44 E.W.M., SPOKANE COUNTY, WASHINGTON



NORTH

GRAPHIC SCALE (IN FEET)
0 50 100 200

CONTOUR INTERVAL: 5 FEET

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 site 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 Engineers office.

5) For construction of drywells, install filter fabric (Amoco 4545 or approved equivalent) between the washed drainrock and the native soils.

6) Prior to site construction, the Contractor is responsible for locating underground utilities. Call the underground utility location service at 456-8000 before you dig.

7) 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.

8) The floor of a Grassed Percolation Area (GPA) swale includes the level portion of the floor of the swale, and the side slopes 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.

9) An Erosion/Sedimentation 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.

10) 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.

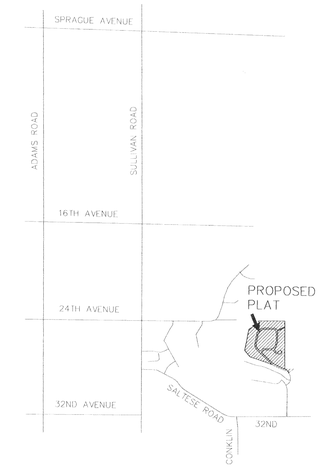
11) The erosion/sedimentation control measures shown are the minimum requirements for the anticipated site conditions. The Contractor shall inspect and maintain these ESC measures daily, and shall maintain and upgrade these measures as necessary to prevent sediment-laden water from either flowing off the site, or into new/existing storm drainage facilities, such as drywells, culverts, or gravel galleries.

12) Geotextile fabric is to be placed on the rims 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.

13) Onsite grading shall be in accordance with the approved grading plan and ESC plan. Any import or export of material shall be from a preapproved source/destination and coordinated with the Spokane County Department of Building and Planning at 477-3675. Grading on this site or any other site must comply with all development regulations including, but not limited to, grading permits, SEPA review, timber harvest permits, critical areas, floodplains, designated drainageways, etc.

PROJECT INFORMATION

Property Owner:	Rem-Rock Corp.
Permit Applicant:	Jim Fox, President, Rem-Rock Corp.
Contact Number:	(509) 230-2221
Contact Address:	P.O. Box 989, Veradale WA 99037



VICINITY MAP

GRAPHIC SCALE (IN FEET)
0 1000 2000 4000
1" = 2000'

ENGINEER'S CERTIFICATION

The design improvements shown in this set of plans conform to the applicable editions of the Spokane County standards for road and sewer construction and 2008 Spokane Regional Stormwater Manual. All design deviations have been approved by the Spokane County Engineer. I approve these plans for construction.

ENGINEER — DATE 11/7/12

DEVELOPERS APPROVAL — DATE 11/7/12

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1949A
DATE ACCEPTED: 11-09-12
ACCEPTANCE EXPIRES: 11-09-14
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.29
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

INDEX TO PLAN SET

SHEET 1 OF 7: VICINITY MAP & PLAN INDEX
SHEET 2 OF 7: EROSION & SEDIMENT CONTROL PLAN
SHEET 3 OF 7: STORMWATER DRAINAGE PLAN
SHEET 4 OF 7: STREET PLAN-PROFILE: MAN O' WAR LANE
SHEET 5 OF 7: STREET PLAN-PROFILE: MAN O' WAR LANE
SHEET 6 OF 7: STREET PLAN-PROFILE: 28TH LANE
SHEET 7 OF 7: STREET PLAN-PROFILE: FIRE LANE

CALL BEFORE YOU DIG: 456-8000

BY	DATE	REVISIONS / AS BUILT

DATUM	SCALE		DATE
TBM NO. BRASS CAP #2227	HORIZONTAL 1"=100'	DRAWN MCP	11/6/2012
ELEVATION 2226.53 NAVD29*	VERTICAL	CHECKED ACS	11/7/12
SOUTH SIDE OF 32ND AVE JUST LOCATION JUST EAST OF MAN O'WAR COURT		APPROVED	
*ADD 3.8' TO ALL ELEVATIONS FOR NAVD 88 DATUM			

ARON C. SIMPSON — STATE OF WASHINGTON — 43460 — REGISTERED PROFESSIONAL ENGINEER — 11/7/12

Founded 1946
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

TYPE OF IMPROVEMENT: COVER	
PROJECT NUMBER	SHEET NUMBER
14044	1 OF 7

REMINGTON HILL 3-HIGHLANDS IST ADD
SE 1/4 OF SECTION 25, T. 25 N, R. 44 E.W.M.
VICINITY MAP & PLAN INDEX

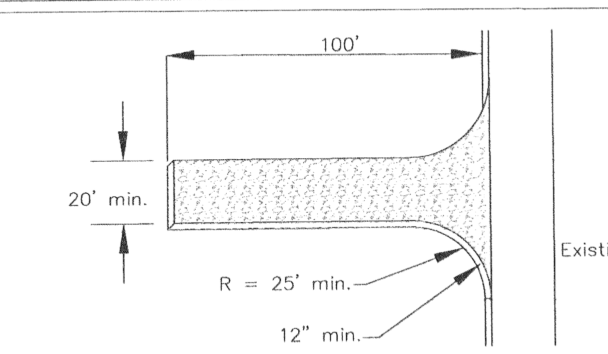
P:\Projects\14001-14500\14044\Dwg\14044 RH3.dwg 11/7/2012 8:23:41 AM PST

P-1949A EN6 Road & Drainage
LP1949A-COV-1

TEMPORARY EROSION AND SEDIMENT CONTROL NOTES

1. The following construction sequence shall be followed in order to best minimize the potential for erosion and sediment control problems:
   (a) Clear and grub and rough grade sufficiently of temporary ESC BMPs;
   (b) Install temporary ESC BMPs, constructing sediment trapping BMPs as one of the first steps prior to grading;
   (c) Clear, grub and rough grade for roads, temporary access and utility locations;
   (d) Stabilize roadway approaches and temporary access points with the appropriate construction entry BMP;
   (e) Clear, grub and grade individual lots or groups of lots;
   (f) Temporarily stabilize, through re-vegetation or other appropriate BMPs, lots or groups of lots in situations where substantial cut or fill slopes are a result of the site grading;
   (g) Construct roads, buildings, permanent stormwater facilities (i.e.. inlets, ponds, UIC facilities, etc..);
   (h) Protect all permanent stormwater facilities utilizing the appropriate BMPs;
   (i) Install permanent ESC controls, when applicable; and,
   (j) Remove temporary ESC controls when:
2. Permanent ESC controls, when applicable, have been completely installed;
3. All land-disturbing activities that have the potential to cause erosion or sedimentation problems have ceased; and,
4. Vegetation has been in the areas noted as requiring vegetation on the accepted ESC plan on file with the local jurisdiction.
5. Inspect all roadways, at the end of each day, adjacent to the construction access route. If it is evident that sediment has been tracked off site and/or beyond the roadway approach, cleaning is required.
6. If sediment removal is necessary prior to street washing, it shall be removed by shoveling or pickup sweeping and transported to a controlled sediment disposal area.
7. If street washing is required to clean sediment tracked off site, once sediment has been removed, street wash wastewater shall be controlled by pumping back on-site or otherwise prevented from discharging into systems tributary to waters of the state.
8. Restore construction access route equal to or better than the pre-construction condition.
9. Retain the duff layer, native topsoil, and natural vegetation in an undisturbed state to the maximum extent practical.
10. Inspect sediment control BMPs weekly at a minimum, daily during a storm event, and after any discharge from the site (stormwater are non-stormwater). The inspection frequency may be reduced to once a month if the site is stabilized and inactive.
11. Control fugitive dust from construction activity in accordance with the state and/or local air qualities with jurisdiction over the project area.
12. Stabilize exposed unworked soils (including stockpiles), whether at final grade or not, within 10 days during the regional dry season (July 1 through September 30) and within 5 days during the regional wet season (October 1 through June 30). Soils must be stabilized at the end of a shift before a holiday weekend if needed based on the weather forecast. This time limit may not only be adjusted by a local jurisdiction with a "Qualified Local Program," if it can be demonstrated that the recent precipitation justifies a different standard and meets the requirements set forth in the Construction Stormwater General Permit.
13. Protect inlets, drywells, catch basins and other stormwater management facilities from sediment, whether or not facilities are operable.
14. Keep roads adjacent to inlets clean.
15. Inspect inlets weekly at a minimum and daily during storm events.
16. Construct stormwater facilities (detention/retention storage pond or swales) before grading begins. These facilities shall be operational before the construction of impervious site improvements.
17. Stockpile materials (such as topsoil) on site, keeping off of roadway and sidewalks.
18. Cover, contain and protect all chemicals, liquid products, petroleum product, and non-inert wastes present on site from vandalism (see Chapter 173-304 WAC for the definition of inert waste), use secondary containment for on-site fueling tanks.
19. Conduct maintenance and repair of heavy equipment and vehicles involving oil changes, hydraulic system repairs, solvent and de-greasing operations, fuel tank drain down and removal, and other activities that may result in discharge or spillage of pollutants to the ground or into stormwater runoff using spill prevention measures, such as drip pans. Clean all contaminated surfaces immediately following any discharge or spill incident. If raining over equipment or vehicle, perform emergency repairs on site using temporary plastic beneath the vehicle.
20. Conduct application of agricultural chemicals, including fertilizers and pesticides, in such a manner, and at application rates, that inhibits the loss of chemicals into stormwater runoff facilities. Amend manufacturer's recommended application rates and procedures to meet this requirement, if necessary.
21. Inspect on a regular basis (at a minimum weekly, and daily a runoff producing storm event) and maintain all erosion and sediment control BMPs to ensure successful performance of the BMPs. Note that inlet protection devices shall be cleaned or removed and replaced before six inches of sediment can accumulate.
22. Remove temporary ESC BMPs within 30 days after the temporary BMPs are no longer needed. Permanently stabilize areas that are disturbed during the removal process.

STABILIZED CONSTRUCTION ENTRANCE



* Material should be quarry spalls (where feasible), 4 inches to 8 inches size.
* The rock pad shall be at least 12 inches thick and 100 feet in length for sites more than 1 acre; and may be reduced to 50 feet in length for sites less than 1 acre. Site is approximately 0.7 acres.
* Width shall be the full length of the vehicle egress area (minimun 20 feet).
* Additional rock should be added periodically to maintain proper function of the pad.
* See figure II-5.4 per Spokane County Stormwater Management Manual.

PROJECT INFORMATION

OWNER/APPLICANT: REM-ROCK CORPORATION

CONTACT NUMBER: JIM FOX, PRESIDENT

PROJECT ADDRESS: SE 1/4 SEC. 25, T.24N., R.44 EWM SPOKANE, WA

SITE SOIL TYPE: BkD, Ca, CoB, HvC, LaB, W

NOTE: SOILS PER USDA NATURAL RESOURCE CONSERVATION SERVICE HTTP://WEBSOILSURVEY.NRCS.USDA.GOV

EXISTING VEGETATION

THE SITE'S CURRENT VEGETATIVE COVER CONSISTS OF EVERGREEN TREES, NATIVE DRYLAND GRASS AND BASALT ROCK.

DESCRIPTION OF PROJECT

THIS PROJECT WILL SUBDIVIDE 27 ACRES INTO 40 RESIDENTAL LOTS TO BE ACCESSED BY THE EXTENSION OF MAN O' WAR LANE.

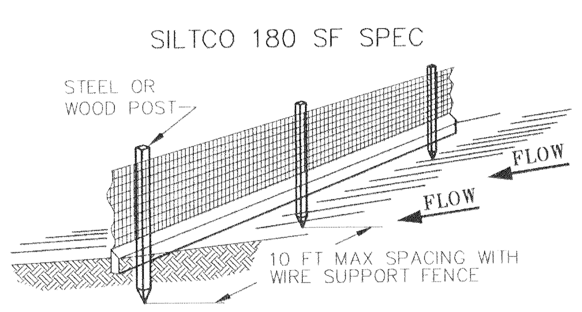
SILT FENCE NOTES

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.
4. TEMPORARY SILT FENCE LOCATION SHOWN ON THIS PLAN IS SCHEMATIC IN NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING ALL SILT RUNOFF DURING CONSTRUCTION.

SILT FENCE DETAIL

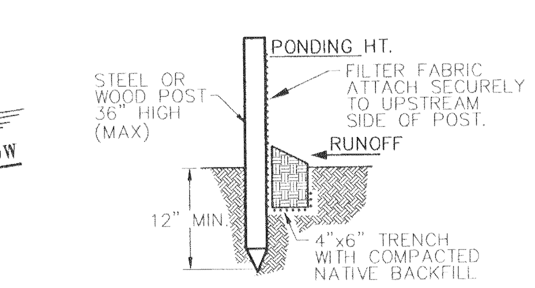
NOT TO SCALE

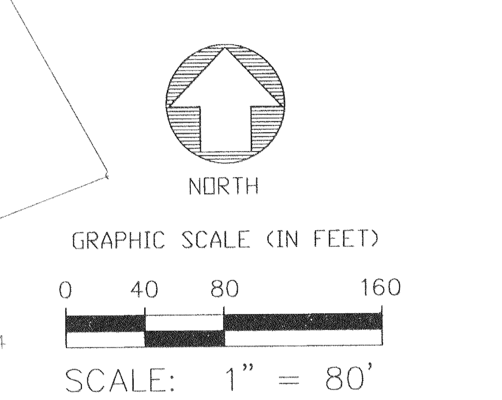
SILTCO 180 SF SPEC



SILT FENCE SECTION

NOT TO SCALE





ENGINEER'S CERTIFICATION FOR ESC PLAN

THE RECOMMENDED PROVISIONS SHOWN IN THIS EROSION & SEDIMENT CONTROL PLAN MEET THE APPLICABLE REQUIREMENTS FOR ESC PLANS AS LISTED IN CHAPTER 9 OF THE 2008 REGIONAL STORMWATER MANAGEMENT. I APPROVE THIS PLAN FOR CONSTRUCTION.

[signature] 11/7/12
DESIGN ENGINEER DATE

[signature] 11/7/12
DEVELOPER DATE

CALL BEFORE YOU DIG 456-8000

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1949A
DATE ACCEPTED: 11-09-12
ACCEPTANCE EXPIRES: 11-09-14
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.29
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

BY	DATE	REVISIONS / AS BUILT

DATUM	SCALE		DATE
TBM NO. BRASS CAP #2227	HORIZONTAL 1"=80'	DRAWN MCP	11/6/2012
ELEVATION 2226.53 NAVD29*	VERTICAL	CHECKED ACS	11/7/12
LOCATION SOUTH SIDE OF 32ND AVE JUST JUST EAST OF MAN O'WAR COURT		APPROVED	
*ADD 3.8' TO ALL ELEVATIONS FOR NAVD 88 DATUM			

AARON C. SIMPSON · STATE OF WASHINGTON · 43460 · REGISTERED PROFESSIONAL ENGINEER · 11/7/12

Founded 1946
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

TYPE OF IMPROVEMENT: STREET & DRAINAGE	
PROJECT NUMBER	SHEET NUMBER
14044	2 OF 7

REMINGTON HILL 3-HIGHLANDS 1ST ADD
SE 1/4 OF SECTION 25, T. 25 N, R. 44 E.W.M.

TEMPORARY
EROSION & SEDIMENT CONTROL PLAN

P-1949A ENG Road & Drainage
LP1949A-DRAIN-2

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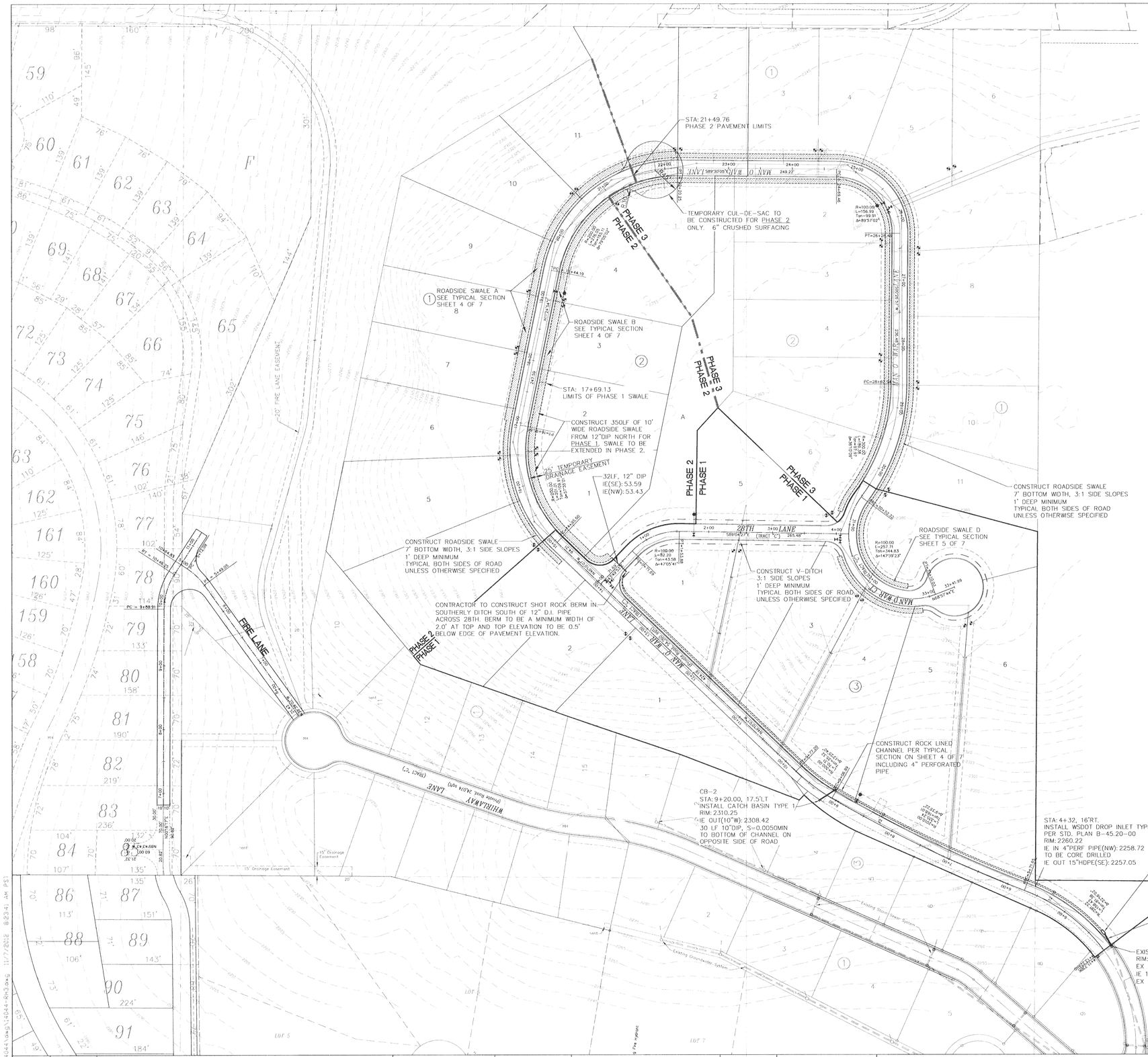

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1949A
DATE ACCEPTED: 11-09-12
ACCEPTANCE EXPIRES: 11-09-14
PROJECT LANE MILES PUBLIC: 8
PROJECT LANE MILES PRIVATE: 1.29
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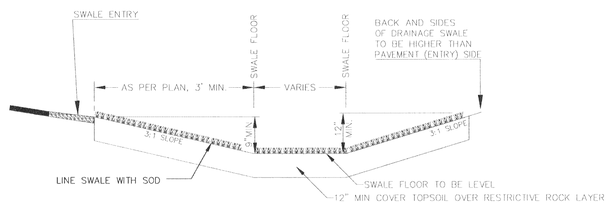
TYPICAL SECTION: DRAINAGE SWALE

NOT TO SCALE



NOTE : SWALE FLOOR ELEVATION ON PLAN IS TOP OF SOD.

ENGINEER'S CERTIFICATION

The design improvements shown in this set of plans conform to the applicable editions of the Spokane County standards for road and sewer construction and 2008 Spokane Regional Stormwater Manual. All design deviations have been approved by the Spokane County Engineer. I approve these plans for construction.

ENGINEER — DATE 11/7/12

DEVELOPERS APPROVAL — DATE 11/7/12

NORTH

GRAPHIC SCALE (IN FEET)
0 40 80 160
SCALE: 1" = 80'

CALL BEFORE YOU DIG 456-8000

BY	DATE	REVISIONS / AS BUILT

DATUM		SCALE			DATE
TBM NO.	BRASS CAP #2227	HORIZONTAL	1"=80'	DRAWN MCP	11/6/2012
ELEVATION	2226.53 NAVD29*	VERTICAL		CHECKED ACS	11/7/12
LOCATION	SOUTH SIDE OF 32ND AVE JUST JUST EAST OF MAN O'WAR COURT			APPROVED	

*ADD 3.8' TO ALL ELEVATIONS FOR NAVD 88 DATUM

AARON C. SIMPSON — STATE OF WASHINGTON — 11/7/12 — 43460 — REGISTERED PROFESSIONAL ENGINEER

Founded 1946
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

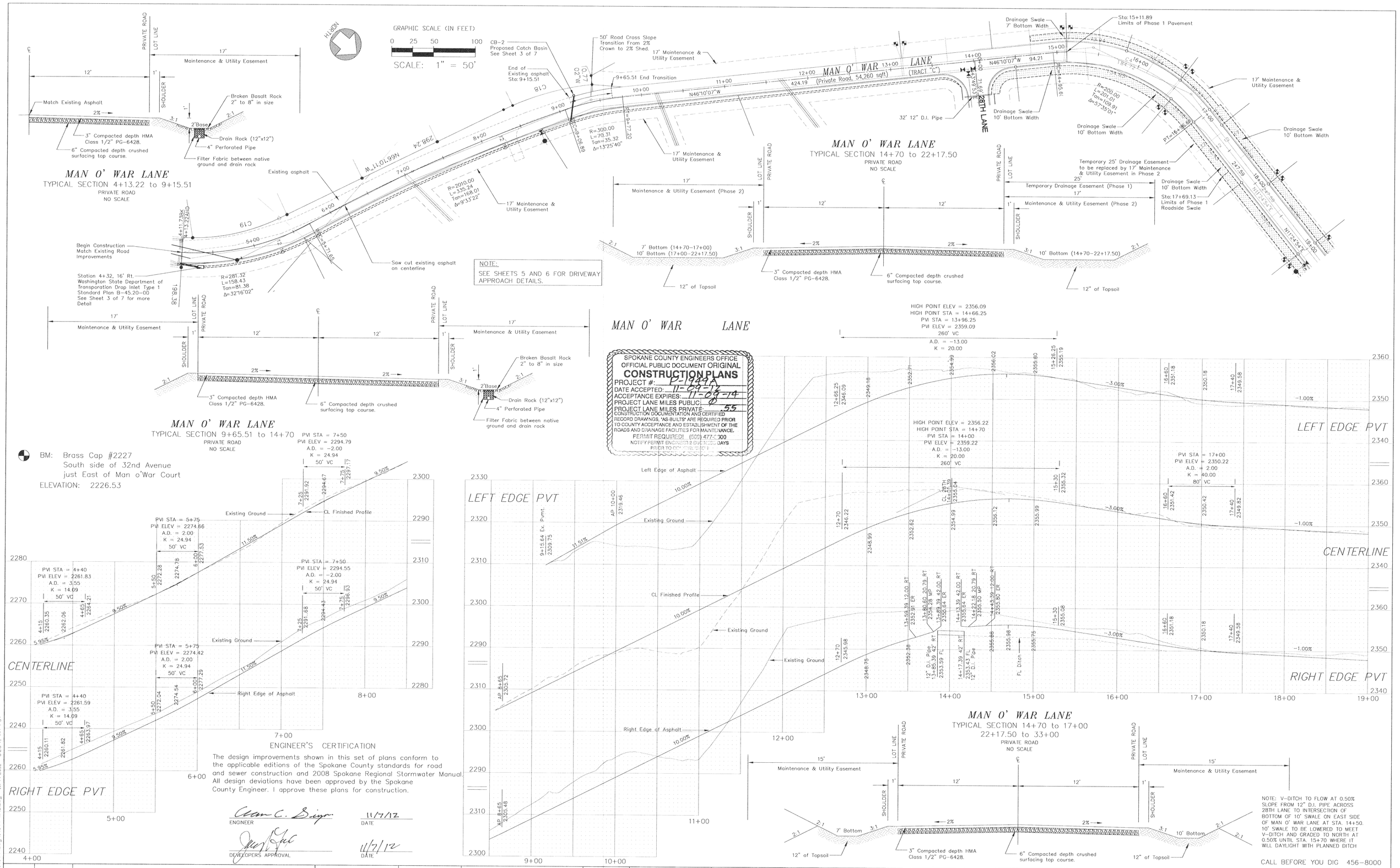
TYPE OF IMPROVEMENT:	
DRAINAGE	
PROJECT NUMBER	SHEET NUMBER
14044	3 OF 7

REMINGTON HILL 3-HIGHLANDS 1ST ADD

SE 1/4 OF SECTION 25, T. 25 N, R. 44 E.W.M.

STORMWATER DRAINAGE PLAN

P-1949A EN6 Roads & Drainage
LP1949A-DRAIN-3



NOTE:
SEE SHEETS 5 AND 6 FOR DRIVEWAY APPROACH DETAILS.

BM: Brass Cap #2227
South side of 32nd Avenue
just East of Man o'War Court
ELEVATION: 2226.53

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1949A
DATE ACCEPTED: 11-09-12
ACCEPTANCE EXPIRES: 11-09-14
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: .55
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!

ENGINEER'S CERTIFICATION

The design improvements shown in this set of plans conform to the applicable editions of the Spokane County standards for road and sewer construction and 2008 Spokane Regional Stormwater Manual. All design deviations have been approved by the Spokane County Engineer. I approve these plans for construction.

ENGINEER — DATE 11/7/12

DEVELOPERS APPROVAL — DATE 11/7/12

BY	DATE	REVISIONS / AS BUILT

DATUM		SCALE			DATE
TBM NO.	BRASS CAP #2227	HORIZONTAL	1"=50'	DRAWN MCP	11/6/2012
ELEVATION	2226.53 NAVD29*	VERTICAL	1"=10'	CHECKED ACS	11/7/12
LOCATION	SOUTH SIDE OF 32ND AVE JUST JUST EAST OF MAN O'WAR COURT			APPROVED	
	*ADD 3.8' TO ALL ELEVATIONS FOR NAVD 88 DATUM				

ARDEN C. SIMPSON — STATE OF WASHINGTON — 43460 — REGISTERED PROFESSIONAL ENGINEER — 11/7/12

Founded 1946
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

TYPE OF IMPROVEMENT: STREET

PROJECT NUMBER	SHEET NUMBER
14044	4 OF 7

REMINGTON HILL 3-HIGHLANDS 1ST ADD

PLAN-PROFILE: MAN O' WAR LANE

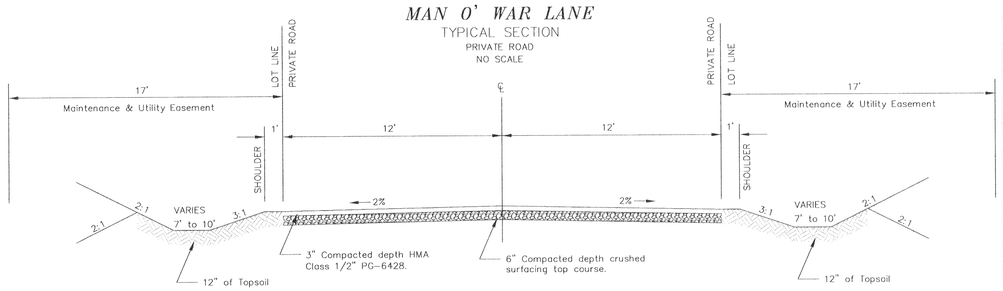
CENTERLINE STATION 4+55 TO 19+00

THE SE 1/4 OF SEC.25, T25N, R44 EWM

P-1949A ENG Road & Drainage
LP1949A-PP-4

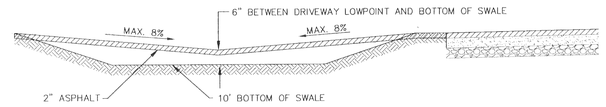
P:\Projects\14001-14500\14044\dwg\14044-RH3.dwg 11/7/2012 8:23:41 AM PST

MAN O' WAR LANE
TYPICAL SECTION
PRIVATE ROAD
NO SCALE



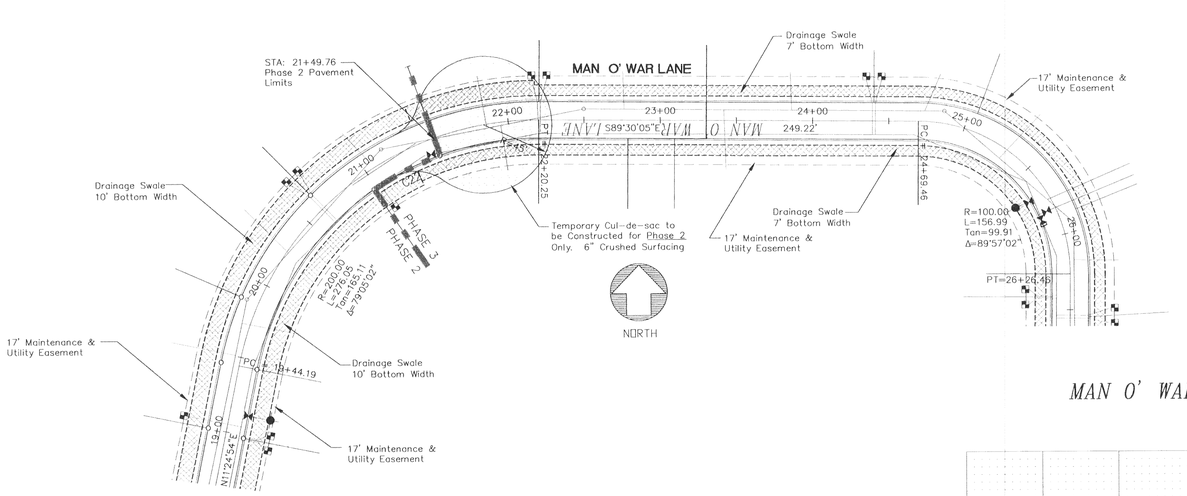
GENERAL NOTES

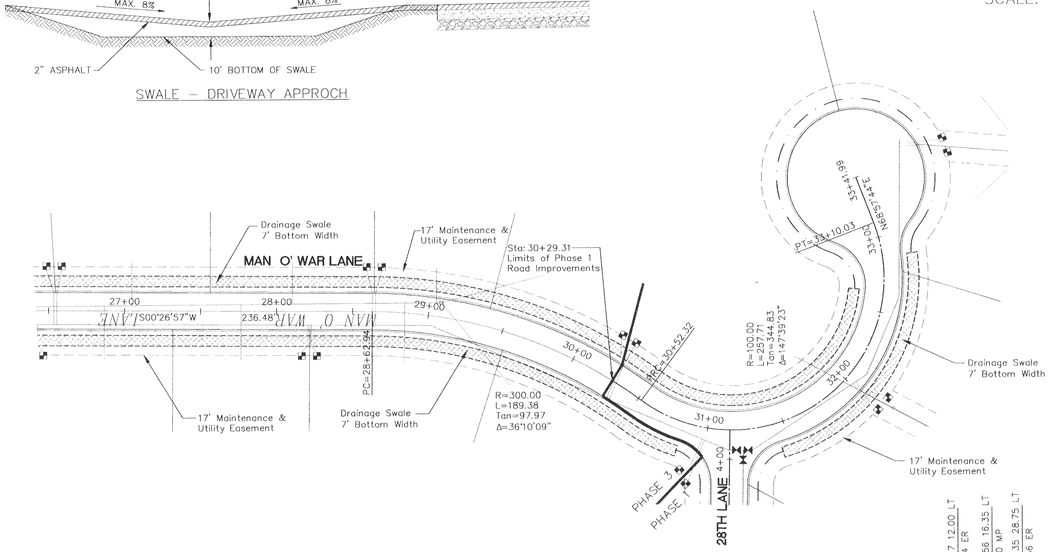
1. SLOPE FROM DRIVEWAY TO BOTTOM OF SWALE AT MAX. 2 TO 1 SLOPE.
2. MIN. 4" THICK COMPACTED CRUSHED SURFACING TOP COURSE LAYER UNDER DRIVE APPROACH.
3. LOW POINT OF DRIVEWAY TO BE AT MIDDLE OF SWALE.
4. FLOW LINE OF DRIVEWAY TO BE SLOPED TO THE DOWNSTREAM SIDE OF THE SWALE.

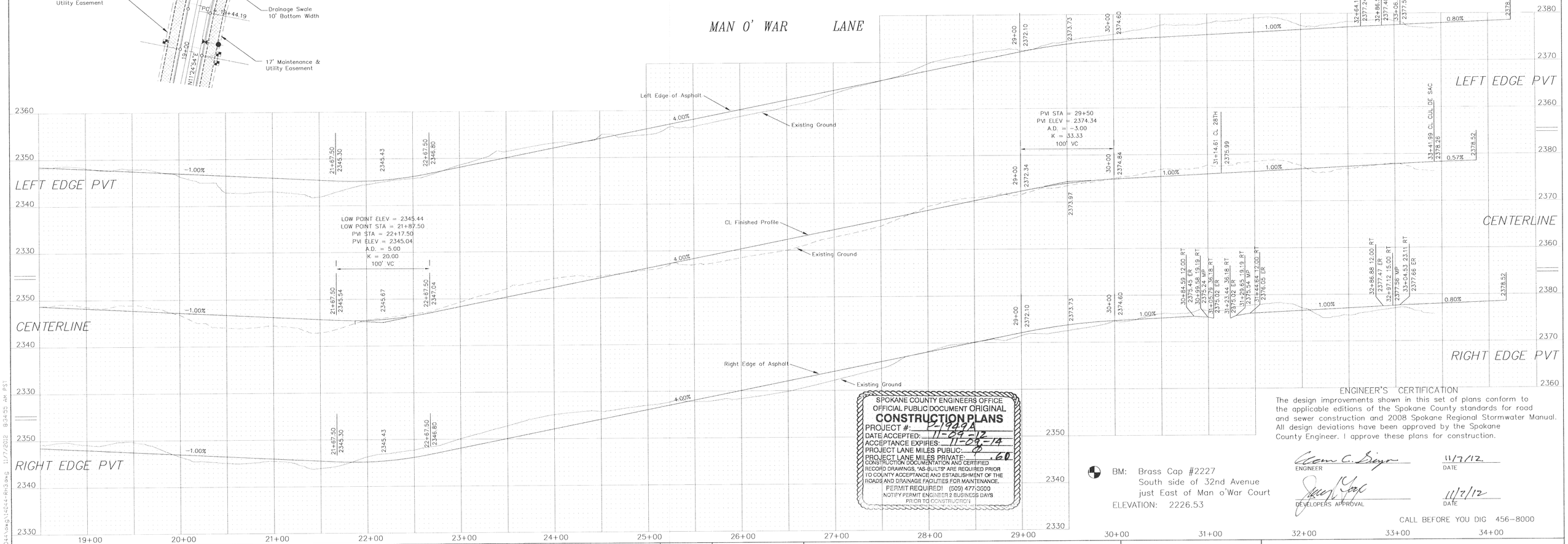


SWALE – DRIVEWAY APPROCH

GRAPHIC SCALE (IN FEET)
0 25 50 100
SCALE: 1" = 50'
NORTH







SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1949A
DATE ACCEPTED: 11-09-12
ACCEPTANCE EXPIRES: 11-09-14
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: .60
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

BM: Brass Cap #2227
South side of 32nd Avenue
just East of Man o'War Court
ELEVATION: 2226.53

ENGINEER'S CERTIFICATION

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ENGINEER — DATE 11/7/12

DEVELOPERS APPROVAL — DATE 11/7/12

CALL BEFORE YOU DIG 456-8000

BY	DATE	REVISIONS / AS BUILT

DATUM		SCALE			DATE
TBM NO.	BRASS CAP #2227	HORIZONTAL	1"=50'	DRAWN MCP	11/6/2012
ELEVATION	2226.53 NAVD29*	VERTICAL	1"=10'	CHECKED ACS	11/7/12
LOCATION	SOUTH SIDE OF 32ND AVE JUST JUST EAST OF MAN O'WAR COURT			APPROVED	

*ADD 3.8' TO ALL ELEVATIONS FOR NAVD 88 DATUM

AARON C. SIMPSON — STATE OF WASHINGTON — 43460 — REGISTERED PROFESSIONAL ENGINEER — 11/7/12

Founded 1946
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

TYPE OF IMPROVEMENT: STREET	
PROJECT NUMBER	SHEET NUMBER
14044	5 OF 7

REMINGTON HILL 3-HIGHLANDS 1ST ADD
PLAN-PROFILE: MAN O' WAR LANE
CENTERLINE STATION 18+50 TO 33+86.99
THE SE 1/4 OF SEC.25, T25N, R44 EWM

P-1949A EW6 Road & Drainage
LP1949A-PP-5

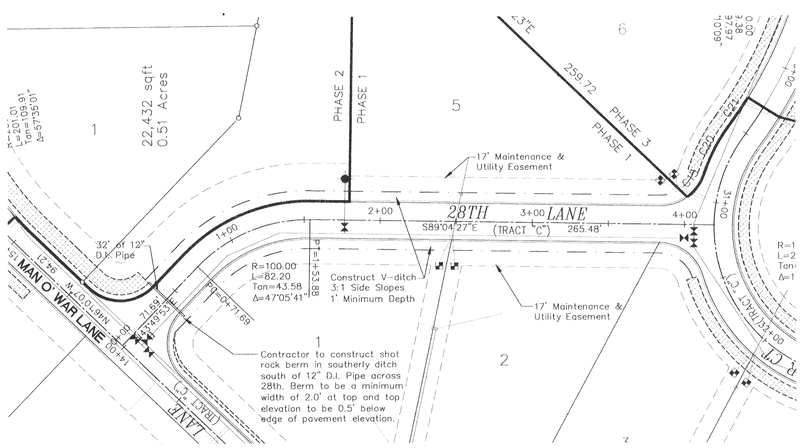
P:\Projects\14001-14500\14044\dwg\14044-RHdwg 11/7/2012 8:34:55 AM PST

GRAPHIC SCALE (IN FEET)

0 25 50 100

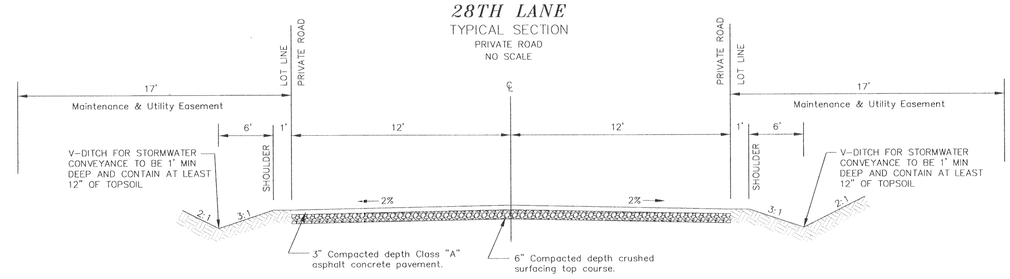
SCALE: 1" = 50'

NORTH



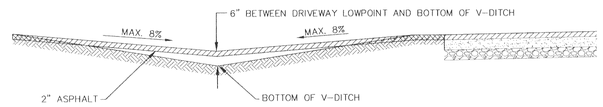
28TH LANE

28TH LANE
TYPICAL SECTION
PRIVATE ROAD
NO SCALE

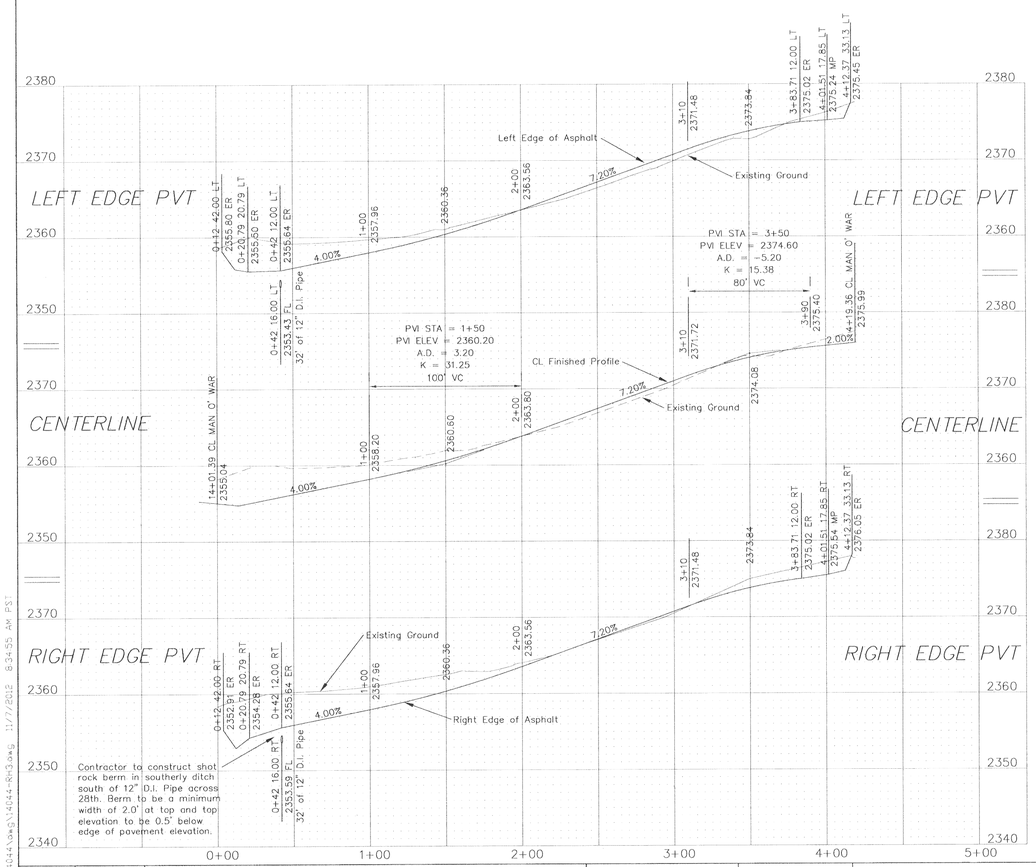


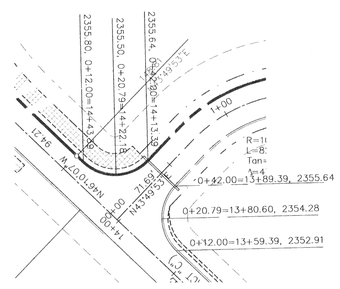
GENERAL NOTES

1. SLOPE FROM DRIVEWAY TO BOTTOM OF SWALE AT MAX. 2 TO 1 SLOPE.
2. MIN. 4" THICK COMPACTED CRUSHED SURFACING TOP COURSE LAYER UNDER DRIVE APPROACH.
3. 3. LOW POINT OF DRIVEWAY TO BE AT MIDDLE OF V-DITCH.
4. FLOW LINE OF DRIVEWAY TO BE SLOPED TO THE DOWNSTREAM SIDE OF V-DITCH.

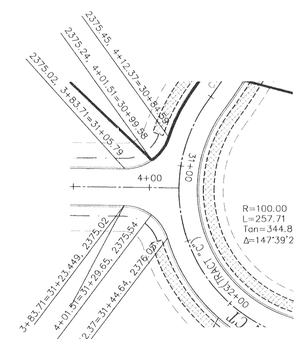


V-DITCH – DRIVEWAY APPROCH





EDGE OF ASPHALT
28TH & MAN O' WAR



EDGE OF ASPHALT
28TH & MAN O' WAR

0 25 50 100

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1949A
DATE ACCEPTED: 11-03-13
ACCEPTANCE EXPIRES: 11-03-14
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: .14
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 12 BUSINESS DAYS PRIOR TO CONSTRUCTION

BM: Brass Cap #2227
South side of 32nd Avenue
just East of Man o'War Court
ELEVATION: 2226.53

ENGINEER'S CERTIFICATION

The design improvements shown in this set of plans conform to the applicable editions of the Spokane County standards for road and sewer construction and 2008 Spokane Regional Stormwater Manual. All design deviations have been approved by the Spokane County Engineer. I approve these plans for construction.

ENGINEER — DATE 11/7/12.

DEVELOPERS APPROVAL — DATE 11/7/12

CALL BEFORE YOU DIG 456-8000

BY	DATE	REVISIONS / AS BUILT

DATUM		SCALE			DATE
TBM NO.	BRASS CAP #2227	HORIZONTAL	1"=50'	DRAWN MCP	11/6/2012
ELEVATION	2226.53 NAVD29*	VERTICAL	1"=10'	CHECKED ACS	11/7/12
LOCATION	SOUTH SIDE OF 32ND AVE JUST JUST EAST OF MAN O'WAR COURT			APPROVED	
	*ADD 3.8' TO ALL ELEVATIONS FOR NAVD 88 DATUM				

ABERN C. SIMPSON — STATE OF WASHINGTON — 11/7/12 — 43460 — REGISTERED PROFESSIONAL ENGINEER

Founded 1946
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

TYPE OF IMPROVEMENT: STREET	
PROJECT NUMBER	SHEET NUMBER
14044	6 OF 7

REMINGTON HILL 3-HIGHLANDS 1ST ADD
PLAN-PROFILE: 28TH LANE
CENTERLINE STATION 0+00 TO 4+19.36
THE SE 1/4 OF SEC.25, T25N, R44 EWM

P-1949A ENG Road & Drainag
LP1949A-PP-6

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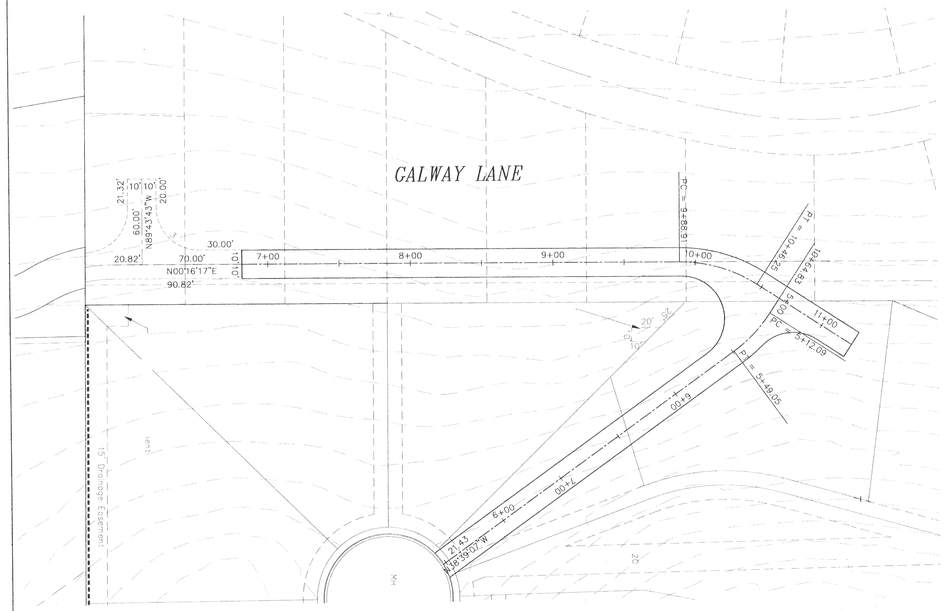
GRAPHIC SCALE (IN FEET)

0 25 50 100

SCALE: 1" = 50'

NORTH

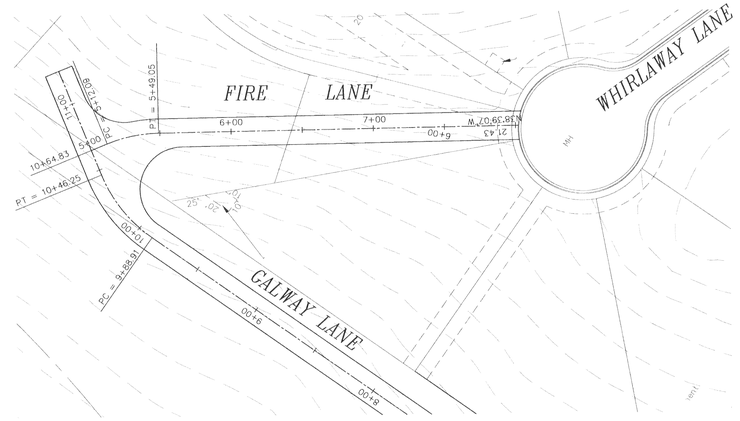


GRAPHIC SCALE (IN FEET)

0 25 50 100

SCALE: 1" = 50'

NORTH

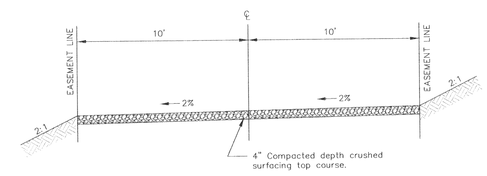


FIRE LANE

TYPICAL SECTION

EGRESS EASEMENT

NO SCALE



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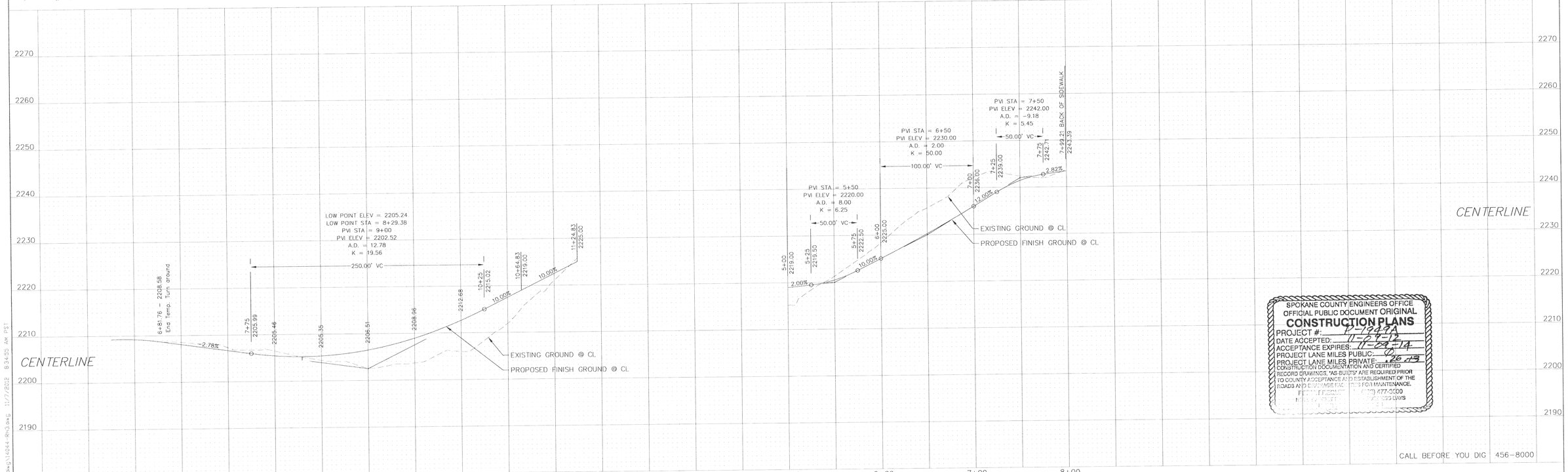
ENGINEER — DATE 11/7/12

DEVELOPERS APPROVAL — DATE 11/7/12



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1949A
DATE ACCEPTED: 11-7-12
ACCEPTANCE EXPIRES: 11-07-14
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.26 ±
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
FOR INSPECTION (509) 477-3600
NOTIFY 48 HOURS

CALL BEFORE YOU DIG 456-8000

BY	DATE	REVISIONS / AS BUILT

DATUM		SCALE			DATE
TBM NO.	BRASS CAP #2227	HORIZONTAL	1"=50'	DRAWN MCP	10/2/2012
ELEVATION	2226.53 NAVD29*	VERTICAL	1"=10'	CHECKED ACS	11/7/12
LOCATION	SOUTH SIDE OF 32ND AVE JUST JUST EAST OF MAN O'WAR COURT			APPROVED	

*ADD 3.8' TO ALL ELEVATIONS FOR NAVD 88 DATUM

ARGEN C. SIMPSON — STATE OF WASHINGTON — 43460 — REGISTERED PROFESSIONAL ENGINEER — 11/7/12

Founded 1946

Simpson Engineers, Inc.

CIVIL ENGINEERS & LAND SURVEYORS

N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789

PHONE (509) 926-1322 FAX (509) 926-1323

TYPE OF IMPROVEMENT: STREET	
PROJECT NUMBER	SHEET NUMBER
14044	7 OF 7

REMINGTON HILL 3-HIGHLANDS 1ST ADD

PLAN-PROFILE: FIRE LANE

CL STATION 6+81.76 TO 11+24.83, 5+00 TO 7+99.21

THE SE 1/4 OF SEC.25, T25N, R44 EWM

P-1949A - ENG Road & Drainage

LP1949A-PP-7

P:\Projects\14000-14500\14044\dwg\14044-RH3.dwg 11/7/2012 8:34:55 AM PST