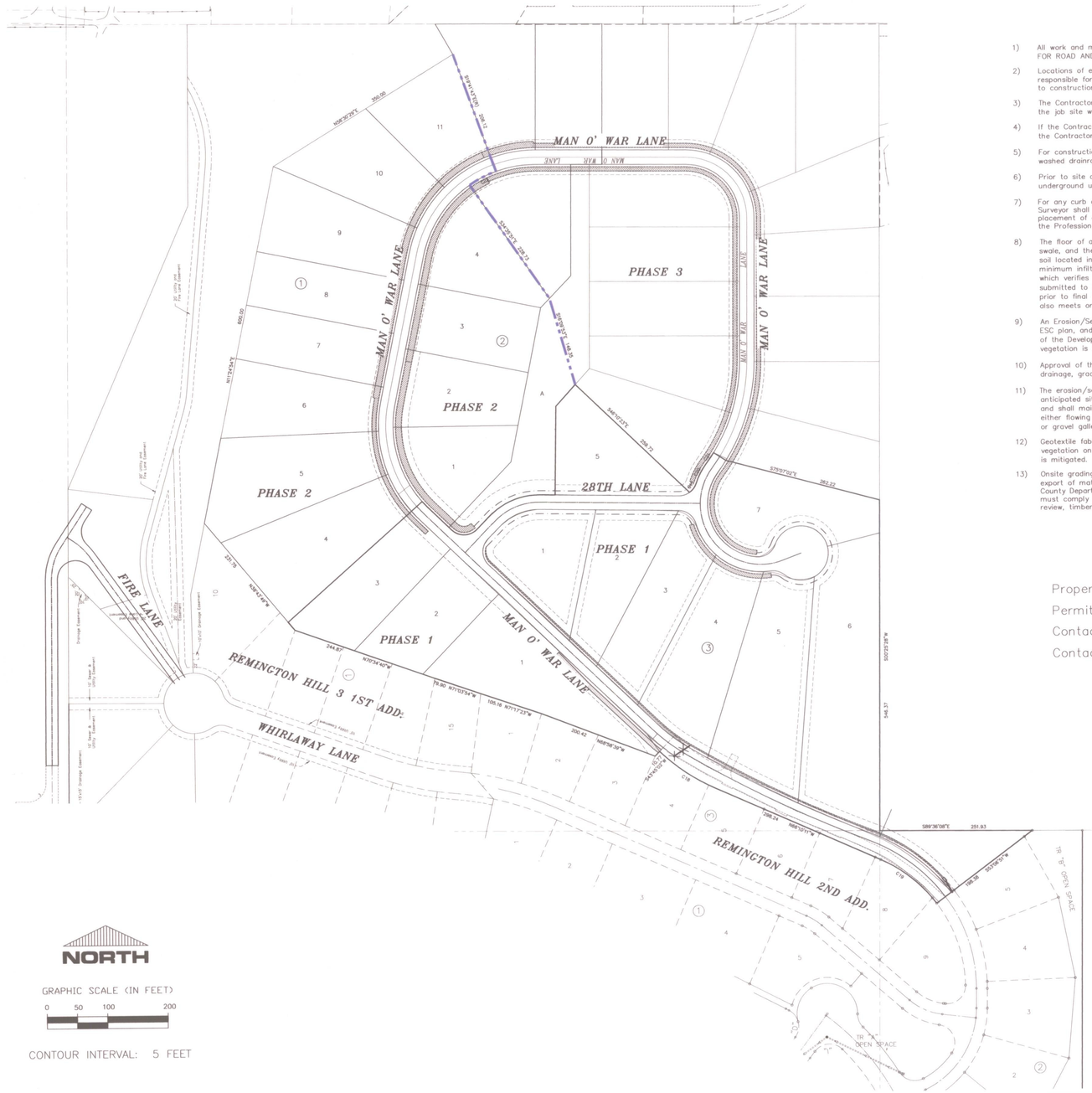
REMINGTON HILL 3 - HIGHLANDS 1ST ADDITION

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.

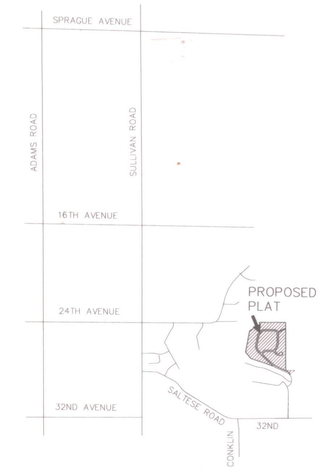
13) Onsite grading shall be in accordance with the approved grading plan and ESC plan. Any import or export of material shall be from a preapproved source/destination and coordinated with the Spokane County Department of Building and Planning at 477-3675. Grading on this site or any other site must comply 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

INDEX TO PLAN SET

SHEET 1 OF 7: VICINITY MAP & PLAN INDEX
SHEET 2 OF 7: (NOT INCLUDED) 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



VICINITY MAP

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

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1949A
DATE ACCEPTED: 5/2/13

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

Aaron C. Simpson 4/12/13
ENGINEER DATE

RECORD DRAWING

CALL BEFORE YOU DIG: 456-8000

BY	DATE	REVISIONS / AS BUILT
EBS	4/10/2013	RECORD DRAWING

DATUM	SCALE		DATE
TBM NO. BRASS CAP #2227	HORIZONTAL 1"=100'	DRAWN MCP	11/6/2012
ELEVATION 2226.53 NAVD29*	VERTICAL	CHECKED ACS	4/12/13
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, 4/12/13

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

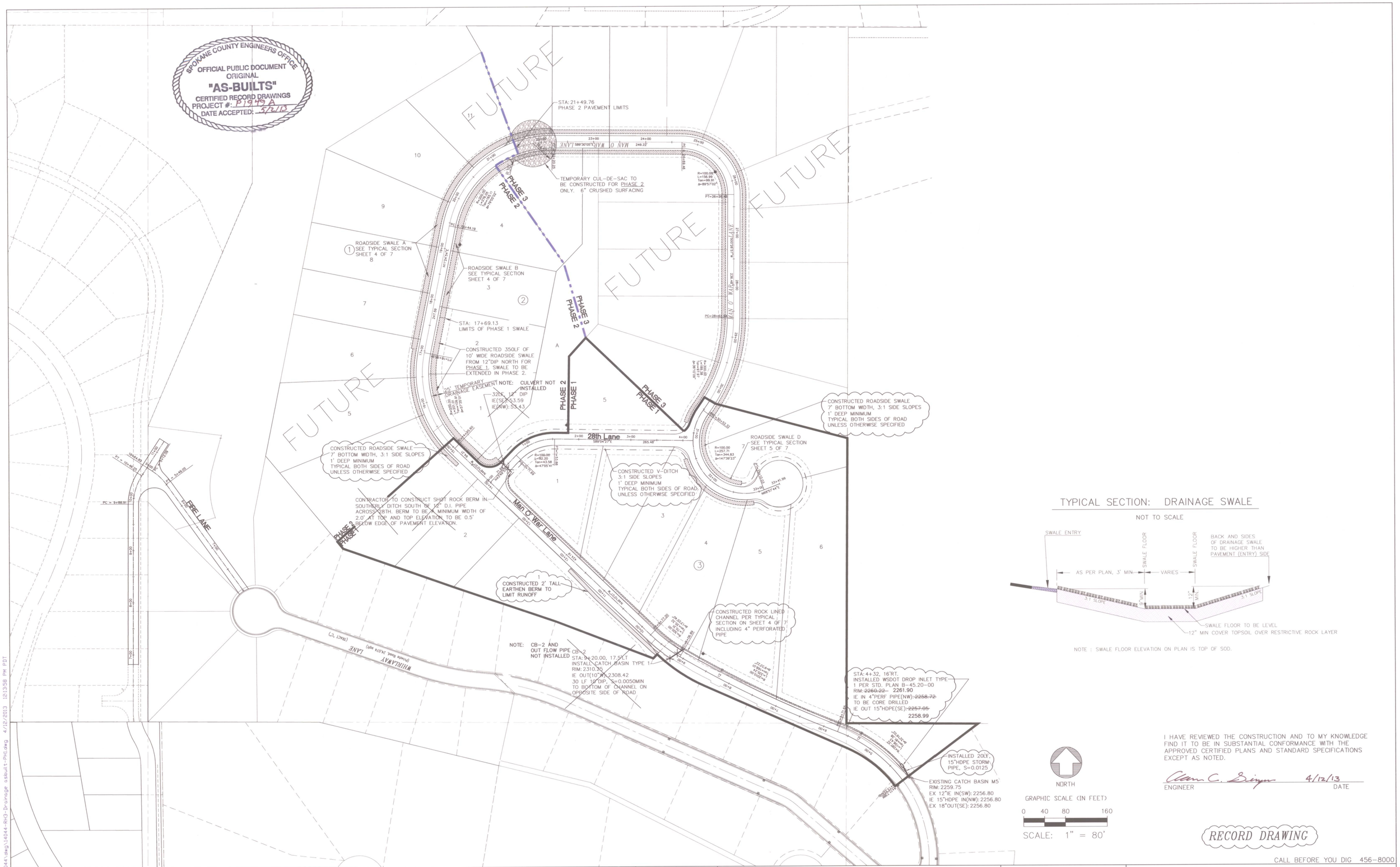
TYPE OF IMPROVEMENT: COVER	
PROJECT NUMBER	SHEET NUMBER
14044	1 OF 7

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-1949A ENG 'As-Builts

P:\Projects\14001-14500\14044\dwg\14044-RH3-Drainage asbuilt-PH.dwg 4/12/2013 12:03:03 PM PDT

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1949A
DATE ACCEPTED: 5/2/13



TYPICAL SECTION: DRAINAGE SWALE

NOT TO SCALE

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

NORTH

GRAPHIC SCALE (IN FEET)

0 40 80 160

SCALE: 1" = 80'

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

ENGINEER 4/12/13 DATE

RECORD DRAWING

CALL BEFORE YOU DIG 456-8000

BY	DATE	REVISIONS / AS BUILT
EBS	4/10/2013	RECORD DRAWING

DATUM		SCALE			DATE
TBM NO.	BRASS CAP #2227	HORIZONTAL	1"=80'	DRAWN MCP	11/6/2012
ELEVATION	2226.53 NAVD29*	VERTICAL		CHECKED ACS	4/12/13
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				

ALBERT C. SIMPSON, STATE OF WASHINGTON, 43460, REGISTERED PROFESSIONAL ENGINEER, 4/12/13

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

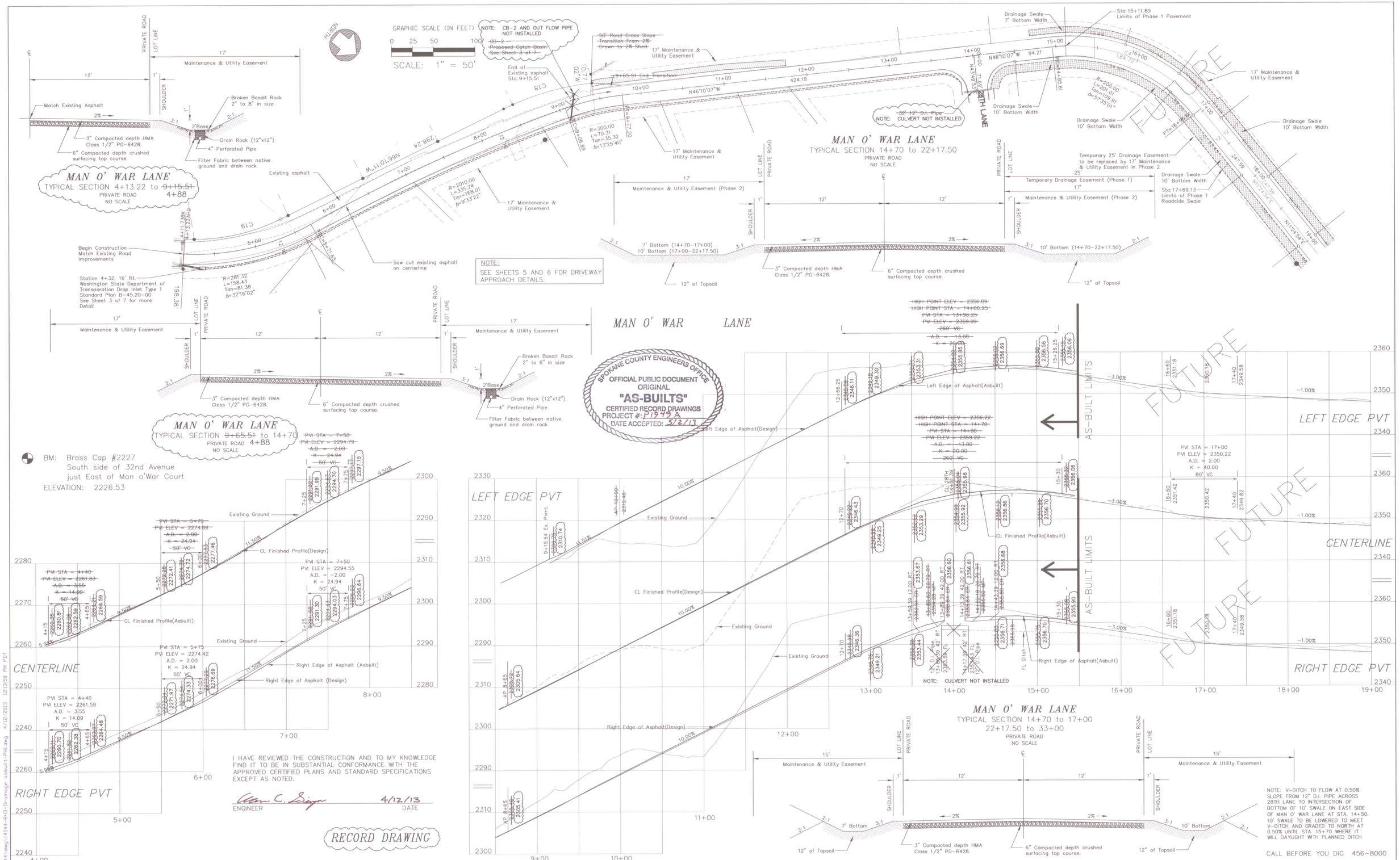
REMINGTON HILL 3-HIGHLANDS 1ST ADD

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

STORMWATER DRAINAGE PLAN

P-1949A-ENG "As-Builts"

P:\Projects\14001-14500\14044\dwg\14044-RH3-Drainage asbuilt-PhI.dwg 4/12/2013 12:13:58 PM PDT



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

ENGINEER _____ DATE 4/12/13

RECORD DRAWING

BY	DATE	REVISIONS / AS BUILT
EBS	4/10/2013	RECORD DRAWING

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	4/12/13
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 4/12/13

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

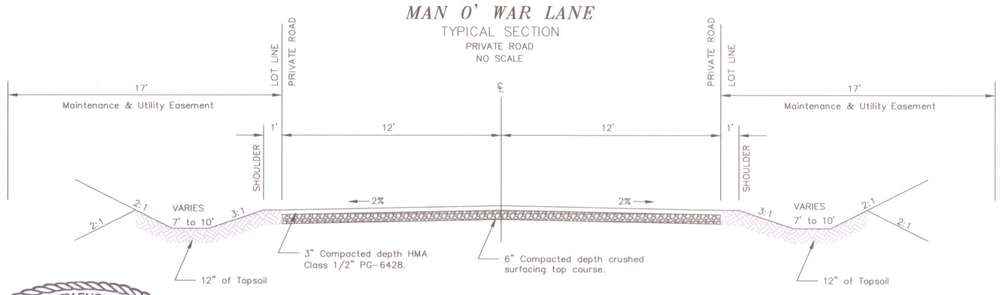
CENTERLINE STATION 4+55 TO 19+00

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

P-1949A "ENG As-Builts"

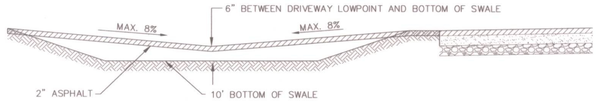
P:\Projects\14001-14500\14044\dwg\14044-RH3-Drainage asbuilt-PH1.dwg 4/12/2013 12:13:58 PM PDT

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.

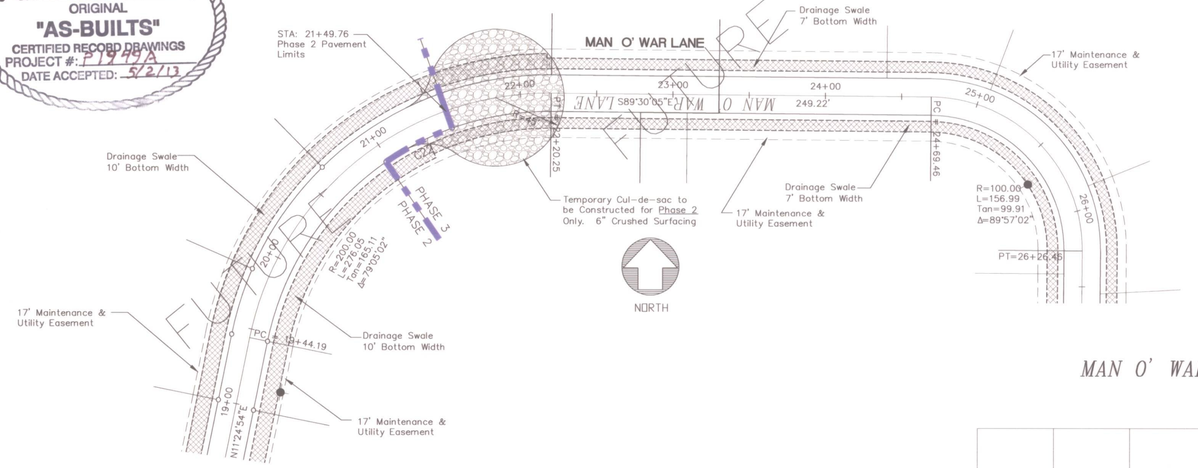


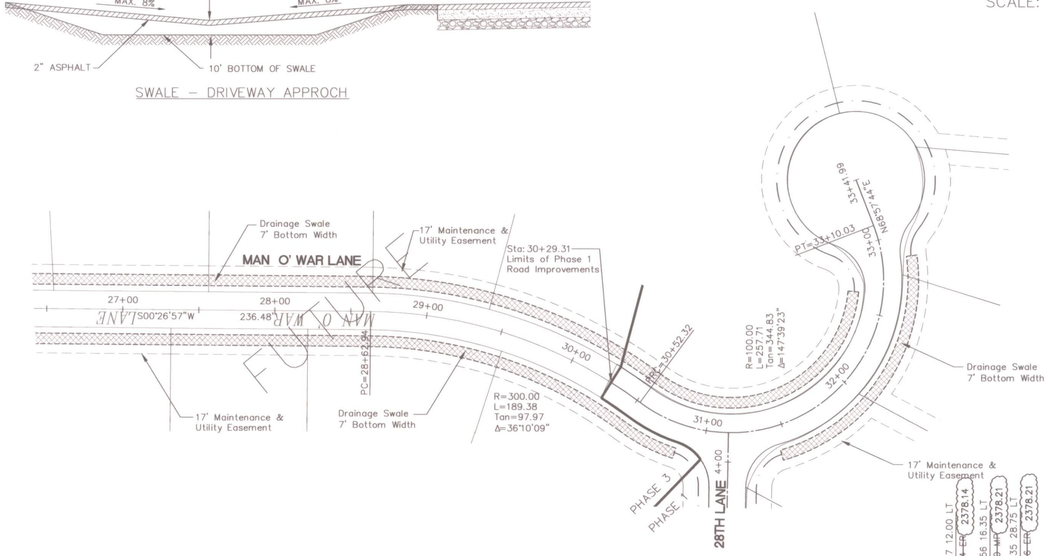
SWALE – DRIVEWAY APPROCH

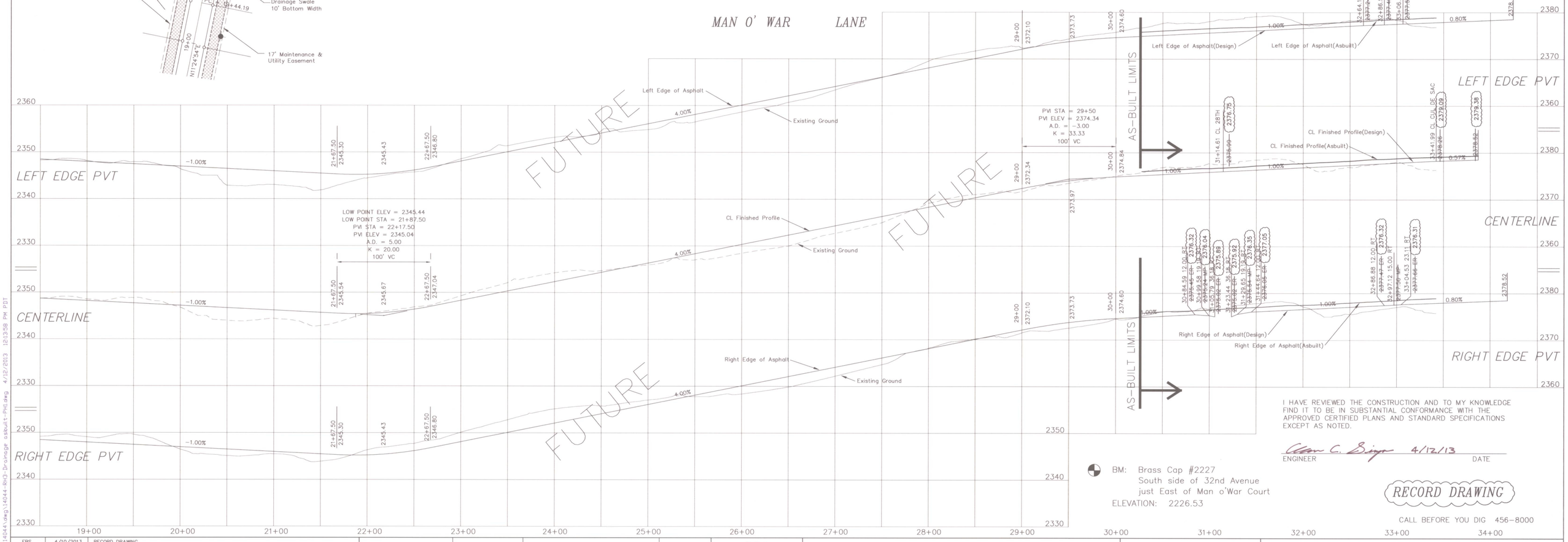
GRAPHIC SCALE (IN FEET)
0 25 50 100
SCALE: 1" = 50'

NORTH

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1949A
DATE ACCEPTED: 5/2/13







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

Aaron C. Simpson 4/12/13
ENGINEER DATE

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

RECORD DRAWING

CALL BEFORE YOU DIG 456-8000

BY	DATE	REVISIONS / AS BUILT
EBS	4/10/2013	RECORD DRAWING

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	4/12/13
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, 4/12/13

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 ENG "As-Builts"

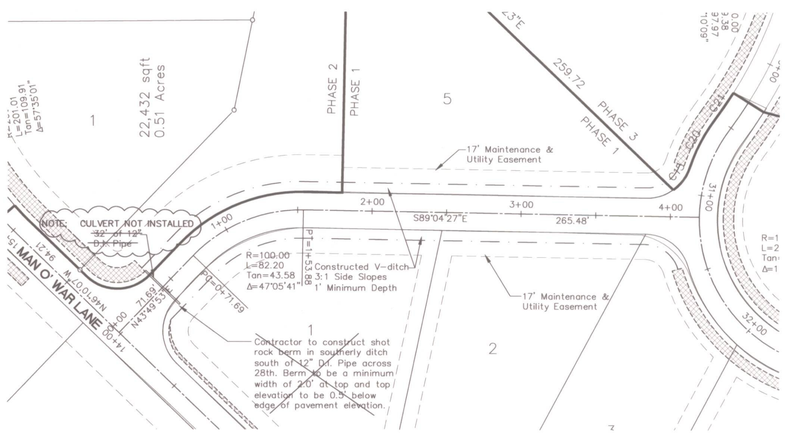
P:\Projects\14001-14500\14044\dwg\14044-Rh3-Drainage asbuilt-PH1.dwg 4/12/2013 12:13:58 PM PDT

GRAPHIC SCALE (IN FEET)

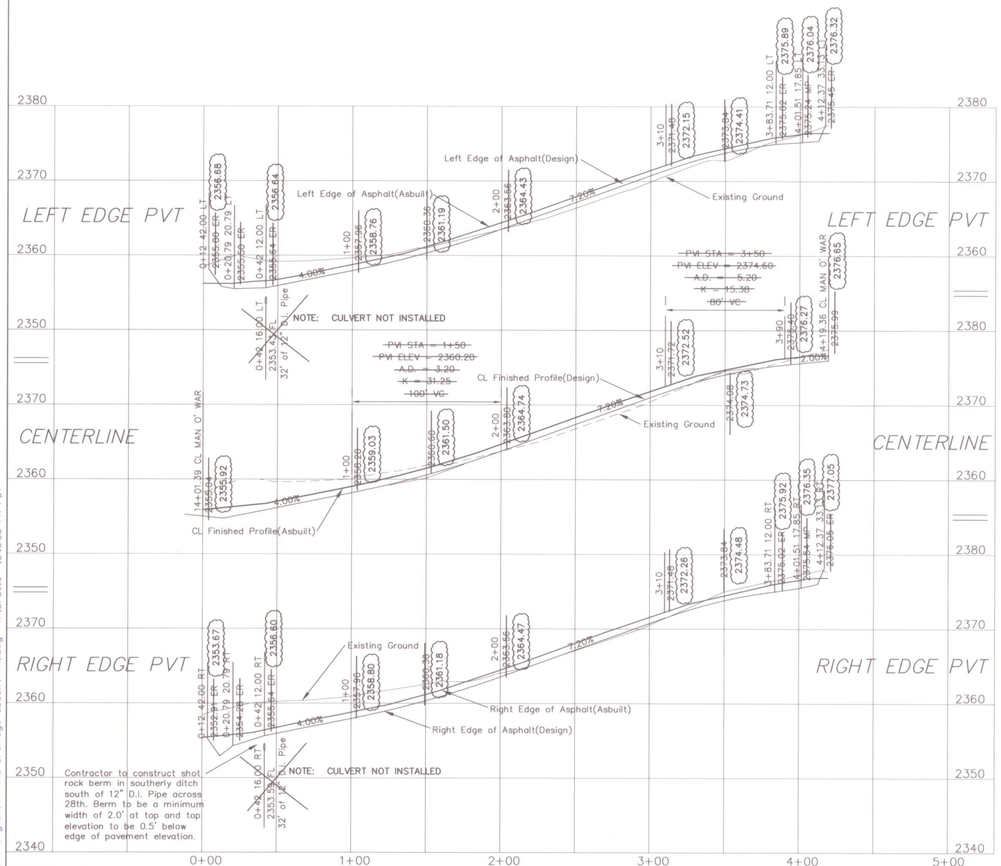
0 25 50 100

SCALE: 1" = 50'

NORTH

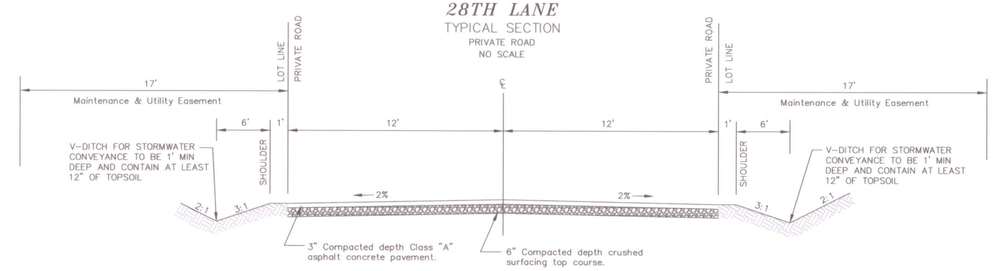


28TH LANE



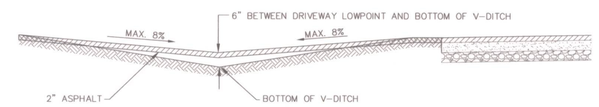
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1949A
DATE ACCEPTED: 5/2/13

28TH LANE
TYPICAL SECTION
PRIVATE ROAD
NO SCALE

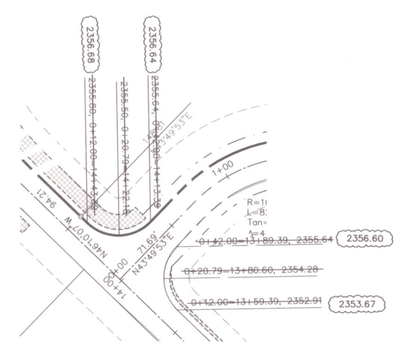


GENERAL NOTES

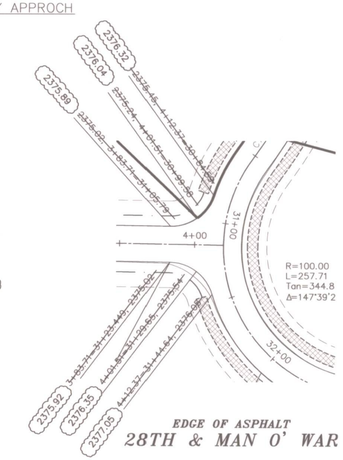
1. SLOPE FROM DRIVEWAY TO BOTTOM OF SWALE AT MAX. 2 TO 1 SLOPE.
2. MIN. 4" THICK COMPACTED CRUSHED SURFACING TOP COURSE LAYER UNDER DRIVE APPROACH.
3. 3. LOW POINT OF DRIVEWAY TO BE AT MIDDLE OF V-DITCH.
4. FLOW LINE OF DRIVEWAY TO BE SLOPED TO THE DOWNSTREAM SIDE OF V-DITCH.



V-DITCH – DRIVEWAY APPROCH



EDGE OF ASPHALT
28TH & MAN O' WAR



EDGE OF ASPHALT
28TH & MAN O' WAR

0 25 50 100

0 25 50 100

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

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

ENGINEER 4/12/13 DATE

RECORD DRAWING

CALL BEFORE YOU DIG 456-8000

BY	DATE	REVISIONS / AS BUILT
EBS	4/10/2013	RECORD DRAWING

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	4/12/13
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 4/16/13

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:\Projects\14001-14500\14044\dwg\14044-RH3-Drainage asbuilt-PH1.dwg 4/12/2013 12:13:58 PM PDT

P-1949A ENG "As-Builts"

GRAPHIC SCALE (IN FEET)

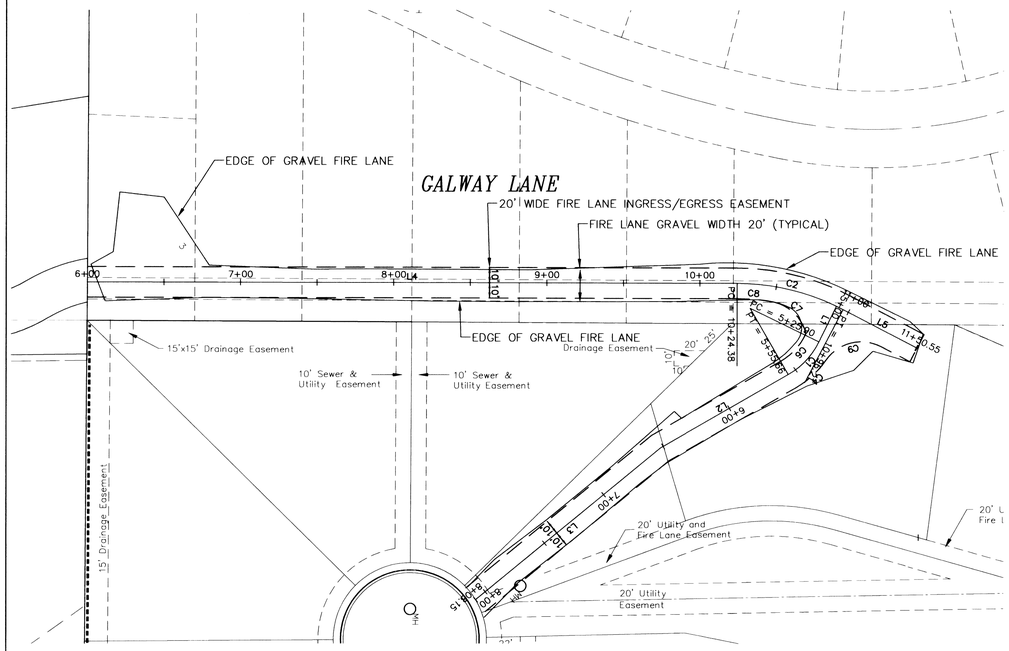
0 25 50 100

SCALE: 1" = 50'

NORTH

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.90	S64°00'05"E
L2	96.33	S29°54'10"E
L3	156.15	S39°25'34"E
L4	424.38	N00°07'03"E
L5	54.35	N27°33'09"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	29.76	50.00
C2	71.82	150.00
C4	26.79	60.00
C6	24.87	40.00
C7	32.73	28.00
C8	22.22	140.00
C9	40.58	28.00

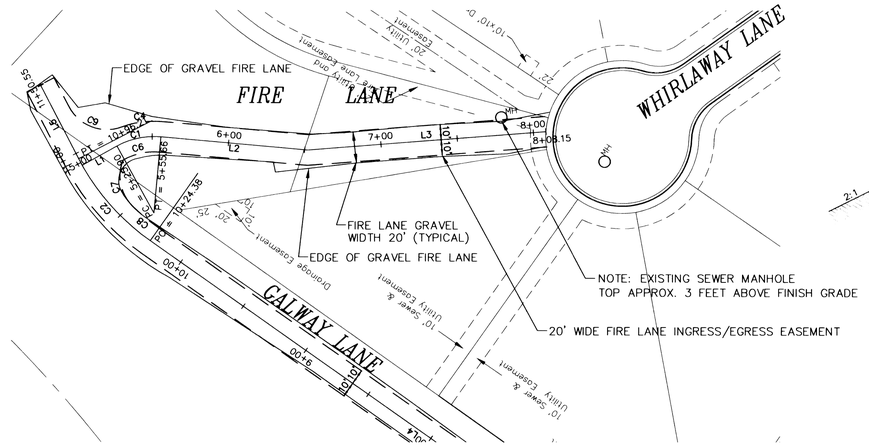


GRAPHIC SCALE (IN FEET)

0 25 50 100

SCALE: 1" = 50'

NORTH

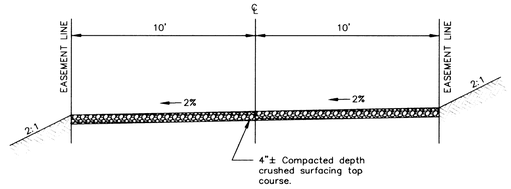


FIRE LANE

TYPICAL SECTION

EGRESS EASEMENT

NO SCALE



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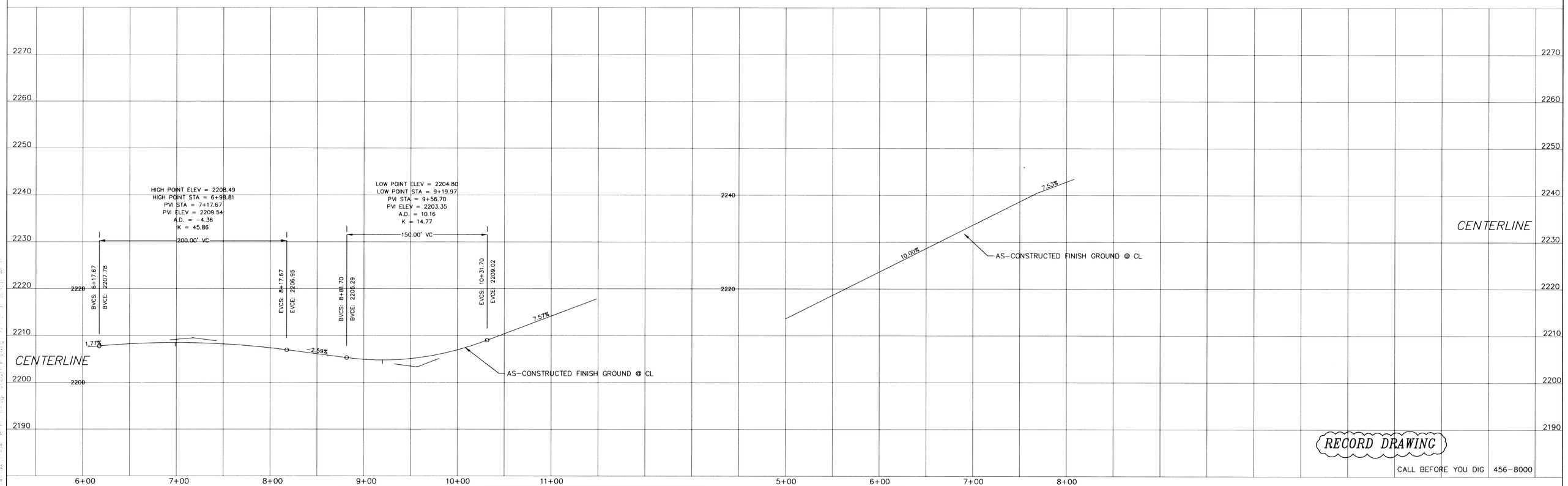
ENGINEER 7/9/13 DATE



RECORD DRAWING

CALL BEFORE YOU DIG 456-8000

BY	DATE	REVISIONS / AS BUILT
EBS	7/9/2013	RECORD DRAWING

DATUM		SCALE			DATE
TBM NO.	BRASS CAP #2227	HORIZONTAL	1"=50'	DRAWN EBS	7/9/2013
ELEVATION	2226.53 NAVD29*	VERTICAL	1"=10'	CHECKED ACS	7/9/13
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				

ARDEL C. SIMPSON STATE OF WASHINGTON 43460 7/9/13 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	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

LP-0500 3996-7