

# REMININGTON HILL 3 - HIGHLANDS 2ND ADDITION

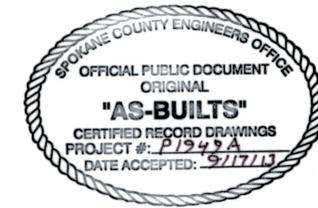
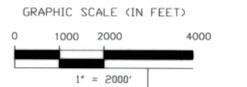
THE SE 1/4 OF SECTION 25, T.25 N., R.44 E.W.M., SPOKANE COUNTY, WASHINGTON

## 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 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.



## VICINITY MAP



## 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

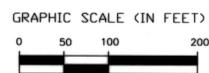
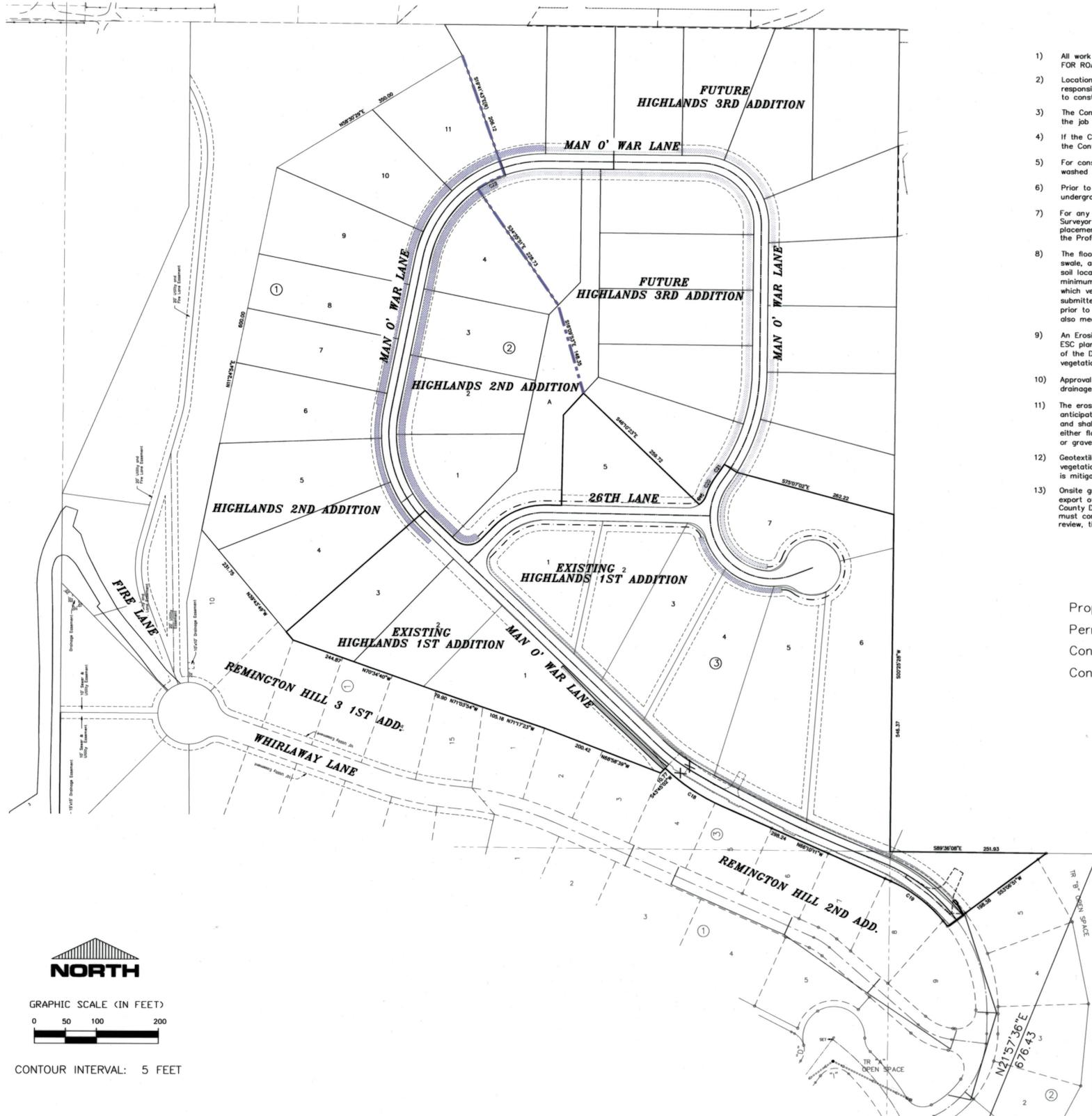
- SHEET 1 OF 7: VICINITY MAP & PLAN INDEX
- SHEET 2 OF 7: (NOT INCLUDED) EROSION & SEDIMENT CONTROL PLAN
- SHEET 3 OF 7: STORMWATER DRAINAGE PLAN
- SHEET 4 OF 7: STREET PLAN-PROFILE: MAN O' WAR LANE
- SHEET 5 OF 7: STREET PLAN-PROFILE: MAN O' WAR LANE
- SHEET 6 OF 7: (NOT INCLUDED) STREET PLAN-PROFILE: 26TH LANE
- SHEET 7 OF 7: (NOT INCLUDED) STREET PLAN-PROFILE: FIRE LANE

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

*Alan C. Simpson* 9/16/13  
 ENGINEER DATE

**RECORD DRAWING**

CALL BEFORE YOU DIG: 456-8000



CONTOUR INTERVAL: 5 FEET

BY	DATE	REVISIONS / AS BUILT
EBS	4/10/2013	RECORD DRAWING 1ST ADDITION
EBS	8/26/2013	RECORD DRAWING 2ND ADDITION

DATUM	SCALE	DATE
TBM NO. BRASS CAP #2227	HORIZONTAL 1"=100'	DRAWN MCP 11/6/2012
ELEVATION 2226.53 NAVD29*	VERTICAL	CHECKED ACS 9/16/13
SOUTH SIDE OF 32ND AVE JUST EAST OF MAN O'WAR COURT		APPROVED
*ADD 3.8' TO ALL ELEVATIONS FOR NAVD 88 DATUM		



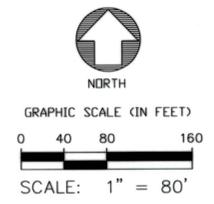
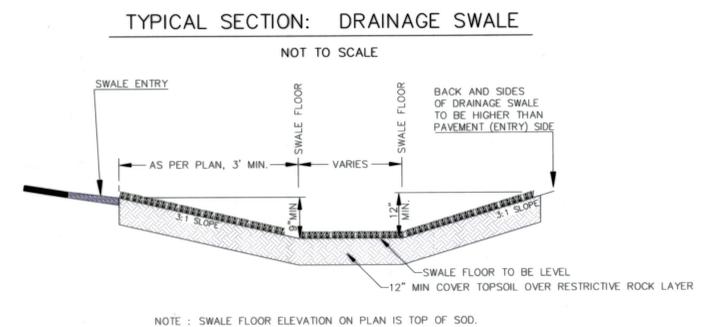
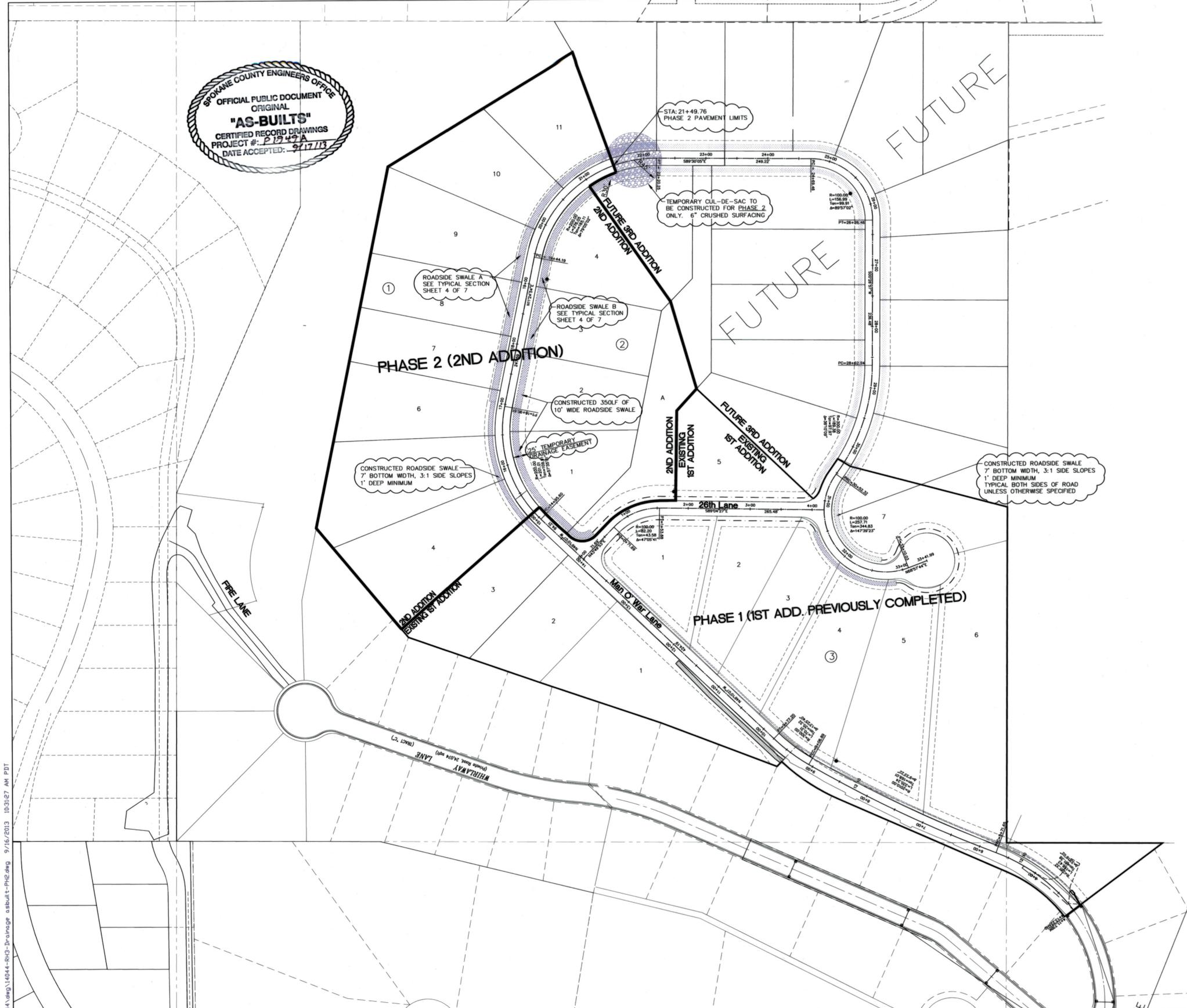
Founded 1946  
**Simpson Engineers, Inc.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789  
 PHONE (509) 926-1322 FAX (509) 926-1323

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

**REMININGTON HILL 3-HIGHLANDS 2ND ADD**  
 SE 1/4 OF SECTION 25, T. 25 N., R. 44 E.W.M.  
 VICINITY MAP & PLAN INDEX

P-1949A ENG "As-Built"

SPOKANE COUNTY ENGINEERS OFFICE  
 OFFICIAL PUBLIC DOCUMENT  
 ORIGINAL  
**"AS-BUILTS"**  
 CERTIFIED RECORD DRAWINGS  
 PROJECT #: P-1949A  
 DATE ACCEPTED: 9/17/13



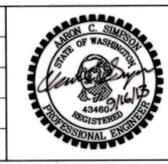
I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.  
*Cam C. Sign* 9/16/13  
 ENGINEER DATE

**RECORD DRAWING**

CALL BEFORE YOU DIG 456-8000

BY	DATE	REVISIONS / AS BUILT
EBS	4/10/2013	RECORD DRAWING 1ST ADDITION
EBS	8/26/2013	RECORD DRAWING 2ND ADDITION

DATUM	SCALE	DATE
TBM NO. BRASS CAP #2227	HORIZONTAL 1"=80'	DRAWN MCP 11/6/2012
ELEVATION 2226.53 NAVD29*	VERTICAL	CHECKED ACS 9/16/13
SOUTH SIDE OF 32ND AVE JUST EAST OF MAN O'WAR COURT		
*ADD 3.8' TO ALL ELEVATIONS FOR NAVD 88 DATUM		

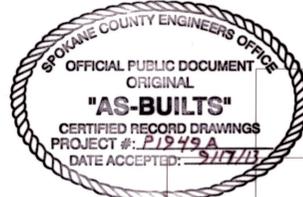
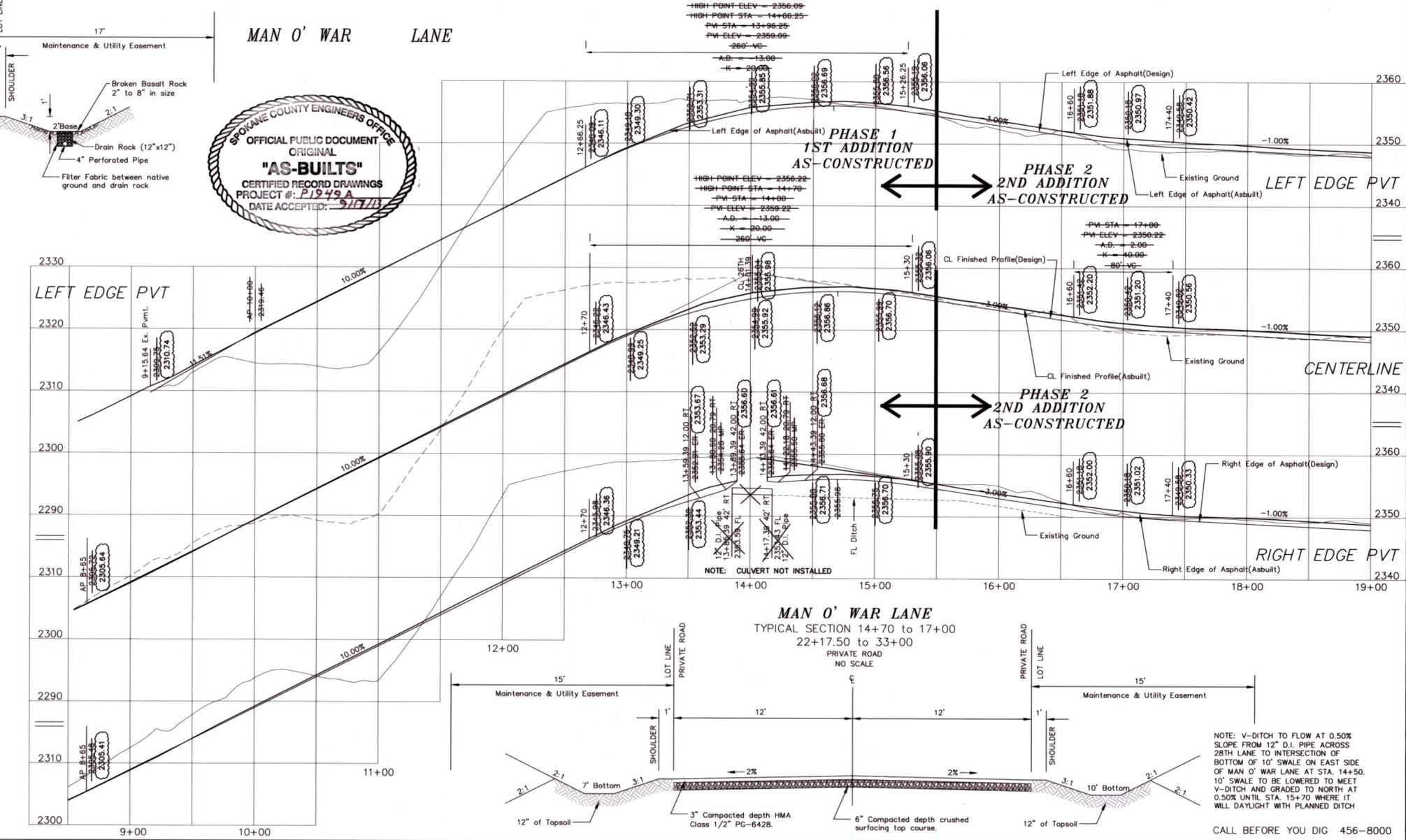
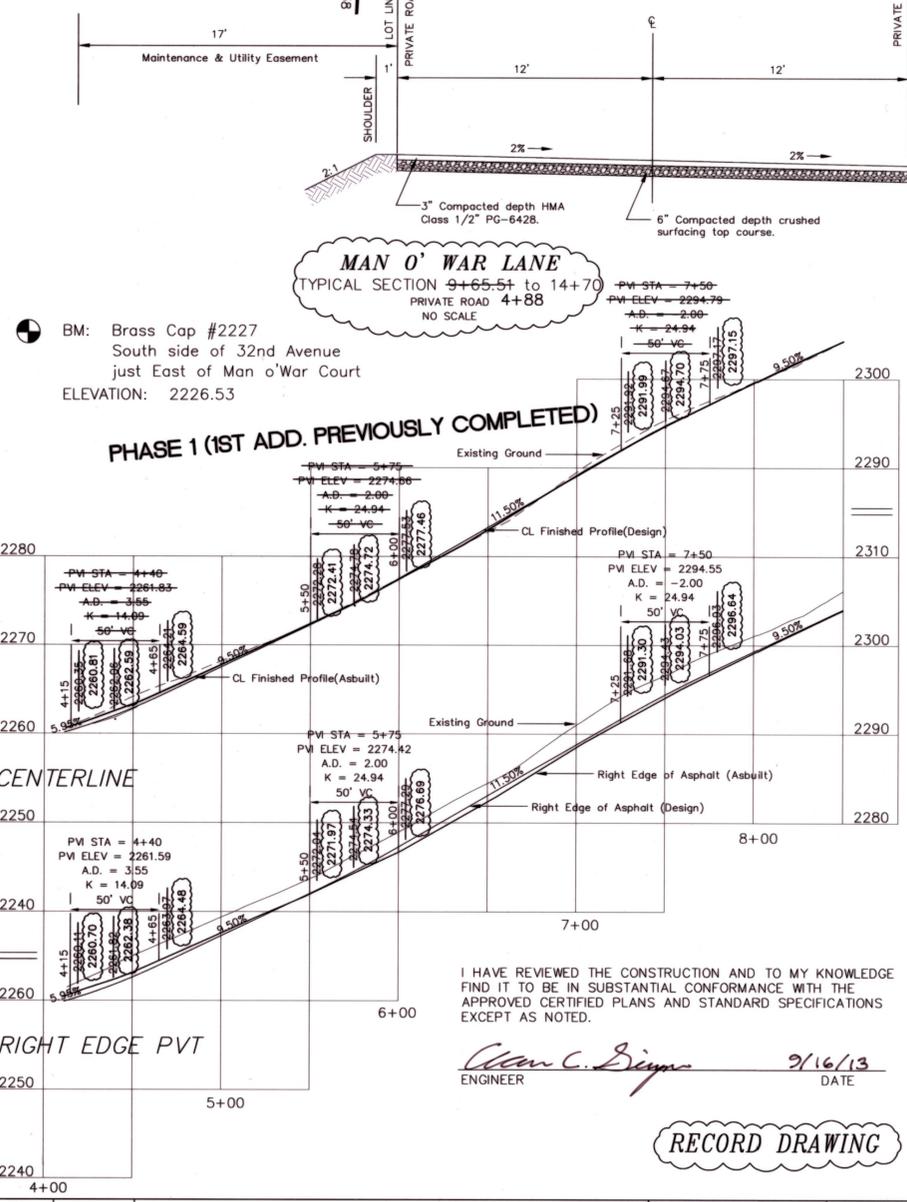
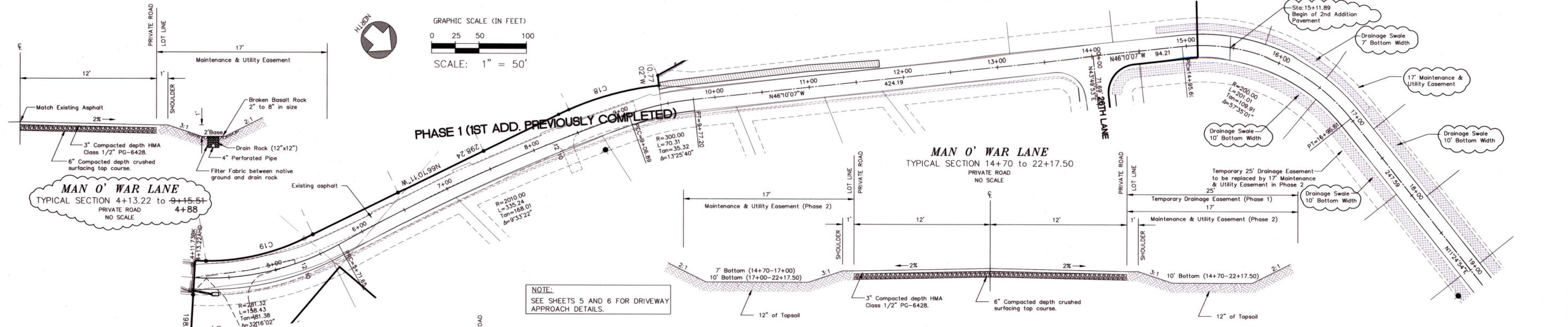


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TYPE OF IMPROVEMENT:	
DRAINAGE	
PROJECT NUMBER	SHEET NUMBER
14044	3 OF 7

**REMINGTON HILL 3-HIGHLANDS 2ND ADD**  
 SE 1/4 OF SECTION 25, T. 25 N, R. 44 E.W.M.  
**STORMWATER DRAINAGE PLAN**

P-1949A "ENG As-Builts"



DATE	REVISIONS / AS BUILT	DATUM	SCALE	DATE
4/10/2013	RECORD DRAWING 1ST ADDITION	TBM NO. BRASS CAP #2227	HORIZONTAL 1"=50'	11/6/2012
8/26/2013	RECORD DRAWING 2ND ADDITION	ELEVATION 2226.53 NAVD29*	VERTICAL 1"=10'	9/16/13
BY	DATE	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		



Founded 1946  
**Simpson Engineers, Inc.**  
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N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789  
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TYPE OF IMPROVEMENT:	
STREET	
PROJECT NUMBER	SHEET NUMBER
14044	4 OF 7

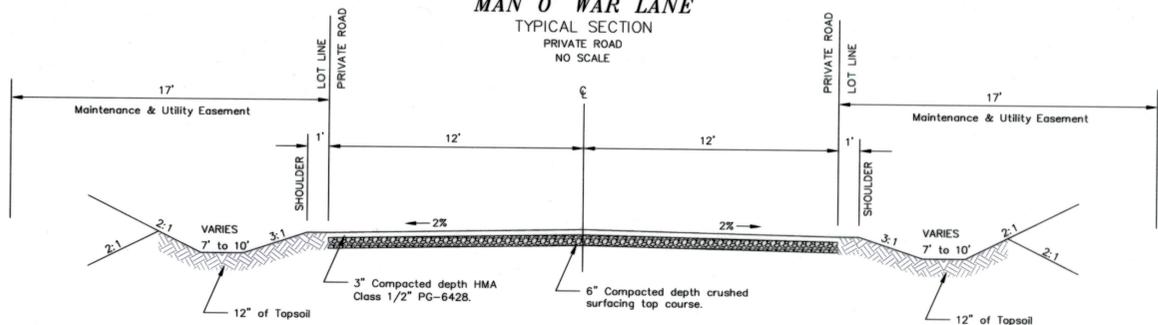
**REMINGTON HILL 3-HIGHLANDS 2ND ADD**  
PLAN-PROFILE: MAN O' WAR LANE  
CENTERLINE STATION 4+55 TO 19+00  
THE SE 1/4 OF SEC.25, T25N, R44 EWM

P-1949A ENG "As-Built"

**MAN O' WAR LANE**

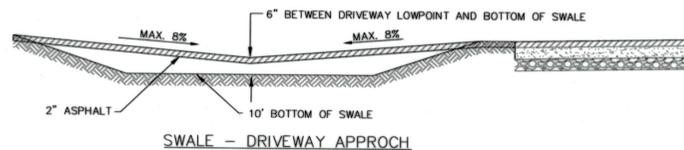
TYPICAL SECTION

PRIVATE ROAD  
NO SCALE

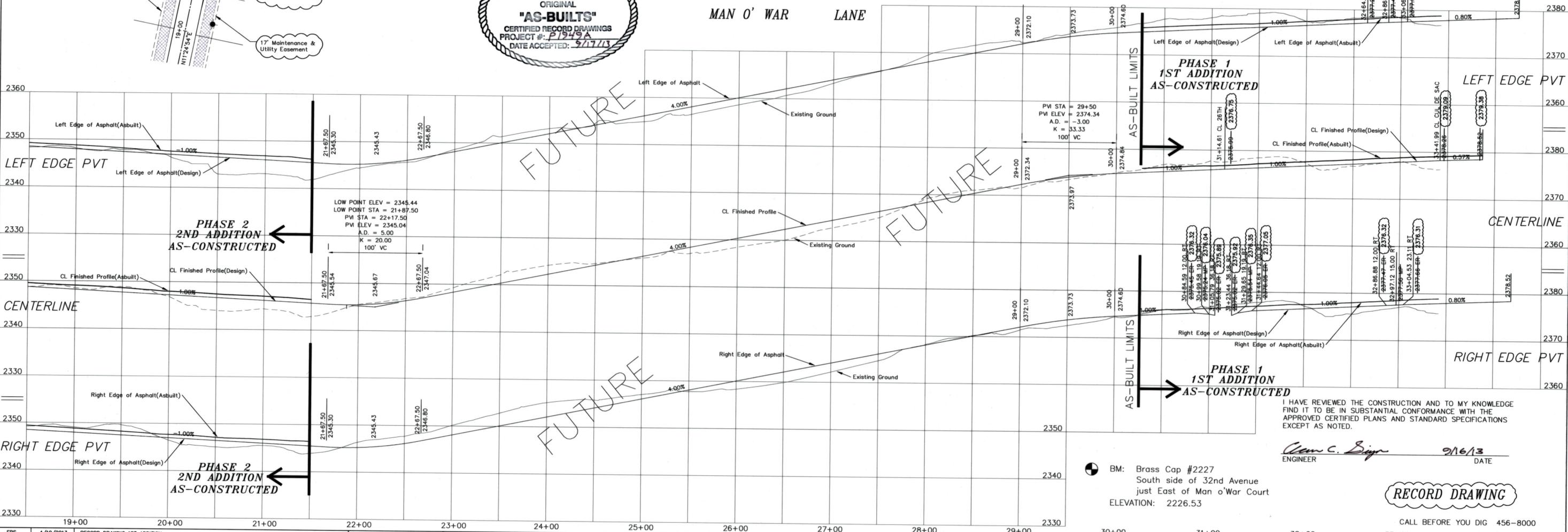
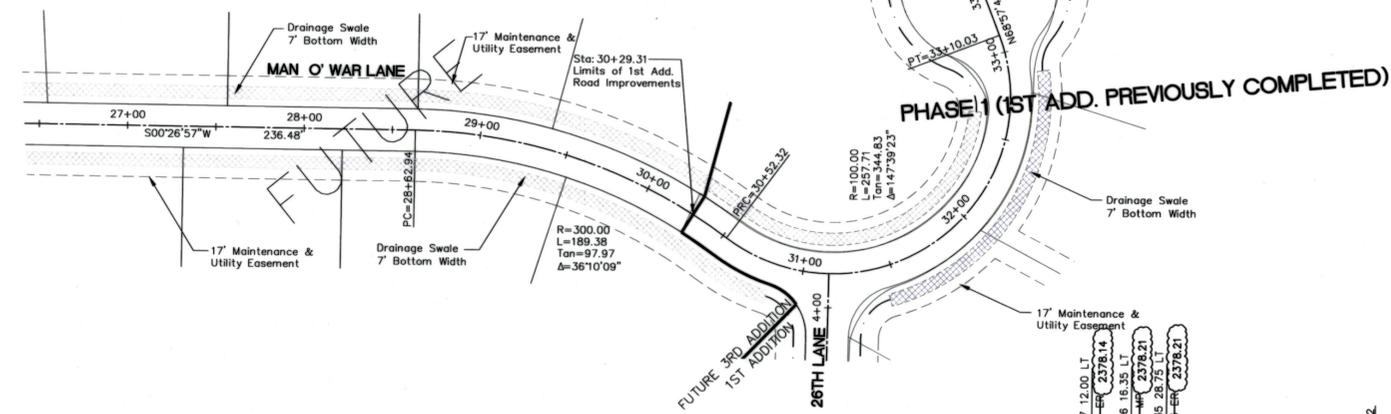
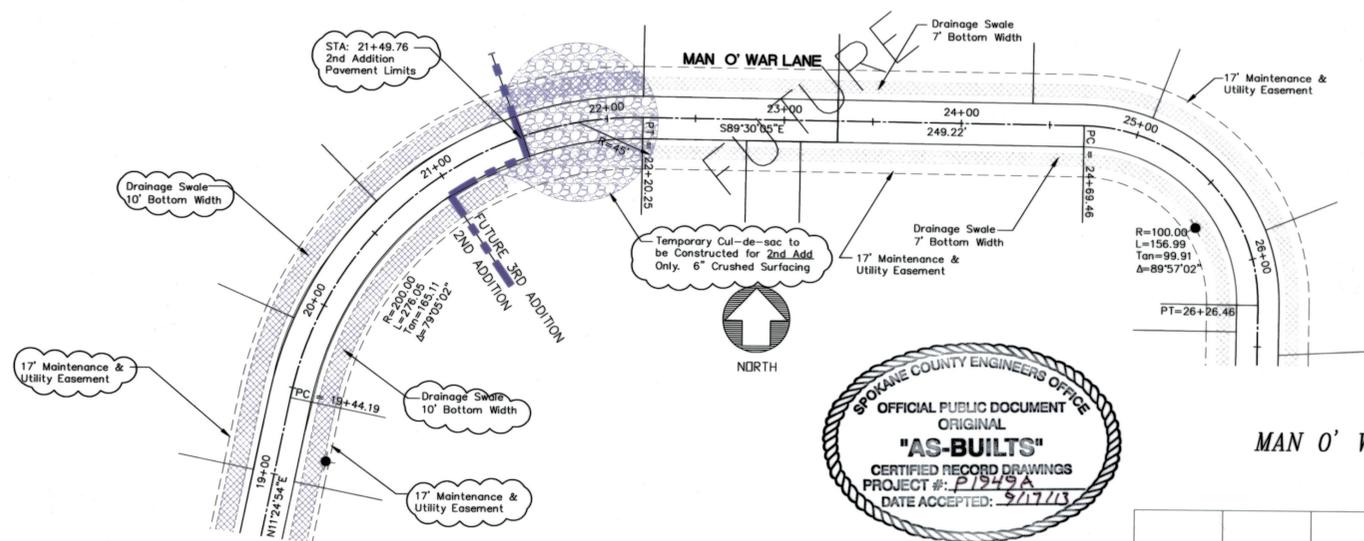
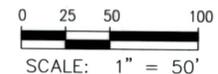


**GENERAL NOTES**

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.



GRAPHIC SCALE (IN FEET)



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*Clem C. Sign*  
ENGINEER  
9/16/13  
DATE

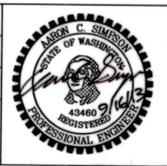
BM: Brass Cap #2227  
South side of 32nd Avenue  
just East of Man o'War Court  
ELEVATION: 2226.53

**RECORD DRAWING**

CALL BEFORE YOU DIG 456-8000

EBS	4/10/2013	RECORD DRAWING 1ST ADDITION
EBS	8/26/2013	RECORD DRAWING 2ND ADDITION

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 9/16/13
LOCATION SOUTH SIDE OF 32ND AVE JUST EAST OF MAN O'WAR COURT	APPROVED	
*ADD 3.8' TO ALL ELEVATIONS FOR NAVD 88 DATUM		



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

**REMINGTON HILL 3-HIGHLANDS 2ND 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"