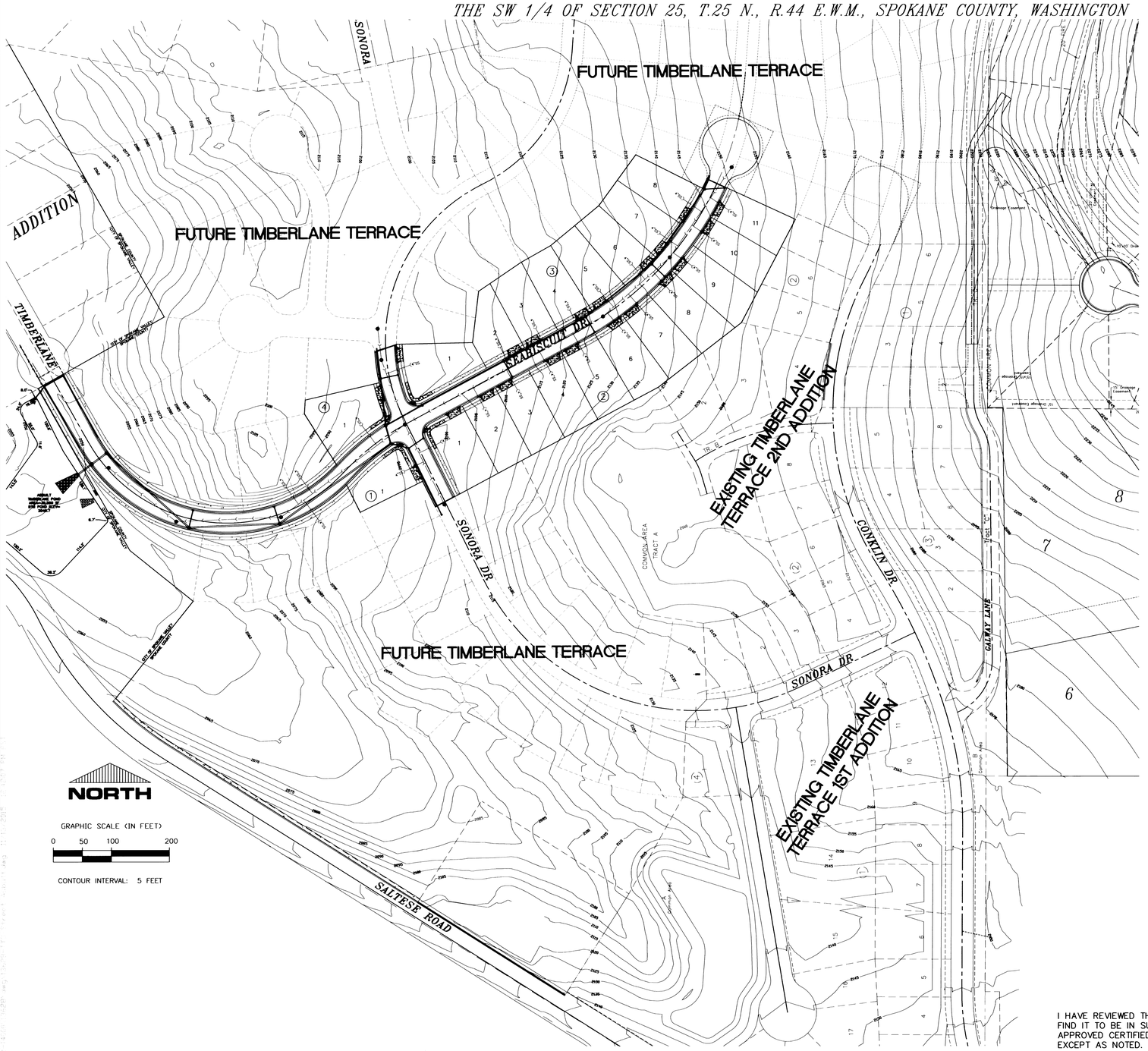
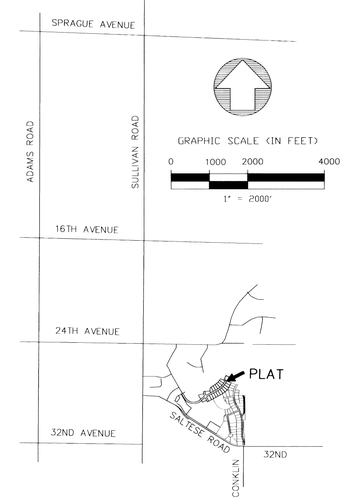
TIMBERLANE TERRACE - THIRD ADDITION

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



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P19208
DATE ACCEPTED: 12/3/15



VICINITY MAP

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.

CALL BEFORE YOU DIG: 811

INDEX TO PLAN SET

SHEET 1 OF 6: VICINITY MAP & PLAN INDEX
~~SHEET 2 OF 6: EROSION & SEDIMENT CONTROL PLAN~~ NOT INCLUDED IN RECORD DRAWINGS
SHEET 3 OF 6: STORMWATER DRAINAGE PLAN
SHEET 4 OF 6: STREET PLAN-PROFILE: TIMBERLANE DRIVE AND LIMERICK DRIVE
SHEET 5 OF 6: STREET PLAN-PROFILE: LIMERICK DRIVE
SHEET 6 OF 6: STREET PLAN-PROFILE: SONORA DRIVE SONORA DRIVE AND MOORE LANE

PROJECT INFORMATION

Owner/Applicant: Timberlane Inc.
Jim Fox

Contact Number: (509) 922-2748 Ext. 14

Project Address: 12815 E. Sprague Ave., Suite 100
Spokane Valley, WA 99216

Property Description: (By Simpson Engineers, Inc.)

That portion of the SW 1/4 of Section 25, T. 25 N., R. 44 E.W.M. described as follows:

Begin at the most Westerly corner of Timberlane Terrace 2nd Addition; the next 3 courses along the Westerly line of said 2nd Addition; thence N61°47'04"E 266.74 feet; thence N52°11'47"E 181.09 feet; thence N27°40'34"E 200.45 feet; thence N65°16'23"W 167.51 feet to a point on a nontangent curve concave to the Northwest with a radius of 531.00 feet and a radial bearing of S65°16'23"E from the center of curve; thence Southwesterly through a central angle of 1°57'40", an arc distance of 18.17 feet; thence N63°18'43"W, radial to said curve, 128.38 feet; thence S35°57'48"W 108.21 feet; thence S50°24'55"W 107.66 feet; thence S60°38'04"W 57.94 feet; thence S55°50'04"W 89.11 feet; thence S06°53'55"W 88.85 feet; thence S88°44'34"W 131.00 feet; thence S70°50'18"W 39.69 feet to a point on a nontangent curve concave to the East with a radius of 319.00 feet and a radial bearing of S86°33'02"W from the center of curve; thence Southeasterly, through a central angle of 9°39'26", an arc distance of 53.77 feet; thence S76°53'36"W, radial to said curve, 131.00 feet; thence S03°09'25"W 23.97 feet; thence S32°20'37"E 102.50 feet to a point on a nontangent curve concave to the North with a radius of 256.00 feet and a radial bearing of S47°10'18"E from the center of curve; thence Southwesterly, Westerly and Northwesterly, through a central angle of 107°37'23", an arc distance of 480.86 feet to the end of curve; thence N29°32'55"W 123.05 feet to the Easterly line of Timberlane Addition; thence S60°28'05"W, along said Easterly line, 38.00 feet; thence S29°32'55"E 123.06 feet to the beginning of a curve concave to the North with a radius of 294.00 feet; thence Southeasterly, Easterly, and Northeasterly, through a central angel of 104°51'57", an arc distance of 538.09 feet; thence S26°23'16"E, on a nontangent bearing, 52.23 feet; thence N63°36'44"E 120.00 feet; thence S26°23'16"E 49.52 feet; thence N61°47'04"E 169.09 feet to the Point of Beginning.

Situate in the County of Spokane, State of Washington.

Site Primary Soil Type: Bong & Phoebe loamy sands, Clayton sandy loam, Garrison very gravelly loam, Hardesty silt loam, Spokane very rocky complex, Spokane extremely rocky complex

Note: Soils per USDA S.C.S. (now N.R.C.S.), 1968, "Soil Survey of Spokane County, Washington"
For further soil information, refer to the project "Stormwater Drainage Report"

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 11/25/15 DATE

CALL BEFORE YOU DIG 811

BY	DATE	REVISIONS / AS BUILT
MCP	6-12-2015	MYLAR PLANS TO SPOKANE COUNTY AND APPROVAL PLANS TO CITY OF SPOKANE VALLEY
MJK	11-24-2015	RECORD DRAWINGS

DATUM	SCALE		DATE
TBM NO.	HORIZONTAL 1"=100'	DRAWN MJK	11/24/2015
ELEVATION 2169.43 NAVD29*	VERTICAL	CHECKED ACS	11/25/15
LOCATION TOP 1/2" REBAR CL CONKLIN & GALWAY		APPROVED	
* ADD 3.8 TO ALL ELEVATIONS FOR NAVD 88 DATUM			

AARON C. SIMPSON STATE OF WASHINGTON 43460 REGISTERED PROFESSIONAL ENGINEER 11/25/15

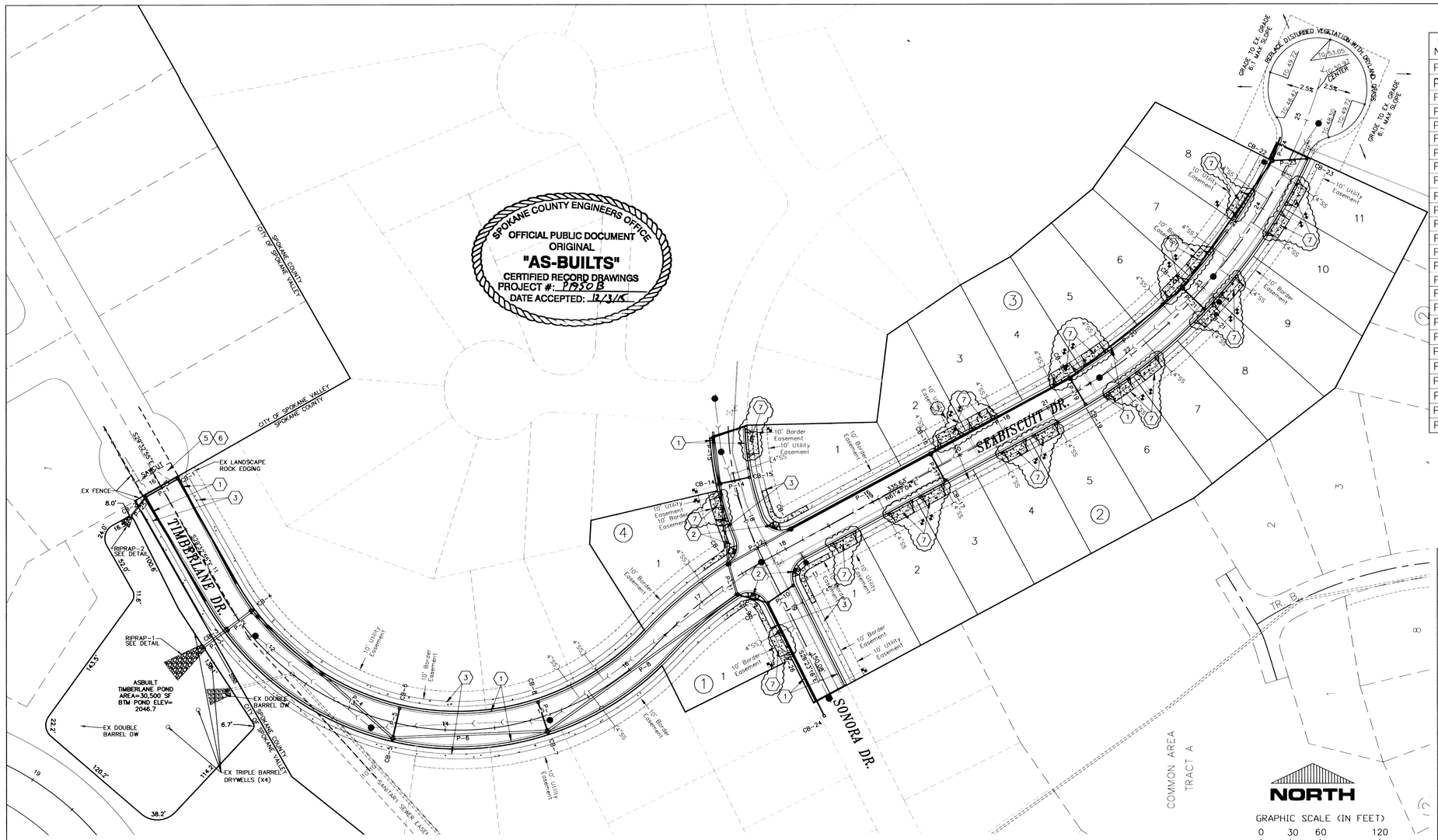
Founded 1946
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

TYPE OF IMPROVEMENT: DRAINAGE

PROJECT NUMBER	SHEET NUMBER
13628	1 OF 6

TIMBERLANE TERRACE - 3RD ADD
SW 1/4 OF SECTION 25, T. 25 N, R. 44 E.W.M.

VICINITY MAP & PLAN INDEX
STORM SYSTEM A & STEPPED SWALES
RECORD DRAWING



STORM DRAINAGE SYSTEM: PIPE SCHEDULE

PIPE NAME	I.D.	PIPE TYPE	APPROX. LENGTH	APPROX. SLOPE	ASB. SLOPE	UPSTREAM NODE	UPSTREAM INVERT	DOWNSTREAM NODE	DOWNSTREAM INVERT
P-1	8"	D.I.	30'	~~0.004~~	0.004	CB-1	~~2047.31~~	CB-2	~~2047.19~~
P-2	24"	H.D.P.E. ~~/PVC~~	30'	~~0.020~~	0.016	CB-4	~~2048.05~~	CB-3	~~2047.44~~
P-3	24"	H.D.P.E. ~~/PVC~~	28'	~~0.016~~	0.024	CB-3	~~2047.44~~	POND	~~2047.00~~
P-4	24"	H.D.P.E. ~~/PVC~~	191'	~~0.066~~	0.068	CB-5	~~2060.67~~	CB-4	~~2048.05~~
P-5	8"	~~H.D.P.E.~~ /PVC	30'	~~0.005~~	0.022	CB-6	~~2061.98~~	CB-5	~~2061.83~~
P-6	24"	H.D.P.E. ~~/PVC~~	156'	~~0.077~~	0.077	CB-7	~~2072.73~~	CB-5	~~2060.67~~
P-7	8"	~~H.D.P.E.~~ /PVC	30'	~~0.005~~	0.005	CB-8	~~2074.05~~	CB-7	~~2073.90~~
P-8	24"	H.D.P.E. ~~/PVC~~	235'	~~0.058~~	0.052	CB-9	~~2086.35~~	CB-7	~~2072.73~~
P-9	12"	H.D.P.E. ~~/PVC~~	31'	~~0.157~~	0.223	CB-10	~~2092.22~~	CB-9	~~2087.35~~
P-10	10"	H.D.P.E. ~~/PVC~~	30'	~~0.005~~	0.005	CB-11	~~2092.53~~	CB-10	~~2092.38~~
P-11	24"	H.D.P.E. ~~/PVC~~	32'	~~0.020~~	0.071	CB-12	~~2086.98~~	CB-9	~~2086.35~~
P-12	15"	H.D.P.E. ~~/PVC~~	72'	~~0.109~~	0.112	CB-13	~~2094.83~~	CB-12	~~2086.98~~
P-13	24"	H.D.P.E. ~~/PVC~~	81'	~~0.008~~	0.010	CB-14	~~2087.63~~	CB-12	~~2086.98~~
P-14	10"	H.D.P.E. ~~/PVC~~	30'	~~0.010~~	0.011	CB-15	~~2092.04~~	CB-14	~~2091.74~~
P-15	24"	H.D.P.E. ~~/PVC~~	52'	~~0.015~~	0.018	CAPPED	2088.51	CB-14	~~2087.73~~
P-16	15"	H.D.P.E. ~~/PVC~~	141'	~~0.080~~	0.080	CB-16	~~2106.06~~	CB-13	~~2094.83~~
P-17	10"	H.D.P.E. ~~/PVC~~	30'	~~0.005~~	0.005	CB-17	~~2106.88~~	CB-16	~~2106.73~~
P-18	15"	H.D.P.E. ~~/PVC~~	160'	~~0.080~~	0.081	CB-18	~~2118.92~~	CB-16	~~2106.06~~
P-19	10"	H.D.P.E. ~~/PVC~~	30'	~~0.005~~	0.005	CB-19	~~2119.74~~	CB-18	~~2119.59~~
P-20	12"	H.D.P.E. ~~/PVC~~	145'	~~0.086~~	0.080	CB-20	~~2130.85~~	CB-18	~~2119.17~~
P-21	8"	~~H.D.P.E.~~ /PVC	30'	~~0.005~~	0.011	CB-21	~~2131.67~~	CB-20	~~2131.52~~
P-22	12"	H.D.P.E. ~~/PVC~~	158'	~~0.067~~	0.069	CB-22	~~2141.50~~	CB-20	~~2130.85~~
P-23	8"	~~H.D.P.E.~~ /PVC	35'	~~0.030~~	0.029	CB-23	~~2143.23~~	CB-22	~~2142.17~~
P-24	12"	H.D.P.E. ~~/PVC~~	25'	~~0.048~~	0.046	CAPPED	2142.70	CB-22	~~2141.50~~
P-25	12"	D.I.	23'	~~0.004~~	0.028	CB-2	~~2147.09~~	POND	~~2147.00~~
P-26	12"	H.D.P.E. ~~/PVC~~	125'	~~0.032~~	0.090	CB-24	~~2096.22~~	CB-9	~~2092.22~~

SEE CATCH BASIN SCHEDULE FOR ASBUILT PIPE INVERT ELEVATIONS

NOTE: For CB Type 1, see Spokane County Standard Plan B-4
For Metal Frame, Type 1 see Spokane County Standard Plan B-10
For Metal Frame, Type 2 see Spokane County Standard Plan B-11
For Metal Grate, Type 1 see Spokane County Standard Plan B-12
For Metal Grate, Type 3 see Spokane County Standard Plan B-14
For WSDOT Catch Basin Type 2, see WSDOT Standard Plan B-10.20-01
For WSDOT Rectangular Frame, see WSDOT Standard Plan B-30.10-01
For WSDOT Rectangular Vaned Grate, see WSDOT Standard Plan B-30.30-01
For WSDOT Rectangular Bi-Directional Vaned Grate, see WSDOT Standard Plan B-30.40-01

STORM DRAINAGE SYSTEM: CATCH BASINS

NAME	LOCATION	STRUCTURE & GRATE TYPE SPOKANE COUNTY & DOT STDS.	GRATE ELEV.	SUMP ELEV.	INVERT ELEVATIONS
CB-1	TIMBERLANE 10+02 Lt.	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	~~2049.03~~ 2049.32	~~2045.80~~ 2046.09	IE OUT(8"SW) = ~~2047.31~~ 2047.47
CB-2	TIMBERLANE 10+02 Rt.	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	2049.03	2045.59	IE IN (8"NE) = ~~2047.19~~ 2047.34 IE OUT (12"SW) = ~~2047.09~~ 2047.24
CB-3	TIMBERLANE 11+56.73 Rt.	CATCH BASIN 54" TYPE 2 (WSDOT) RECTANGULAR FRAME (WSDOT) RECTANGULAR VANED GRATE (WSDOT)	~~2053.03~~ 2053.12	~~2045.44~~ 2045.53	24" IN FROM NE (P-2) = ~~2047.44~~ 2047.27 24" OUT TO SW (P-3) = ~~2047.44~~ 2047.27
CB-4	TIMBERLANE 11+56.73 Lt.	CATCH BASIN 54" TYPE 2 (WSDOT) RECTANGULAR FRAME (WSDOT) RECTANGULAR VANED GRATE (WSDOT)	~~2053.03~~ 2053.11	~~2046.05~~ 2045.13	24" IN FROM SE (P-4) = ~~2048.05~~ 2047.76 24" OUT TO SW (P-2) = ~~2048.05~~ 2047.76
CB-5	TIMBERLANE 13+50 Rt.	CATCH BASIN 54" TYPE 2 (WSDOT) RECTANGULAR FRAME (WSDOT) RECTANGULAR VANED GRATE (WSDOT)	~~2065.33~~ 2065.23	~~2058.67~~ 2058.57	24" IN FROM EAST (P-6) = 2060.67 8" IN FROM NORTH (P-5) = 2061.83 24" OUT TO NW (P-4) = 2060.67
CB-6	TIMBERLANE 13+50 Lt.	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	~~2065.33~~ 2065.80	~~2060.48~~ 2060.95	8" OUT TO SOUTH (P-5) = ~~2061.98~~ 2062.50
CB-7	TIMBERLANE 15+00 Rt.	CATCH BASIN 54" TYPE 2 (WSDOT) RECTANGULAR FRAME (WSDOT) RECTANGULAR VANED GRATE (WSDOT)	2077.33	2070.73	24" IN FROM NE (P-8) = ~~2072.73~~ 2072.30 8" IN FROM NORTH (P-7) = ~~2073.90~~ 2073.40 24" OUT TO WEST (P-6) = ~~2072.73~~ 2072.30
CB-8	TIMBERLANE 15+00 Lt.	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	2077.33	2072.55	8" OUT TO SOUTH (P-7) = ~~2074.05~~ 2073.55
CB-9	TIMBERLANE 17+33.69 Rt.	CATCH BASIN 48" TYPE 2 (WSDOT) RECTANGULAR FRAME (WSDOT) RECTANGULAR VANED GRATE (WSDOT)	~~2093.52~~ 2093.57	~~2084.35~~ 2084.40	12" IN FROM EAST (P-9) = ~~2087.35~~ 2085.42 24" IN FROM NORTH (P-11) = ~~2086.35~~ 2084.42 24" OUT TO SW (P-8) = ~~2086.35~~ 2084.42
CB-10	SONORA 18+84.01 Rt.	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	~~2096.11~~ 2095.53	~~2090.72~~ 2090.14	10" IN FROM NE (P-10) = ~~2092.38~~ 2092.40 12" IN FROM EAST (P-26) = ~~2092.22~~ 2092.33 12" OUT TO WEST (P-9) = ~~2092.22~~ 2092.33
CB-11	SONORA 18+79.76 Lt.	CATCH BASIN TYPE 1 METAL FRAME TYPE 2 GRATE TYPE 3	~~2096.00~~ 2096.08	~~2091.03~~ 2091.11	10" OUT TO SW (P-10) = ~~2092.53~~ 2092.55
CB-12	TIMBERLANE 17+43.40 Lt.	CATCH BASIN 54" TYPE 2 (WSDOT) RECTANGULAR FRAME (WSDOT) RECTANGULAR VANED GRATE (WSDOT)	~~2094.02~~ 2093.89	~~2084.98~~ 2084.85	15" IN FROM NORTH (P-13) = ~~2086.98~~ 2086.69 24" IN FROM NE (P-12) = ~~2086.98~~ 2086.69 24" OUT TO SOUTH (P-11) = ~~2086.98~~ 2086.69
CB-13	SEABISCUIT 18+14.26 Lt.	CATCH BASIN 48" TYPE 2 (WSDOT) RECTANGULAR FRAME (WSDOT) RECTANGULAR VANED GRATE (WSDOT)	2098.33	2092.83	15" IN FROM NE (P-16) = ~~2094.83~~ 2094.75 15" OUT TO SW (P-12) = ~~2094.83~~ 2094.75
CB-14	SONORA 17+58.11 Rt.	CATCH BASIN 48" TYPE 2 (WSDOT) RECTANGULAR FRAME (WSDOT) RECTANGULAR BI-DIRECTIONAL VANED GRATE (WSDOT)	~~2095.04~~ 2095.82	2085.63 2085.41	24" IN FROM NORTH (P-15) = ~~2087.73~~ 2087.57 10" IN FROM EAST (P-14) = ~~2091.74~~ 2091.58 24" OUT TO SOUTH (P-13) = ~~2087.63~~ 2087.47
CB-15	SONORA 17+58.11 Lt.	CATCH BASIN TYPE 1 METAL FRAME TYPE 2 GRATE TYPE 3	~~2095.04~~ 2094.92	~~2090.54~~ 2090.42	10" OUT TO WEST (P-14) = ~~2092.04~~ 2091.92
CB-16	SEABISCUIT 19+74.26 Lt.	CATCH BASIN 48" TYPE 2 (WSDOT) RECTANGULAR FRAME (WSDOT) RECTANGULAR VANED GRATE (WSDOT)	2110.76	2104.06	15" IN FROM NE (P-18) = ~~2106.06~~ 2105.96 10" IN FROM SE (P-17) = ~~2106.73~~ 2106.63 15" OUT TO SW (P-16) = ~~2106.06~~ 2105.96
CB-17	SEABISCUIT 19+74.26 Rt.	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	2110.76	2105.38	10" OUT FROM NW (P-17) = ~~2106.88~~ 2106.78
CB-18	SEABISCUIT 21+35.01 Lt.	CATCH BASIN 48" TYPE 2 (WSDOT) RECTANGULAR FRAME (WSDOT) RECTANGULAR VANED GRATE (WSDOT)	~~2123.62~~ 2123.51	~~2116.92~~ 2116.81	12" IN FROM NE (P-20) = 2119.17 2119.09 10" IN FROM SE (P-19) = 2119.59 2119.51 15" OUT TO SW (P-18) = 2118.92 2118.84
CB-19	SEABISCUIT 21+35.01 Rt.	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	~~2123.62~~ 2123.46	~~2118.24~~ 2118.08	10" OUT TO NW (P-19) = ~~2119.74~~ 2119.66
CB-20	SEABISCUIT 22+85.10 Lt.	CATCH BASIN 48" TYPE 2 (WSDOT) RECTANGULAR FRAME (WSDOT) RECTANGULAR VANED GRATE (WSDOT)	2135.55	2128.85	8" IN FROM SE (P-21) = ~~2131.52~~ 2131.39 12" IN FROM NE (P-22) = ~~2130.85~~ 2130.72 12" OUT TO SW (P-20) = ~~2130.85~~ 2130.72
CB-21	SEABISCUIT 22+85.10 Rt.	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	2135.55	2130.17	8" OUT TO NW (P-21) = ~~2131.67~~ 2131.71
CB-22	SEABISCUIT 24+47.72 Lt.	CATCH BASIN 48" TYPE 2 (WSDOT) RECTANGULAR FRAME (WSDOT) RECTANGULAR VANED GRATE (WSDOT)	~~2146.20~~ 2146.15	~~2139.50~~ 2139.45	8" IN FROM SE (P-23) = ~~2142.17~~ 2142.22 12" IN FROM NE (P-24) = ~~2141.50~~ 2141.55 12" OUT TO SW (P-22) = ~~2141.50~~ 2141.55
CB-23	SEABISCUIT 24+64.61 Rt.	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	2147.12	2141.73	8" OUT TO NW (P-23) = 2143.23
CB-24	SONORA 20+11.57 Rt.	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	2101.04	2094.72	12" OUT TO NW (P-26) = ~~2096.22~~ 2090.76

NORTH

GRAPHIC SCALE (IN FEET)
0 30 60 120
1" = 60'

CONTOUR INTERVAL: 5 FEET

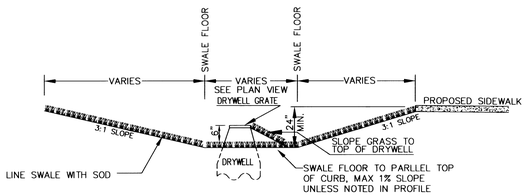
City of Spokane Valley Development Engineering
Reviewer: _____
New Street Miles-Public:
☐ Not Reviewed
☐ Reviewed for Conformance to Street Standards and accepted per Chapter 1.2.
Date Accepted: _____
Acceptance Comments:

ECR-2015-0026

TIMBERLANE POND NOTE:
TIMBERLANE POND AND IT'S STRUCTURES SHALL BE MAINTAINED BY THE TIMBERLANE TERRACE HOMEOWNERS ASSOCIATION. THE CITY OF SPOKANE VALLEY ACCEPTS NO RESPONSIBILITY FOR MAINTAINING THE DRAINAGE FACILITIES.

TIMBERLANE POND

SPOKANE VALLEY STREET STANDARD PLAN NO. S-130
NOT TO SCALE



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

NOTE : ALL DRYWELLS SHALL BE INSTALLED WITH FILTER (AMOCO #4545 OR APPROVED EQUAL) BETWEEN THE DRAIN ROCK AND EXCAVATED LATERAL GROUND.

NOTE : TO COLLECT SEDIMENT, A 4'X4' (MIN.) PIECE OF FILTER FABRIC SHALL BE PLACED BETWEEN THE DRYWELL RING AND COVER WHEN THE DRYWELL IS INSTALLED, THEN CHECKED PERIODICALLY AND CLEANED OF SEDIMENT. ONCE GRASS HAS BEEN ESTABLISHED IN THE DRAINAGE SWALE, THE FABRIC SHALL BE REMOVED. SEE DETAIL ON EROSION AND SEDIMENT CONTROL SHEET.

NOTE: FOR SWALES AND PONDS, THE TOP 12" OF SOIL SHALL CONSIST OF A THOROUGHLY BLENDED MIX OF 50% COMPOST WITH 50% NATIVE SOILS

NOTES
- PER SPOKANE REGIONAL STORMWATER MANUAL METHODS, A QUALIFIED LICENSED ENGINEER SHALL EVALUATE, CLASSIFY AND DOCUMENT THE SOILS IN THE EXCAVATED DRYWELL INFILTRATION ZONE AND ESTIMATE THEIR INFILTRATION RATE PRIOR TO INSTALLATION OF THE FILTER FABRIC, DRAINAGE ROCK OR DRYWELL BARREL AND SHALL SUBMIT A COPY OF THE DOCUMENTATION TO THE CITY OF SPOKANE VALLEY DEVELOPMENT ENGINEERING. IF THE ENGINEER DETERMINES THAT THE SOILS IN THE DRYWELL INFILTRATION ZONE WILL BE UNSUITABLE OR INCAPABLE OF INFILTRATING STORM WATER AT THE DESIGN FLOW RATE THAT A CONDITION EXISTS PREVENTING THE DRYWELL FROM FUNCTIONING AS DESIGNED, THE DESIGN ENGINEER SHALL BE NOTIFIED AND THE DESIGN REVISED TO MEET EXISTING CONDITIONS. ANY REVISIONS TO THE DESIGN SHALL BE SUBMITTED TO THE CITY OF SPOKANE VALLEY FOR REVIEW AND ACCEPTANCE.
- CONSTRUCTION OF EVERY DRYWELL, INCLUDING FABRIC AND DRAINROCK, SHALL BE OBSERVED BY THE ON-SITE INSPECTOR TO CONFIRM THAT IT MEETS THE DESIGN DETAILS AND SPECIFICATIONS. DRYWELLS NOT OBSERVED SHALL HAVE THEIR PERFORMANCE VERIFIED BY A FULL-SCALE DRYWELL TEST.

STORMWATER / STREET - PROJECT LEGEND

2010 SPOKANE COUNTY ROAD STANDARDS

1. CONSTRUCT CONCRETE TYPE "B" CURB, SPO. CO. STDS. SHEET A-3
2. CONSTRUCT DESIGN "A" (68") CURB RAMP, SPO. CO. STDS. SHEET A-5
3. CONSTRUCT 5' WIDE CONCRETE SIDEWALK, SPO. CO. STDS. SHEET A-1
4. STREET MONUMENT TO BE SET BY SIMPSON ENGINEERS
5. SAWCUT EXISTING ASPHALT (CURB TO CURB) 16' NORTHWEST OF PROPERTY LIMITS, APPROXIMATELY 1' NORTHWEST OF EXISTING EDGE OF PAVEMENT. INSTALL NEW STREET SECTION TO MATCH PROPOSED TIMBERLANE DRIVE STREET SECTION.
6. BLEND ASPHALT FROM SAWCUT LINE TO PROPOSED EDGE OF TIMERBERLANE DRIVE WHILE MAINTAINING EXISTING DRAINAGE PATH TO THE NORTHWEST.
7. INSTALL 22' WIDE DRIVEWAY PER SPOKANE CNTY STD A-4

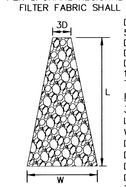
I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

ENGINEER _____ 11/25/15 DATE

FABRIC INSTALLED, BUT NO ROCK AS OF 11/24/2015

RIP RAP DETAIL

PER SPOKANE REGIONAL STORMWATER MANUAL 8.3.3
FILTER FABRIC SHALL BE INSTALLED UNDER ROCK



D_{50} : Diameter of rock, for which 50% of the particles are finer
D_{MAX} : Maximum particle size
D_{MIN} : Minimum particle size
D_{15} : Diameter of rock, for which 15% of the particles are finer
T : Minimum thickness

RIP RAP-1	RIP RAP-2
3D = 6'	3D = 3'
L = 42'	L = 8'
W = 23'	W = 11'
D_{50} = 6"	D_{50} = 1/2"
D_{MAX} = 8"	D_{MAX} = 5/8"
D_{MIN} = 1-1/2"	D_{MIN} = 1/8"
D_{15} = 1/4"	D_{15} = 1/4"
T = 12"	T = 12"

BM: Brass Cap #2227
South side of 32nd Avenue just East of Man o' War Court
ELEV. 2026.53

CALL BEFORE YOU DIG 811

BY	DATE	REVISIONS / AS BUILT
MCP	6-12-2015	MYLAR PLANS TO SPOKANE COUNTY AND APPROVAL PLANS TO CITY OF SPOKANE VALLEY
MJK	11-24-2015	RECORD DRAWINGS

DATUM	SCALE		DATE
TBM NO.	HORIZONTAL 1"=60'	DRAWN MJK	11/24/2015
ELEVATION 2169.43 NAVD29*	VERTICAL	CHECKED ACS	11/25/15
LOCATION TOP 1/2" REBAR CL CONKLIN & GALWAY		APPROVED	
* ADD 3.8 TO ALL ELEVATIONS FOR NAVD 88 DATUM			

BARON C. SIMPSON STATE OF WASHINGTON 43460 REGISTERED PROFESSIONAL ENGINEER

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

TYPE OF IMPROVEMENT: DRAINAGE

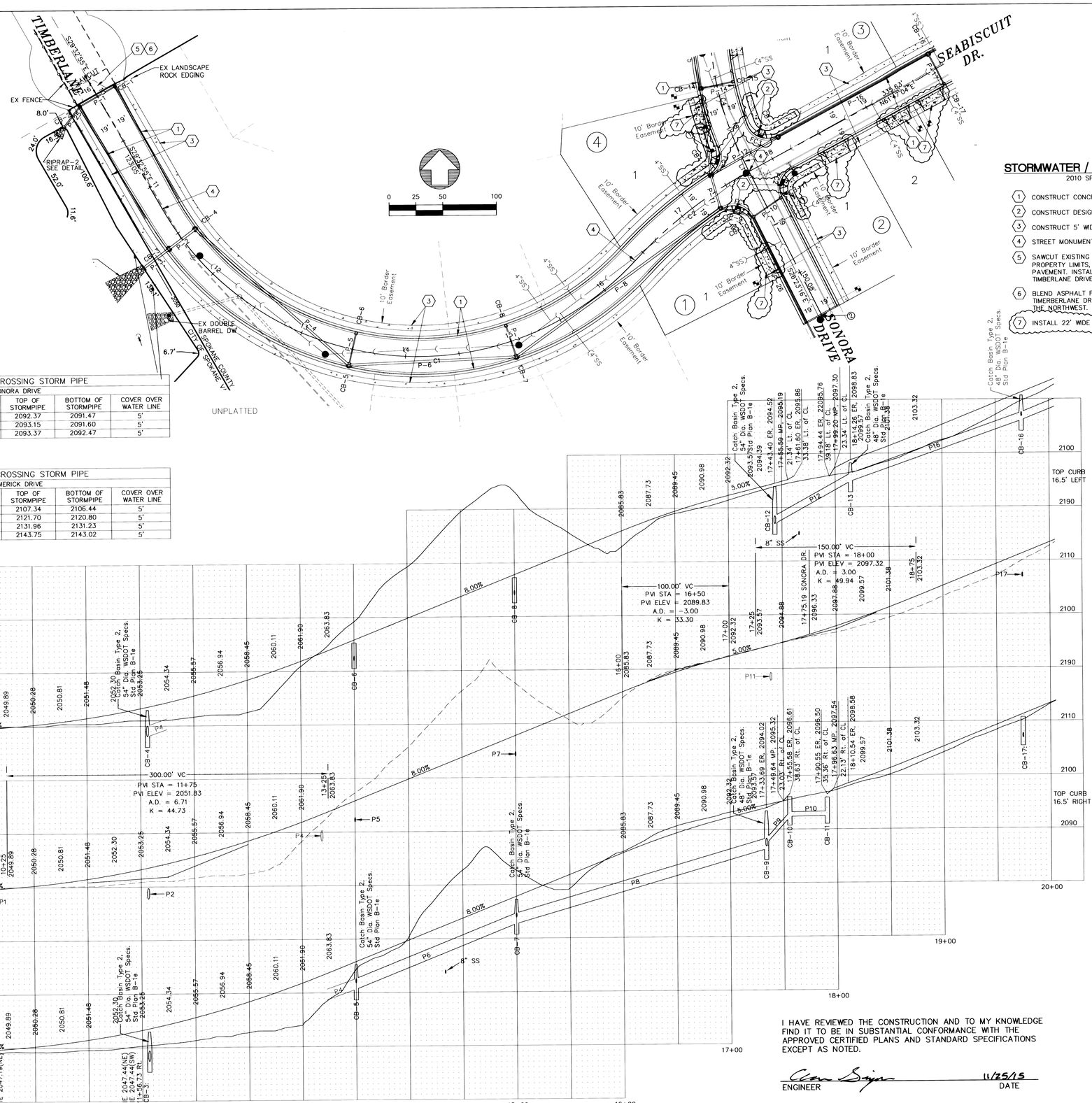
PROJECT NUMBER	SHEET NUMBER
13628	3 OF 6

TIMBERLANE TERRACE 3RD ADD.

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

STORMWATER DRAINAGE PLAN

RECORD DRAWING



WATERLINE CROSSING STORM PIPE					
SONORA DRIVE					
STATION	TOP OF PAVEMENT	STORMPIPE	TOP OF STORMPIPE	BOTTOM OF STORMPIPE	COVER OVER WATER LINE
17+41.21	2095.57	10" (P-14)	2092.37	2091.47	5'
18+29.24	2096.03	15" (P-12)	2093.15	2091.60	5'
18+80.61	2096.52	10" (P-10)	2093.37	2092.47	5'

WATERLINE CROSSING STORM PIPE					
LIMERICK DRIVE					
STATION	TOP OF PAVEMENT	STORMPIPE	TOP OF STORMPIPE	BOTTOM OF STORMPIPE	COVER OVER WATER LINE
19+74.26	2111.01	10" (P-17)	2107.34	2106.44	5'
21+35	2123.87	10" (P-19)	2121.70	2120.80	5'
22+85.10	2135.80	8" (P-21)	2131.96	2131.23	5'
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STORMWATER / STREET - PROJECT LEGEND

2010 SPOKANE COUNTY ROAD STANDARDS

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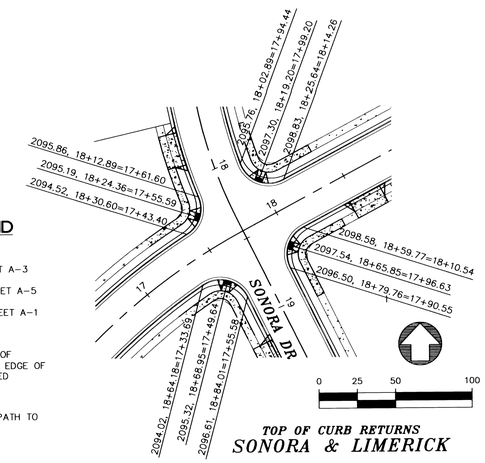

TOP OF CURB RETURNS
SONORA & LIMERICK

STREET SIGN NOTES:

1. INSTALL STREET SIGN PER SPOKANE COUNTY STD. PLAN NO. A-16, A-16A, & A-16B
2. INSTALL TYPE III BARRICADE AT END OF TEMPORARY TURNAROUND

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.72	N26°23'16"W

FACE OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
FC1	34.08	20.00	22.86	97°37'40"
FC2	30.78	20.00	19.37	88°10'20"
FC3	34.11	20.00	22.89	97°42'41"
FC4	27.84	20.00	16.71	79°45'20"

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	516.55	275.00	107°37'23"	375.90
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C3	355.73	550.00	37°03'27"	184.33
C4	125.46	300.00	23°57'43"	63.66
C5	480.86	256.00	107°37'23"	349.92
C6	538.09	294.00	104°51'57"	382.22
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C10	27.62	20.00	79°08'14"	16.53

SEE CATCH BASIN SCHEDULE FOR ASBUILT PIPE INVERT ELEVATIONS ON SHEET 3 OF 6

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P19520B
12/3/15

LEGEND

- = Fire Hydrant
- = Street Name Sign
- = Sanitary Sewer Manhole (Proposed)
- = Sanitary Sewer Manhole (Existing)
- = Catch Basin
- 2150 = Proposed Finished Ground Contour
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- = Utility Easement
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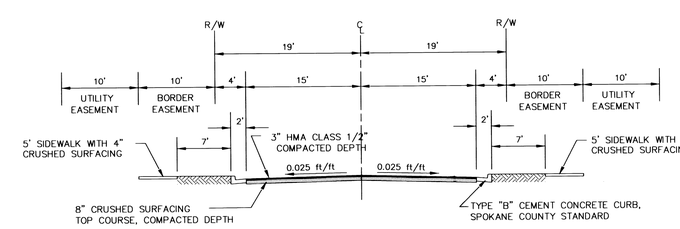


TYPICAL ROAD SECTION

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.

ENGINEER — DATE 11/25/15

RECORD DRAWING

BY	DATE	REVISIONS / AS BUILT
MCP	6-12-2015	MYLAR PLANS TO SPOKANE COUNTY AND APPROVAL PLANS TO CITY OF SPOKANE VALLEY
MJK	11-24-2015	RECORD DRAWINGS

DATUM		SCALE			DATE
TBM NO.		HORIZONTAL	1"=50'	DRAWN MJK	11/24/2015
ELEVATION	2169.43 NAVD29*	VERTICAL	1"=10'	CHECKED ACS	11/25/15
LOCATION	TOP 1/2" REBAR CL CONKLIN & GALWAY			APPROVED	

* ADD 3.8 TO ALL ELEVATIONS FOR NAVD 88 DATUM

AARON C. SIMPSON, STATE OF WASHINGTON, 43460, REGISTERED PROFESSIONAL ENGINEER, 11/25/15

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
13628	4 OF 6

TIMBERLANE TERRACE 3RD ADDITION

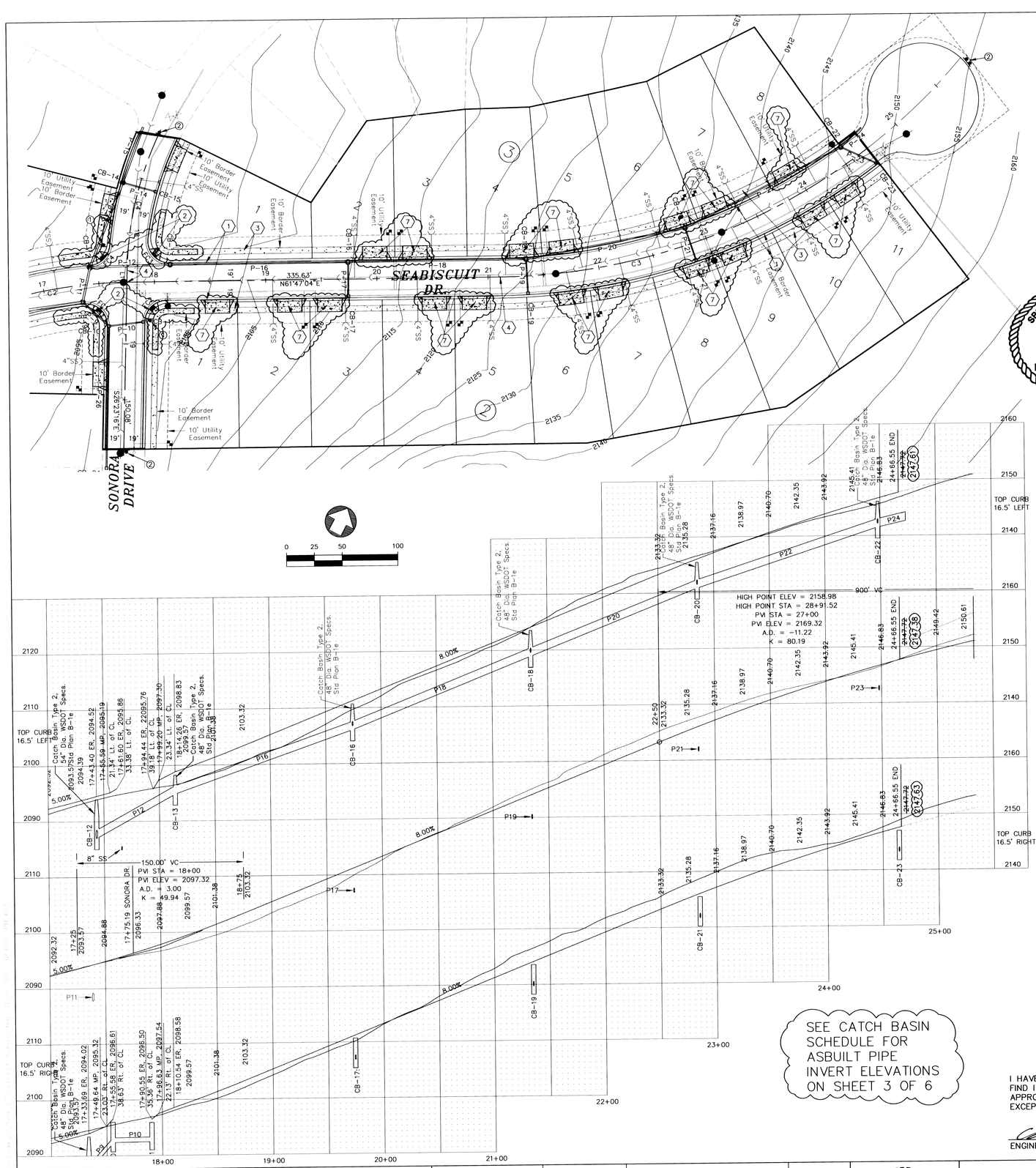
PLAN-PROFILE: TIMBERLANE DRIVE/SEABISCUIT ROAD

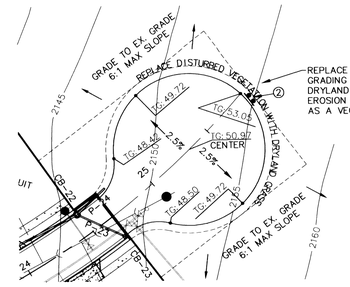
STATION 10+00 TO 19+10

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

SPOKANE COUNTY, WASHINGTON

CALL BEFORE YOU DIG 456-8000





REPLACE ANY DISTURBED VEGETATION FROM GRADING OF TEMPORARY CUL-DE-SAC WITH DRYLAND GRASS TO PROVIDE FUTURE EROSION AND TREAT STORMWATER RUNOFF AS A VEGETATIVE BUFFER STRIP

TEMPORARY CUL-DE-SAC

TG = PROPOSED TOP OF GRAVEL
6" COMPACTED CRUSHED SURFACING TOP COARSE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: 1950 R
DATE ACCEPTED: 12/3/15

STORMWATER / STREET - PROJECT LEGEND

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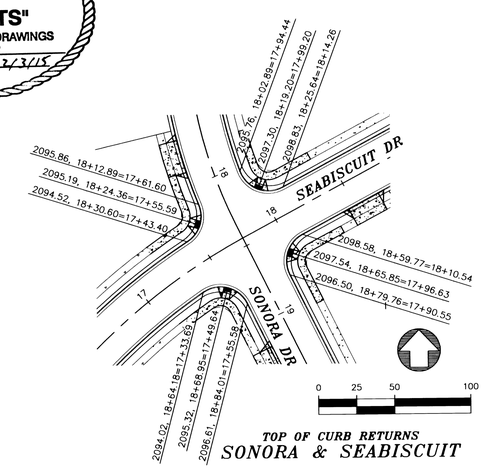

TOP OF CURB RETURNS
SONORA & SEABISCUIT

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WATERLINE CROSSING STORM PIPE					
LIMERICK DRIVE					
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LEGEND

- = Fire Hydrant
- = Street Name Sign
- = Sanitary Sewer Manhole (Proposed)
- = Sanitary Sewer Manhole (Existing)
- = Catch Basin
- 2150 = Proposed Finished Ground Contour
- = Border Easement
- = Utility Easement
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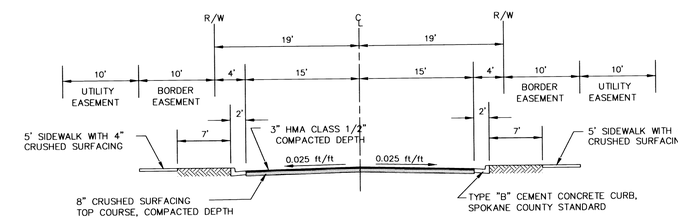
I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

ENGINEER — DATE 11/25/15

RECORD DRAWING



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NOT TO SCALE

BY	DATE	REVISIONS / AS BUILT
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AARON C. SIMPSON — STATE OF WASHINGTON — 43460 — REGISTERED PROFESSIONAL ENGINEER — 11/25/15

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

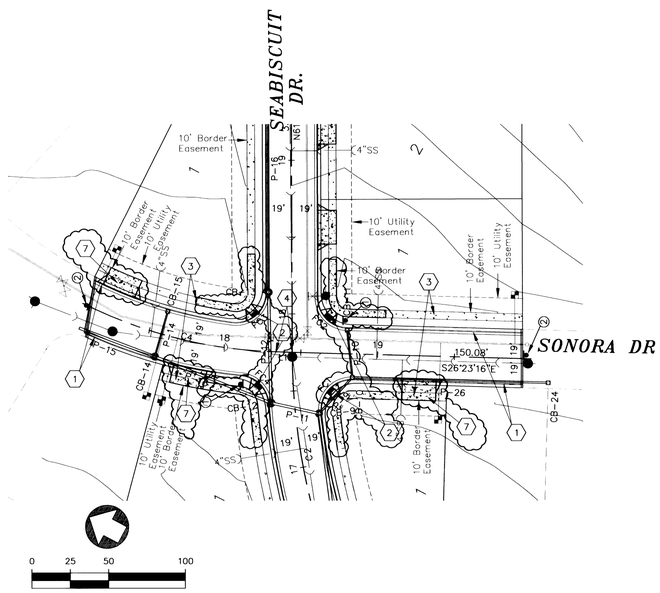
TYPE OF IMPROVEMENT: STREET	
PROJECT NUMBER	SHEET NUMBER
13628	5 OF 6

TIMBERLANE TERRACE 3RD ADDITION

PLAN-PROFILE: SEABISCUIT DR.

STATION 18+00 TO 25+00
THE SW 1/4 OF SEC.25, T25N, R44 EWM
SPOKANE COUNTY, WASHINGTON

CALL BEFORE YOU DIG 456-8000



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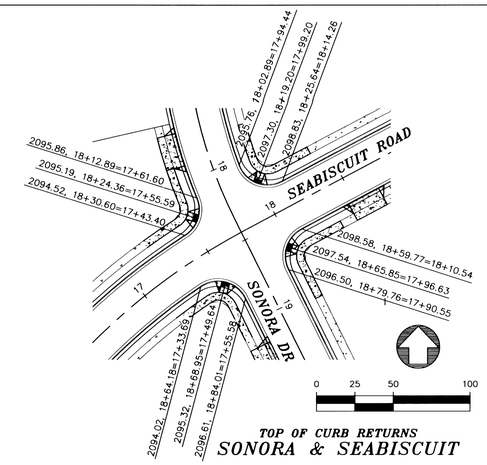

STORMWATER / STREET - PROJECT LEGEND

2010 SPOKANE COUNTY ROAD STANDARDS

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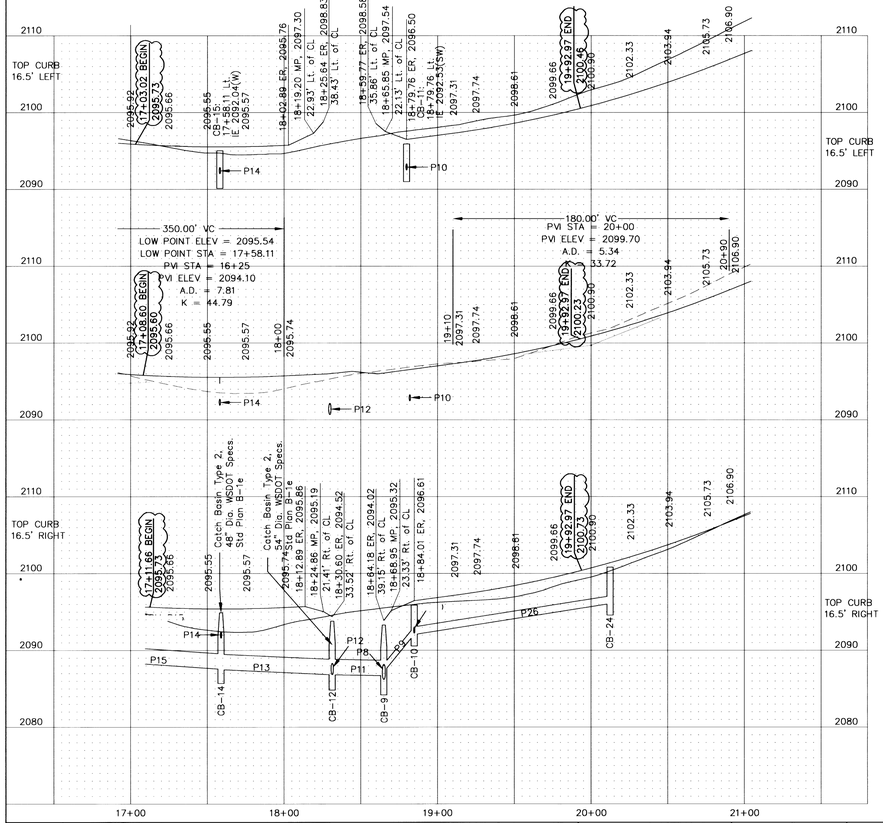
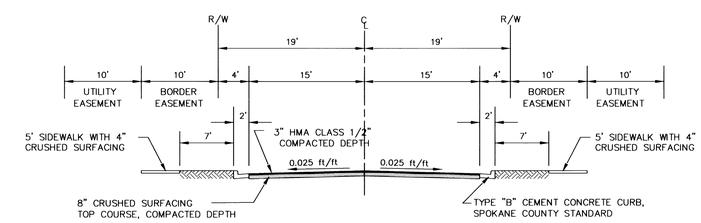
C10	27.62	20.00	79°08'14"	16.53



SEE CATCH BASIN SCHEDULE FOR ASBUILT PIPE INVERT ELEVATIONS ON SHEET 3 OF 6

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P19503
DATE ACCEPTED: 12/3/15



TYPICAL ROAD SECTION

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.

ENGINEER 11/25/15 DATE

RECORD DRAWING

BY	DATE	REVISIONS / AS BUILT
MCP	6-12-2015	MYLAR PLANS TO SPOKANE COUNTY AND APPROVAL PLANS TO CITY OF SPOKANE VALLEY
MJK	11-24-2015	RECORD DRAWINGS

DATUM		SCALE			DATE
TBM NO.		HORIZONTAL	1"=50'	DRAWN MJK	11/24/2015
ELEVATION	2169.43 NAVD29*	VERTICAL	1"=10'	CHECKED Acs	11/25/15
LOCATION	TOP 1/2" REBAR CL CONKLIN & GALWAY			APPROVED	
	* ADD 3.8 TO ALL ELEVATIONS FOR NAVD 88 DATUM				

AARON C. SIMPSON, STATE OF WASHINGTON, 43460, REGISTERED PROFESSIONAL ENGINEER, 11/25/15

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
13628	6 OF 6

TIMBERLANE TERRACE 3RD ADDITION

PLAN-PROFILE: SONORA DRIVE

STATION 17+00 TO 21+00

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

SPOKANE COUNTY, WASHINGTON

CALL BEFORE YOU DIG 456-8000