

STREET AND DRAINAGE PLANS

DOVER ESTATES RECORD DRAWING

SW 1/4 S. 6, T. 25 N., R. 44 EAST, W.M. CITY OF SPOKANE VALLEY, WASHINGTON SPOKANE COUNTY, WASHINGTON

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
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 SPECIFIED SET FORTH IN SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY REGULATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STATE AND FEDERAL REGULATIONS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY INSPECTOR. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY RESUME 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 ON THIS SET OF PLANS IS BEING EXACT TO 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 VALLEY 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, THE CITY OF SPOKANE VALLEY AND ALL UTILITY COMPANIES WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMAL 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 A 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 AND THE CITY OF SPOKANE VALLEY THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL AND PHASING PLAN, IN ACCORDANCE WITH M.T.C.D. FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN OR ADJACENT TO 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 AND PRECONSTRUCTION CONFERENCE SHALL AND ALL RECORDS DRAWINGS TO SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY.
- 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 AND THE CITY OF SPOKANE VALLEY 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 AROUND-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, CONSTRUCTION SHALL BEGAIN 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 THE PROJECT, WHETHER SHOWN OR NOT SHOWN, AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTAINED IN THESE PLANS.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY 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 AND THE CITY OF SPOKANE VALLEY.
- BASED ON A REQUIREMENT FROM SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY, 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 SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY.
- NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL BY THE SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY ENGINEER AND NOTIFICATION OF THE ENGINEER OF RECORD.

COUNTY ENGINEER
SPOKANE COUNTY ENGINEERS
1026 WEST BROADWAY AVENUE
SPOKANE, WASHINGTON 99201
PHONE: 509-473-3600
FAX: 509-477-7478
CONTACT: MATT ZARECOR, P.E.

CITY ENGINEER
CITY OF SPOKANE VALLEY
1707 SPOKANE AVENUE
SPOKANE, WASHINGTON 99208
PHONE: 509-688-0174
FAX: 509-821-1008
CONTACT: SANDRA RASKELL, P.E.

POWER
VERA WATER AND POWER CO.
NORTH 601 EVERGREEN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-924-3930
FAX: 509-922-3929
CONTACT: KEVIN WELLS

FIRE DEPARTMENT
FIRE DISTRICT NO. 1
EAST 10319 SPOKANE AVENUE
SPOKANE VALLEY, WA 99208
PHONE: 509-926-1700
FAX: 509-926-4126
CONTACT: KEVIN MILLER

TELEPHONE
DMS1
924 NORTH COLUMBUS
SPOKANE, WASHINGTON, 99202
PHONE: 509-495-2880
FAX: 509-495-2104
CONTACT: DAVE CLARK

NATURAL GAS
DMS1 UTILITIES
1411 EAST MISSION AVENUE
SPOKANE, WA 99220
PHONE: 509-496-4774
FAX: 509-483-9713
CONTACT: LOIS MCGINN

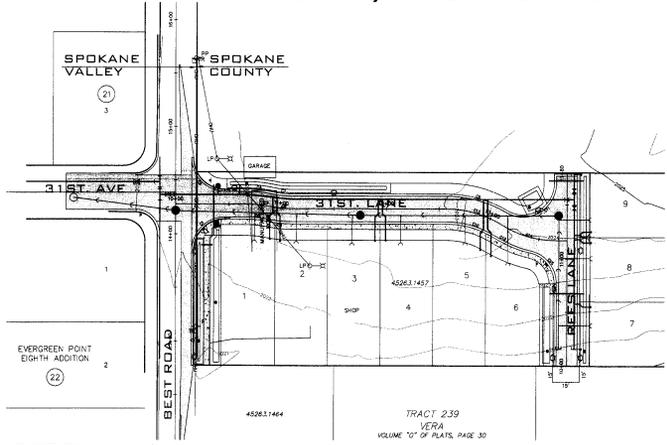
WATER PURVEYOR
VERA WATER AND POWER CO.
NORTH 601 EVERGREEN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-924-3930
FAX: 509-922-3929
CONTACT: KEVIN WELLS

CABLE
COLUMBIA BROADCASTING
1717 EAST BRUCKE
SPOKANE, WASHINGTON 99207
PHONE: 509-484-6631
EXTENSION: 53234
CONTACT: MIKE SMILEY

SOLID WASTE
WEST MANAGEMENT
PHONE: 509-486-3400

SURVEYOR
LANDTEK, LLC
624 NORTH MADISON STREET
SPOKANE, WASHINGTON 99202
PHONE: 509-922-2821
FAX: 509-922-2736
CONTACT: BRUCE R. LARSEN, P.L.S.

INSPECTION
ALDWIN
1010 N. LAKE ROAD
SPOKANE, WASHINGTON 99212
PHONE: 508-534-4411
FAX: 509-534-3206
CONTACT: PAUL T. NELSON, P.E.



SITE PLAN
NOT TO SCALE

ABBREVIATIONS

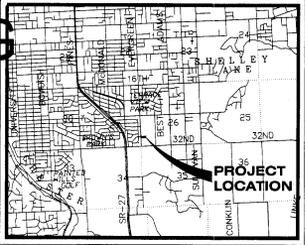
SS	SANITARY SEWER	PI	POINT OF INTERSECTION	STA.	STATION
WM	WATER MAIN	CR	POINT OF CURVE	S	GRADE
MH	MANHOLE	PT	POINT OF TANGENCY	GB	GRADE BREAK
EXST.	EXISTING	PRC.	POINT OF REVERSE CURVE	I.E.	INVERT ELEVATION
CO	SEWER CLEANOUT	CT	COURT	RM EL.	RIM ELEVATION
HYD.	HYDRANT	RD	ROAD	D.	DIAMETER
RT.	RIGHT	LN	LANE	SI	STREET INTERSECTION
LT.	LEFT	STA L.	STATION LENGTH	B	BOUNDARY
		ACT L.	ACTUAL LENGTH	PET	PETROLEUM

INDEX TO PLAN SHEETS

- SHEET NO. 1 COVER SHEET
- SHEET NO. 2 DEMOLITION PLAN - LEGEND - NOTES
- SHEET NO. 3 BEST ROAD PLAN AND PROFILE
- SHEET NO. 4 31ST. LANE PLAN AND PROFILE
- SHEET NO. 5 REES LANE PLAN AND PROFILE
- SHEET NO. 6 SWALE DETAILS
- SHEET NO. 7 SWALE DETAILS
- SHEET NO. 8 EROSION CONTROL PLAN
- SHEET NO. 9 EROSION CONTROL DETAILS



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.



VICINITY MAP

STREET GENERAL NOTES

- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT AND INSTALL, TO PROPER WORKING ORDER, ALL IMPROVEMENTS AS DETAILED OR CALLED OUT ON THESE PLANS.
- ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY STANDARDS FOR ROAD AND SEWER CONSTRUCTION, CURRENT EDITION", AND AS AMENDED.
- 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.
- 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.
- 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.
- IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER, TODD R. WHIPPLE, P.E. @ 983-2617, THE SITE/PROJECT INSPECTING ENGINEER OR HIS REPRESENTATIVE, ALL WEST, PAUL T. NELSON, P.E. @ 534-4411 AND THE SPOKANE COUNTY ENGINEER'S OFFICE, CONSTRUCTION ENGINEER, @ 477-3600 ALONG WITH THE CITY OF SPOKANE VALLEY CONSTRUCTION ENGINEER AT 688-0174.
- FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC, "AMOCO" 4545 OR APPROVED EQUAL BETWEEN THE WASHED DRAINCOCK AND NATIVE SOILS PER SPOKANE COUNTY STANDARD DETAIL B-10.
- PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 BEFORE YOU DIG.
- THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL CATCH BASINS AND DRYWELLS FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED. IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS THE CONTRACTOR WILL BE REQUIRED TO CLEAN OUT THE DRYWELL OR CATCH BASIN TO THE SATISFACTION OF THE CERTIFYING ENGINEER.
- THE CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO VERIFY THAT THE CROSS-GUTTER FORMS ARE THE CORRECT PLACE GRADE PRIOR TO CONCRETE PLACEMENT. THE CROSS-GUTTERS SHALL BE CONSTRUCTED PRIOR TO PAVING, AND THE PAVEMENT SHALL THEN MATCH THE EDGE OF CONCRETE GUTTER.
- ALL DRYWELL CONNECTION PIPES SHALL BE PLACED BELOW THE DRYWELL CONE AND SHALL FLOW AS DIRECTED IN THE PLANS.
- 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.

THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO APPLICABLE EDITIONS OF THE SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND THE SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY GUIDELINES FOR STORM WATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY ENGINEER. 1. APPROVE THESE PLANS FOR CONSTRUCTION.

FIRE DISTRICT CERTIFICATION STATEMENT

SPOKANE COUNTY FIRE DISTRICT NO. 1
SIGNATURE:
TITLE:
DATE:



NAVD-88 DATUM

SPOKANE COUNTY TEMPORARY BENCH MARK: 61-A-104-ROD-1000
ELEVATION: 424.35 FT.
LOCATED AT THE NORTHWEST QUADRANT OF SP-10351.

DEVELOPERS' APPROVAL _____ DATE _____

NO.	DATE	BY	REVISIONS
1	1/18/06		RECORD DRAWING
2	07/06	RLM	BY ALL WEST TESTING AND ENGINEERING
3	06/06	RLM	BY SUBMITTAL COUNTY ENGINEERS & CITY OF SPOKANE VALLEY
4	04/06	RLM	ORIGINAL PLAN PREPARATION

SCALE:
HORIZONTAL: N.A.
VERTICAL: N.A.

PROJ #1: 2004-00
DATE: 04/27/06
DRAWN: RLM
APPROVED: TRW

STREET AND DRAINAGE PLANS
DOVER ESTATES
COVER SHEET
SHORT PLAT NO. SP-1363-05
SPOKANE COUNTY, WASHINGTON

SHEET
1 OF 9
JOB NUMBER
2004-91

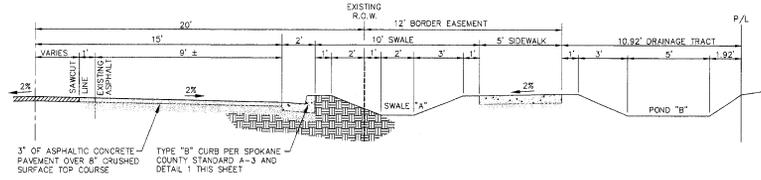
SP1363 Triggs Bantz

UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
 456-8800
 CALL TWO BUSINESS DAYS
 BEFORE YOU DIG

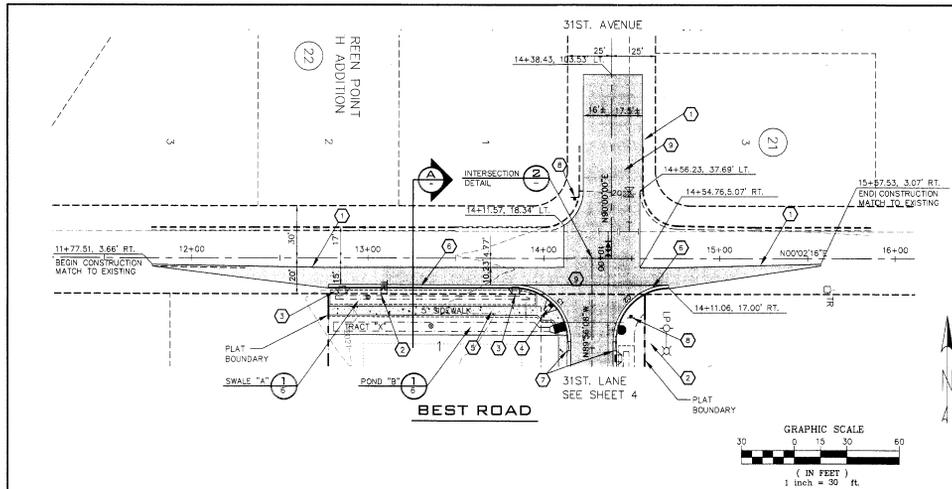
RECORD DRAWING

CONSTRUCTION NOTES

- 1 SAWCUT LINE, SAWCUT AND PATCH, TACK AND MATCH TO EXISTING PAVEMENT PER THE CITY OF SPOKANE VALLEY AND SPOKANE COUNTY STANDARDS. PAVEMENT REMOVAL ADJACENT TO CURB DOES NOT REQUIRE CUT.
- 2 SEE SHEET 2 FOR DEMOLITION OR RELOCATED ITEMS.
- 3 PROVIDE AND INSTALL CURB INLET TYPE "1" PER SPOKANE COUNTY STANDARD PLAN B-8.
- 4 PROVIDE AND INSTALL CURB RAMP DESIGN "B" PER SPOKANE COUNTY STANDARD PLAN A-5.
- 5 PROVIDE AND INSTALL 5' SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-1.
- 6 PROVIDE AND INSTALL TYPE "B" CURB AND GUTTER PER SPOKANE COUNTY STANDARD PLAN A-3 AND SEE DETAIL 1 THIS SHEET.
- 7 PROVIDE AND INSTALL TRANSITION FROM "B" TYPE CURB TO "R" TYPE CURB SEE DETAIL 2 SHEET 4.
- 8 PROVIDE AND INSTALL STOP SIGN NO. (R1-1) WITH STREET NAME SIGNS PER SPOKANE COUNTY STANDARD PLAN A-18 AND M.U.T.C.D.
- 9 PROVIDE AND INSTALL 3" OF ASPHALTIC CONCRETE PAVEMENT OVER 8" OF CRUSHED SURFACE TOP COURSE SEE SECTION "A" THIS SHEET.

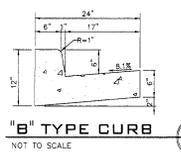


ROADWAY SECTION - BEST ROAD
 NOT TO SCALE



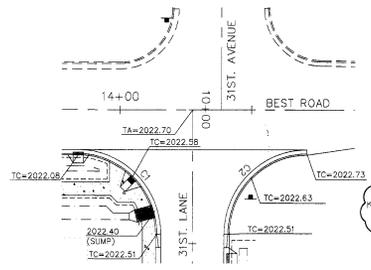
GRAPHIC SCALE
 (IN FEET)
 1 INCH = 30 ft.

DATE	NO.	DATE	BY	REVISIONS
2025	1	2025		TOP OF ASPHALT AT CENTERLINE
2020		2020		TOP OF ASPHALT AT CENTERLINE
2025		2025		TOP OF CURB RIGHT
2020		2020		TOP OF CURB RIGHT



"B" TYPE CURB
 NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	30.00	47.14	30.01	42.44	92°01'25"
C2	30.00	47.11	29.99	42.42	89°58'25"



INTERSECTION DETAIL
 SCALE: 1" = 20'

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.



NAVD-88 DATUM
 SPOKANE COUNTY TEMPORARY BENCH MARK B-1, A RAILROAD SPIKE IN UTILITY POLE, LOCATED AT THE NORTH-WEST QUADRANT OF 31RD & BEST. ELEVATION = 5227.84

DEVELOPER'S APPROVAL

DATE

NO.	DATE	BY	REVISIONS
1	05/02	RLM	ORIGINAL PLAN PREPARATION
2	08/15	RLM	1ST. SUBMITTAL, COUNTY ENGINEERS & CITY OF SPOKANE VALLEY
3	07/06	RLM	2ND. SUBMITTAL, COUNTY ENGINEERS & CITY OF SPOKANE VALLEY

SCALE:
 HORIZONTAL:
 1" = 30'
 VERTICAL:
 1" = 3'

PROJ. #: 2004-01
 DATE: 05/02/05
 DRAWN: RLM
 APPROVED: TRW



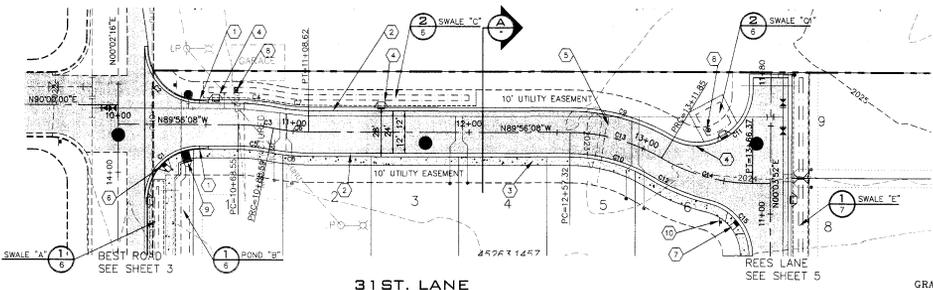
STREET AND DRAINAGE PLANS
DOVER ESTATES
 BEST ROAD STA. 11+00.00 TO STA. 16+00.00
 SHORT PLAT NO. SP-1363-05
 SPOKANE COUNTY, WASHINGTON

SHEET
 3 OF 9
 JOB NUMBER
 2004-91

SP-1363-05.rvt

CONSTRUCTION NOTES

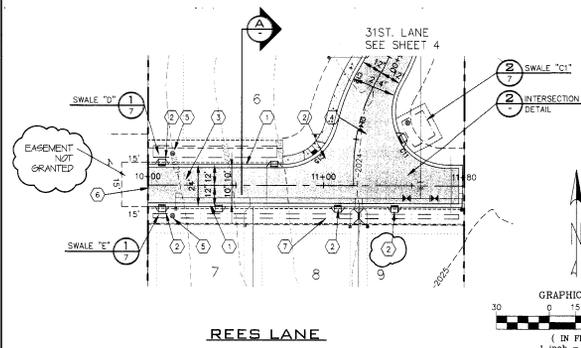
- 1 PROVIDE AND INSTALL CURB TRANSITION "B" TYPE CURB TO "R" TYPE CURB PER DETAIL 2 THIS SHEET.
- 2 PROVIDE AND INSTALL "R" TYPE CURB PER DETAIL 1 THIS SHEET.
- 3 PROVIDE AND INSTALL CEMENT CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-1 AND SECTION "A" THIS SHEET.
- 4 PROVIDE AND INSTALL CURB INLET TYPE "1" PER SPOKANE COUNTY STANDARD PLAN B-6 AND DETAIL "2" SHEET 6.
- 5 PROVIDE AND INSTALL 2" OF ASPHALTIC CONCRETE PAVEMENT OVER 8" OF CRUSHED SURFACE TOP COURSE.
- 6 PROVIDE AND INSTALL CURB RAMP DESIGN "B" PER SPOKANE COUNTY STANDARD PLAN A-5.
- 7 PROVIDE AND INSTALL CURB RAMP DESIGN "A" PER SPOKANE COUNTY STANDARD PLAN A-5.
- 8 PROVIDE AND INSTALL TYPE "A" DRYWELL PER SPOKANE COUNTY STANDARD PLAN B-10 AND SEE SWALE DETAILS SHEET 6 AND 7.
- 9 PROVIDE AND INSTALL CURB INLET TYPE "2" PER SPOKANE COUNTY STANDARD PLAN B-9 AND SEE SWALE DETAIL 1 SHEET 6.
- 10 PROVIDE AND INSTALL STREET SIGN PER SPOKANE COUNTY STANDARD PLAN A-16 AND M.U.T.C.



RECORD DRAWING

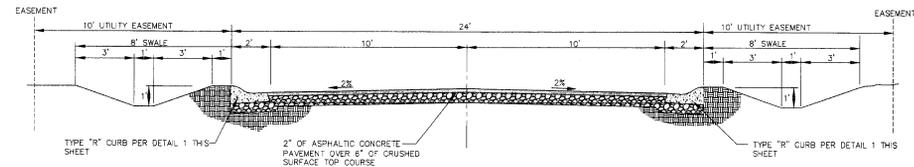
UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
 456-8000
 CALL THE BUSINESS BAYS
 BEFORE YOU DIG

CURVE TABLE				
CURVE	RADIUS	LENGTH-TANGENT	CHORD	DELTA
C11	30.00	62.82	51.93	119°58'00"
C12	114.00	36.78	18.55	36.62
C14	100.00	54.52	27.86	53.85
C15	30.00	40.45	23.97	37.45



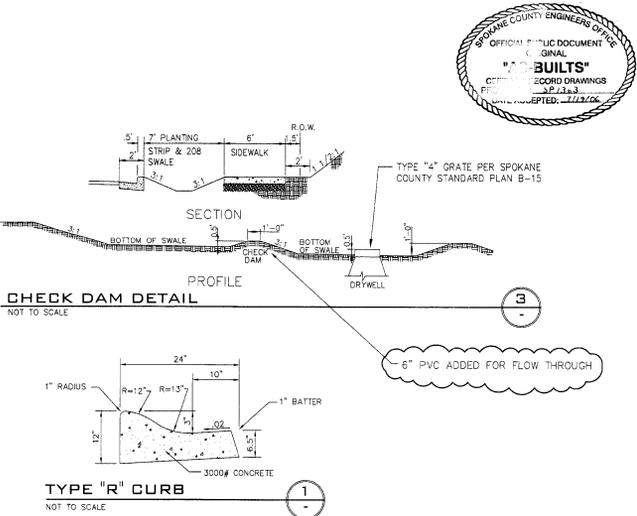
CONSTRUCTION NOTES

- PROVIDE AND INSTALL "R" TYPE CURB PER DETAIL 1 THIS SHEET.
- PROVIDE AND INSTALL CURB INLET TYPE "1" PER SPOKANE COUNTY STANDARD PLAN B-8 AND DETAIL "2" SHEET 6.
- PROVIDE AND INSTALL 2" OF ASPHALTIC CONCRETE OVER 6" OF CRUSHED SURFACE TOP COURSE.
- PROVIDE AND INSTALL STREET SIGN PER SPOKANE COUNTY STANDARD PLAN A-16 AND M.U.T.C.D.
- PROVIDE AND INSTALL TYPE "A" DRYWELL PER SPOKANE COUNTY STANDARD PLAN B-10 SEE DETAIL 1 SHEET 7.
- START / END ASPHALT AT 10+02.00.
- PROVIDE AND INSTALL AT STA. 11+02.00, RT. CHECK DAM PER DETAIL 3 THIS SHEET.



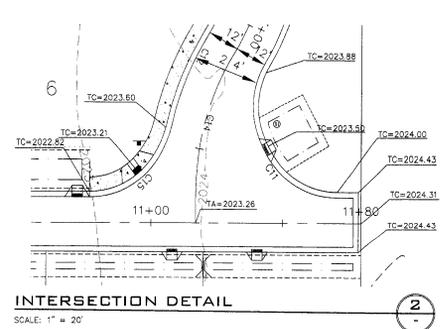
TYPICAL ROADWAY SECTION - REES LANE
 NOT TO SCALE

Year	Station	Feature	Year	Station
2025	10+50	TOP OF CURB LEFT	2025	11+00
2020	10+50	TOP OF CURB LEFT	2020	11+00
2025	10+50	TOP OF ASPHALT AT CENTERLINE	2025	11+00
2020	10+50	TOP OF ASPHALT AT CENTERLINE	2020	11+00
2025	11+00	TOP OF CURB RIGHT	2025	11+50
2020	11+00	TOP OF CURB RIGHT	2020	11+50

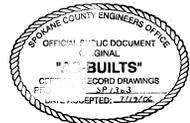


CHECK DAM DETAIL
 NOT TO SCALE

TYPE "R" CURB
 NOT TO SCALE



INTERSECTION DETAIL
 SCALE: 1" = 20'



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.

NAV D-88 DATUM
 SPOKANE COUNTY TEMPORARY BENCH MARK 81-A RAILROAD SERVICE PLAT UTILITY POLE LOCATED AT THE NORTHWEST QUADRANT OF 32ND & BEST. ELEVATION = 3227.94

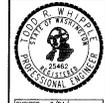
DEVELOPER'S APPROVAL _____ DATE _____

NO.	DATE	BY	REVISIONS
1	07/18	RLM	2ND. SUBMITTAL, COUNTY ENGINEERS & CITY OF SPOKANE VALLEY
2	08/20	RLM	1ST. SUBMITTAL, COUNTY ENGINEERS & CITY OF SPOKANE VALLEY
3	07/18	RLM	ORIGINAL PLAN PREPARATION

SCALE:
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 3'

PROJ. #: 2004-91
 DATE: 06/10/05
 DRAWN: RLM
 APPROVED: TRW

STREET AND DRAINAGE PLANS
DOVER ESTATES
 REES LANE STA. 10+00 TO STA. 11+80
 SHORT PLAT NO. SP-1363-05
 SPOKANE COUNTY, WASHINGTON

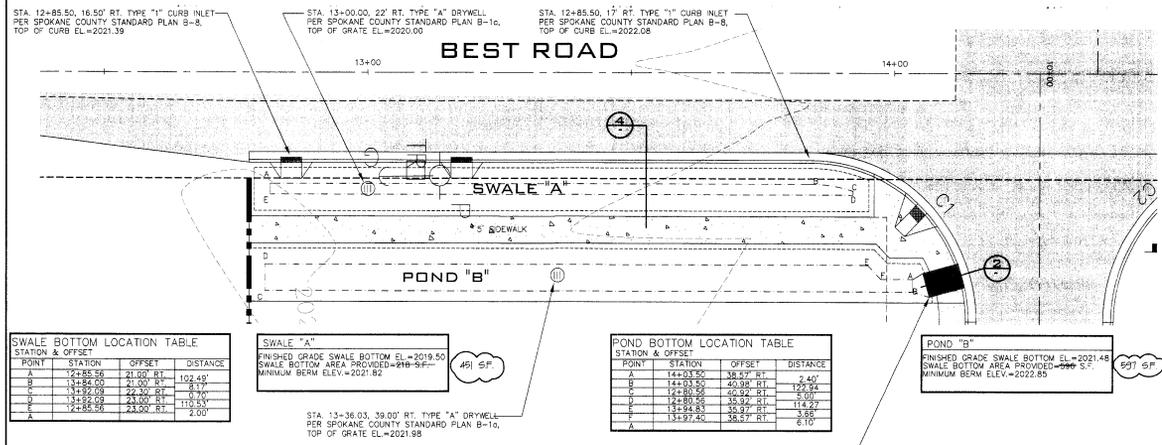


SHEET
 5 OF 9
 JOB NUMBER
 2004-91

SP-1363 Eng B Built

RECORD DRAWING

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



SWALE BOTTOM LOCATION TABLE
STATION & OFFSET

POINT	STATION	OFFSET	DISTANCE
A	12+85.56	21.00' RT	102.49'
B	13+84.00	21.00' RT	81.7'
C	13+82.00	22.00' RT	79.0'
D	13+82.00	23.00' RT	110.53'
E	13+85.56	23.00' RT	2.00'

SWALE "A"
FINISHED GRADE SWALE BOTTOM EL.=2019.50
SWALE BOTTOM AREA PROVIDED=499.59 S.F.
MINIMUM BERM ELEV.=2021.82

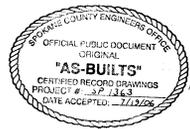
POND "B" BOTTOM LOCATION TABLE
STATION & OFFSET

POINT	STATION	OFFSET	DISTANCE
A	14+03.50	38.57' RT	2.40'
B	14+03.50	40.00' RT	125.94'
C	14+00.00	40.00' RT	5.90'
D	14+00.00	35.52' RT	114.27'
E	13+94.83	35.52' RT	6.10'
F	13+97.40	38.57' RT	6.10'

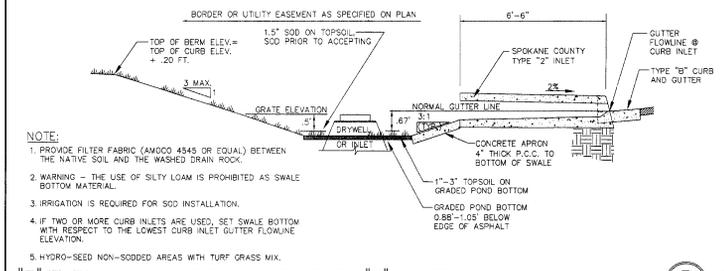
POND "B"
FINISHED GRADE SWALE BOTTOM EL.=2021.48
SWALE BOTTOM AREA PROVIDED=599 S.F.
MINIMUM BERM ELEV.=2022.85

STA. 13-36.03, 38.00' RT. TYPE "A" DRYWELL
PER SPOKANE COUNTY STANDARD PLAN B-10,
TOP OF GRATE EL.=2021.98

STA. 14+09.40, 38.78' RT. TYPE "2" CURB INLET
PER SPOKANE COUNTY STANDARD PLAN B-9,
TOP OF CURB EL.=2022.40

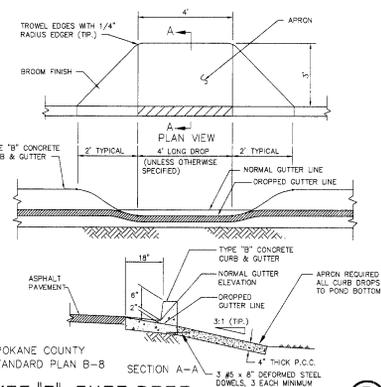


SWALE "A" AND POND "B"
SCALE: 1" = 10'

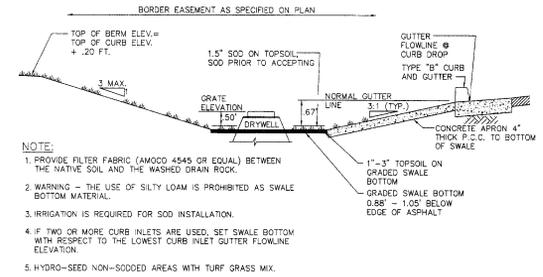


- NOTE:**
1. PROVIDE FILTER FABRIC (AMOCO 4545 OR EQUAL) BETWEEN THE NATIVE SOIL AND THE WASHED DRAIN ROCK.
 2. WARNING - THE USE OF SILTY LOAM IS PROHIBITED AS SWALE BOTTOM MATERIAL.
 3. IRRIGATION IS REQUIRED FOR SOD INSTALLATION.
 4. IF TWO OR MORE CURB INLETS ARE USED, SET SWALE BOTTOM WITH RESPECT TO THE LOWEST CURB INLET GUTTER FLOWLINE ELEVATION.
 5. HYDRO-SEED NON-SODDED AREAS WITH TURF GRASS MIX.

"B" TYPE CURB - 20B SWALE - TYPE "2" INLET - WITH DRYWELL
NOT TO SCALE



TYPE "B" CURB DROP
NOT TO SCALE



- NOTE:**
1. PROVIDE FILTER FABRIC (AMOCO 4545 OR EQUAL) BETWEEN THE NATIVE SOIL AND THE WASHED DRAIN ROCK.
 2. WARNING - THE USE OF SILTY LOAM IS PROHIBITED AS SWALE BOTTOM MATERIAL.
 3. IRRIGATION IS REQUIRED FOR SOD INSTALLATION.
 4. IF TWO OR MORE CURB INLETS ARE USED, SET SWALE BOTTOM WITH RESPECT TO THE LOWEST CURB INLET GUTTER FLOWLINE ELEVATION.
 5. HYDRO-SEED NON-SODDED AREAS WITH TURF GRASS MIX.

"B" TYPE CURB - 20B SWALE WITH DRYWELL
NOT TO SCALE



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.



NAVD-88 DATUM
SPOKANE COUNTY TEMPORARY BENCH MARK B-1: A BENCHMARK SPK IN A UTILITY POLE LOCATED AT THE NORTHWEST QUADRANT OF SPND & BEST. ELEVATION = 2027.64.

DEVELOPER'S APPROVAL _____ DATE _____

7/16/20 RECORD DRAWINGS

NO.	DATE	BY	ORIGINAL PLAN PREPARATION	REVISIONS
3	07/08	RLM	SND, SUBMITTAL, COUNTY ENGINEERS & CITY OF SPOKANE VALLEY	
2	06/20	RLM	18T, SUBMITTAL, COUNTY ENGINEERS & CITY OF SPOKANE VALLEY	
1	05/10	RLM	ORIGINAL PLAN PREPARATION	

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



STREET AND DRAINAGE PLANS
DOVER ESTATES
SWALE DETAILS
SHORT PLAT NO. SP-1363-05
SPOKANE COUNTY, WASHINGTON

SHEET
6 OF 9
JOB NUMBER
2004-91

SPB63 *Emile Bulte*

RECORD DRAWING

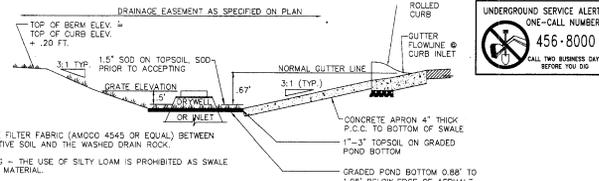
UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
456-8000
 CALL TWO BUSINESS DAYS
 BEFORE YOU DIG

SWALE BOTTOM LOCATION TABLE
 STATION & OFFSET

POINT	STATION	OFFSET	DISTANCE
A	10+73.52	72.88' LT	8.82'
B	10+73.52	16.00' LT	7.00'
C	10+83.00	16.00' LT	8.89'
D	10+83.00	42.88' LT	10.55'

SWALE "D"
 FINISHED GRADE SWALE BOTTOM EL. VARIES, MINIMUM = 2020.01
 SWALE BOTTOM AREA PROVIDED = 446 S.F.
 MINIMUM BERM ELEV. = 2021.66

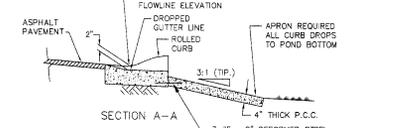
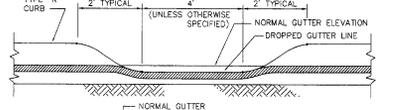
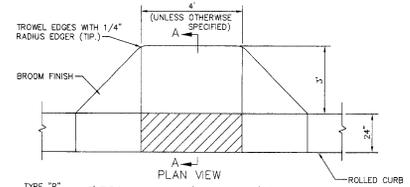
SWALE ROUGH GRADED
 ONLY AT TIME OF
 CERTIFICATION. AREA
 = 771 S.F.



NOTE:

1. PROVIDE FILTER FABRIC (AMOCO 4545 OR EQUAL) BETWEEN THE NATIVE SOIL AND THE WASHED DRAIN ROCK.
2. WARNING - THE USE OF SILTY LOAM IS PROHIBITED AS SWALE BOTTOM MATERIAL.
3. IRRIGATION IS REQUIRED FOR SOD INSTALLATION.
4. IF TWO OR MORE CURB INLETS ARE USED, SET SWALE BOTTOM WITH RESPECT TO THE LOWEST CURB INLET GUTTER FLOWLINE ELEVATION.
5. HYDRO-SEED NON-SODDED AREAS WITH TURF GRASS MIX.

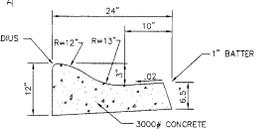
"R" TYPE CURB - 20B SWALE WITH DRYWELL
 NOT TO SCALE



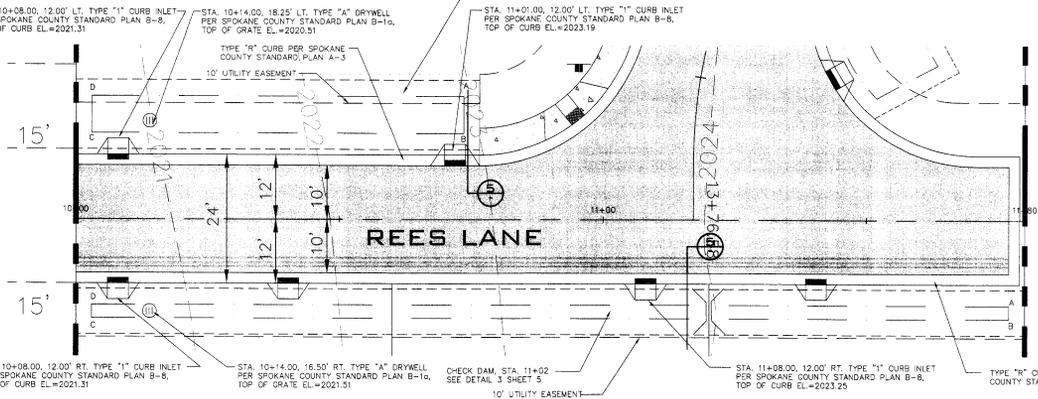
TYPE "R" CURB DROP
 NOT TO SCALE



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



TYPE "R" CURB
 NOT TO SCALE



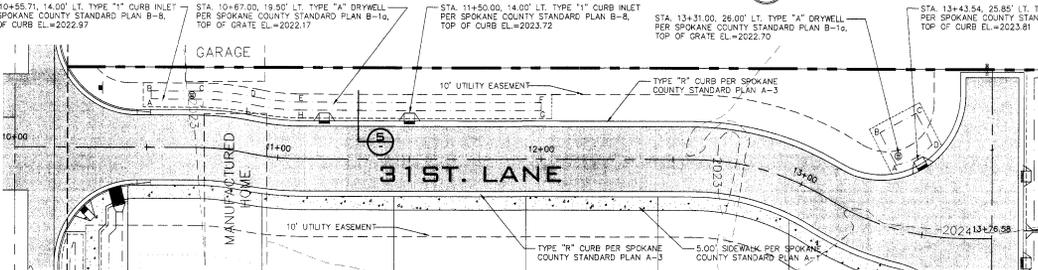
SWALE BOTTOM LOCATION TABLE
 STATION & OFFSET

POINT	STATION	OFFSET	DISTANCE
A	11+27.00	16.00' RT	2.40'
B	11+27.00	18.50' RT	174.00'
C	10+83.00	16.00' RT	7.00'
D	10+83.00	16.00' RT	174.00'

SWALE "E"
 FINISHED GRADE SWALE BOTTOM EL. VARIES, MINIMUM @ 2020.01
 SWALE BOTTOM AREA PROVIDED = 435 S.F.
 MINIMUM BERM ELEV. = 2021.66

SWALE ROUGH GRADED
 ONLY AT TIME OF
 CERTIFICATION. AREA
 = 69 S.F.

SWALE "D" AND SWALE "E"
 SCALE: 1" = 20'



SWALE BOTTOM LOCATION TABLE
 STATION & OFFSET

POINT	STATION	OFFSET	DISTANCE
A	10+31.71	19.00' LT	1.80'
B	10+31.71	21.00' LT	18.85'
C	10+31.71	21.00' LT	3.24'
D	10+88.59	21.00' LT	42.81'
E	11+08.24	21.00' LT	1.30'
F	12+50.00	21.00' LT	10.35'
G	12+50.00	21.00' LT	10.35'
H	11+08.24	18.00' LT	31.35'
I	10+88.59	18.00' LT	16.43'
J	10+88.59	18.00' LT	23.62'
K	10+88.59	18.00' LT	16.84'

SWALE "C"
 FINISHED GRADE SWALE BOTTOM EL. VARIES, MINIMUM @ 2021.67
 SWALE BOTTOM AREA PROVIDED = 446 S.F.
 MINIMUM BERM ELEV. = 2023.17

SWALE BOTTOM LOCATION TABLE
 STATION & OFFSET

POINT	STATION	OFFSET	DISTANCE
A	13+31.85	22.00' LT	1.80'
B	13+17.45	31.70' LT	13.39'
C	13+32.55	43.84' LT	18.94'
D	13+17.45	33.71' LT	15.06'

SWALE "C1"
 FINISHED GRADE SWALE BOTTOM EL. = 2022.20
 SWALE BOTTOM AREA PROVIDED = 208 S.F.
 MINIMUM BERM ELEV. = 2023.08

SWALE "C1" AND SWALE "C2"
 SCALE: 1" = 20'

NAV-D-88 DATUM
 SPOKANE COUNTY TEMPORARY BENCH
 MARK (B), A FAIRBANK SPINE # A UTILITY
 POLE LOCATED AT THE NORTHWEST
 QUADRANT OF SP-2 & BEST
 ELEVATION = 2027.66

DEVELOPER'S APPROVAL

DATE

1/27/06 RECORD DRAWING

ALL RIGHTS RESERVED AND ENGINEERING

3 07/08 RLM 2ND SUBMITTAL COUNTY ENGINEERS & CITY OF SPOKANE VALLEY

2 08/20 RLM 1ST SUBMITTAL COUNTY ENGINEERS & CITY OF SPOKANE VALLEY

1 08/10 RLM ORIGINAL PLAN PREPARATION

NO. DATE BY REVISIONS

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

PROJ. #: 2004-01
 DATE: 08/10/05
 DRAWN: RLM
 APPROVED: TRW



STREET AND DRAINAGE PLANS
DOVER ESTATES
SWALE DETAILS
SHORT PLAT NO. SP-1363-05
SPOKANE COUNTY, WASHINGTON



EXPRS: 5/24/07

SHEET
7 OF 9

JOB NUMBER
2004-91

SP-1363 Eng/As Built

EROSION CONTROL PLAN

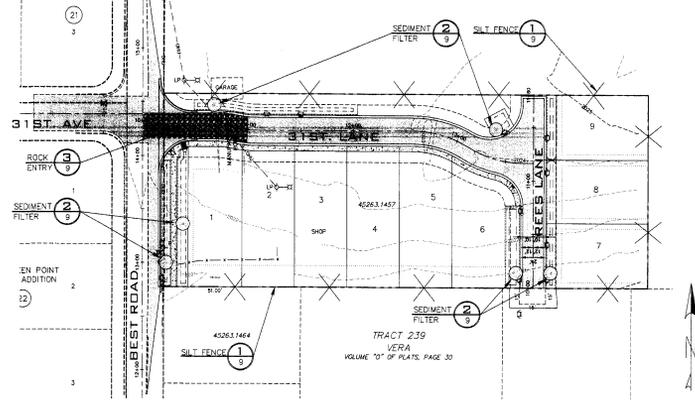
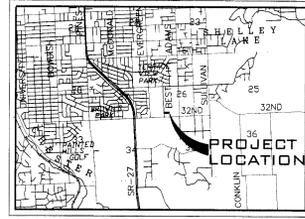
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8005
CALL TWO BUSINESS DAYS
BEFORE YOU DIG

RECORD DRAWING

DOVER ESTATES
SHORT PLAT NO. SP-1363-05
CITY OF SPOKANE VALLEY, WASHINGTON
SPOKANE COUNTY, WASHINGTON
SW. 1/4 S. 06, T. 25 N., R. 44 E., W.M.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SITE WORK STANDARDS AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY REGULATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARDS SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY DESIGNEE OF PROJECT SPONSOR/OWNER.
2. 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 REPLIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO LOCATE EXACT FIELD LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND ANY 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.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH SPOKANE COUNTY, THE CITY OF SPOKANE VALLEY AND ALL UTILITY COMPANIES WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND 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.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. 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.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
9. FOR WORK AFFECTING PUBLIC ROADWAYS OR IF REQUIRED BY SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL AND PHASING PLAN, IN ACCORDANCE WITH ALL C.O.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 SERVICES AS MAY BE REQUIRED BY SAID PLANS. PRIOR TO INSTALLATION AND RECONSTRUCTION CONFERENCE SHALL BE HELD WITH SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY.
10. 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.
11. PER AGENCY STANDARDS THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
12. 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 AND THE CITY OF SPOKANE VALLEY INSPECTOR AT ALL TIMES.
13. 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.
14. 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 AREA IS STABILIZED WITH HARD SURFACE OR VEGETATION.
15. 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 LOCATIONS CONSISTENT WITH THE CONTRACTORS' SEWER, WATER, AND GAS RECORDS, WHICH SHOWN OR NOT SHOWN, AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.
17. 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 AND THE CITY OF SPOKANE VALLEY.
18. BASED ON A REQUIREMENT FROM SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY, THE ENGINEER OR HIS DESIGNEE SHALL PERFORM MATERIALS TESTING AND QUALITY CONTROL ON THE PROJECT AND SHALL SUBMIT COPIES OF ALL TEST REPORTS, TEST REPORTS, PROJECT CERTIFICATION AND RECORD DRAWINGS TO SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY ENGINEER.
19. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL BY THE SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY ENGINEER AND NOTIFICATION OF THE ENGINEER OF RECORD.



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT OFFICE
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: SP-1363-05
DATE ACCEPTED: 11/17/26

EXPIRES 11/24/27

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

SITE PLAN

SCALE: 1" = 50'

- | | | | | |
|---|---|---|---|---|
| ROADWAY
SPOKANE COUNTY ENGINEERING
1006 WEST BROADWAY AVENUE
SPOKANE, WASHINGTON 99200
PHONE: 509-477-3600
CONTACT: MATT ZAREBEK, P.E. | ROADWAY
CITY OF SPOKANE VALLEY
11707 E. SPRAGUE AVENUE
SPOKANE VALLEY, WA 99208
PHONE: 509-688-0174
CONTACT: SANDRA RASKELL, P.E. | BUILDING OFFICIAL AND PLANNING
1006 WEST BROADWAY AVENUE
SPOKANE, WASHINGTON 99200
PHONE: 509-477-7200 | BUILDING OFFICIAL
CITY OF SPOKANE VALLEY
11707 E. SPRAGUE AVENUE
SPOKANE VALLEY, WA 99208
PHONE: 509-688-0124
CONTACT: TOM SCHOLTEN, C.B.O. | NATURAL GAS
AVISTA UTILITIES
1411 EAST MISSION AVE.
SPOKANE, WA 99202
PHONE: 509-495-4744
CONTACT: LOS MCCAIN |
| FIRE DEPARTMENT
CITY OF SPOKANE VALLEY
10213 SPRAGUE AVENUE
SPOKANE VALLEY, WA 99208
PHONE: 509-928-1700
FAX: 509-892-4125
CONTACT: KEVIN MILLER | TELEPHONE
ONEIS
904 NORTH COLUMBUS
SPOKANE, WASHINGTON 99202
PHONE: 509-455-2280
FAX: 509-455-2104
CONTACT: DAVE CLARK | WATER AND POWER
CITY OF SPOKANE VALLEY
1026 WEST BROADWAY AVENUE
SPOKANE VALLEY, WA 99206
PHONE: 509-924-3800
FAX: 509-920-3929
CONTACT: KEVIN WELLS | SURVEYOR
LANDTEK, LLC
619 NORTH WADSWORTH BLVD
SPOKANE, WASHINGTON 99202
PHONE: 509-892-1717
FAX: 509-926-2736
CONTACT: BRUCE LARSEN, P.L.S. | OWNER
NEEL THOMPSON
771 N. PINES ROAD
SPOKANE, WA 99206
PHONE: 509-954-6232
CONTACT: NEEL THOMPSON |
| CABLE
COMCAST BROADBAND
1717 EAST BUCKEYE
SPOKANE, WASHINGTON 99207
PHONE: 509-484-4931
EXTENSION: 53254
CONTACT: MIKE SMILEY | SOLID WASTE
WASTE MANAGEMENT
1222 EAST FIRST AVENUE
SPOKANE VALLEY, WA 99206
PHONE: 509-466-3400 | SEWER
SPOKANE COUNTY UTILITIES
1026 WEST BROADWAY AVENUE
SPOKANE, WASHINGTON 99206
PHONE: 509-477-3604
EXTENSION: 53254
CONTACT: BILLY URHAUSEN | INSPECTION
ALMEST
1010 N. LAKE ROAD
SPOKANE, WASHINGTON 99212
PHONE: 509-534-6411
FAX: 509-534-9326
CONTACT: PAUL T. NELSON, P.E. | |

LEGEND

- SEDIMENT FILTER
- STORM DRAINAGE SWALE - NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
- STORM DRAINAGE STRUCTURE - NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
- X - X - X - SILT FENCE. SEE DETAIL 1 AND GENERAL NOTE 5.
- ROCK CONSTRUCTION ENTRY. SEE DETAIL 3 AND GENERAL NOTE 6.

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED A.F.N. 9412300380)
THE SOUTH 100 FEET OF THE WEST 460 FEET OF THE NORTH THREE-FIFTHS OF TRACT 239, VERA, AS PER PLAT THEREOF RECORDED IN VOLUME "0" OF PLATS, PAGE 30.
SITUATE IN, COUNTY OF SPOKANE, STATE OF WASHINGTON.

THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO APPLICABLE EDITIONS OF THE SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY REGULATIONS FOR ROAD AND SEWER CONSTRUCTION AND THE SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY GUIDELINES FOR STORMWATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE COUNTY AND THE CITY OF SPOKANE VALLEY ENGINEER. I APPROVE THESE PLANS FOR CONSTRUCTION.

NAVD-88 DATUM
SPOKANE COUNTY TEMPORARY BENCH MARK #1: A BALBOA SPINE IN UTILITY POLE LOCATED AT THE INTERSECTION QUADRANT OF 32ND & 3RD ELEVATION = 237.84

DEVELOPER'S APPROVAL

DATE

NO.	DATE	BY	REVISIONS
1	07/08	RLM	RECORD DRAWINGS BY ALMEST TESTING AND ENGINEERS
2	08/20	RLM	1ST. SUBMITTAL, COUNTY ENGINEERS & CITY OF SPOKANE VALLEY
3	08/10	RLM	ORIGINAL PLAN PREPARATION

SCALE:
HORIZONTAL: AS SHOWN
VERTICAL: N.A.
PROJ: 2004-91
DATE: 05/10/05
DRAWN: RLM
APPROVED: TRW



STREET AND DRAINAGE PLANS
DOVER ESTATES
EROSION CONTROL PLAN
SP-1363-05
SPOKANE COUNTY, WASHINGTON



SHEET 8 OF 9
JOB NUMBER 2004-91

SP-1363 Eng As Built

EROSION CONTROL PLAN RECORD DRAWING

UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
456-8000
 CALL TWO BUSINESS DAYS
 BEFORE YOU DIG

DOVER ESTATES
SHORT PLAT NO. SP-1363-05
CITY OF SPOKANE VALLEY, WASHINGTON
SPOKANE COUNTY, WASHINGTON
SW. 1/4 S. 06, T. 25 N., R. 44 E., W.M.

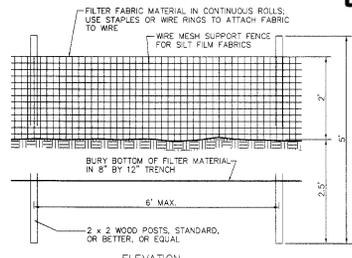
**EROSION & SEDIMENT CONTROL
 GENERAL NOTES AND INFORMATION**

1. AN EROSION/SEDIMENT CONTROL (E.S.C.) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE E.S.C. PLAN AND CONSTRUCTION, MAINTENANCE, AND UPDATING OF THE E.S.C. FACILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL ALL CONSTRUCTION IS COMPLETED AND ACCEPTED BY SPOKANE COUNTY AND CITY OF SPOKANE VALLEY, OR UNTIL VEGETATION IS ESTABLISHED THROUGHOUT THE SITE, AND ACCEPTED BY SPOKANE COUNTY AND CITY OF SPOKANE VALLEY, WHICHEVER IS LATER.
2. APPROVAL OF THE E.S.C. PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE E.S.C. PLAN.
3. THE EROSION/SEDIMENT CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE E.S.C. MEASURES DAILY, AND SHALL MAINTAIN AND UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, CULVERTS, OR GRAVEL GALLERIES.
4. GEOTEXTILE FABRIC IS TO BE PLACED ON THE RIMS, CATCH BASINS AND INLETS UNTIL SUCH TIME THAT THE VEGETATION ON THE SITE IS ESTABLISHED AND THE THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.
5. THE SILT FENCES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO OTHER SITE WORK, AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE. (SEE DETAIL 3 SHEET 9).
7. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNATING A LOCATION WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED OUT, NOT LOCATED NEAR OR DRAINING INTO A STORM DRAINAGE AREA.
8. PROPERTY OWNER: NEIL THOMPSON, C/O TOMLINSON BLACK VALLEY, SPOKANE VALLEY, WA 99206
 CONTACT PERSON ON SITE: NEIL THOMPSON, 508-954-8232
9. PROJECT LOCATION: IN CITY OF SPOKANE VALLEY AND SPOKANE COUNTY, SOUTH 3019 BEST ROAD, SW. 1/4 SECTION 6, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M.
10. PROJECT DESCRIPTION: DOVER ESTATES (SHORT PLAT NO. SP-1363-05) IS A RESIDENTIAL SUBDIVISION CONSISTING OF 9 LOTS AND WILL REQUIRE CONSTRUCTION OF ROADS AND STORM DRAINAGE. THE IMPROVEMENTS CONSIST OF APPROXIMATELY 960 LINEAR FEET OF DRAINAGE AND ELECTRICAL FACILITIES. 960 LINEAR FEET OF NEW ASPHALT ROADWAY AND ASSOCIATED STORM DRAINAGE.
11. DESCRIPTION OF E.S.C. MEASURES: USE OF SILT FENCES AND ROCK CONSTRUCTION ENTRIES. ALL E.S.C. MEASURES MENTIONED ABOVE ARE TEMPORARY AND WILL BE REMOVED AFTER YARDS ARE LANDSCAPED.
12. EXISTING VEGETATION: FIELD GRASS AND WEEDS
13. PLAN PREPARATION DATE: JULY 06, 2005
14. SOILS: ON SITE SOILS, GARRISON SERIES. (Gga)
15. **STABILIZATION OF DENuded AREAS:**
 ANY DISTURBED AREAS WHICH WOULD BE LEFT BARE FOR MORE THAN 7 DAYS AND ARE NOT INTENDED TO BE REWORKED WITHIN 30-45 DAYS SHALL BE SEEDDED WITH A FAST STARTING NATIVE DRYLAND GRASS SUCH AS ANNUAL RYE, OR APPROVED EQUAL, AT A RATE OF 60 LBS/ACRE.
16. **CONTROL OF POLLUTANTS:**
 ANY SPILLS MUST BE REMOVED ACCORDING TO D.O.E. AND D.O.H. GUIDELINES

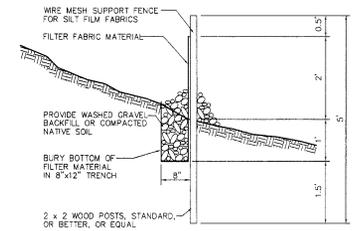
MAINTENANCE
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE TEMPORARY E.S.C. MEASURES.
 2. SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RUNOFF-PRODUCING RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FILTER FABRIC SHALL BE ACCOMPLISHED PROMPTLY.
 4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RUNOFF-PRODUCING RAINFALL. DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
 5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE E.S.C. STRUCTURE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDDED.
 6. ALL TEMPORARY AND PERMANENT E.S.C. PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
 7. ALL TEMPORARY E.S.C. MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD AND OTHER CONSTRUCTION DEBRIS WHICH MAY ACCUMULATE ON PAVED STREETS ADJACENT TO THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING SWEEPING AND WATER TO WASH THE CONSTRUCTION DEBRIS FROM THE STREET.
 9. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY USING WATER. APPLICATIONS OF WATER MAY BE REQUIRED SEVERAL TIMES PER DAY DURING CONSTRUCTION ACTIVITY.

CEERTIFICATION STATEMENT: I CERTIFY THAT THIS EROSION AND SEDIMENT CONTROL PLAN MEETS THE E.S.C. REQUIREMENTS AS LISTED IN CHAPTER 4.5 OF THE SPOKANE COUNTY AND CITY OF SPOKANE VALLEY GUIDELINES FOR STORMWATER MANAGEMENT.

ENGINEER TODD R. WHIPPLE, P.E.



ELEVATION

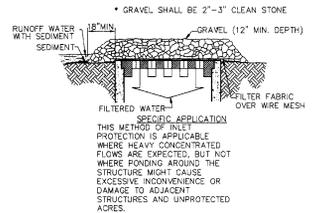


SECTION

SILT FENCE DETAIL

NOT TO SCALE

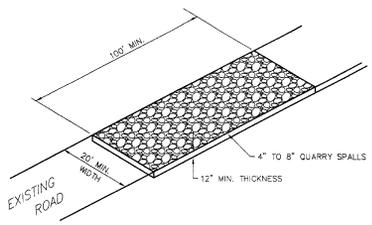
1



**GRAVEL AND WIRE MESH
 INLET SEDIMENT FILTER**

NOT TO SCALE

2



ROCK CONSTRUCTION ENTRY

NOT TO SCALE

3

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



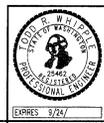
NO.	DATE	BY	ORIGINAL PLAN PREPARATION	REVISIONS
1	07/06	RLM	RECORD DRAWING	
2	07/06	RLM	2ND. SUBMITTAL	
3	08/00	RLM	1ST. SUBMITTAL	
4	08/10	RLM	ORIGINAL PLAN PREPARATION	

SCALE:
 HORIZONTAL: AS SHOWN
 VERTICAL: N/A

PROJ #: 2004-91
DATE: 08/10/05
DRAWN: RLM
APPROVED: TRW



**STREET AND DRAINAGE PLANS
 DOVER ESTATES
 EROSION CONTROL DETAILS
 SP-1363-05
 SPOKANE COUNTY, WASHINGTON**



SHEET
 9 OF 9

JOB NUMBER
 2004-91

NAVD-88 DATUM
 SPOKANE COUNTY TEMPORARY BENCH MARK B.1. A BALDADO SPIKE IN A UTILITY POLE LOCATED AT THE NORTHWEST QUADRANT OF 3003 N 98ST. ELEVATION = 3227.64

DEVELOPER'S APPROVAL DATE

SP-1363 Orig As Built