

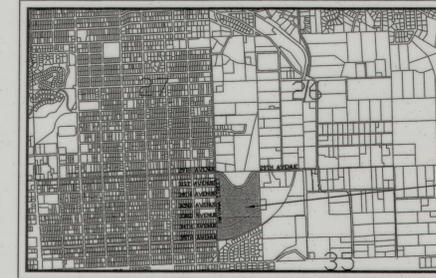
SOUTHRIDGE P.U.D., PHASE 2B

UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
 1-800-424-5555
 CALL TWO BUSINESS DAYS BEFORE YOU DIG

GENERAL NOTES

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SITE WORK STANDARDS AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE SPOKANE COUNTY REGULATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE SPOKANE COUNTY INSPECTOR. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY DESIGNEE OF PROJECT SPONSOR/OWNER.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE SPOKANE COUNTY INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH SPOKANE COUNTY AND ALL UTILITY COMPANIES WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION, AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND ONE (1) COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO: EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- FOR WORK AFFECTING PUBLIC ROADWAYS OR IF REQUIRED BY SPOKANE COUNTY, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL AND PHASING PLAN IN ACCORDANCE WITH M.U.T.C.D. FOR APPROVAL. PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY SAID PLANS. PRIOR TO INSTALLATION A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH SPOKANE COUNTY.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED OR RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
- PER AGENCY STANDARDS THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING RECORD INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE AND AVAILABLE TO THE SPOKANE COUNTY INSPECTOR AT ALL TIMES.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. FOR ADDITIONAL INFORMATION CONTACT THE ENGINEER FOR CLARIFICATION AND NOTE ON THE RECORD DRAWINGS.
- ALL EROSION AND SEDIMENT CONTROL (E.S.C.) MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION PRIOR TO GROUND DISTURBING ACTIVITY. ALL E.S.C. MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
- THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN, AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE SPOKANE COUNTY ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.
- ALL CONSTRUCTION OPERATIONS, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE TIME PERIOD APPROVED BY SPOKANE COUNTY.
- BASED ON REQUIREMENTS FROM SPOKANE COUNTY, THE ENGINEER OR HIS DESIGNEE SHALL PERFORM MATERIALS TESTING AND QUALITY CONTROL ON THE PROJECT AND SHALL SUBMIT COPIES OF DAILY REPORTS, TEST REPORTS, PROJECT CERTIFICATION AND RECORD DRAWINGS TO THE SPOKANE COUNTY ENGINEER.
- NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT APPROVAL OF THE SPOKANE COUNTY ENGINEER AND NOTIFICATION OF THE ENGINEER OF RECORD.
- ON-SITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND E.S.C. 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 509-477-3675. GRADING ON THIS SITE OR ANY OTHER SITE MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO, GRADING PERMITS, S.E.P.A. REVIEW, TIMBER HARVEST PERMITS, CRITICAL AREAS, FLOOD PLAINS, DESIGNATED DRAINAGE WAYS, ETC.

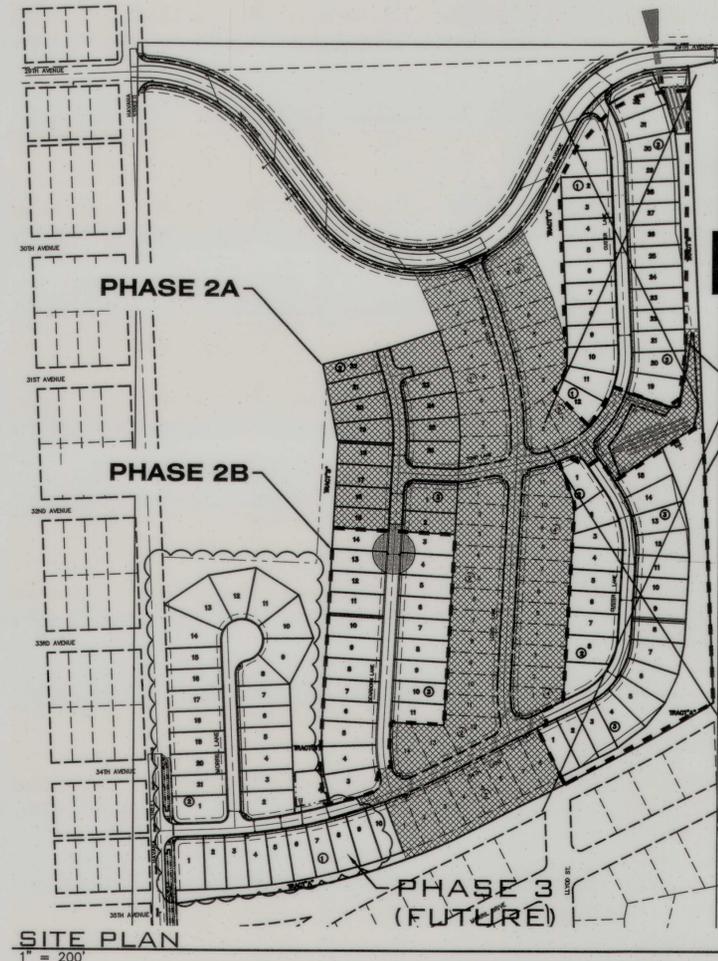
COVER SHEET STREET AND DRAINAGE PLANS SEC. 35, T.25 N., R.43 E., W.M. SPOKANE COUNTY, WASHINGTON



PROJECT SITE

VICINITY MAP

RECORD DRAWING



PHASE 2B 1



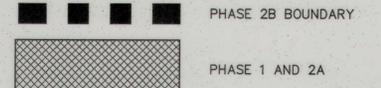
EXISTING	LEGEND GENERAL	PROPOSED
---	ROADWAY CENTER LINE	---
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EASEMENT LINE	---
-x-x-	FENCE	-x-x-
---	CURB	---
---	PAVEMENT	---
---	GRAVEL	---
---	CONCRETE	---
---	BUILDINGS & STRUCTURES	---
---	MONUMENT	---
---	SANITARY SEWER	---
---	SANITARY SEWER	---
---	MANHOLE	---
---	CLEANOUT	---
---	SEWER SERVICE	---
---	WATER	---
---	WATER LINE	---
---	VALVE	---
---	FIRE HYDRANT	---
---	SERVICE	---
---	METER	---
---	BLOWOFF	---
---	AIR VACUUM RELIEF STATION	---
---	STORM DRAINAGE	---
---	DRAINAGE LINE	---
---	MANHOLE	---
---	DRYWELL	---
---	CATCH BASIN	---
---	DITCH	---
---	NATURAL GAS	---
---	GAS LINE	---
---	VALVE	---
---	METER	---
---	TELEPHONE-POWER	---
---	BURIED TELEPHONE	---
---	POWER OR TELEPHONE POLE	---
---	BURIED POWER	---
---	TRANSFORMER PAD	---
---	TELEPHONE RISER	---
---	TELEPHONE VAULT	---
---	OVERHEAD POWER	---
---	GLY ANCHOR	---
---	POWER VAULT	---
---	LIGHT POLE	---

ABBREVIATIONS

ACT. LEN. ACTUAL LENGTH	GB GRADE BREAK	PRC POINT OF REVERSE CURVE
BOR BEGINNING OF CURVE RADIUS	FT./FT. FEET PER FOOT	PT POINT OF TANGENCY
BDRY. BOUNDARY	HYD. HYDRANT	RM EL. RIM ELEVATION
CO. SEWER CLEANOUT	IE INVERT ELEVATION	RD ROAD
CSTC CRUSHED SURFACE	LN. LANE	RT. RIGHT
CT. TOP COURSE	LT. LEFT	SI STREET INTERSECTION
DIA. DIAMETER	MH MANHOLE	SS SANITARY SEWER
ECR END OF CURVE RADIUS	MCR MIDDLE OF CURVE RADIUS	STA. STATION
EXIST. EXISTING	PC POINT OF CURVATURE	STA. LEN. STATION LENGTH
G GRADE	PET. PETROLEUM	TO TOP OF GRADE
	PI POINT OF INTERSECTION	TO TOP OF CURB

INDEX TO PLAN SHEETS

SHEET NO. 1 COVER	SHEET NO. 8 29TH AVENUE 1
SHEET NO. 2 GRADING PLAN 1	SHEET NO. 9 29TH AVENUE 1
SHEET NO. 3 GRADING PLAN 1	SHEET NO. 10 29TH AVENUE STRIPING PLAN 1
SHEET NO. 4 DETAILS & INTERSECTION PLANS 1	SHEET NO. 11 29TH AVENUE STRIPING PLAN 1
SHEET NO. 5 DEARBORN LANE	SHEET NO. 12 POND DETAILS 1
SHEET NO. 6 OUSTER LANE 1	SHEET NO. 13 EROSION CONTROL PLAN 1
SHEET NO. 7 OUSTER LANE 1	SHEET NO. 14 EROSION CONTROL DETAILS 1



THESE PLANS FOR SOUTHRIDGE PHASE 2 (P1938A) ARE BEING RE-APPROVED FOR THE CONSTRUCTION OF PHASE 2B, SOUTHRIDGE P.U.D. - 1ST ADDITION AS A PHASE OF THE OVERALL SOUTHRIDGE PHASE 2



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.



THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO APPLICABLE EDITIONS 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.

STREETS
 SPOKANE COUNTY ENGINEERS
 1026 WEST BROADWAY AVENUE
 SPOKANE, WASHINGTON 99260
 PHONE: 509-477-3600
 FAX: 509-477-7478
 CONTACT: MATT ZARECOR, P.E.

TELEPHONE
 QWEST
 904 NORTH COLUMBUS
 SPOKANE, WASHINGTON, 99202
 PHONE: 509-455-2580
 FAX: 509-455-2104
 CONTACT: DAVE CLARK

ENGINEER
 WHIPPLE CONSULTING ENGINEERS
 2528 NORTH SULLIVAN ROAD
 SPOKANE VALLEY, WA 99216
 PHONE: 509-893-2617
 FAX: 509-926-0227
 CONTACT: TODD R. WHIPPLE, P.E.

SEWER
 CITY OF SPOKANE
 808 W. SPOKANE FALLS BLVD.
 SPOKANE, WASHINGTON 99201
 PHONE: 509-625-6300
 FAX: 509-625-6700
 CONTACT: KRIS BECKER, P.E.

NATURAL GAS
 AVISTA UTILITIES
 1411 EAST MISSION AVENUE
 SPOKANE, WA 99220
 PHONE: 509-495-8010
 FAX: 509-495-8713
 CONTACT: NICOLA BROBRICK

SOLID WASTE
 WASTE MANAGEMENT
 PHONE: 509-466-3400

WATER PURVEYOR
 CITY OF SPOKANE
 914 N. FOOTHILLS
 SPOKANE, WASHINGTON 99207
 PHONE: 509-625-7800
 FAX: 509-625-7816
 CONTACT: CHRIS PETERSCHMIDT, P.E.

SURVEYOR
 CLIFF CAMERON
 P.O. BOX 641
 COLBERT, WASHINGTON 99005
 PHONE: 509-467-0148
 CONTACT: CLIFFORD E. CAMERON, P.L.S.

OWNER
 LANZCE DOUGLASS, INC
 1402 E. MAGNESIUM ROAD
 SPOKANE, WA 99217
 PHONE: 509-483-4966
 FAX: 509-483-6532
 CONTACT: LANZCE DOUGLASS

INSPECTION/STREETS
 ALLWEST - IPEC
 EAST 12926 INDIANA AVENUE
 SPOKANE VALLEY, WA 99216
 PHONE: 509-534-4411
 FAX: 509-534-9326
 CONTACT: PAUL T. NELSON, P.E.
 509-209-6262

CABLE
 COMCAST BROADBAND
 1717 EAST BUCKEYE
 SPOKANE, WASHINGTON, 99207
 PHONE: 509-755-4714
 FAX: 509-483-9261
 CONTACT: BRYAN RICHARDSON

FIRE DEPARTMENT
 FIRE DISTRICT NO. 8
 12100 E. PALOUSE HIGHWAY
 VALLEYFORD, WA 99036
 PHONE: 509-926-6699
 FAX: 509-924-8358
 CONTACT: LONNIE RASH

POWER
 AVISTA UTILITIES
 1411 EAST MISSION AVENUE
 SPOKANE, WA 99220
 PHONE: 509-495-4889
 FAX: 509-777-5236
 CONTACT: KELLY DONAHUE

COUNTY DATUM
 MONUMENT ID NO. 3394, HWY 395,
 MO 167.35, CBM NO. GP32395-201
 ELEVATION = 1748.382
 SPIKE AT C/L OF HAVANA STREET
 AND 29TH AVENUE
 ELEVATION = 2298.606

DEVELOPER'S APPROVAL

DATE

2/2017	JJK	RECORD DRAWING BY INLAND PACIFIC ENGINEERING
09/29	JJK	FINAL PLAN SUBMITTAL
08/30	RLM	ORIGINAL PLAN PREPARATION
NO.	DATE	BY
		REVISIONS

SCALE:
 HORIZONTAL:
 AS SHOWN
 VERTICAL:
 N.A.

PROJ #: 2005-175
DATE: 09/29/08
DRAWN: MEK
APPROVED: TRW



P-1938

**STREET AND DRAINAGE PLANS
 SOUTHRIDGE P.U.D PHASE 2B
 COVER SHEET
 HAVANA STREET AND 29TH AVENUE
 SPOKANE COUNTY, WASHINGTON**

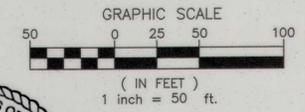
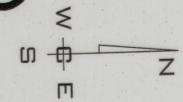
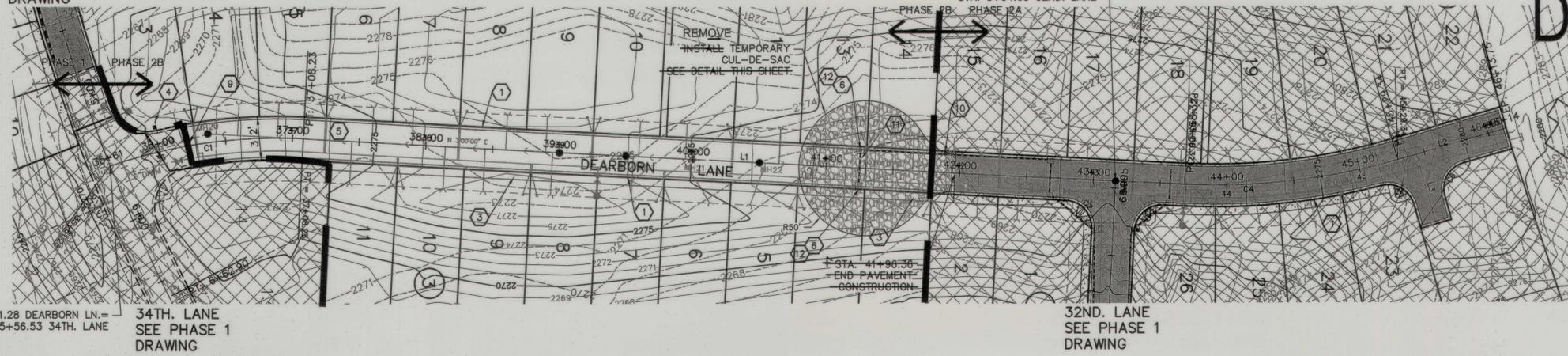
**SHEET
 1 OF 14
 JOB NUMBER
 2005-175**

SECTION 35, T. 25 N., R. 43 E., W.M.

RECORD DRAWING

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34TH. LANE
 SEE PHASE 1
 DRAWING

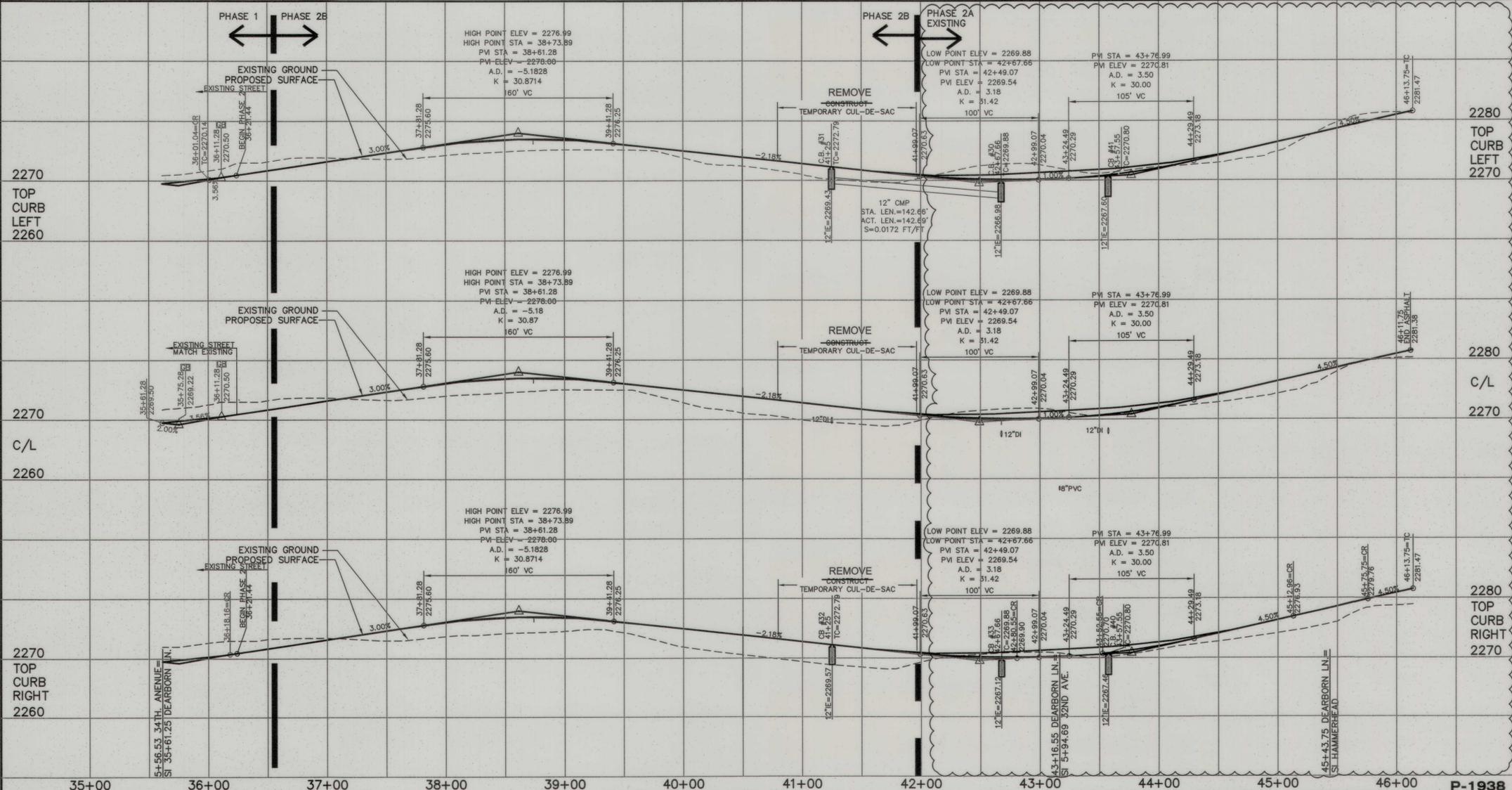


SPOKANE COUNTY ENGINEERS OFFICE
 OFFICIAL PUBLIC DOCUMENT ORIGINAL
"AS-BUILTS"
 CERTIFIED RECORD DRAWINGS
 PROJECT #: P1938 B
 DATE ACCEPTED: 12/14/17

STA. 35+61.28 DEARBORN LN.=
 STA. 5+56.53 34TH. LANE

34TH. LANE
 SEE PHASE 1
 DRAWING

32ND. LANE
 SEE PHASE 1
 DRAWING

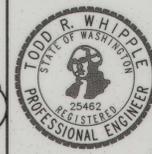


CONSTRUCTION NOTES

- 1 PROVIDE AND INSTALL TYPE R CURB PER DETAIL 1, SHEET 3.
- 2 PROVIDE AND INSTALL DESIGN A CURB RAMP PER SPOKANE COUNTY STANDARD PLAN A-5.
- 3 PROVIDE AND INSTALL 6' CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-1.
- 4 PROVIDE AND INSTALL STREET SIGN PER SPOKANE COUNTY STANDARD PLAN A-16.
- 5 PROVIDE AND INSTALL ASPHALT PAVEMENT PER SPOKANE COUNTY STANDARDS AND SECTION SHEET 2.
- 6 PROVIDE AND INSTALL TYPE 1 CATCH BASIN WITH TYPE 2 FRAME AND TYPE 1 GRATE PER SPOKANE COUNTY STANDARD PLAN B-4, B-10, AND B-12. SEE PROFILE FOR STATION, OFFSET, AND ELEVATION INFORMATION.
- 7 PROVIDE AND INSTALL 12" CMP STORM PIPE PER SPOKANE COUNTY STANDARDS.
- 8 PROVIDE AND INSTALL TYPE 1 CATCH BASIN, TYPE 2 FRAME AND HOOD, AND TYPE 3 GRATE PER SPOKANE COUNTY STANDARD PLAN B-4, B-11, AND B-14 SEE PROFILE FOR STATION, OFFSET AND ELEVATION INFORMATION.
- 9 SAWCUT, TACK AND MATCH EXISTING ASPHALT PER SPOKANE COUNTY STANDARDS.
- 10 PROVIDE AND INSTALL 15" CMP STORM PIPE PER SPOKANE COUNTY STANDARDS SEE PROFILE FOR LENGTH AND SLOPE.
- 11 PROVIDE AND INSTALL 12" DI STORM PIPE PER SPOKANE COUNTY STANDARDS.
- 12 PROVIDE AND INSTALL SOLID TEMPORARY LID COVER AND ADJUSTMENT RINGS OVER CATCH BASIN.

LINE	LENGTH	BEARING
L1	660.08	N 3°0'0" E
L2	84.42	N 15°56'39" W
L3	54.00	N 74°3'21" E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	146.95	384.00	74.39	146.06	21°55'36"
C2	31.42	20.00	20.00	28.28	90°00'00"
C3	31.42	20.00	20.00	28.28	90°00'00"
C4	161.02	487.00	81.25	160.29	18°56'39"
C5	30.74	20.00	19.34	27.80	88°04'26"
C6	31.42	20.00	20.00	28.28	90°00'00"



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.

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 MONUMENT ID NO. 3394, HWY 395,
 MO 167.35, CBM NO. GP32395-201
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NO.	DATE	BY	REVISIONS
1	12/2017		RECORD DRAWING BY INLAND PACIFIC ENGINEERING
2	09/29	JJK	FINAL PLAN SUBMITTAL
3	08/30	RLM	ORIGINAL PLAN PREPARATION

SCALE:
 HORIZONTAL:
 1" = 50'
 VERTICAL:
 1" = 10'

PROJ #: 2005-175
 DATE: 09/29/08
 DRAWN: MEK
 APPROVED: TRW



STREET AND DRAINAGE PLANS
SOUTHRIDGE P.U.D PHASE 2B
 DEARBORN LANE STA. 35+61.28 TO STA. 46+13.75
 SPOKANE COUNTY, WASHINGTON

SHEET
 5 OF 14
 JOB NUMBER
 2005-175