TIMBERLANE TERRACE - FIFTH ADDITION

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

NORTH

GRAPHIC SCALE (IN FEET)

0 50 100 200

CONTOUR INTERVAL 5 FEET

CONSTRUCTION NOTES

1) ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION" 2001, AND AS AMENDED.

2) LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES.

3) THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED ROAD AND DRAINAGE PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

4) IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND THE SPOKANE COUNTY ENGINEERS OFFICE.

5) FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC (AMOCO 4545 OR APPROVED EQUIVALENT) BETWEEN THE WASHED DRAINROCK AND THE NATIVE SOILS.

6) PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 BEFORE YOU DIG.

7) FOR ANY CURB GRADES LESS THAN 0.8% (0.008 FT./FT.), A WASHINGTON STATE LICENSED PROFESSIONAL LAND SURVEYOR SHALL VERIFY THAT THE CURB FORMS ARE AT THE GRADES NOTED ON THE APPROVED PLANS, PRIOR TO PLACEMENT OF CURB MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND COORDINATING WORK WITH THE PROFESSIONAL LAND SURVEYOR.

8) THE FLOOR OF A GRASSED PERCOLATION AREA (GPA) SWALE INCLUDES THE LEVEL PORTION OF THE FLOOR OF THE SWALE, AND THE SIDE SLOPES OF THE SWALE UP TO THE GPA OVERFLOW ELEVATION OR TOP OF DRYWELL. THE SOIL LOCATED IN THE FLOOR OF THE GPA SWALE SHALL BE A MEDIUM TO WELL-DRAINING MATERIAL, WITH A MINIMUM INFILTRATION RATE OF 0.5 INCHES PER HOUR. THE ENGINEER SHALL PROVIDE A WRITTEN STATEMENT WHICH VERIFIES THAT ALL GPA SWALES CONFORM TO THIS REQUIREMENT. THIS WRITTEN STATEMENT SHALL BE SUBMITTED TO THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO INSTALLING FINISHED LANDSCAPING/SOD AND PRIOR TO FINAL ACCEPTANCE. THE SWALE FLOOR MATERIAL SHALL BE INSTALLED TO A NATIVE SOIL STRATUM WHICH ALSO MEETS OR EXCEEDS THIS MINIMUM PERCOLATION RATE OF 0.5 INCHES PER HOUR.

9) AN EROSION/SEDIMENTATION CONTROL (ESC) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE ESC PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE ESC FACILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL ALL CONSTRUCTION IS COMPLETED AND ACCEPTED BY SPOKANE COUNTY, OR UNTIL VEGETATION IS ESTABLISHED THROUGHOUT THE SITE, AND ACCEPTED BY SPOKANE COUNTY, WHICHEVER IS LATER.

10) APPROVAL OF THE ESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE ESC PLAN.

11) THE EROSION/SEDIMENTATION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE ESC MEASURES DAILY, AND SHALL MAINTAIN AND UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF THE SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, CULVERTS OR GRAVEL GALLERIES.

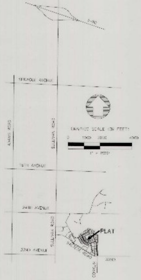
12) GEOTEXTILE FABRIC IS TO BE PLACED ON THE RIMS OF DRYWELLS, CATCH BASINS AND INLETS UNTIL SUCH TIME THE VEGETATION ON THE SITE IS ESTABLISHED AND THE THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.

13) ONSITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND ESC PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM A PREAPPROVED SOURCE/DESTINATION AND COORDINATED WITH THE SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING AT 477-3675. GRADING ON THIS SITE OR ANY OTHER SITE MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO, GRADING PERMITS, SEPA REVIEW, TIMBER HARVEST PERMITS, CRITICAL AREAS, FLOODPLAINS, DESIGNATED DRAINAGEWAYS, ETC.

CALL BEFORE YOU DIG 811

INDEX TO PLAN SET

SHEET 1 OF 5: VICINITY MAP & PLAN INDEX — NOT INCLUDED IN RECORD DRAWINGS
~~SHEET 2 OF 5: EROSION & SEDIMENT CONTROL PLAN~~
SHEET 3 OF 5: STORMWATER DRAINAGE PLAN
SHEET 4 OF 5: TIMBERLANE POND EXPANSION
SHEET 5 OF 5: STREET PLAN-PROFILE: SONORA DRIVE



VICINITY MAP

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1950D
DATE ACCEPTED: 4/11/19

PROJECT INFORMATION

Owner/Applicant:	Timberlane Inc. Jesse 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 Northeast corner of Timberlane Terrace 3rd Addition, as recorded in Book 37 of Plats, pages 50 and 51 in Spokane County, Washington; the next 3 courses along the Northerly line of said 3rd Addition; thence N85°6'23"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 S55°16'25"E from the center of curve; thence Southwesterly through a central angle of 1°57'40", an arc distance of 18.17 feet; thence N52°18'42"W, radial to said curve, 128.38 feet; thence N19°10'07"E 105.63 feet; thence N04°07'28"E 304.09 feet; thence N11°56'03"E 108.71 feet; S71°43'28"E 130.14 feet to a point on a nontangent curve concave to the Southeast with a radius of 313.00 feet and a radial bearing of N71°43'28"W; thence Northeasterly through a central angle of 8°23'32", an arc distance of 45.72 feet to the end of curve; thence N28°40'03"E 31.42 feet; thence S63°19'57"E 38.00 feet; thence S68°49'06"E 88.73 feet; thence S52°07'57"E 84.78 feet; thence S55°19'18"E 84.78 feet; thence S41°33'52"E 174.84 feet to the East line of the SW ¼ of said Section 25; thence S00°18'07"W along said East line, 425.02 feet to the Northeast corner of Timberlane Terrace 2nd Addition, as recorded in Book 37 of Plats, pages 50 and 51 in Spokane County, Washington; the next 4 courses along the Northerly line of said 2nd Addition; thence N89°43'53"W 164.40 feet; thence S87°15'45"W 42.28 feet; thence N66°06'32"W 131.89 feet; thence S27°40'34"W 10.21 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 3/11/19 DATE

RECORD DRAWING

CALL BEFORE YOU DIG 811

BY	DATE	REVISIONS / AS BUILT

DATUM	SCALE		DATE
BM NO. ELEVATION 2108.47 NAVD88* LOCATION TOP 1/2" REBAR @ CONKLIN & CALWAY	HORIZONTAL 1"=100' VERTICAL	DRAWN M. C. PHILLIPS CHECKED APPROVED	2/13/2019
* ADD 3.8 TO ALL ELEVATIONS FOR NAVD 88 DATUM			

Founded 1948
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 5

TIMBERLANE TERRACE - 5TH ADD
SW 1/4 OF SECTION 25, T. 25 N., R. 44 E.W.M.

VICINITY MAP & PLAN INDEX

STORMWATER / STREET - PROJECT LEGEND

2010 SPOKANE COUNTY ROAD STANDARDS

1. CONSTRUCT CONCRETE TYPE "B" CURB, SPO. CO. STDS. SHEET A-3
2. INSTALL 24' WIDE DRIVEWAY PER SPOKANE CNTY STD A-4
3. CONSTRUCT 5' WIDE CONCRETE SIDEWALK, SPO. CO. STDS. SHEET A-1
4. STREET MONUMENT TO BE SET BY SIMPSON ENGINEERS
5. INSTALL 16' WIDE DRIVEWAY PER SPOKANE CNTY STD A-4
6. INSTALL CATCH BASIN PER STORM DRAINAGE SYSTEM TABLE
7. INSTALL STORM PIPE PER PIPE SCHEDULE
8. SAWCUT MINIMUM 1' OF EXISTING ASPHALT, MATCH ASPHALT, AND SEAL SAWCUT JOINT
9. INSTALL "NO PARKING - FIRE LANE" TYPE "F" SIGN PER INTERNATIONAL FIRE CODE APPENDIX "D"

BM: Brass Cap #2227
South side of 32nd Avenue
Just East of Man o' War Court
ELEV. 2028.53

STORM DRAINAGE SYSTEM: CATCH BASINS

GRATE ELEV.	SUMP ELEV.	NAME	LOCATION	STRUCTURE & GRATE TYPE SPOKANE COUNTY & DOT STDS.	GRATE ELEV.	SUMP ELEV.	INVERT ELEVATIONS	INVERT ELEVATIONS
2101.16	2095.3	TT 3 EXCB-24	SONORA 20+11.57 RT	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	2100.49 2101.04*	2095.49	12" IN FROM NW (P-26) = 2097.00** 12" OUT TO NW (P-26) = 2096.60	2095.8 2096.8
2119.96	2111.41	CB-5.1	SONORA 21+44.77 LT 21+38.57	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	2119.51	2114.61	12" IN FROM SW (P-5.2) = 2116.21 12" OUT TO NW (P-5.1) = 2116.11	2116.01 2115.91
		CB-5.2	SONORA 21+44.77 RT 21+35.29	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	2119.51	2115.01	12" IN FROM SE (P-5.3) = 2116.61 12" OUT TO NE (P-5.2) = 2116.51	
	2120.05	CB-5.3	SONORA 21+67.78 RT 21+65.32	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	2125.25	2120.99	8" IN FROM NE (P-5.4) = 2122.82 12" OUT TO NW (P-5.3) = 2122.49	2122.48 2122.38
2126.33	2122.13	CB-5.4	SONORA 21+67.78 LT 23+65.09	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	2128.44	2123.34	8" OUT TO SW (P-5.4) = 2122.44	2123.63
2105.08	[illegible]	CB-5.5	SONORA RT 21+11.70	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	2108.80	2104.65	12" OUT TO NW (P-5.5) = 2105.08 8" IN FROM E (P-5.6) = 2105.18	
2107.98	2104.43	CB-5.6	SONORA 21+26 LT [illegible]	CATCH BASIN TYPE 1 METAL FRAME TYPE 1 GRATE TYPE 1	2108.80	2104.30	8" OUT TO W (P-5.6) = 2105.80	[illegible]

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
* ADJUST GRATE TO PROPOSED ELEVATION
** PROPOSED INVERT ELEVATION OF NEW 12" STORM LINE

PIPE SCHEDULE

PIPE NAME	I.D.	PIPE TYPE	APPROX. LENGTH	APPROX. SLOPE	AS-BUILT LENGTH	AS-BUILT SLOPE
P-5.1	12"	H.D.P.E./PVC	46'		49'	0.0777
P-5.2	12"	H.D.P.E./PVC	30'	0.0100	30'	0.0166
P-5.3	12"	H.D.P.E./PVC	112'	0.0525	112'	0.0516
P-5.4	8"	H.D.P.E./PVC	31'	0.0200	31'	0.0368
P-5.5	12"	H.D.P.E./PVC	108'	0.0757	100'	0.0818
P-5.6	8"	H.D.P.E./PVC	31'	0.0200	31'	0.0242

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # E1350D
DATE ACCEPT 4/1/19

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: Alan Simpson DATE: 3/11/19

RECORD DRAWING

CALL BEFORE YOU DIG 811

DATUM		SCALE		DATE
TBM NO.		HORIZONTAL 1"=100'	DRAWN M. C. PHILLIPS	2/13/2019
ELEVATION	2169.40 NAVD88	VERTICAL	CHECKED	
LOCATION	TOP 1/2" REBAR CL CONKLIN & GALWAY		APPROVED	
* ADD 3.6 TO ALL ELEVATIONS FOR NAVD 88 DATUM				

BY | DATE | REVISIONS / AS BUILT

Founded 1945
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: 13628
SHEET NUMBER: 3 OF 5

TIMBERLANE TERRACE - 5TH ADD
SW 1/4 OF SECTION 25, T. 25 N, R. 44 E.W.M.

STORMWATER DRAINAGE PLAN

APPENDIX 4-A-GENERAL CONSTRUCTION NOTES

A. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY OF SPOKANE VALLEY STREET STANDARDS, SPOKANE REGIONAL STORMWATER MANUAL AND ALL OTHER GOVERNING AGENCY'S STANDARDS.
B. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 1-800-424-5555 BEFORE YOU DIG.
C. 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.
D. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE ACCEPTED STREET AND DRAINAGE PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
E. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPLICANT'S ENGINEER AND ONSITE INSPECTOR.
F. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT THE INFILTRATION CAPACITY OF STORMWATER FACILITIES (E.G., LINE THE FACILITY WITH FILTER FABRIC, OVER-EXCAVATE UPON COMPLETION OF THE INFRASTRUCTURE, ETC.)
G. WHERE DIRECTED BY THE CITY OF SPOKANE VALLEY, THE CONTRACTOR SHALL PLACE TRAFFIC CONTROL DEVICES. THE PLACEMENT AND TYPE OF WHICH SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
H. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH AND CONTACT ALL APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
I. ALL PAVEMENT CUTS TO CONNECT UTILITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE REGIONAL PAVEMENT CUT POLICY.
J. ALL SURVEY MONUMENTS SHALL BE PROTECTED DURING CONSTRUCTION BY OR UNDER THE DIRECTION OF A LICENSED SURVEYOR AS REQUIRED BY STATE LAW. ANY DISTURBED OR DAMAGED MONUMENTS SHALL BE REPLACED BY OR UNDER THE DIRECTION OF A LICENSED SURVEYOR PRIOR TO CERTIFICATION /FINAL PLAT AND/OR RELEASE OF SURETY. THE CONTRACTOR IS RESPONSIBLE FOR THE FILING OF PERMITS FOR MONUMENT REMOVAL AND REPLACEMENT WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, AS REQUIRED BY WAC 120-070.
K. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND ACQUIRING ELECTRICAL INSPECTIONS REQUIRED BY THE STATE.
L. CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO INITIATING CONSTRUCTION.
M. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL HAVE A CURRENT CITY OF SPOKANE VALLEY BUSINESS LICENSE.
N. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE LICENSED BY THE STATE OF WASHINGTON AND BONDED TO DO WORK IN THE PUBLIC RIGHT-OF-WAY.
O. NO WORK ON THIS PROJECT SHALL COMMENCE UNTIL A CITY OF SPOKANE VALLEY RIGHT-OF-WAY PERMIT HAS BEEN ISSUED.
P. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC OR PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
Q. CONTRACTORS SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY.
R. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION RELATED DEBRIS TO AN APPROVED WASTE DISPOSAL SITE.
S. FIRE HYDRANTS SHALL BE INSTALLED AND FUNCTIONING PRIOR TO THE CONSTRUCTION OF ANY STRUCTURES.
T. CONTRACTOR SHALL MAINTAIN FIRE APPARATUS ACCESS STREETS DURING CONSTRUCTION.
U. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ON-SITE INSPECTOR ONE BUSINESS DAY BEFORE ANY CONSTRUCTION OR PRODUCT PLACEMENT TAKES PLACE THAT REQUIRES TESTING OR OBSERVATION (REFER TO APPENDIX 9A- MINIMUM MATERIAL TESTING FREQUENCIES). THE ON-SITE INSPECTOR WILL DETERMINE THE TIME REQUIRED TO SATISFACTORILY ACHIEVE THE NECESSARY TESTING, OBSERVATION AND DOCUMENTATION. THE ON-SITE INSPECTOR WILL BE REQUIRED TO BE ON SITE 100% OF THE TIME DURING HMA PLACEMENT, DRYWELL PLACEMENT, AND TRENCH WORK.
V. SUPPLEMENTAL NOTES USED WHEN APPLICABLE:
   I. FOR ANY CURB GRADES LESS THAN 1.0% (0.01 FT/FT), A PROFESSIONAL LAND SURVEYOR CURRENTLY LICENSED IN THE STATE OF WASHINGTON SHALL VERIFY THAT THE CURB FORMS ARE AT THE GRADES NOTED ON THE ACCEPTED PLANS PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND COORDINATING WORK WITH THE SURVEYOR.
   II. THE CONTRACTOR SHALL EMPLOY A PROFESSIONAL LAND SURVEYOR CURRENTLY LICENSED IN THE STATE OF WASHINGTON TO VERIFY THAT THE CROSS-GUTTER FORMS ARE AT THE CORRECT PLANE GRADE PRIOR TO CONCRETE PLACEMENT.
   III. CONCRETE APRONS ARE REQUIRED AT THE INLET INTO ANY SWALE OR POND. THE FINISH GRADE OF THE SWALE/POND SIDE SLOPE, WHERE THE CONCRETE INLET APRON ENDS, SHALL BE A MINIMUM OF 2 INCHES BELOW THE FINISHED ELEVATION OF THE CONCRETE CURB APRON EXTENSION. THE INTENTION IS TO ALLOW STORMWATER RUNOFF TO ENTER THE SWALE/POND UNOBSTRUCTED, WITHOUT BACKING UP INTO THE STREET AND GUTTER DUE TO SOD OVERGROWTH AT THE INLET.
   IV. UNLINED POND AND BIO-INFILTRATION SWALE BOTTOMS ARE EXPECTED TO INFILTRATE VIA THE POND FLOOR, AND THEREFORE, SHALL NOT BE HEAVILY COMPACTED. EQUIPMENT TRAFFIC SHALL BE MINIMIZED ON THE POND BOTTOMS. THE FACILITY SUB-GRADE SHALL BE A MEDIUM- TO WELL- DRAINING MATERIAL WITH A MINIMUM THICKNESS OF 48 INCHES AND A MINIMUM INFILTRATION RATE OF 0.15 IN/HR. THE FACILITY SHALL DRAIN WITHIN 72 HOURS OF A STORM EVENT. IF THE POND ALSO SERVES AS A WATER QUALITY TREATMENT FACILITY, THE TREATMENT ZONE (SOD AND 6 INCHES OF TREATMENT SOIL) SHALL BE A MEDIUM- TO WELL-DRAINING MATERIAL, WITH A MINIMUM INFILTRATION RATE OF 0.25-0.80 IN/HR. SCARIFY THE FINISH GRADE OF THE POND BOTTOM PRIOR TO HYDROSEEDING/SODDING. TESTING THAT VERIFIES SUBGRADE MINIMUM INFILTRATION RATE MAY BE REQUIRED BY THE LOCAL JURISDICTION PRIOR TO CONSTRUCTION CERTIFICATION TO ENSURE ADEQUATE DRAINAGE. INFILTRATIVE TESTING OF THE TREATMENT ZONE IS ONLY REQUIRED IF SOILS OTHER THAN SILTY LOAM OR LOAMY SOILS ARE PROPOSED.
   V. IF DURING FINAL INSPECTION, IT IS FOUND THAT THE CONSTRUCTED POND OR SWALE DOES NOT CONFORM TO THE ACCEPTED DESIGN, THE SYSTEM SHALL BE RECONSTRUCTED SO THAT IT DOES COMPLY. REFER TO APPENDIX 9A OF THE SPOKANE REGIONAL STORMWATER MANUAL FOR EROSION AND SEDIMENT CONTROL STANDARD NOTES.

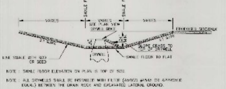
STORMWATER - PROJECT LEGEND

2018 CITY OF SPOKANE VALLEY STREET STANDARDS

(1) RELOCATED EXISTING DOUBLE BARREL DRYWELL AND INSTALLED 30' FROM PREVIOUS LOCATION PER SVSS STD. PLAN NO. S-101
(2) INSTALLED TRIPLE BARREL DRYWELL PER SVSS STD. PLAN NO. S-101
(3) INSTALLED FOUR BARREL DRYWELL PER SVSS STD. PLAN NO. S-101
(4) INSTALLED ROCK RIP RAP CHANNEL AT POND OUTLET ALLOWING STORMWATER TO DRAIN FROM WETLAND POND TO TIMBERLANE POND.
(5) INSTALLED ROCK RIP RAP LINED OVERFLOW WEIR. FLOWLINE ELEV=2055.50
(6) CONSTRUCTED DRAINAGE POND PER DETAIL THIS SHEET
(7) EXISTING DRYWELL DECOMISSIONED SUMMER OF 2018
(8) RELOCATED EXISTING DOUBLE BARREL DRYWELL AND INSTALLED 20' FROM PREVIOUS LOCATION PER SVSS STD. PLAN NO. S-101
(9) INSTALLED DOUBLE BARREL DRYWELL PER SVSS STD. PLAN NO. S-101
(10) EXISTING DOUBLE BARREL DRYWELL TO BE DECOMISSIONED AS WEATHER PERMITS

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 #4546 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.

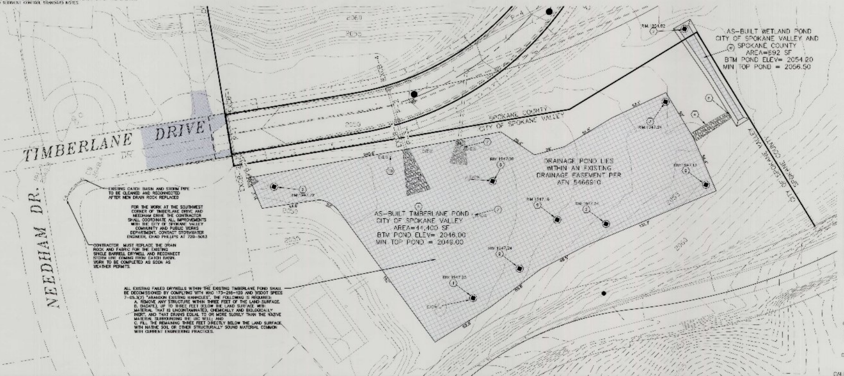
NOTE : FOR SWALES AND PONDS, THE TOP 12" OF SOIL SHALL CONSIST OF A THOROUGHLY BLENDED MIX OF 50% COMPOST WITH 50% NATIVE SOILS.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1950D
DATE ACCEPTED: 4/11/19

~~SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #:
DATE ACCEPTED:
ACCEPTANCE EXPIRES:
PROJECT LANE MILES PUBLIC
PROJECT LANE MILES PRIVATE
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED (509) 477-3600
NOTIFY PERMIT OFFICE TWO BUSINESS DAYS PRIOR TO CONSTRUCTION~~

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: [signature] DATE: 3/11/19



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.

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:

GRAPHIC SCALE ON FEET
0 15 30 60
1" = 30'
CONTOUR INTERVAL 5 FEET

CALL BEFORE YOU DIG 811

BY	DATE	REVISIONS / AS BUILT

DATUM	SCALE		DATE
TBM NO.	HORIZONTAL 1"=100'	DRAWN ACS	2/13/2019
ELEVATION 2082.43 NAVD29*	VERTICAL	CHECKED	
LOCATION TOP 1/2" REBAR @ DUNKLIN & GALAXY		APPROVED	
* ADD 3.8 TO ALL ELEVATIONS FOR NAVD 88 DATUM			

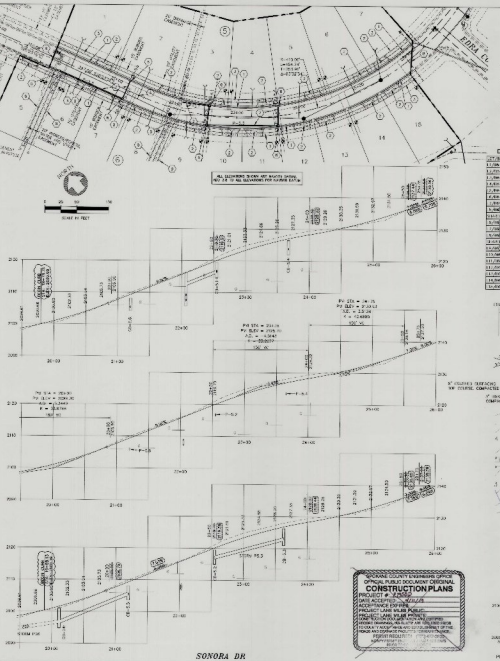
Founded 1948
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

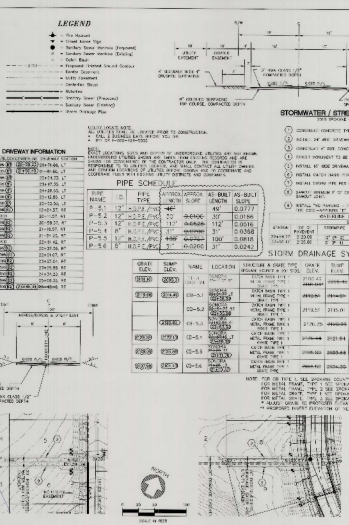
TYPE OF IMPROVEMENT: DRAINAGE

PROJECT NUMBER	SHEET NUMBER
13628	4 OF 5

TIMBERLANE TERRACE - 5TH ADD
SW 1/4 OF SECTION 25, T. 25 N, R. 44 E.W.M.

TIMBERLANE POND EXPANSION
RECORD DRAWING





SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PLANS ACCEPTED FOR CONSTRUCTION
ACCEPTANCE EXPIRES
PROJECT CASE VALUE PUBLIC
CONSTRUCTION PLANS MUST BE VALID FOR CONSTRUCTION AND MAINTENANCE PURPOSES
OTHER PURPOSES MAY REQUIRE ADDITIONAL OR OTHER INFORMATION OR DOCUMENTATION
PLANS AND ESTIMATES PRIOR TO CONSTRUCTION
SPOKANE COUNTY ENGINEER
ADMINISTRATOR

RECORD DRAWING

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

3/31/05
DATE

		DATUM	SCALE		DATE
			TIM NO.	DRAWN: 1"=50'	DRAWN: W. C. PHILLIPS 2/12/2004
			REVISION	CHECKED: 1"=50'	DETAILED
			REVISION		APPROVED
NO.	DATE	REVISIONS / AS BUILT			

Founded 1910
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE, SUITE 101 SPOKANE, WA. 99212-2781
PHONE (509) 924-7620 FAX (509) 926-1023

TYPE OF IMPROVEMENT: STREET
PROJECT NAME: TIMBERLANE TERRACE 5TH ADDITION
PROJ. NUMBER: 13026
SHEET NUMBER: 5 OF 5

TIMBERLANE TERRACE 5TH ADDITION
PLAN-PROFILE: SONORA DRIVE
PRIVATE DRIVEWAYS TO LOTS 1, 2, 3 & 4 BK 6
THE SW 1/4 OF SEC.25, T25N, R44 EWM
SPOKANE COUNTY, WASHINGTON

CALL SCHOOT WA. 800 ONE CALL