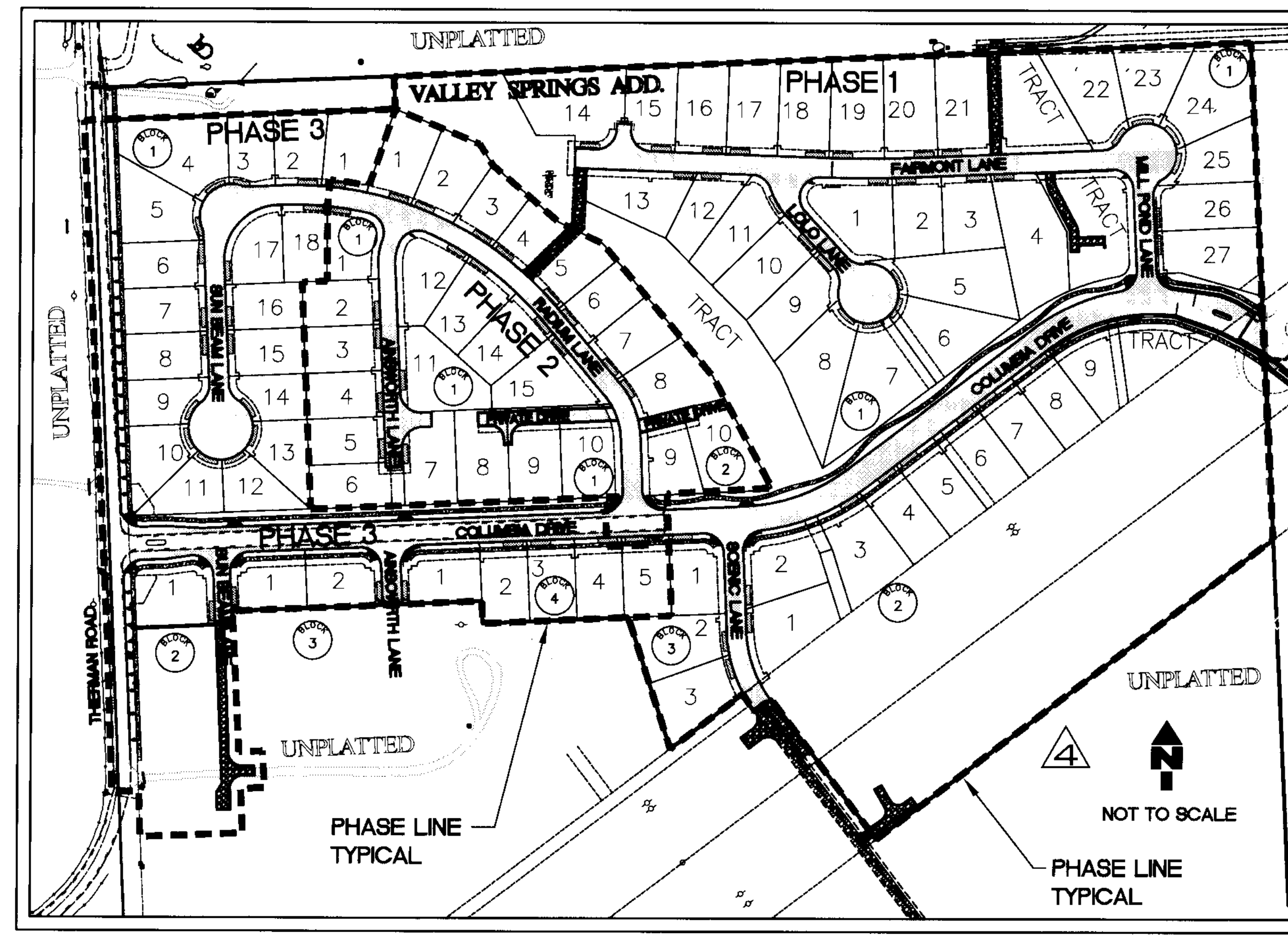
VALLEY SPRINGS ADDITION

SPOKANE COUNTY, WASHINGTON

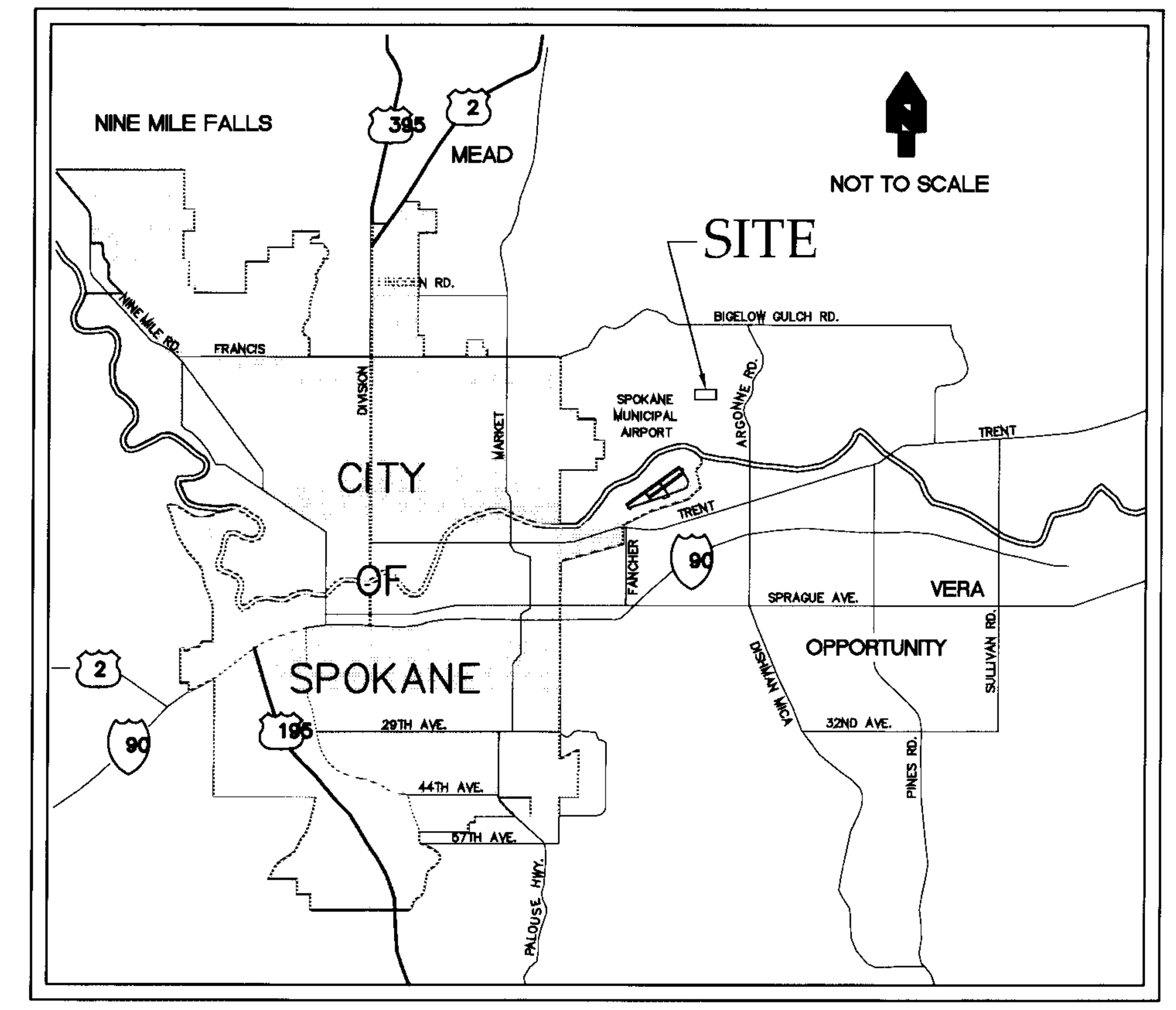
SECTION 36, T. 26N., R. 43E., W.M.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
ROAD	
2	THIERMAN RD. STA. 12+87.83 TO STA. 23+85.20 (PHASE 3)
3	COLUMBIA DR. STA. 24+28.67 TO STA. 36+00 (PHASE 1 AND 3)
4	COLUMBIA DR. STA. 36+00 TO STA. 42+98.04 (PHASE 1)
5	SUN BEAM LN. STA. 10+00 TO STA. 14+50 (PHASE 3)
6	RADIUM LN. STA. 14+50 TO STA. 22+40.28 (PHASE 2 AND 3)
7	AINSWORTH LN. STA. 1+00 TO STA. 2+08.50 (PHASE 3) AND STA. 10+00 TO STA. 13+93.09 (PHASE 2)
8	SCENIC LN. STA. 1+00 TO STA. 3+91.91 (PHASE 1) SUN BEAM LN. STA. 4+32.02 TO STA. 5+60.52 (PHASE 3)
9	FAIRMONT LN. STA. 1+00 TO STA. 9+63.87 (PHASE 1)
10	MILL POND LN. STA. 1+00 TO STA. 3+19.36 (PHASE 1)
11	LOLO LN. STA. 1+00 TO STA. 3+47.45 (PHASE 1)
12	PRIVATE DRIVEWAYS (PHASE 2)
13	ROAD SECTIONS AND DETAILS (PHASE 1 THRU 3)
14	ROAD AND DRAINAGE DETAILS (PHASE 1 THRU 3)
15	INTERSECITON DETAILS (PHASE 1 THRU 3)
STORM	
16	SCENIC LANE STA. 1+00 TO STA. 3+95.00 (PHASE 1) AND AINSWORTH LANE STA. 13+43.72 TO STA. 13+83.14 (PHASE 2)
17	COLUMBIA DRIVE STA. 31+76 TO STA. 37+70 (PHASE 1)
18	RADIUM LANE STA. 15+00 TO STA. 22+40.30 (PHASE 2)
19	UTILITY ESMT STA. 3+92.61 TO STA. COLUMBIA DR. (PHASE 1)
20	CULVERT PROFILES (PHASE 1)
21	POND DETAILS (PHASE 1)
22	POND DETAILS (PHASE 1)
23	TESC PLAN (PHASE 1 THRU 3)
24	TESC PLAN (PHASE 1THRU 3)



SITE PLAN



LOCATION PLAN

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

LEGEND

Symbol	Description
2353	EXISTING CONTOUR
	EASEMENT LINE
BT	EXISTING BURIED TELEPHONE
G	EXISTING BURIED GAS PIPELINE
OE	EXISTING OVERHEAD ELECTRICAL
x x x	EXISTING FENCE
W	EXISTING WATER LINE
SS	EXISTING SEWER LINE
SD	EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE
	EXISTING WATER LINE FITTING (TYP.)
	EXISTING FIRE HYDRANT
	EXISTING WATER METER AND SERVICE
	EXISTING SIGN
	EXISTING SANITARY SEWER MANHOLE
	PLAT BOUNDARY
	LOT LINE
W	NEW WATER LINE
SS	NEW SANITARY SEWER LINE
SD	NEW STORM DRAIN LINE
	NEW ASPHALT PAVEMENT
	NEW ROCK WALL
	NEW WATER VALVE
	NEW CONCRETE THRUST BLOCK
	NEW WATER LINE FITTING (TYP.)
	NEW SANITARY SEWER MANHOLE
	NEW STORM DRAIN MANHOLE
	NEW GRATE INLET

GENERAL NOTES:

1. ALL MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION 2001", AS AMENDED, AND PER THE "2006 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (W.S.D.O.T.) AND BY THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
2. LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLAN 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. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR RELOCATION OF POWER POLES, LIGHTS, TELEPHONE, AND/OR OTHER UTILITIES THAT MAY CONFLICT WITH THE CONSTRUCTION.
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. CONTRACTOR SHALL ALSO MAINTAIN ON THE SITE A COMPLETE SET OF RED LINE RECORD DRAWINGS INDICATING ALL CHANGES FROM THE APPROVED DRAWINGS.
4. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. 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 ENGINEER'S OFFICE.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ADJACENT EXISTING PROPERTIES OR IMPROVEMENTS. CONTRACTOR IS RESPONSIBLE FOR CLEAN-UP OF ANY AREAS DISTURBED BY HIS ACTIVITIES.
6. 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.
7. ALL PROPOSED ROADWAY AREAS SHALL BE STRIPPED TO A DEPTH OF AT LEAST 12" OF ALL VEGETATION, NEAR-SURFACE ROOTS, ANY EXISTING FILL, AND TOPSOIL. THE STRIPPED MATERIAL CAN BE RE-USED FOR LANDSCAPING, BUT IS NOT ACCEPTABLE FOR STRUCTURAL FILL.
8. NATIVE MATERIALS, EXCLUDING TOPSOIL, IS ACCEPTABLE FOR USE AS STRUCTURAL FILL. IF STRUCTURAL FILL IS IMPORTED IT SHALL CONSIST OF WELL-GRADED SAND AND GRAVEL WITH NO PARTICLES LARGER THAN FIVE INCHES IN DIAMETER AND NOT MORE THAN 30% BY WEIGHT PASSING THE #200 SIEVE. STRUCTURAL FILL SHALL BE PLACED IN MAX. 6 INCH LIFTS WITHIN 2% OF OPTIMUM MOISTURE AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR.
9. THE TOP 12 INCHES OF THE ROAD SUBGRADE SHALL BE MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM AND COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD.
10. CRUSHED SURFACING TOP COURSE SHALL CONFORM TO WSDOT STANDARDS AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.

    ASPHALT CONCRETE SHALL BE WSDOT CLASS B AND COMPACTED TO 92% OF THE THEORETICAL MAXIMUM DENSITY AS DETERMINED BY THE RICE METHOD.
11. DURING CONSTRUCTION, THE GROUND SURFACE SHOULD BE SLOPED TO PREVENT STORM RUNOFF FROM ACCUMULATING IN ANY OF THE SUBGRADE AREAS. ANY AREAS OF SOFTENED SUBGRADE SHALL BE REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL.
12. SITE EXCAVATION, INCLUDING ROCK CUTS AND REMOVAL, SHALL CONFORM TO SECTION 2-03 OF THE WSDOT STANDARD SPECIFICATIONS. EMBANKMENTS TO BE CONSTRUCTED ACCORDING TO THE APPLICABLE PARAGRAPHS OF SECTION 2-03 OF THE WSDOT STANDARD SPECIFICATIONS. EARTH EMBANKMENTS TO BE CONSTRUCTED USING METHOD B OF 2-03.3(14)C.
13. ALL FILL IN AREAS OUTSIDE OF PAVEMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 92% OF MAXIMUM ASTM D 1557 DRY DENSITY. PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95%.
14. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC (AMOCO 4545 OR APPROVED EQUIVALENT) BETWEEN THE WASHED DRAIN ROCK AND THE NATIVE SOIL.
15. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL UNDERGROUND UTILITY LOCATION SERVICE AS 456-8000 BEFORE YOU DIG.
16. THE CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO VERIFY THAT THE CROSS-GUTTER FORMS ARE AT THE CORRECT PLANE 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.
17. THE FLOOR OF A GRASSED PERCOLATION AREA (GPA) SWALE INCLUDES THE LEVEL PORTION OF THE FLOOR OF THE SWALE, AND THE SIDESLOPES 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.
18. ONSITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND ESC PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM 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 DRAINAGE WAYS, ECT.

PHASING NOTE:

THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN THREE PHASES:

PHASE ONE INCLUDES FAIRMONT LN., LOLO LN., MILL POND LN., WATER ACCESS ROADS AND COLUMBIA DRIVE FROM STATION 32+77.17 TO STATION 44+00. COLUMBIA DRIVE WEST OF THE PHASE LINE SHALL BE CONSTRUCTED PER DETAIL G, SHEET 13. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. CONCRETE CURB AND GUTTER IN PHASE ONE WILL BE STOPPED AT THE END OF EAST CURB RETURN FOR RADIUM LN. (STA. 32+77.17 COLUMBIA DRIVE). ALL PIPING IN PHASE ONE, TWO, AND THREE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED.

PHASE TWO INCLUDES COLUMBIA DRIVE (STA. 31+85.00 TO STA. 32+77.17) PER DETAIL H, SHEET 13, RADIUM LN. (STA. 14+86.65 TO STA. 22+40.28), AINSWORTH LN. (STA. 10+00.00 TO STA. 13+93.09), AND TWO PRIVATE DRIVEWAYS.

PHASE THREE INCLUDES THE REMAINING FRONTAGE CONSTRUCTION OF COLUMBIA DRIVE (STA. 24+28.67 TO STA. 31+85.00) PER DETAIL H, SHEET 13, RADIUM LANE (STA. 14+50.00 TO STA. 14+86.65), AINSWORTH LANE (STA. 1+00.00 TO STA. 2+08.50), SUNBEAM LANE (STA. 4+32.02 TO STA. 5+60.52 AND 10+00.00 TO STA. 14+50.00), AND THE EXTENTS OF THE FRONTAGE IMPROVEMENTS TO THIERMAN ROAD. ADDITIONALLY, STORM POND 'E' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE THREE.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1951A
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0 (widen only)
PROJECT LANE MILES PRIVATE: 1.29
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 ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION COMPLETED BY CLC ASSOCIATES AND EXISTING DRAWINGS. LANDWORKS ENGINEERING, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

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

G2 ENGINEERING
1414 e. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION

COVER SHEET

GABE R. GALLINGER, STATE OF WASHINGTON, 40377 REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED NOVEMBER 2006. IRON PIPE AT NW CORNER OF SE QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON. EL.=2425.34

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

DEVELOPER'S APPROVAL: George J Perea — DATE: 4/19/13

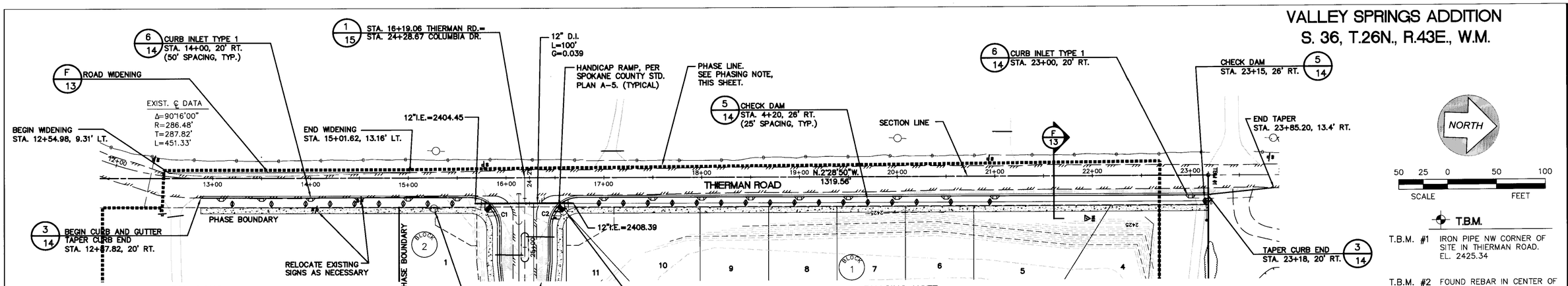
SCALE
HOR. NTS
VERT. NTS

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

COVER

P-1951A ENG Road & Drainage

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



T.B.M.

T.B.M. #1 IRON PIPE NW CORNER OF SITE IN THIERMAN ROAD. EL. 2425.34

T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75

EARTH CHECK DAMS

STATION	OFFSET
13+20	26' RT.
13+60	26' RT.
13+95	26' RT.
14+20	26' RT.
14+45	26' RT.
14+70	26' RT.
14+95	26' RT.
15+20	26' RT.
15+45	26' RT.
16+95	26' RT.
17+20	26' RT.
17+45	26' RT.
17+70	26' RT.

STATION	OFFSET
17+95	26' RT.
18+20	26' RT.
18+45	26' RT.
18+70	26' RT.
18+95	26' RT.
19+20	26' RT.
19+45	26' RT.
19+70	26' RT.
19+95	26' RT.
20+20	26' RT.
20+55	26' RT.
20+95	26' RT.
23+15	26' RT.

CURB INLETS

TYPE	STATION	OFFSET
1	13+08.83	20' RT.
1	13+50	20' RT.
1	14+00	20' RT.
1	14+50	20' RT.
1	15+00	20' RT.
1	15+50	20' RT.
1	17+00	20' RT.
1	17+50	20' RT.
1	18+00	20' RT.
1	18+50	20' RT.
1	19+00	20' RT.
1	19+50	20' RT.
1	20+00	20' RT.
1	20+50	20' RT.
1	21+00	20' RT.
1	23+00	20' RT.

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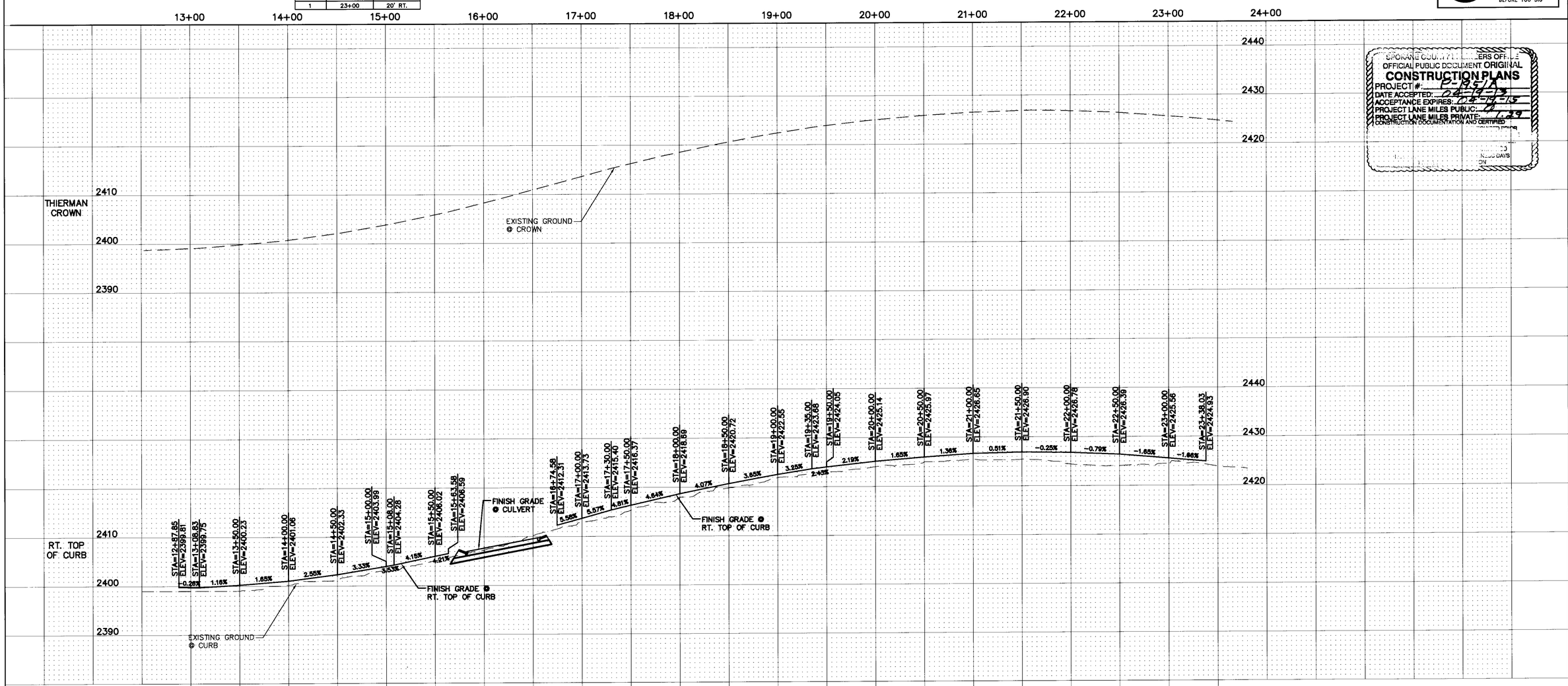
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456·8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG



SPOKANE COUNTY COMMISSIONERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1957A
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0.29
PROJECT LANE MILES PRIVATE: 0.29
CONSTRUCTION DOCUMENTATION AND CERTIFIED
AS-BUILT PLANS
DAYS

G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION
THIERMAN ROAD
STA. 12+87.83 TO STA. 23+85.20

GABE R. GALLINGER, STATE OF WASHINGTON, 40377, REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED WITH TRIMBLE R8 GNSS RECEIVER. SE QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON. EL=2425.34

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

4/19/13
DEVELOPER'S APPROVAL DATE

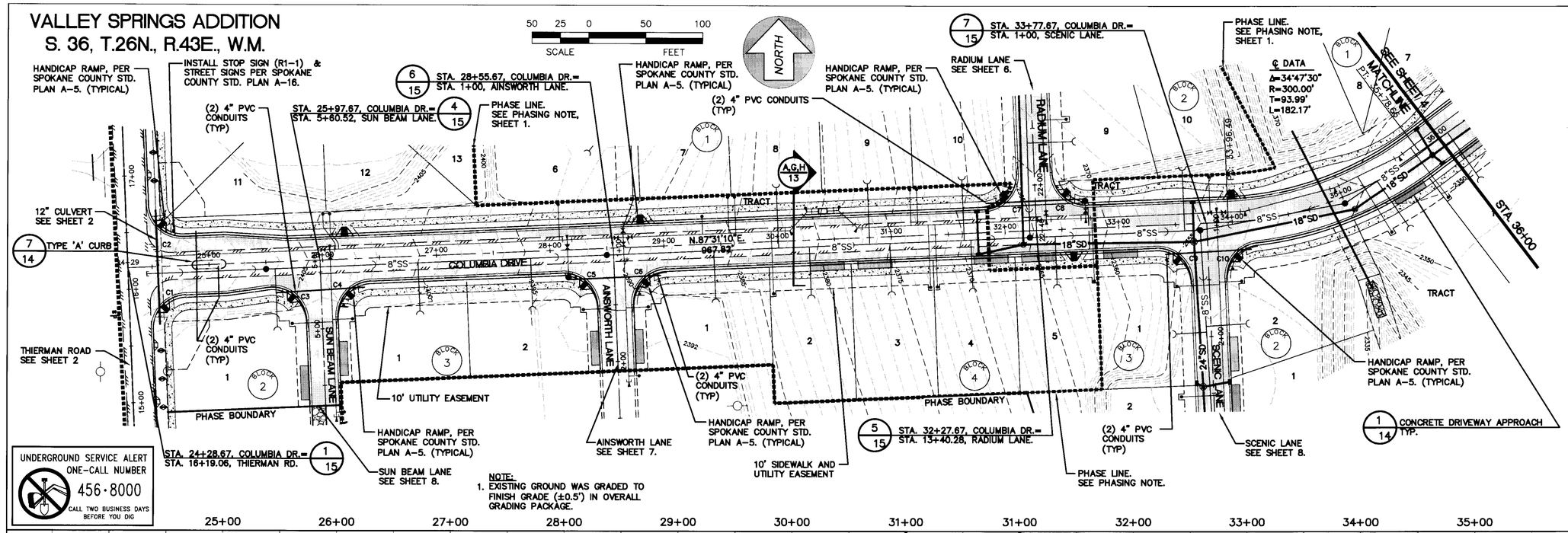
SCALE
HOR. 1"=50'
VERT. 1"=10'

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

ROAD SHEET
2 OF 24

P-1957A ENG Roads&Drainage

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



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

NOTE:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1951A
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.29
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
FOR INSPECTION REQUIRED! (509) 477-3600
NOTIFY COUNTY ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

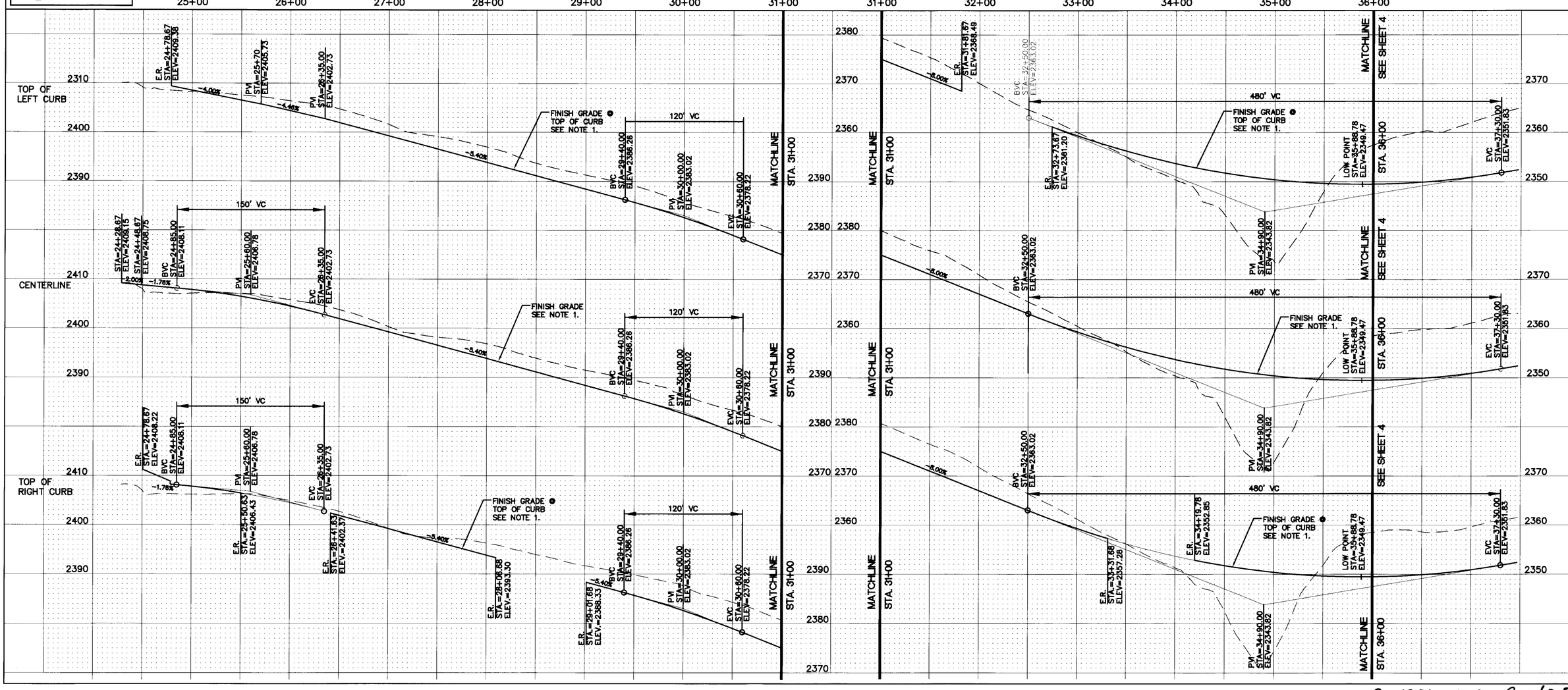
T.B.M.

T.B.M. #1 IRON PIPE NW CORNER OF SITE IN THIERMAN ROAD. EL. 2425.34

T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75

CURB RETURN DATA, FACE OF CURB (THIS SHEET ONLY)

Curve #	Length	Radius	Delta	Tangent
C1	47.12'	30.00'	90°00'00"	30.00'
C2	47.12'	30.00'	90°00'00"	30.00'
C3	50.95'	30.50'	95°42'38"	33.70'
C4	47.91'	30.50'	90°00'00"	30.50'
C5	47.91'	30.50'	90°00'00"	30.50'
C6	47.91'	30.50'	90°00'00"	30.50'
C9	47.91'	30.50'	90°00'00"	30.50'
C10	45.54'	30.50'	85°33'11"	28.22'
C7	47.91'	30.50'	90°00'00"	30.50'
C8	47.91'	30.50'	90°00'00"	30.50'



G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION
COLUMBIA DRIVE
STA. 24+28.67 TO STA. 36+00

GARY R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED NOVEMBER 2006; IRON PIPE AT NW CORNER OF SE QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON. EL.=2425.34

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3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

SCALE
HOR. 1"=50'
VERT. 1"=10'

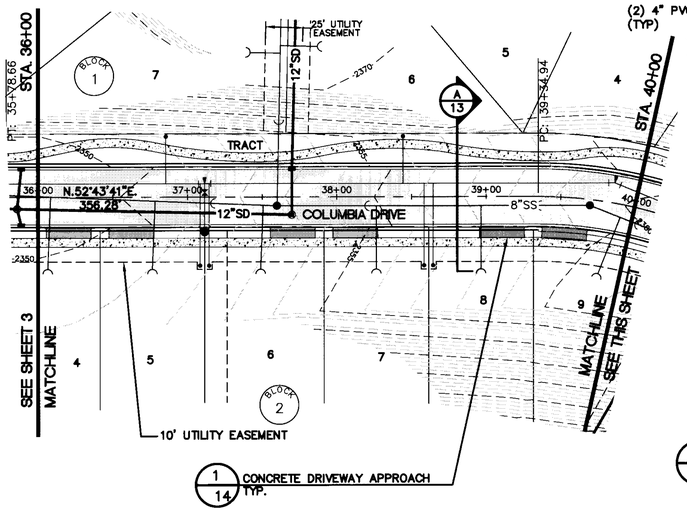
4/19/13
DATE
DEVELOPER'S APPROVAL

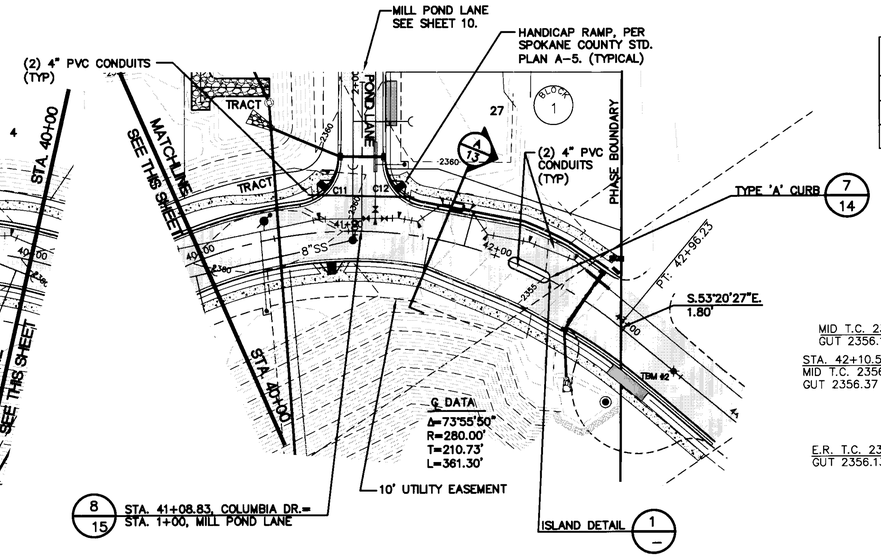
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

ROAD SHEET
3 OF 24

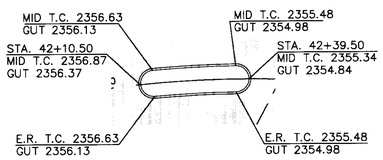
P-1951 Eng Road & Drainage

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.

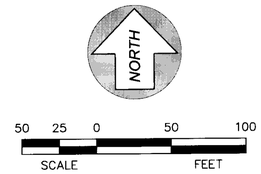




CURB RETURN DATA, FACE OF CURB (THIS SHEET ONLY)				
Curve #	Length	Radius	Delta	Tangent
C11	44.12'	30.50'	82°52'58"	26.93'
C12	42.15'	30.50'	79°10'55"	25.22'



ISLAND DETAIL 1/–
1"=20'



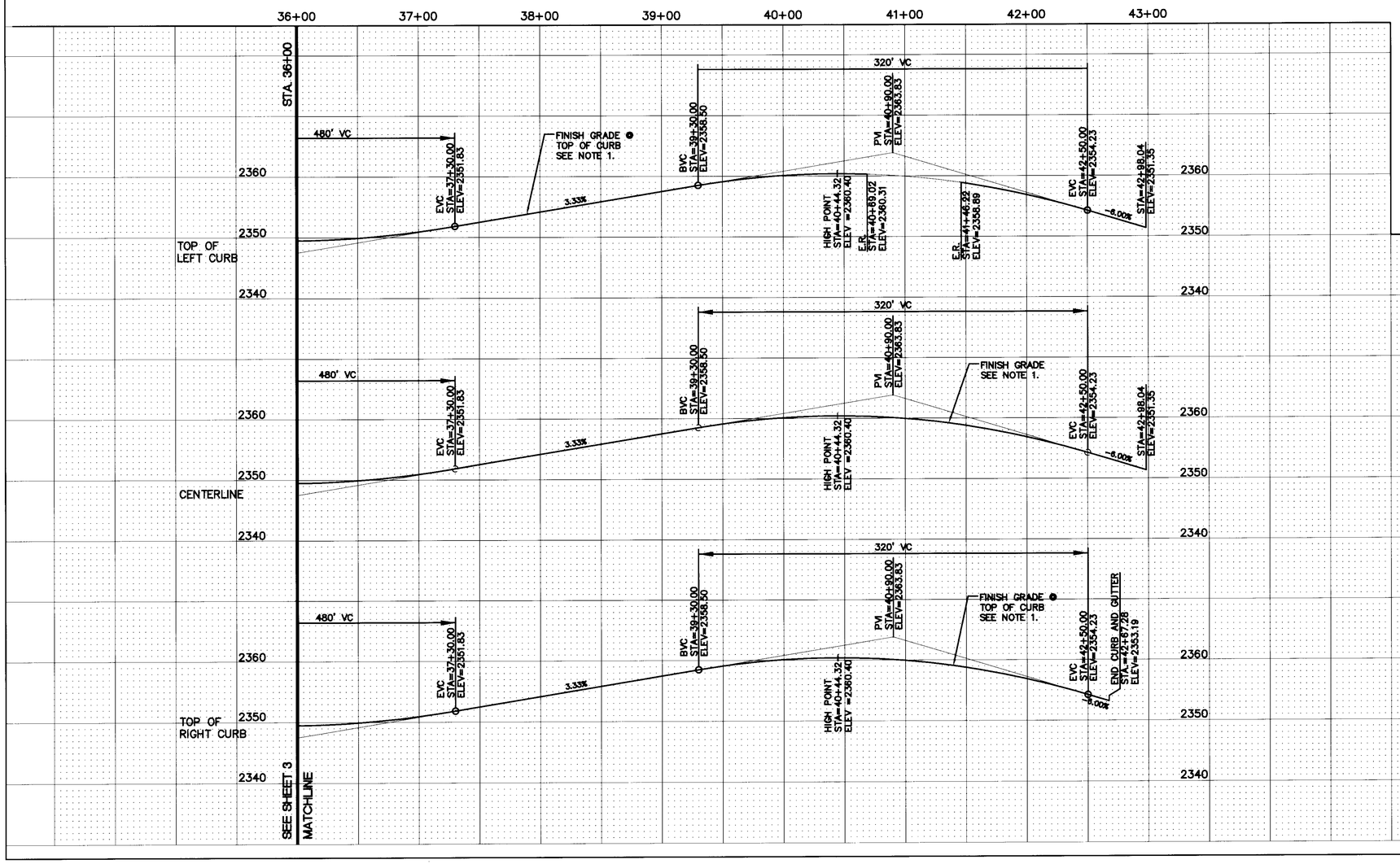
T.B.M.

T.B.M. #1 IRON PIPE NW CORNER OF SITE IN THIERMAN ROAD. EL. 2425.34

T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75

NOTE:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.

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



PHASING NOTE:

THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN THREE PHASES:

PHASE ONE INCLUDES FAIRMONT LN., LOLO LN., MILL POND LN., WATER ACCESS ROADS AND COLUMBIA DRIVE FROM STATION 32+77.17 TO STATION 44+00. COLUMBIA DRIVE WEST OF THE PHASE LINE SHALL BE CONSTRUCTED PER DETAIL G, SHEET 13. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. CONCRETE CURB AND GUTTER IN PHASE ONE WILL BE STOPPED AT THE END OF EAST CURB RETURN FOR RADIUM LN. (STA. 32+77.17 COLUMBIA DRIVE). ALL PIPING IN PHASE ONE, TWO, AND THREE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED.

PHASE TWO INCLUDES COLUMBIA DRIVE (STA. 31+85.00 TO STA. 32+77.17) PER DETAIL H, SHEET 13, RADIUM LN. (STA. 14+86.65 TO STA. 22+40.28), AINSWORTH LN. (STA. 10+00.00 TO STA. 13+93.09), AND TWO PRIVATE DRIVEWAYS.

PHASE THREE INCLUDES THE REMAINING FRONTAGE CONSTRUCTION OF COLUMBIA DRIVE (STA. 24+28.87 TO STA. 31+85.00) PER DETAIL H, SHEET 13, RADIUM LANE (STA. 14+50.00 TO STA. 14+86.65), AINSWORTH LANE (STA. 1+00.00 TO STA. 2+08.50), SUNBEAM LANE (STA. 4+32.02 TO STA. 5+60.52 AND 10+00.00 TO STA. 14+50.00), AND THE EXTENTS OF THE FRONTAGE IMPROVEMENTS TO THIERMAN ROAD. ADDITIONALLY, STORM POND 'E' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE THREE.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1957A
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-13
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.29
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 ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION
COLUMBIA DRIVE
STA. 36+00 TO STA. 42+98.04

LARRY R. GALLINGER, STATE OF WASHINGTON, 40377, REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED NOVEMBER 2006. IRON PIPE AT NW CORNER OF SE THIERMAN ROAD AND COLUMBIA DRIVE. SPOKANE COUNTY, WASHINGTON. EL.=2425.34'.

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

SCALE
HOR. 1"=50'
VERT. 1"=10'

4/19/13
DATE
DEVELOPER'S APPROVAL

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

ROAD SHEET
4 OF 24

P-1957A ENG Road & Drainage

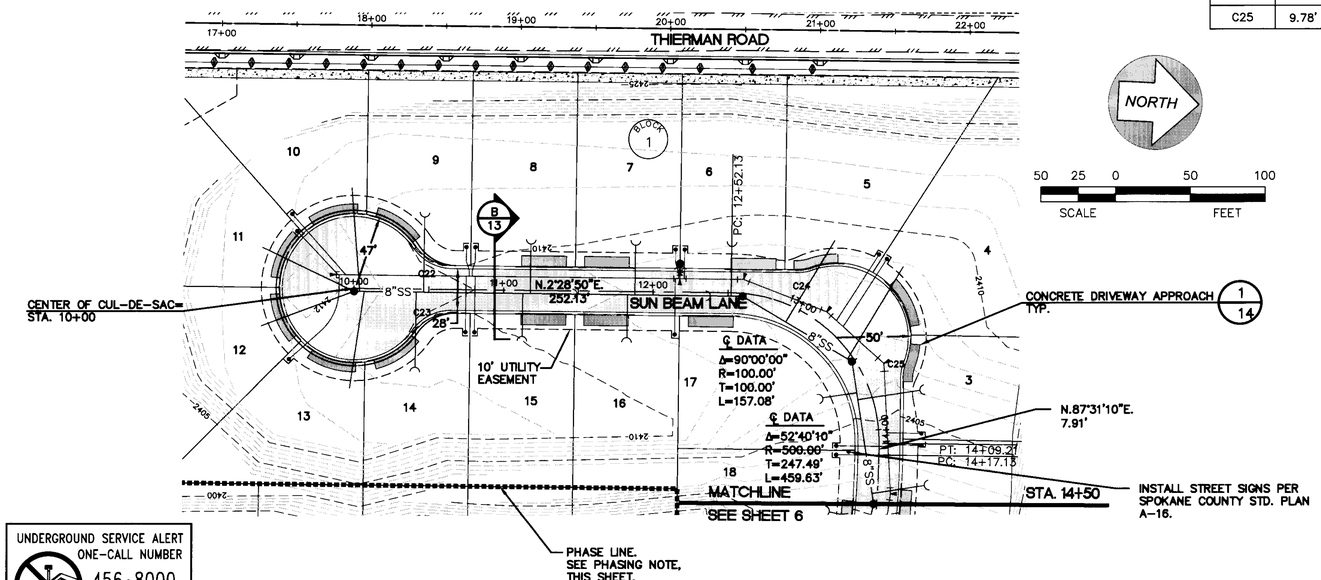
VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.

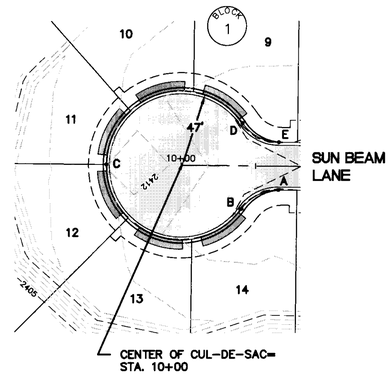
CURB RETURN DATA, BACK TOP OF CURB (THIS SHEET ONLY)				
Curve #	Length	Radius	Delta	Tangent
C22	28.75'	30.00'	54°54'01"	15.58'
C23	28.75'	30.00'	54°54'01"	15.58'
C24	9.78'	28.00'	20°00'52"	4.94'
C25	9.78'	28.00'	20°00'52"	4.94'

T.B.M.

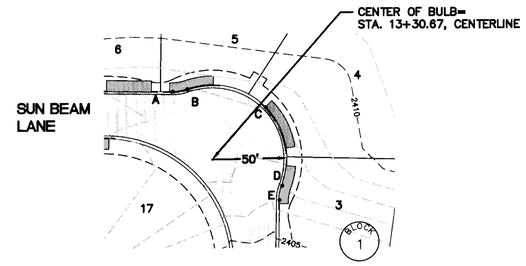
T.B.M. #1 IRON PIPE NW CORNER OF SITE IN THIERMAN ROAD. EL. 2425.34

T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75





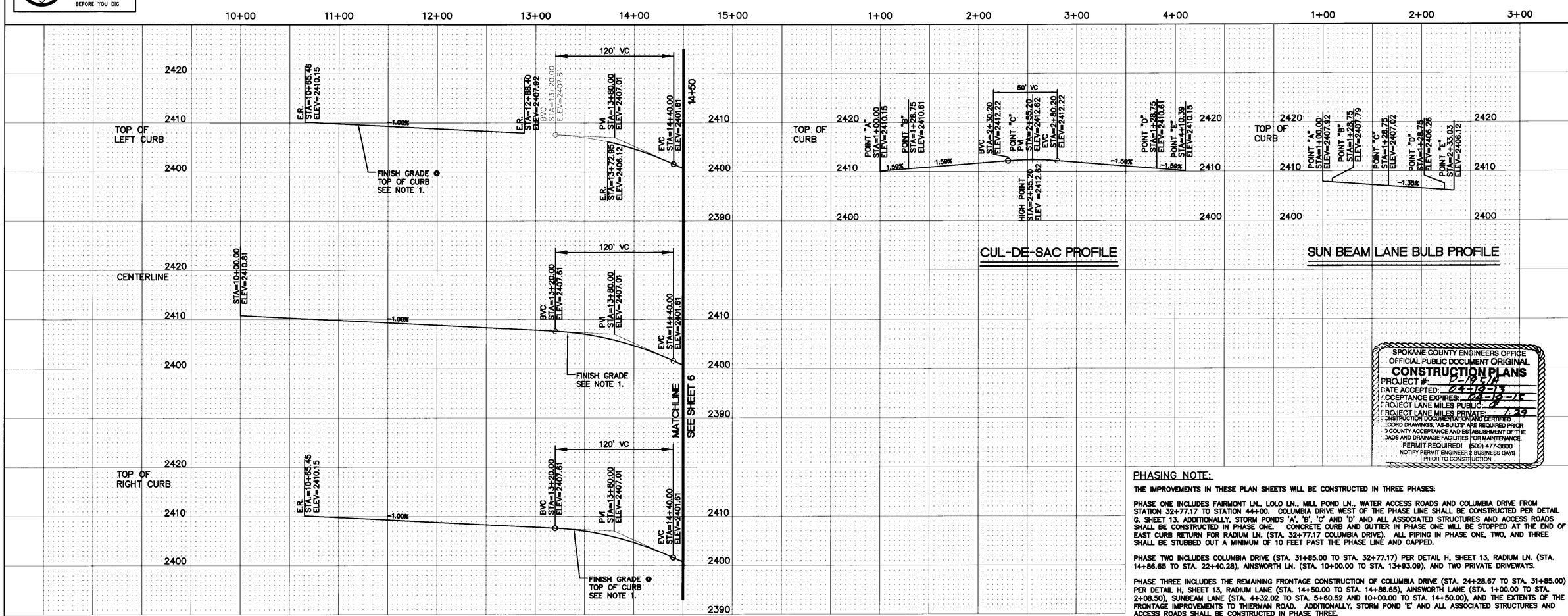
CUL-DE-SAC PLAN



SUN BEAM LANE BULB PLAN

NOTE:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.

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



CUL-DE-SAC PROFILE

SUN BEAM LANE BULB PROFILE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-19516
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.29
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 ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

PHASING NOTE:

THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN THREE PHASES:

PHASE ONE INCLUDES FAIRMONT LN., LOLO LN., MILL POND LN., WATER ACCESS ROADS AND COLUMBIA DRIVE FROM STATION 32+77.17 TO STATION 44+00. COLUMBIA DRIVE WEST OF THE PHASE LINE SHALL BE CONSTRUCTED PER DETAIL G, SHEET 13. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. CONCRETE CURB AND GUTTER IN PHASE ONE WILL BE STOPPED AT THE END OF EAST CURB RETURN FOR RADIUM LN. (STA. 32+77.17 COLUMBIA DRIVE). ALL PIPING IN PHASE ONE, TWO, AND THREE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED.

PHASE TWO INCLUDES COLUMBIA DRIVE (STA. 31+85.00 TO STA. 32+77.17) PER DETAIL H, SHEET 13, RADIUM LN. (STA. 14+86.65 TO STA. 22+40.28), AINSWORTH LN. (STA. 10+00.00 TO STA. 13+93.09), AND TWO PRIVATE DRIVEWAYS.

PHASE THREE INCLUDES THE REMAINING FRONTAGE CONSTRUCTION OF COLUMBIA DRIVE (STA. 24+28.67 TO STA. 31+85.00) PER DETAIL H, SHEET 13, RADIUM LANE (STA. 14+50.00 TO STA. 14+86.65), AINSWORTH LANE (STA. 1+00.00 TO STA. 2+08.50), SUNBEAM LANE (STA. 4+32.02 TO STA. 5+60.52 AND 10+00.00 TO STA. 14+50.00), AND THE EXTENTS OF THE FRONTAGE IMPROVEMENTS TO THIERMAN ROAD. ADDITIONALLY, STORM POND 'E' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE THREE.

G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION

SUN BEAM LANE
STA. 10+00 TO STA. 14+50

GARY R. GALLINGER
STATE OF WASHINGTON
40577
REGISTERED PROFESSIONAL ENGINEER
4-17-13

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

SCALE
HOR. 1"=50'
VERT. 1"=10'

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY, PERFORMED NOVEMBER 2006. IRON PIPE AT NW CORNER OF SE QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON. EL.=2425.34.

4/19/13
DATE

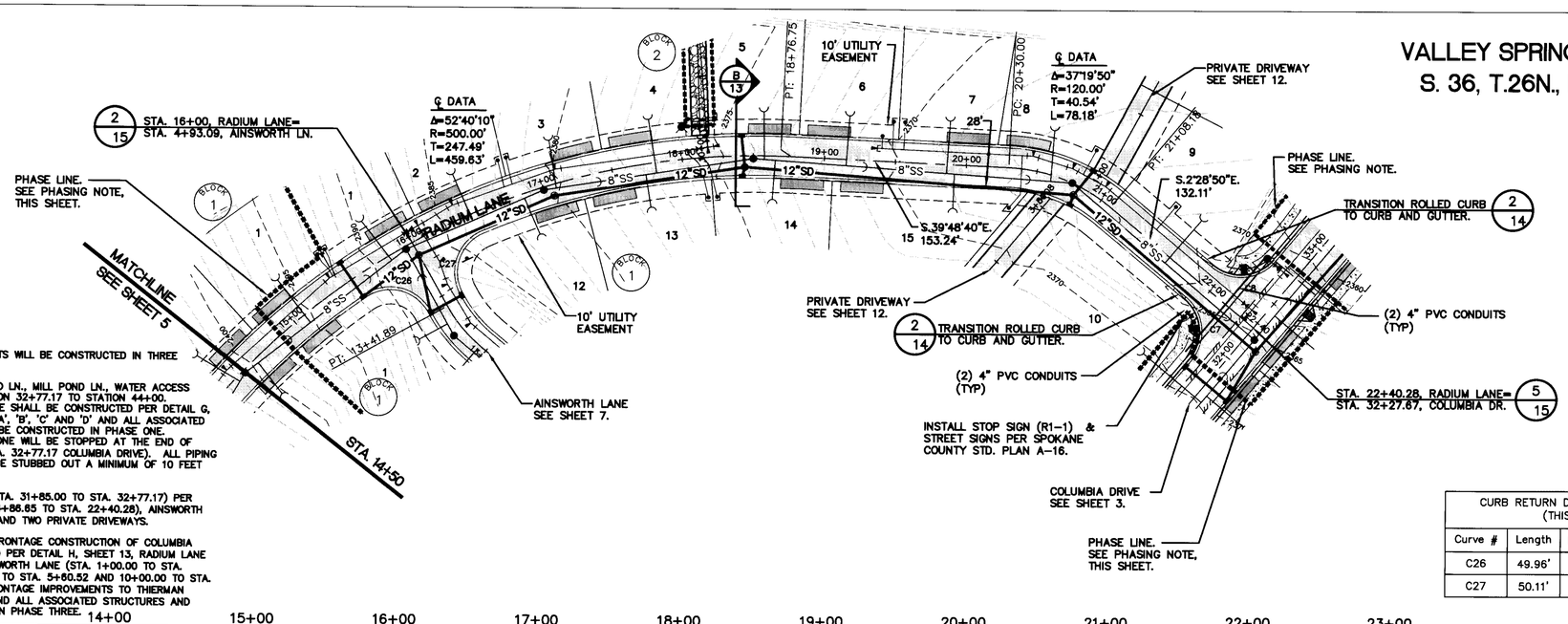
DEVELOPER'S APPROVAL

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

ROAD SHEET
5 OF 24

P-19516 ENG Road & Drainage

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



PHASING NOTE:

THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN THREE PHASES:

PHASE ONE INCLUDES FAIRMONT LN., LOLO LN., MILL POND LN., WATER ACCESS ROADS AND COLUMBIA DRIVE FROM STATION 32+77.17 TO STATION 44+00. COLUMBIA DRIVE WEST OF THE PHASE LINE SHALL BE CONSTRUCTED PER DETAIL G, SHEET 13. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. CONCRETE CURB AND GUTTER IN PHASE ONE WILL BE STOPPED AT THE END OF EAST CURB RETURN FOR RADIUM LN. (STA. 32+77.17 COLUMBIA DRIVE). ALL PIPING IN PHASE ONE, TWO, AND THREE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED.

PHASE TWO INCLUDES COLUMBIA DRIVE (STA. 31+85.00 TO STA. 32+77.17) PER DETAIL H, SHEET 13, RADIUM LN. (STA. 14+86.65 TO STA. 22+40.28), AINSWORTH LN. (STA. 10+00.00 TO STA. 13+93.09), AND TWO PRIVATE DRIVEWAYS.

PHASE THREE INCLUDES THE REMAINING FRONTAGE CONSTRUCTION OF COLUMBIA DRIVE (STA. 24+28.67 TO STA. 31+85.00) PER DETAIL H, SHEET 13, RADIUM LANE (STA. 14+50.00 TO STA. 14+86.65), AINSWORTH LANE (STA. 1+00.00 TO STA. 2+08.50), SUNBEAM LANE (STA. 4+32.02 TO STA. 5+60.52 AND 10+00.00 TO STA. 14+50.00), AND THE EXTENTS OF THE FRONTAGE IMPROVEMENTS TO THIERMAN ROAD. ADDITIONALLY, STORM POND 'E' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE THREE.

NORTH

50 25 0 50 100
SCALE FEET

T.B.M.

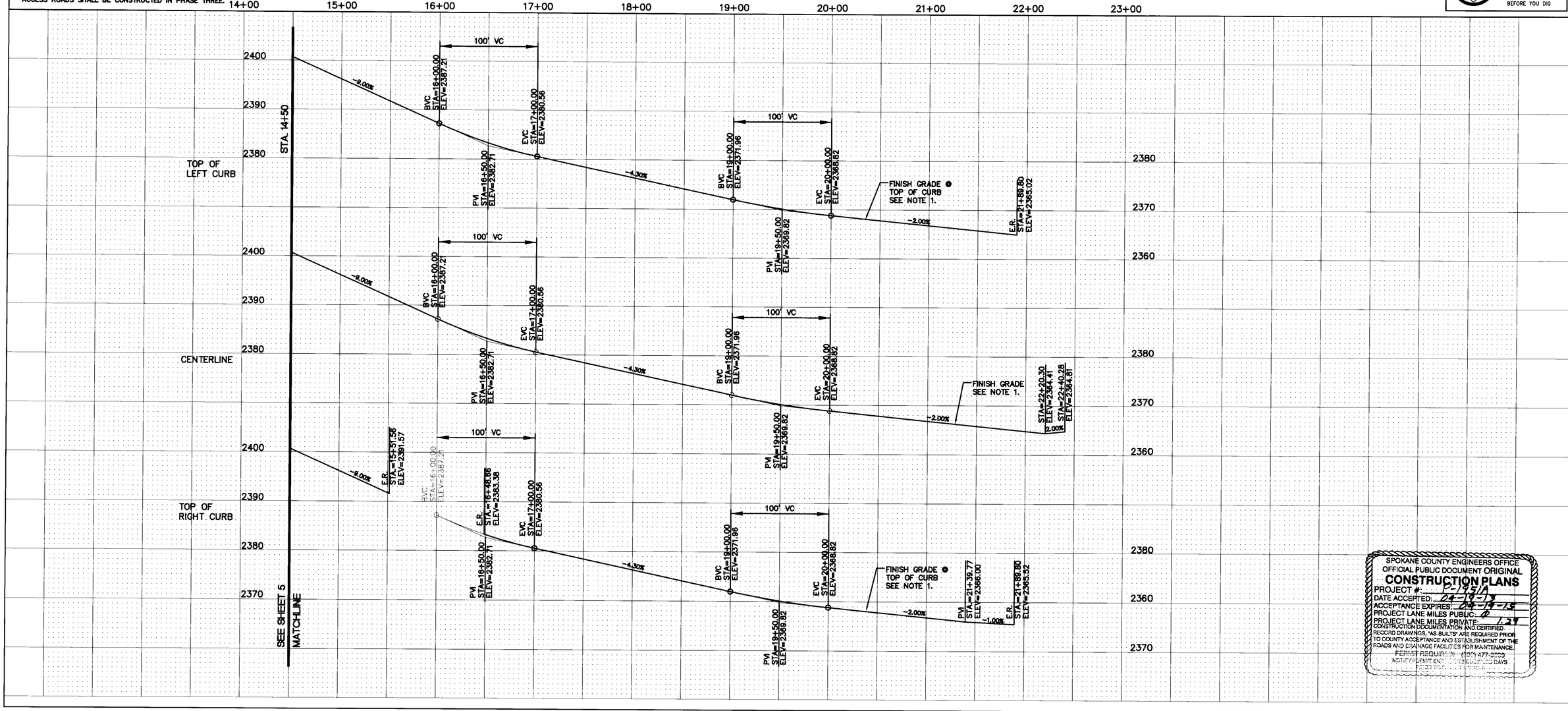
T.B.M. #1 IRON PIPE NW CORNER OF SITE IN THIERMAN ROAD. EL. 2425.34

T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75

NOTE:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.

CURB RETURN DATA, BACK TOP OF CURB (THIS SHEET ONLY)				
Curve #	Length	Radius	Delta	Tangent
C26	49.96'	30.00'	95°24'57"	32.98'
C27	50.11'	30.00'	95°42'27"	33.15'

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



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1951A
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.29
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
NOTIFICATION 48 WORKING DAYS
PRIOR TO CONSTRUCTION

G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION

RADIUM LANE
STA. 14+50 TO STA. 22+40.28

CASE R. GALL ENGINEERING
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
BASED ON SITE BY GPS SURVEY PERFORMED NOVEMBER 20, 2006 IN THE NORTHEAST QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON. EL.=2425.34

#	DATE	BY	REVISION
1	9-25-07	KWL	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWL	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

4/19/13
DATE
DEVELOPER'S APPROVAL

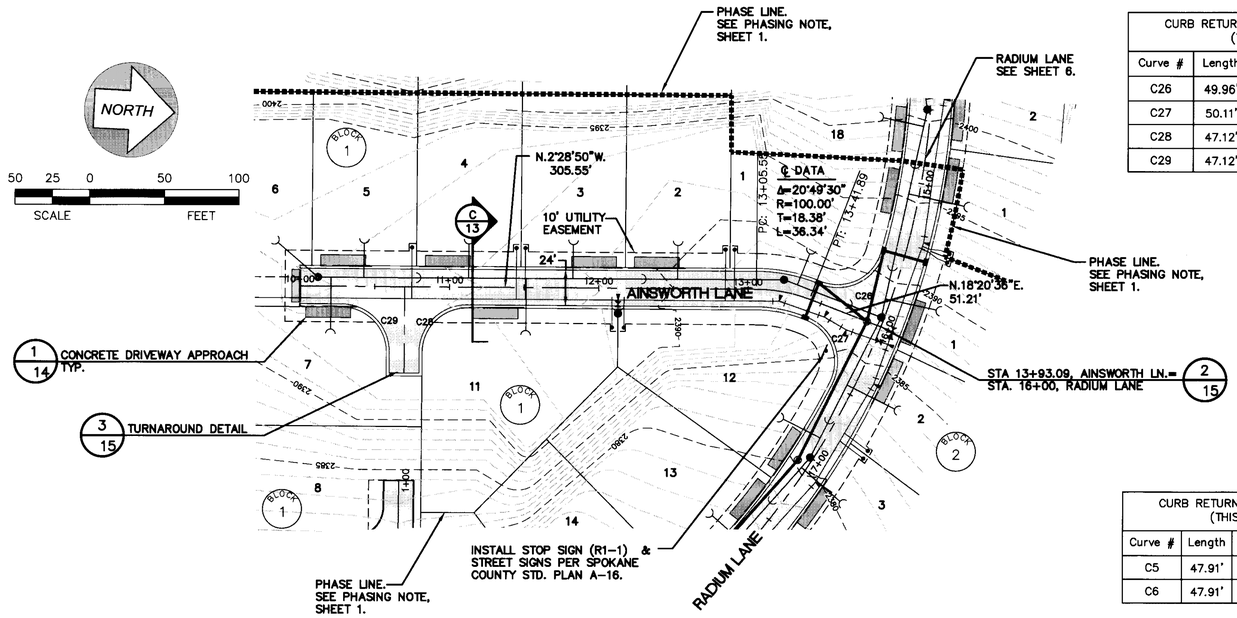
SCALE
HOR. 1"=50'
VERT. 1"=10'

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

ROAD SHEET
6 OF 24

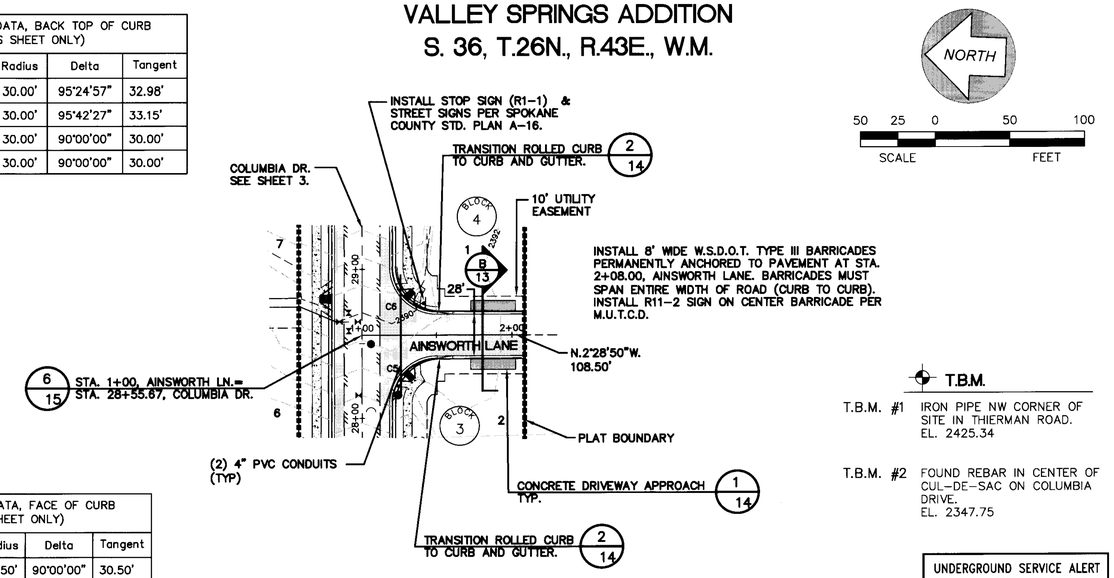
P-1951A Eng Road & Drainage

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



CURB RETURN DATA, BACK TOP OF CURB (THIS SHEET ONLY)				
Curve #	Length	Radius	Delta	Tangent
C26	49.96'	30.00'	95°24'57"	32.98'
C27	50.11'	30.00'	95°42'27"	33.15'
C28	47.12'	30.00'	90°00'00"	30.00'
C29	47.12'	30.00'	90°00'00"	30.00'

CURB RETURN DATA, FACE OF CURB (THIS SHEET ONLY)				
Curve #	Length	Radius	Delta	Tangent
C5	47.91'	30.50'	90°00'00"	30.50'
C6	47.91'	30.50'	90°00'00"	30.50'



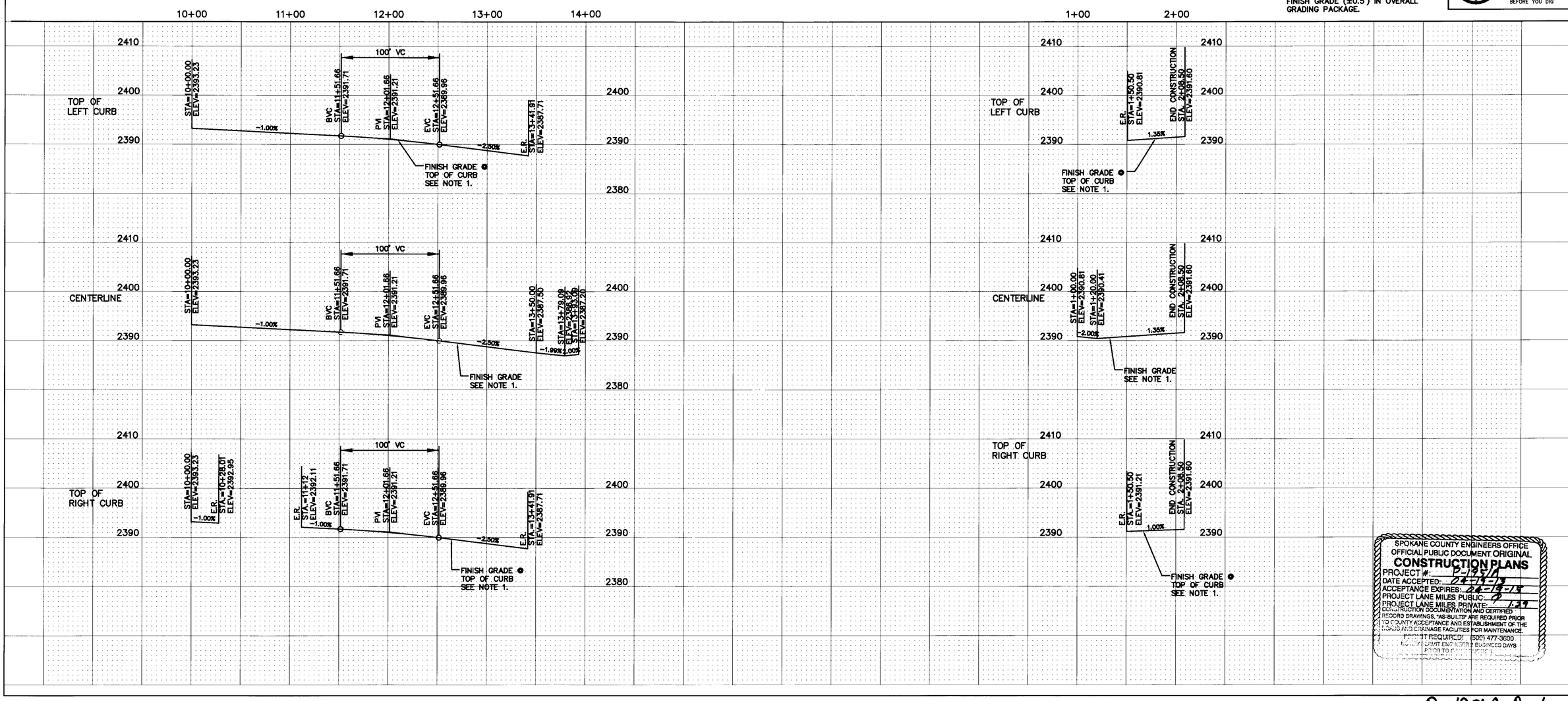
T.B.M.

T.B.M. #1 IRON PIPE NW CORNER OF SITE IN THIERMAN ROAD. EL. 2425.34

T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75

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

NOTE:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 06-003A
DATE ACCEPTED: 02-19-13
ACCEPTANCE EXPIRES: 02-19-15
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.27
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
CONTACT PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION
AINSWORTH LANE
STA. 1+00 TO STA. 2+08.50
ANSWORTH LANE
STA. 10+00 TO STA. 13+93.09

GARY R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED NOVEMBER 2006. IRON PIPE AT NW CORNER OF SE QUARTER OF SECTION 36, T26N, R43E, W.M. SPOKANE COUNTY, WASHINGTON. EL.=2425.34.

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

SCALE
HOR. 1"=50'
VERT. 1"=10'

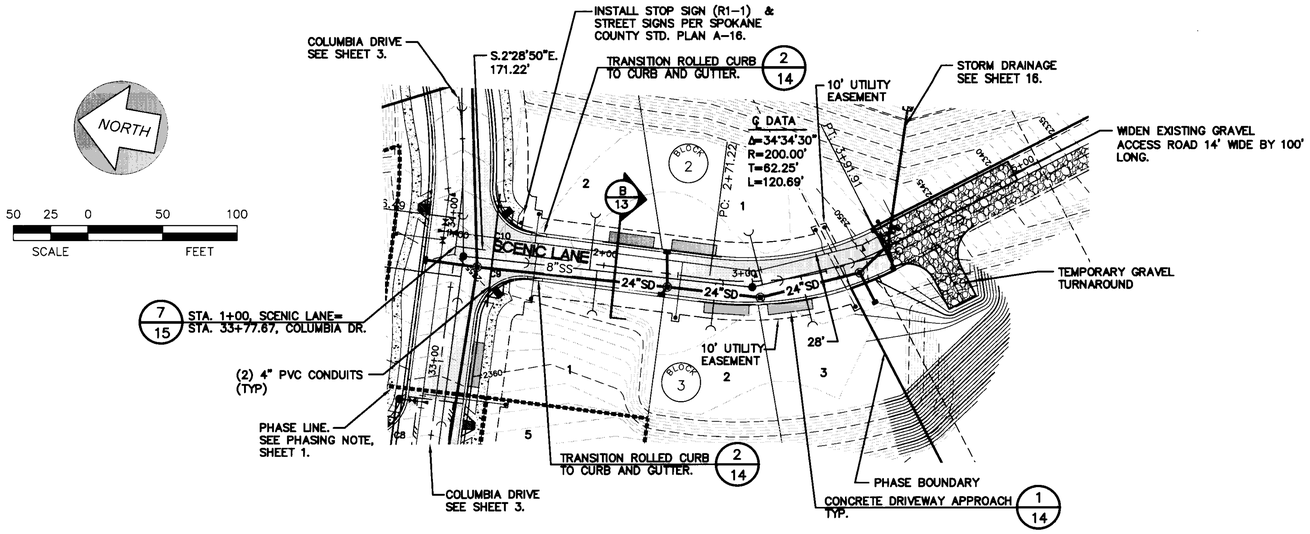
4/19/13
DATE
DEVELOPER'S APPROVAL

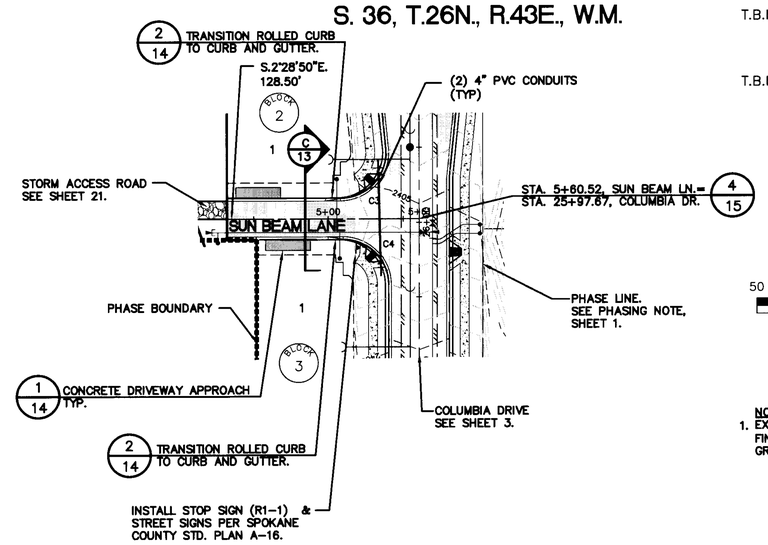
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

ROAD SHEET
7 OF 24

P-19514 Road & Drainage Eng

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.

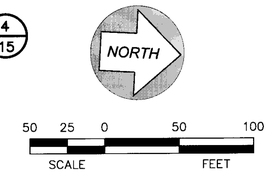




T.B.M.

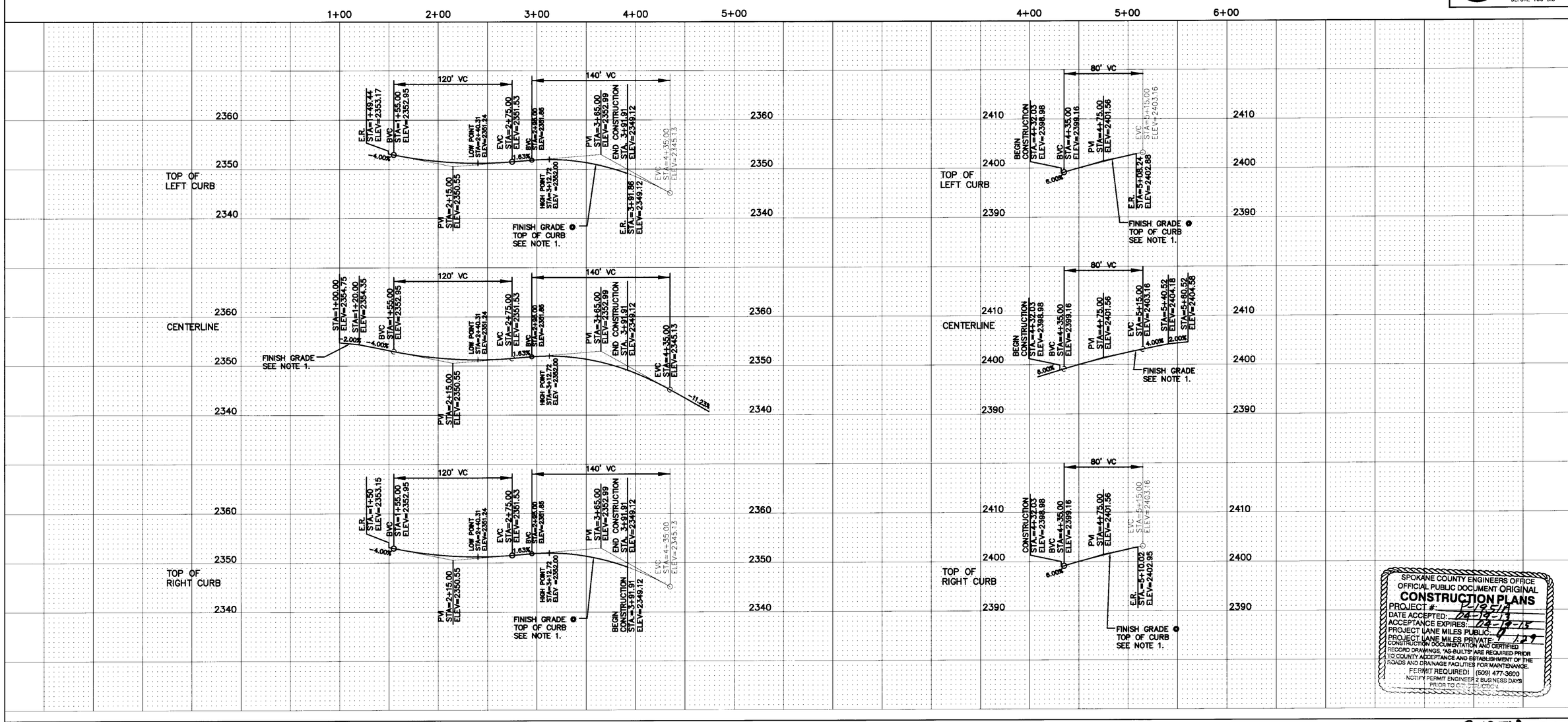
T.B.M. #1 IRON PIPE NW CORNER OF SITE IN THIERMAN ROAD. EL. 2425.34

T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75



NOTE:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.

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



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1951A
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.29
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 ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

P-1951A Eng Road + Drainage

G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION

SCENIC LANE
STA. 1+00 TO STA. 3+91.91
SUN BEAM LANE
STA. 4+32.02 TO STA. 5+60.52

GABE R. GALLINGER, STATE OF WASHINGTON, 40377, REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED NOVEMBER 2006. IRON PIPE AT NW CORNER OF SE QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON. EL.=2425.34.

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

SCALE
HOR. 1"=50'
VERT. 1"=10'

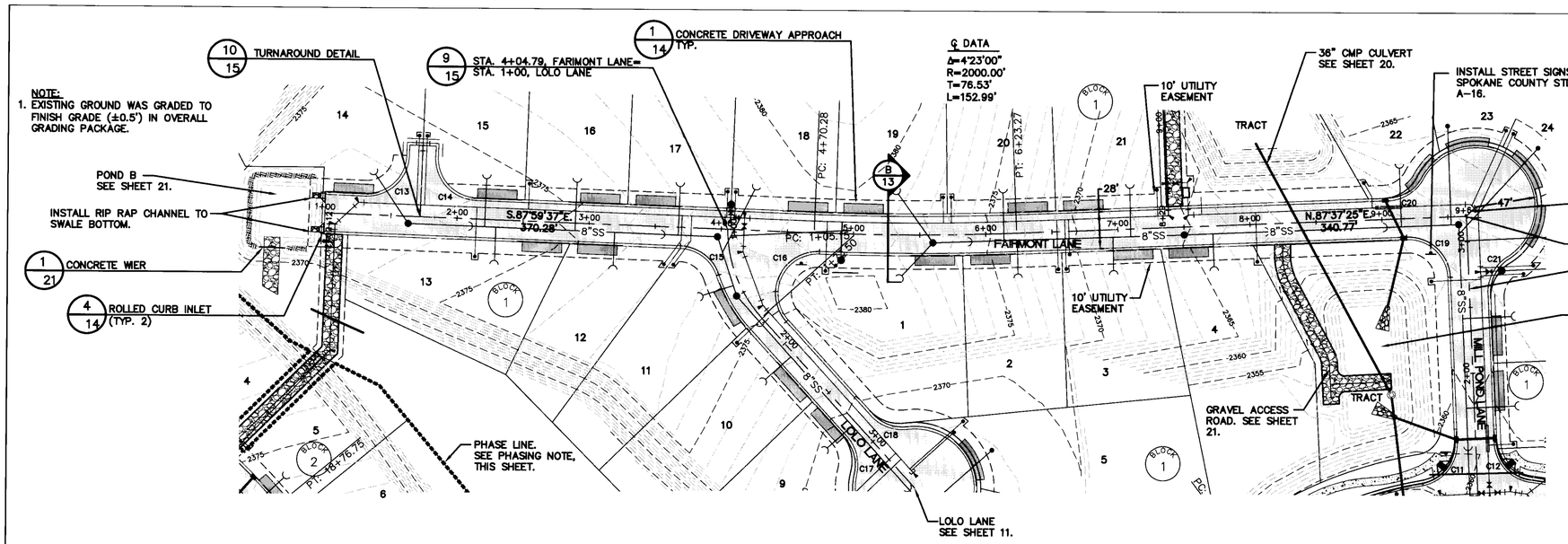
DEVELOPER'S APPROVAL — DATE 1/14/13

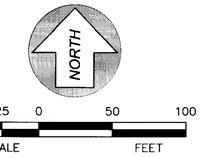
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

ROAD SHEET
8 OF 24

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.

NOTE:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.





T.B.M.

T.B.M. #1 IRON PIPE NW CORNER OF SITE IN THIERMAN ROAD. EL. 2425.34

T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75

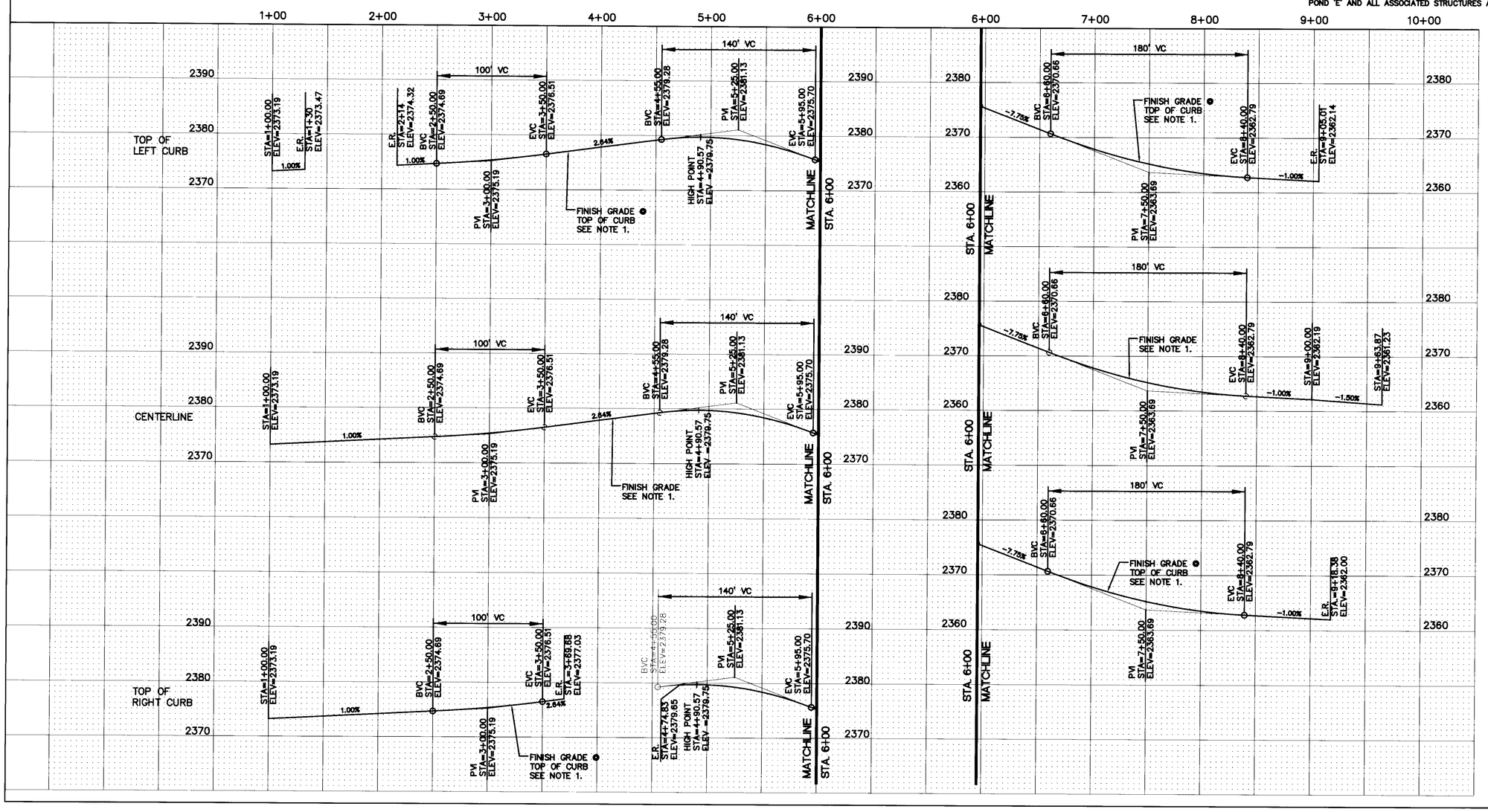
PHASING NOTE:

THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN THREE PHASES:

PHASE ONE INCLUDES FAIRMONT LN., LOLO LN., MILL POND LN., WATER ACCESS ROADS AND COLUMBIA DRIVE FROM STATION 32+77.17 TO STATION 44+00. COLUMBIA DRIVE WEST OF THE PHASE LINE SHALL BE CONSTRUCTED PER DETAIL G, SHEET 13. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. CONCRETE CURB AND GUTTER IN PHASE ONE WILL BE STOPPED AT THE END OF EAST CURB RETURN FOR RADIUM LN. (STA. 32+77.17 COLUMBIA DRIVE). ALL PIPING IN PHASE ONE, TWO, AND THREE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED.

PHASE TWO INCLUDES COLUMBIA DRIVE (STA. 31+85.00 TO STA. 32+77.17) PER DETAIL H, SHEET 13, RADIUM LN. (STA. 14+86.65 TO STA. 22+40.28), AINSWORTH LN. (STA. 10+00.00 TO STA. 13+93.09), AND TWO PRIVATE DRIVEWAYS.

PHASE THREE INCLUDES THE REMAINING FRONTAGE CONSTRUCTION OF COLUMBIA DRIVE (STA. 24+28.67 TO STA. 31+85.00) PER DETAIL H, SHEET 13, RADIUM LANE (STA. 14+50.00 TO STA. 14+86.65), AINSWORTH LANE (STA. 1+00.00 TO STA. 2+08.50), SUNBEAM LANE (STA. 4+32.02 TO STA. 5+60.52 AND 10+00.00 TO STA. 14+50.00), AND THE EXTENTS OF THE FRONTAGE IMPROVEMENTS TO THIERMAN ROAD. ADDITIONALLY, STORM POND 'E' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE THREE.



CURB RETURN DATA, BACK TOP OF CURB (THIS SHEET ONLY)				
Curve #	Length	Radius	Delta	Tangent
C13	47.12'	30.00'	90°00'00"	30.00'
C14	47.12'	30.00'	90°00'00"	30.00'
C15	36.58'	30.00'	69°51'38"	20.95'
C16	70.18'	30.00'	134°01'35"	70.72'
C19	46.94'	30.00'	89°39'10"	29.82'
C20	31.12'	30.00'	59°26'27"	17.13'

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: D-1951A
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.29
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 ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

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

P-1951 A Eng Road & Drainage

G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION

FAIRMONT LANE
STA. 1+00 TO STA. 9+63.87

GARY R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED NOVEMBER 2006. IRON PIPE AT NW CORNER OF DUANE & STONE, ALONG THIERMAN ROAD, SPOKANE COUNTY, WASHINGTON. EL.=2425.34.

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

4/19/13
DATE

DEVELOPER'S APPROVAL

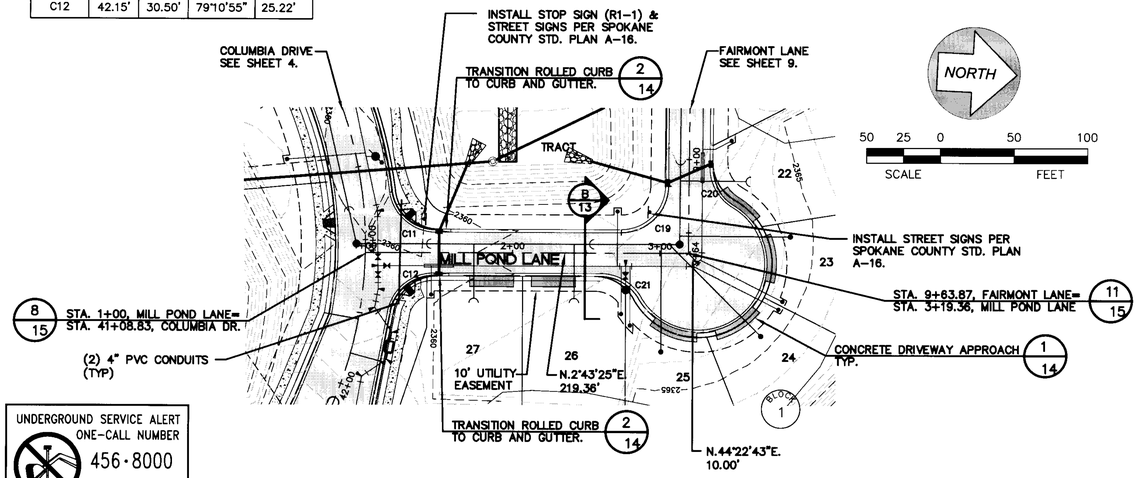
SCALE
HOR. 1"=50'
VERT. 1"=10'

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

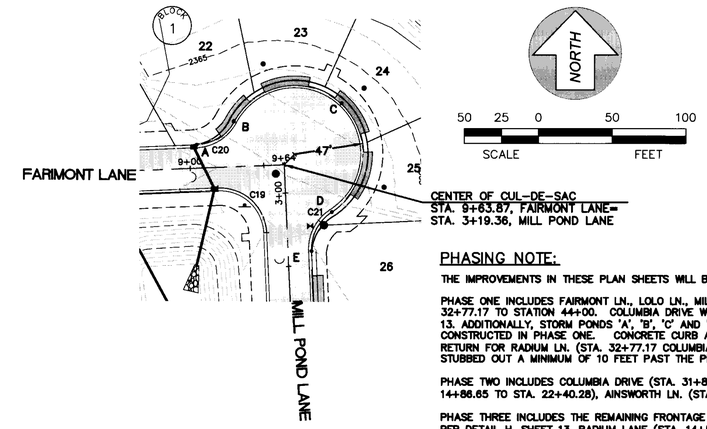
ROAD SHEET
9 OF 24

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.

CURB RETURN DATA, FACE OF CURB (THIS SHEET ONLY)				
Curve #	Length	Radius	Delta	Tangent
C11	44.12'	30.50'	82°52'58"	26.93'
C12	42.15'	30.50'	79°10'55"	25.22'



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



NOTE:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.

T.B.M.

T.B.M. #1 IRON PIPE NW CORNER OF SITE IN THIERMAN ROAD. EL. 2425.34

T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75

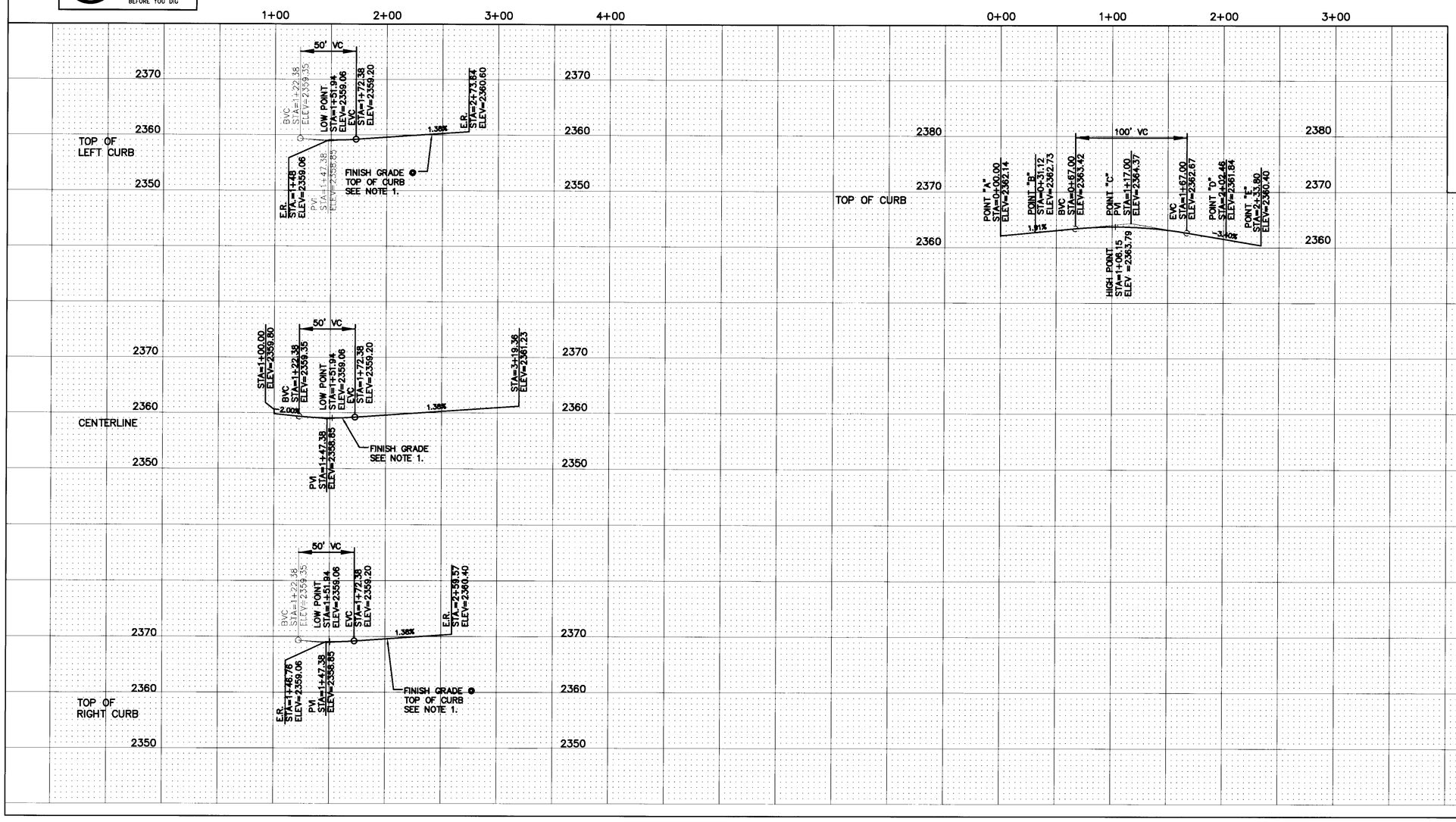
PHASING NOTE:

THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN THREE PHASES:

PHASE ONE INCLUDES FAIRMONT LN., LOLO LN., MILL POND LN., WATER ACCESS ROADS AND COLUMBIA DRIVE FROM STATION 32+77.17 TO STATION 44+00. COLUMBIA DRIVE WEST OF THE PHASE LINE SHALL BE CONSTRUCTED PER DETAIL G, SHEET 13. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. CONCRETE CURB AND GUTTER IN PHASE ONE WILL BE STOPPED AT THE END OF EAST CURB RETURN FOR RADIUM LN. (STA. 32+77.17 COLUMBIA DRIVE). ALL PIPING IN PHASE ONE, TWO, AND THREE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED.

PHASE TWO INCLUDES COLUMBIA DRIVE (STA. 31+85.00 TO STA. 32+77.17) PER DETAIL H, SHEET 13, RADIUM LN. (STA. 14+86.65 TO STA. 22+40.28), AINSWORTH LN. (STA. 10+00.00 TO STA. 13+93.09), AND TWO PRIVATE DRIVEWAYS.

PHASE THREE INCLUDES THE REMAINING FRONTAGE CONSTRUCTION OF COLUMBIA DRIVE (STA. 24+28.67 TO STA. 31+85.00) PER DETAIL H, SHEET 13, RADIUM LANE (STA. 14+50.00 TO STA. 14+86.65), AINSWORTH LANE (STA. 1+00.00 TO STA. 2+08.50), SUNBEAM LANE (STA. 4+32.02 TO STA. 5+60.52 AND 10+00.00 TO STA. 14+50.00), AND THE EXTENTS OF THE FRONTAGE IMPROVEMENTS TO THIERMAN ROAD. ADDITIONALLY, STORM POND 'E' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE THREE.



CURB RETURN DATA, BACK TOP OF CURB (THIS SHEET ONLY)				
Curve #	Length	Radius	Delta	Tangent
C19	46.94'	30.00'	89°39'10"	29.82'
C21	31.34'	30.00'	59°51'00"	17.27'

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-19516
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.29
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
UTILITY PERMIT EXPIRES 2 BUSINESS DAYS

G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION
MILL POND LANE
STA. 1+00 TO STA. 3+19.36

GABE R. GALLINGER, STATE OF WASHINGTON, 40377, REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED IN NAD83/2006, WITH A WORKING BASIS OF BEARING IN THE QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON. EL.=2425.34

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

SCALE
HOR. 1"=50'
VERT. 1"=10'

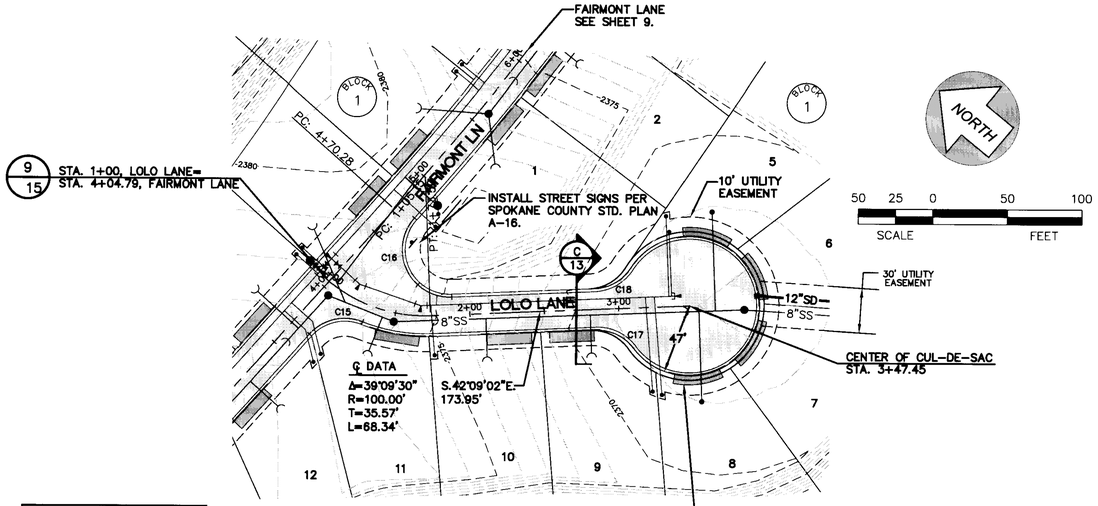
DEVELOPER'S APPROVAL — DATE

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

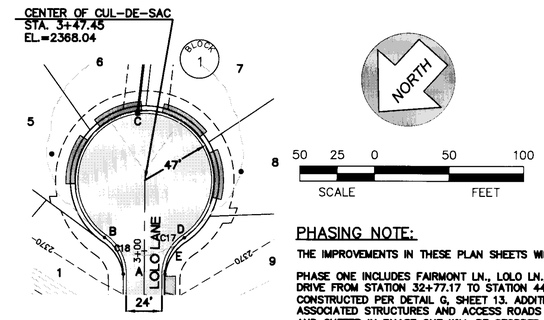
ROAD SHEET
10 OF 24

P-19516 Eng Road & Drainage

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



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



NOTE:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.

T.B.M.

T.B.M. #1 IRON PIPE NW CORNER OF SITE IN THIERMAN ROAD. EL. 2425.34

T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75

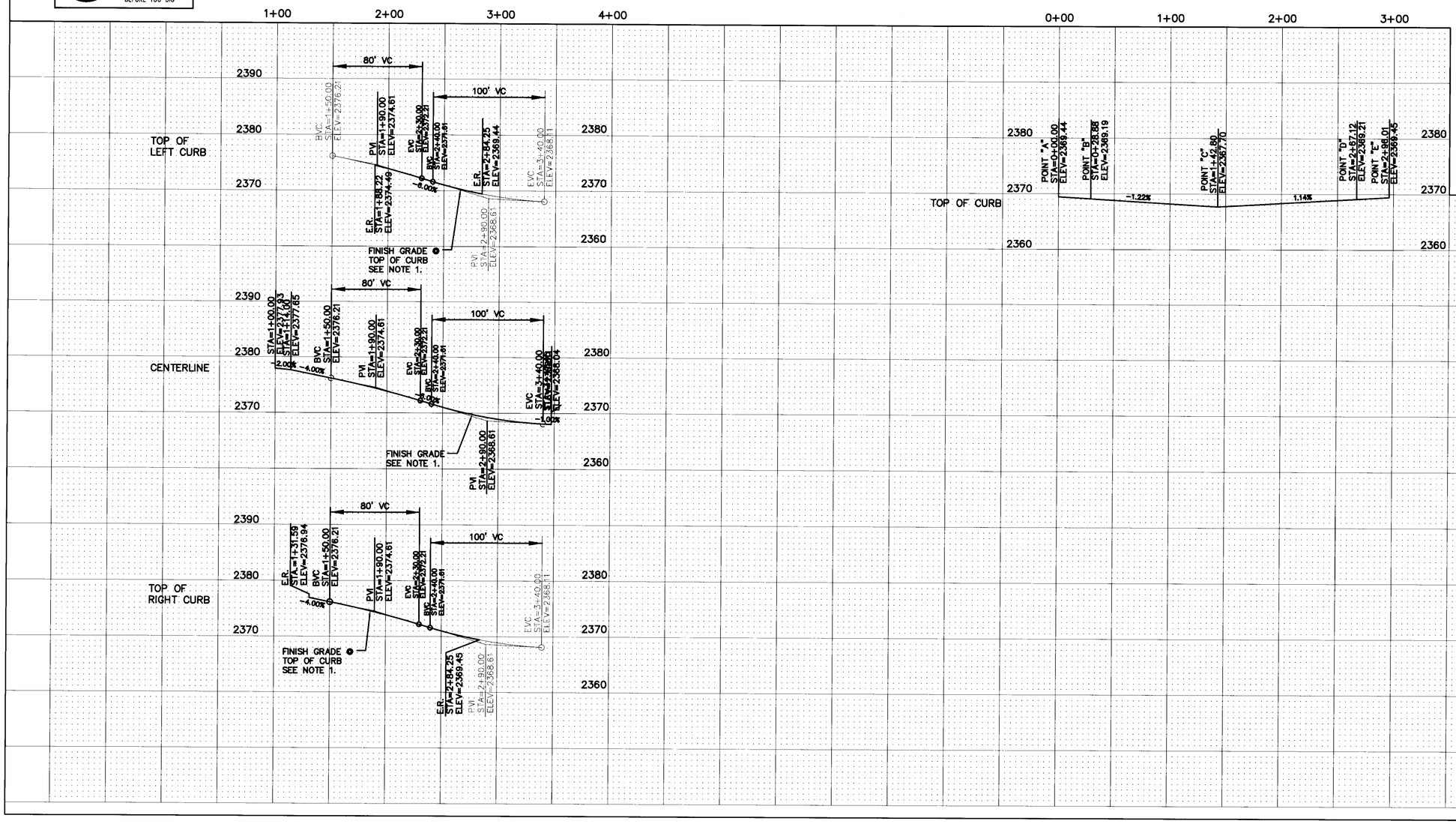
PHASING NOTE:

THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN THREE PHASES:

PHASE ONE INCLUDES FAIRMONT LN., LOLO LN., MILL POND LN., WATER ACCESS ROADS AND COLUMBIA DRIVE FROM STATION 32+77.17 TO STATION 44+00. COLUMBIA DRIVE WEST OF THE PHASE LINE SHALL BE CONSTRUCTED PER DETAIL G, SHEET 13. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. CONCRETE CURB AND GUTTER IN PHASE ONE WILL BE STOPPED AT THE END OF EAST CURB RETURN FOR RADIUM LN. (STA. 32+77.17 COLUMBIA DRIVE). ALL PIPING IN PHASE ONE, TWO, AND THREE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED.

PHASE TWO INCLUDES COLUMBIA DRIVE (STA. 31+85.00 TO STA. 32+77.17) PER DETAIL H, SHEET 13, RADIUM LN. (STA. 14+86.65 TO STA. 22+40.28), AINSWORTH LN. (STA. 10+00.00 TO STA. 13+93.09), AND TWO PRIVATE DRIVEWAYS.

PHASE THREE INCLUDES THE REMAINING FRONTAGE CONSTRUCTION OF COLUMBIA DRIVE (STA. 24+28.67 TO STA. 31+85.00) PER DETAIL H, SHEET 13, RADIUM LANE (STA. 14+50.00 TO STA. 14+86.65), AINSWORTH LANE (STA. 1+00.00 TO STA. 2+08.50), SUNBEAM LANE (STA. 4+32.02 TO STA. 5+80.52 AND 10+00.00 TO STA. 14+50.00), AND THE EXTENTS OF THE FRONTAGE IMPROVEMENTS TO THIERMAN ROAD. ADDITIONALLY, STORM POND 'E' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE THREE.



CURB RETURN DATA, BACK TOP OF CURB (THIS SHEET ONLY)				
Curve #	Length	Radius	Delta	Tangent
C15	36.58'	30.00'	69°51'38"	20.95'
C16	70.18'	30.00'	134°01'35"	70.72'
C17	28.89'	29.87'	55°24'19"	15.69'
C18	28.88'	30.00'	55°09'00"	15.67'

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1951A
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0.129
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 REQUIRE[illegible] (509) 477-3600
NOTIFY [illegible]

G2 ENGINEERING
1414 s. snoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION

LOLO LANE
STA. 1+00 TO 3+47.45

CASE R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY, PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED NOVEMBER 2006. IRON PIPE AT NW CORNER OF SITE IN THIERMAN ROAD, IN THE NE QUARTER OF SECTION 36, T26N, R43E, W.M. SPOKANE COUNTY, WASHINGTON. EL=2425.34.

#	DATE	BY	REVISION
1	9-25-07	KWF	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWF	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

SCALE
HOR. 1"=50'
VERT. 1"=10'

4/19/13
DATE
DEVELOPER'S APPROVAL

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

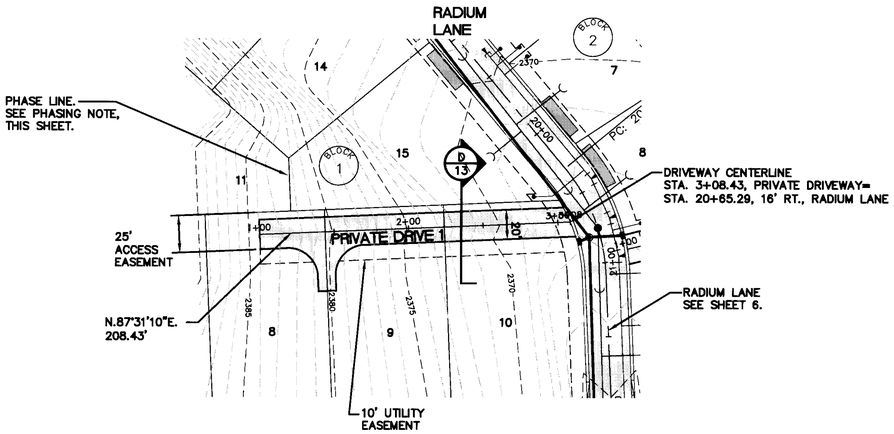
ROAD SHEET
11 OF 24

P-1951A Eng Road & Drainage

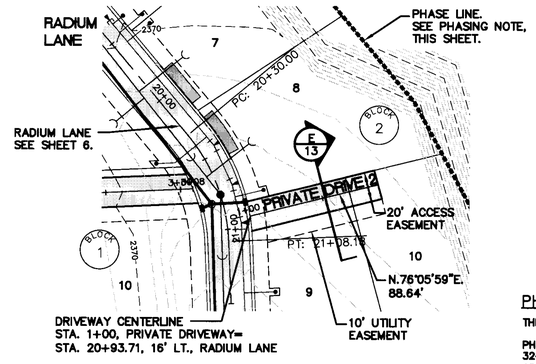
VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.

NORTH

50 25 0 50 100
SCALE FEET



PRIVARE DRIVEWAY 1



PRIVARE DRIVEWAY 2

T.B.M.

T.B.M. #1 IRON PIPE NW CORNER OF SITE IN THIERMAN ROAD. EL. 2425.34

T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75

NOTE:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.

PHASING NOTE:

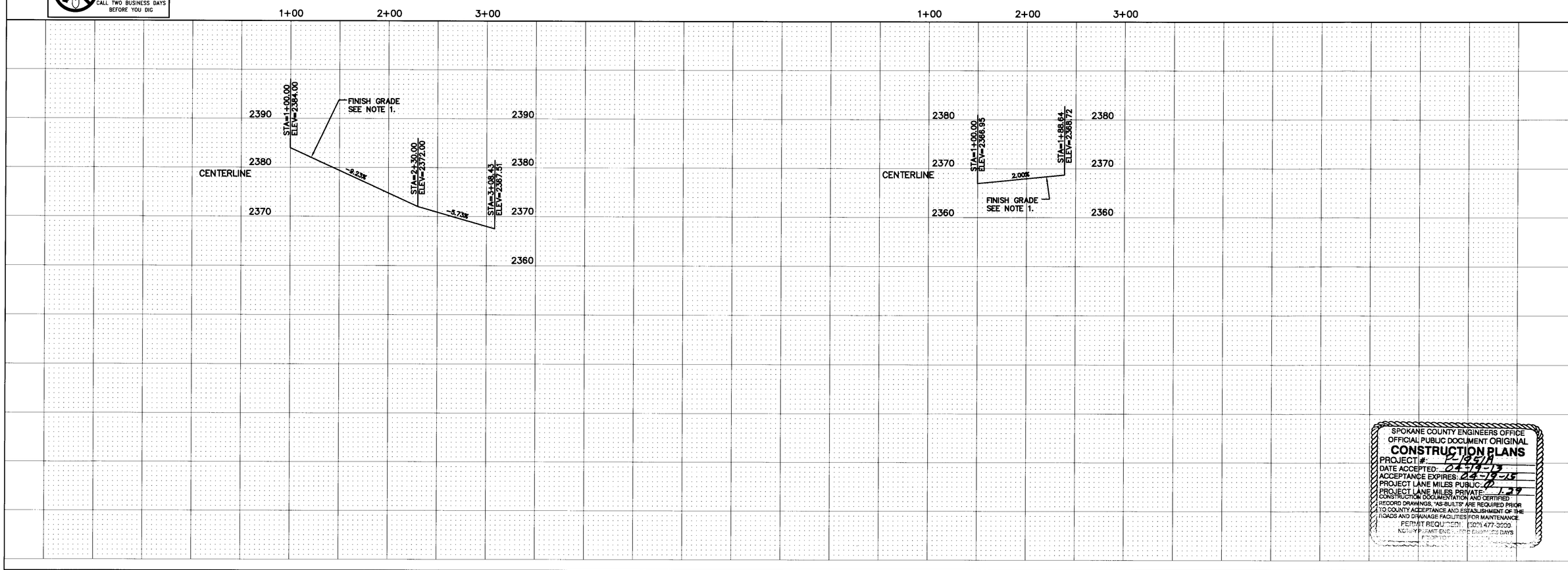
THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN THREE PHASES:

PHASE ONE INCLUDES FAIRMONT LN., LOLO LN., MILL POND LN., WATER ACCESS ROADS AND COLUMBIA DRIVE FROM STATION 32+77.17 TO STATION 44+00. COLUMBIA DRIVE WEST OF THE PHASE LINE SHALL BE CONSTRUCTED PER DETAIL G, SHEET 13. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. CONCRETE CURB AND GUTTER IN PHASE ONE WILL BE STOPPED AT THE END OF EAST CURB RETURN FOR RADIUM LN. (STA. 32+77.17 COLUMBIA DRIVE). ALL PIPING IN PHASE ONE, TWO, AND THREE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED.

PHASE TWO INCLUDES COLUMBIA DRIVE (STA. 31+85.00 TO STA. 32+77.17) PER DETAIL H, SHEET 13, RADIUM LN. (STA. 14+86.65 TO STA. 22+40.28), AINSWORTH LN. (STA. 10+00.00 TO STA. 13+93.09), AND TWO PRIVATE DRIVEWAYS.

PHASE THREE INCLUDES THE REMAINING FRONTAGE CONSTRUCTION OF COLUMBIA DRIVE (STA. 24+28.67 TO STA. 31+85.00) PER DETAIL H, SHEET 13, RADIUM LANE (STA. 14+50.00 TO STA. 14+86.65), AINSWORTH LANE (STA. 1+00.00 TO STA. 2+08.50), SUNBEAM LANE (STA. 4+32.02 TO STA. 5+60.52 AND 10+00.00 TO STA. 14+50.00), AND THE EXTENTS OF THE FRONTAGE IMPROVEMENTS TO THIERMAN ROAD. ADDITIONALLY, STORM POND 'E' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE THREE.

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



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-19514
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0.00
PROJECT LANE MILES PRIVATE: 1.29
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 ENGINEER 48 WORKING DAYS PRIOR TO START

G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION
PRIVATE DRIVEWAY 1
STA. 1+00 TO STA. 3+08.43
PRIVATE DRIVEWAY 2
STA. 1+00 TO STA. 1+88.64

GABE R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED BY G2 ENGINEERING. APPROX. 1 MILE N. CORNER OF SE QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON. EL.=2425.34.

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

4/19/13
DATE
DEVELOPER'S APPROVAL

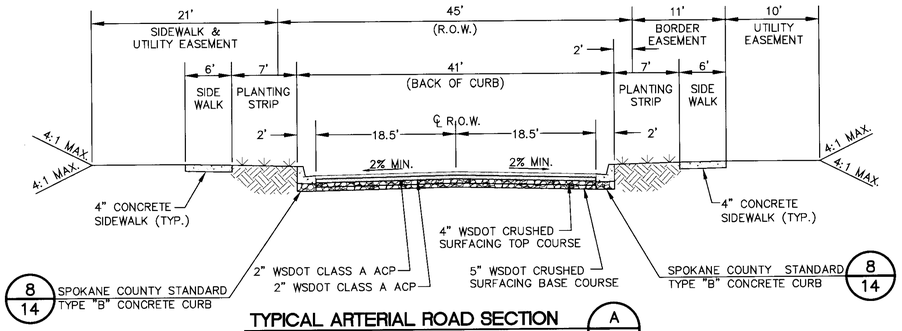
SCALE
HOR. 1"=50'
VERT. 1"=10'

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

ROAD SHEET
12 OF 24

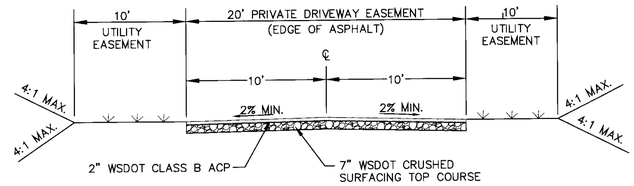
P-19514 Eng Road + Drainage

VALLEY SPRINGS ADDITION
S. 31, T.26N., R.44E., W.M.



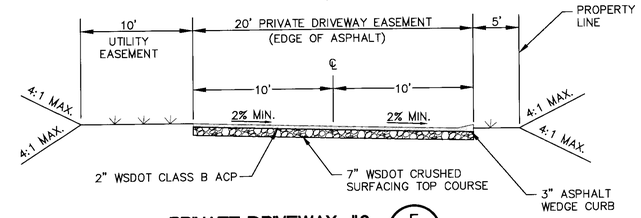
TYPICAL ARTERIAL ROAD SECTION (A / 3-4)

NOT TO SCALE



PRIVATE DRIVEWAY #1 (D / 12)

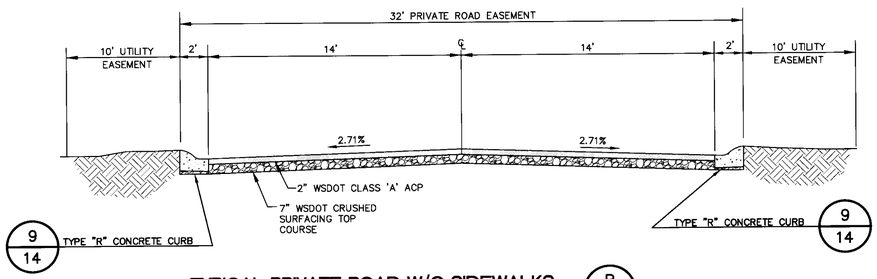
NOT TO SCALE



PRIVATE DRIVEWAY #2 (E / 12)

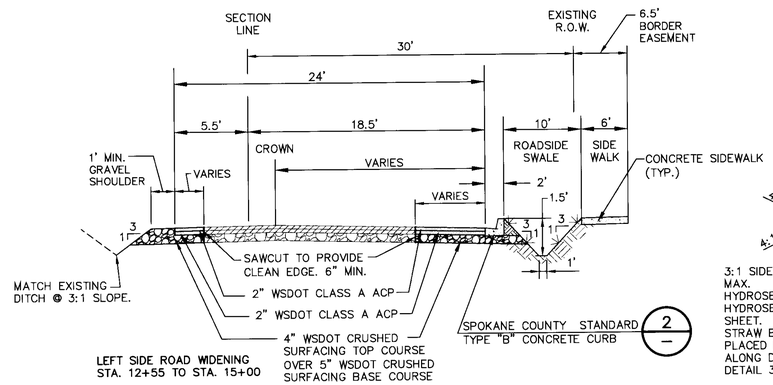
NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1957A
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.29
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 2 BUSINESS DAYS PRIOR TO CONSTRUCTION



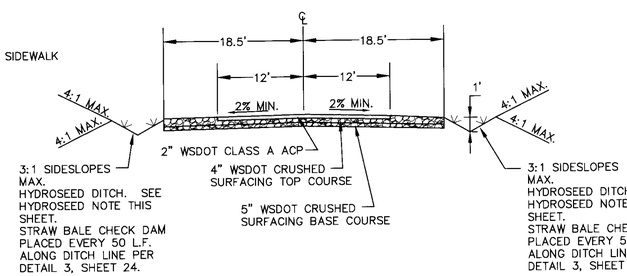
TYPICAL PRIVATE ROAD W/O SIDEWALKS (B / 5-10)

NOT TO SCALE



TYPICAL THIERMAN RD. WIDENING SECTION (F / 2)

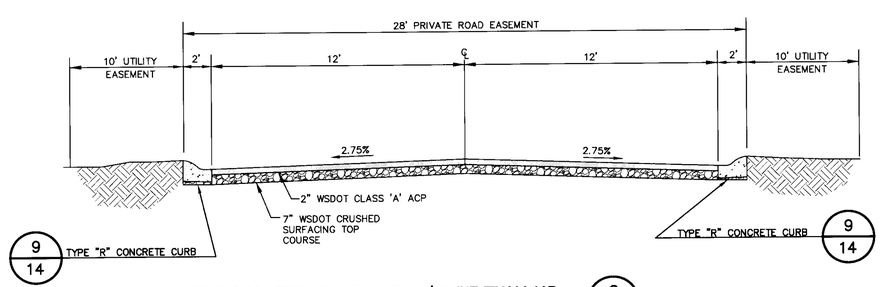
NOT TO SCALE



PHASE ONE COLUMBIA DRIVE SECTION (G / 3)

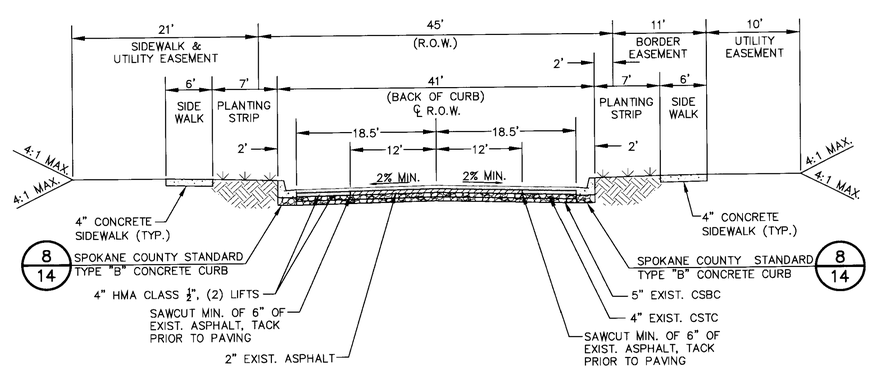
(PHASE 1 STA. 24+28.67 TO STA. 32+77.17)

NOT TO SCALE



TYPICAL PRIVATE ROAD W/O SIDEWALKS (C / 7,8,11)

NOT TO SCALE



PHASE 2 AND 3 COLUMBIA DRIVE SECTION (H / 3)

(PHASE 2 STA. 31+85.00 TO STA. 32+77.17)

(PHASE 3 STA. 24+28.67 TO STA. 31+85.00)

NOT TO SCALE

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION COMPLETED BY CLC ASSOCIATES AND EXISTING DRAWINGS. LANDWORKS ENGINEERING, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

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

G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION

ROAD SECTION AND DETAIL SHEET

GARY R. GALLINGER, STATE OF WASHINGTON, 40377, REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED IN NOVEMBER, 2006 AT THE NORTHWEST CORNER OF SECTION 30, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON, EL.=2425.34

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

4/19/13
DATE

DEVELOPER'S APPROVAL

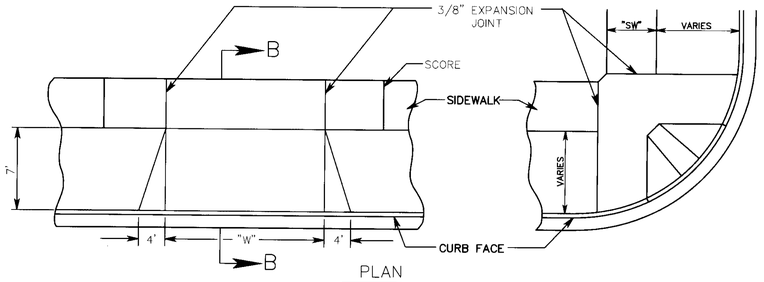
SCALE
HOR. N/A
VERT. N/A

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

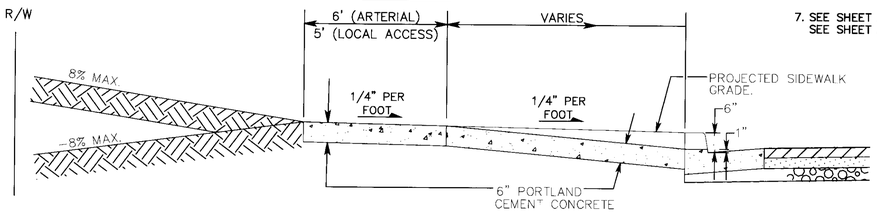
DETAIL SHEET
13 OF 24

P-1957A Eng Road + Drainage

VALLEY SPRINGS ADDITION
S. 31, T.26N., R.44E., W.M.



PLAN



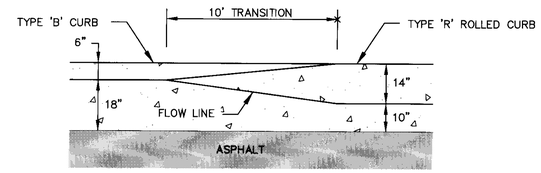
SECTION B–B

CONCRETE DRIVEWAY APPROACH (1 / 5-1)

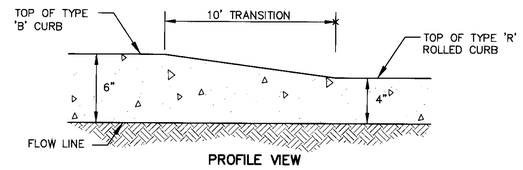
SPOKANE COUNTY STD. PLAN A–4
NOT TO SCALE

GENERAL NOTES

1. EXPANSION JOINT MATERIAL SHALL BE PLACED IN THE CENTER OF ALL DRIVEWAYS OVER 20' IN WIDTH.
2. EXPANSION JOINT REQUIRED IF POUR INCLUDES ADDITIONAL DRIVEWAY AREA.
3. CONCRETE FOR DRIVEWAYS SHALL BE CLASS 3000 AIR ENTRAINED.
4. ALL EXTERNAL EDGES TO BE TROWELLED WITH 1/4" RADIUS EDGER.
5. SIDEWALK TO BE SCORED EVERY 5'. 3/8" EXPANSION JOINT TO BE INSTALLED EACH SIDE OF A CURB RETURN AND AT LOCATIONS WHERE SIDEWALK INTERSECTS OTHER SIDEWALKS, DRIVEWAYS AND CURBS.
6. THE WIDTH OF COMMERCIAL DRIVEWAYS MAY BE WIDER THAN SHOWN, IF APPROVED BY THE COUNTY ENGINEER.
7. SEE SHEET A–5 (WHEEL CHAIR RAMPS)
   SEE SHEET A–7 (CEMENT CONCRETE APPROACHES)



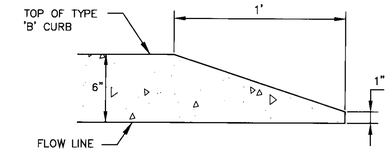
PLAN VIEW



PROFILE VIEW

CURB TRANSITION (2 / 6,8,10)

NOT TO SCALE



CURB END TAPER (3 / 2)

NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1957A
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0.129
PROJECT LANE MILES PRIVATE: 0.129
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PERMIT REQUIRED (509) 477-3600
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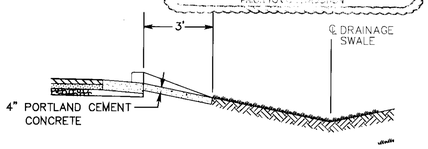


SECTION B–B

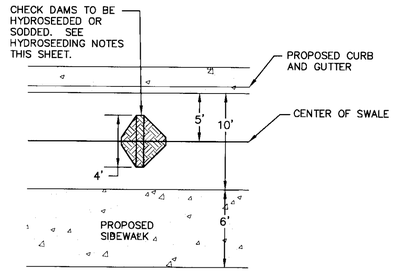
HYDROSEEDING NOTES:

1. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE OF PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PERCENTAGE AS FOLLOWS:

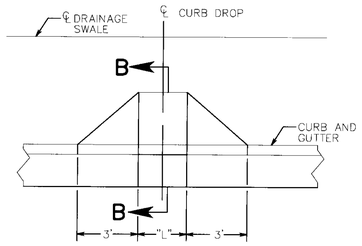
   10% ELKA PERRENIAL RYE
   25% DURAR HARD FESCUE
   45% COVAR SHEEP/FESCUE
   20% REUBENS CANADIAN BLUEGRASS

PROVIDE MIXTURE COMPOSED OF GRASS SEED AND FERTILIZER IN PERCENTAGES AS FOLLOWS:

GRASS SEED: 90 lbs. PER ACRE
FERTILIZER: 16–16–16 TIMED RELEASE COMPOSITION, 300 lbs PER ACRE.

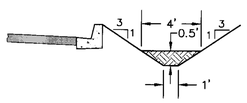


PLAN VIEW

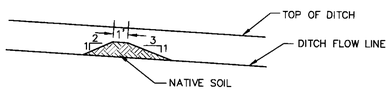


CURB INLET TYPE 1 (6 / 2)

NOT TO SCALE



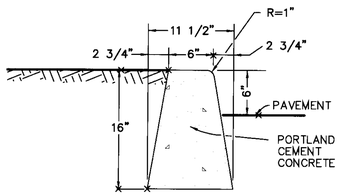
SECTION A



SECTION B

CHECK DAM (5 / 2)

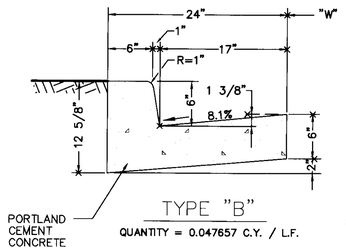
NOT TO SCALE



TYPE "A"
QUANTITY = 0.036025 C.Y./ L.F.
SEE NOTE 6

TYPE "A" CURB (7 / 3-4)

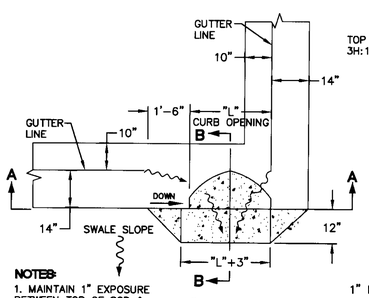
NOT TO SCALE



TYPE "B"
QUANTITY = 0.047657 C.Y. / L.F.

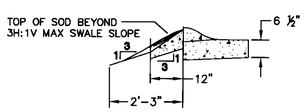
GENERAL NOTES

1. PORTLAND CEMENT CONCRETE SHALL BE CLASS 3000 CONFORMING TO THE STANDARD SPECIFICATIONS.
2. WEAKENED PLANE JOINTS FOR PORTLAND CEMENT CONCRETE SHALL BE PLACED AT 15' INTERVALS.
3. 3/8" EXPANSION JOINTS IN PORTLAND CEMENT CONCRETE SHALL BE PLACED AT CURB RETURNS.
4. EPOXY CEMENT SHALL BE APPLIED AT A 10–15 MIL THICKNESS AND SHALL CONFORM TO THE REQUIREMENTS OF SECTION 9–26 OF THE STANDARD SPECIFICATIONS.
5. THE FINISH SHALL BE STEEL TROWELLED TO PROVIDE A DENSE, SMOOTH REFLECTIVE FINISH.
6. TO BE USED ONLY IN SPECIAL CASES WITH APPROVAL OF THE COUNTY ENGINEER.
7. CURBS SHALL HAVE A LIGHT BROOMED FINISH. GUTTERS SHALL BE FINISHED WITH A STEEL TROWEL.

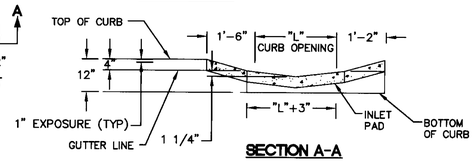


NOTES:
1. MAINTAIN 1" EXPOSURE BETWEEN TOP OF SOD & TOP OF CONCRETE.

PLAN VIEW



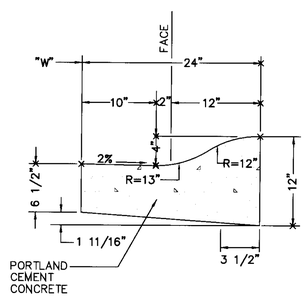
SECTION B-B



SECTION A-A

ROLLED CURB INLET (4 / 9)

NOT TO SCALE



TYPE "R" CURB AND GUTTER (9 / 13)

NOT TO SCALE

TYPE "B" CURB AND GUTTER (8 / 13)

SPOKANE COUNTY STD. PLAN A–3
NOT TO SCALE

UTILITY STATEMENT

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456-8000
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G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION

ROAD SECTION AND DETAIL SHEET

STATE OF WASHINGTON — DANE R. GALLINGER — 40377 — REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE # 477-3614

VERTICAL DATUM - NAVD 88
ESTABLISHED ON SITE BY GPS SURVEY PERFORMED BY LANDWORKS ENGINEERING, INC. IN THE SOUTHEAST QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON, EL.=2425.34

#	DATE	BY	REVISION
1	9-25-07	KWF	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWF	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
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4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

SCALE
HOR. N/A
VERT. N/A

4/19/13
DATE

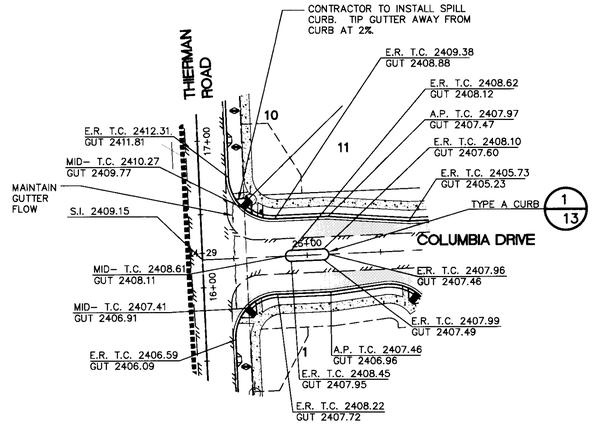
DEVELOPER'S APPROVAL

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

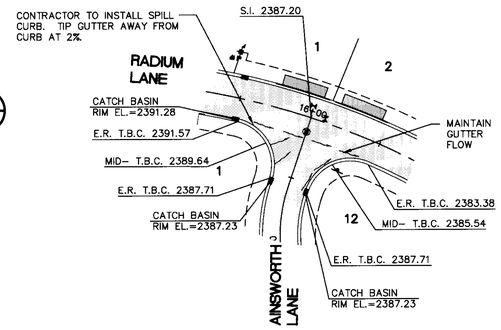
DETAIL SHEET
14 OF 24

P-1957A ENG Road & Drainage

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



1/2,3 INTERSECTION DETAIL
SCALE 1"=50'



2/6,7 INTERSECTION DETAIL
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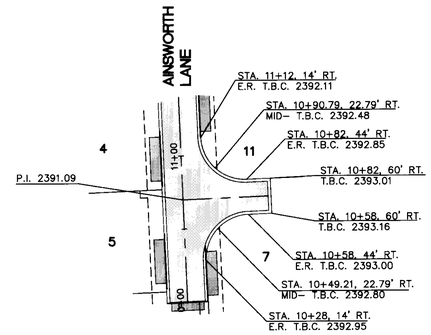
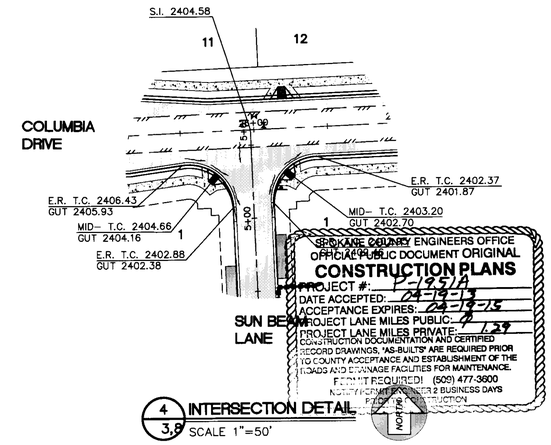


3/7 TURNAROUND DETAIL
SCALE 1"=50'



4/3,8 INTERSECTION DETAIL
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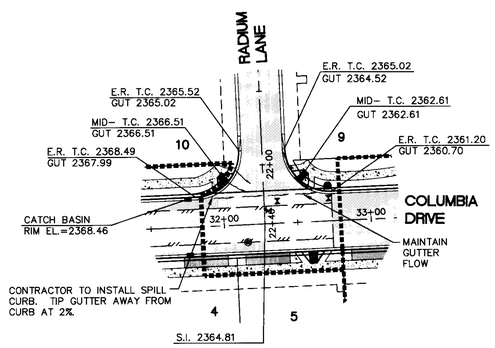

5/3,6 INTERSECTION DETAIL
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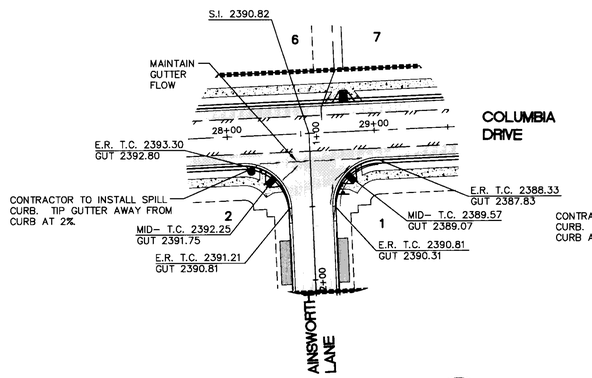

6/3,7 INTERSECTION DETAIL
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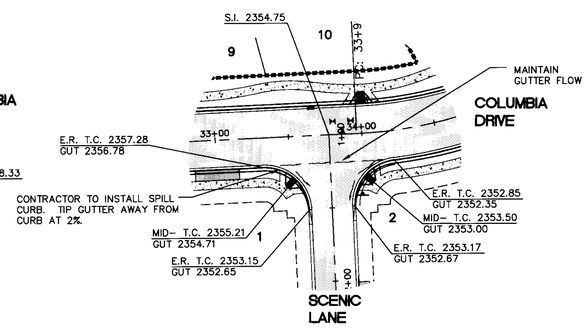

7/3,8 INTERSECTION DETAIL
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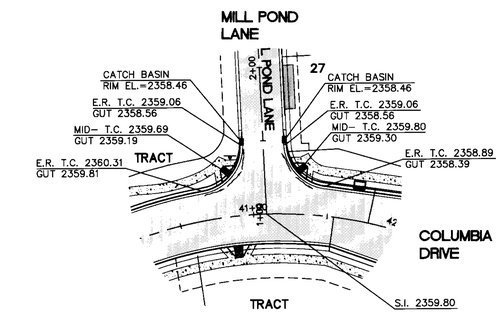
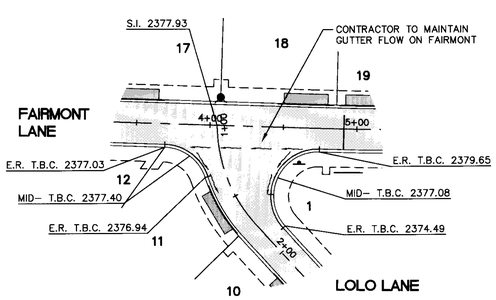


8/4,10 INTERSECTION DETAIL
SCALE 1"=50'



9/9,11 INTERSECTION DETAIL
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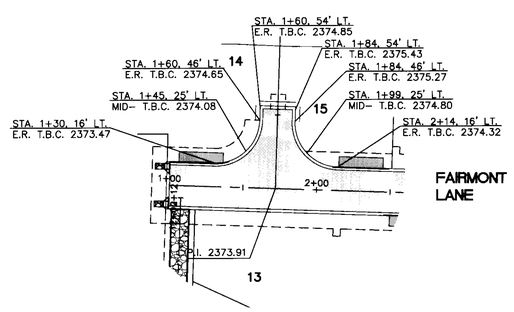
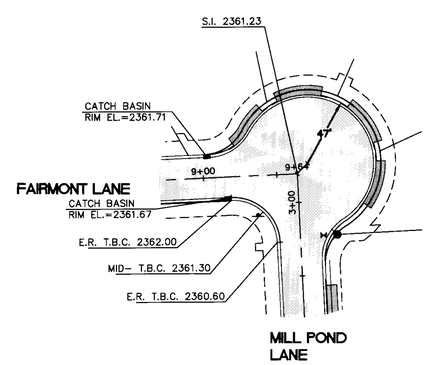


10/9 TURNAROUND DETAIL
SCALE 1"=50'



11/9,11 INTERSECTION DETAIL
SCALE 1"=50'

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509.991.9033

VALLEY SPRINGS ADDITION

INTERSECTION DETAIL SHEET

GABE R. GALLINGER, STATE OF WASHINGTON, 40377, REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON SITE BY GPS SURVEY PERFORMED NOVEMBER 2006. IRON PIPE, AT NW CORNER OF SE QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON. EL.=2363.34.

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

SCALE
HOR. N/A
VERT. N/A

4/19/13
DATE

DEVELOPER'S APPROVAL

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

DETAIL SHEET
15 OF 24

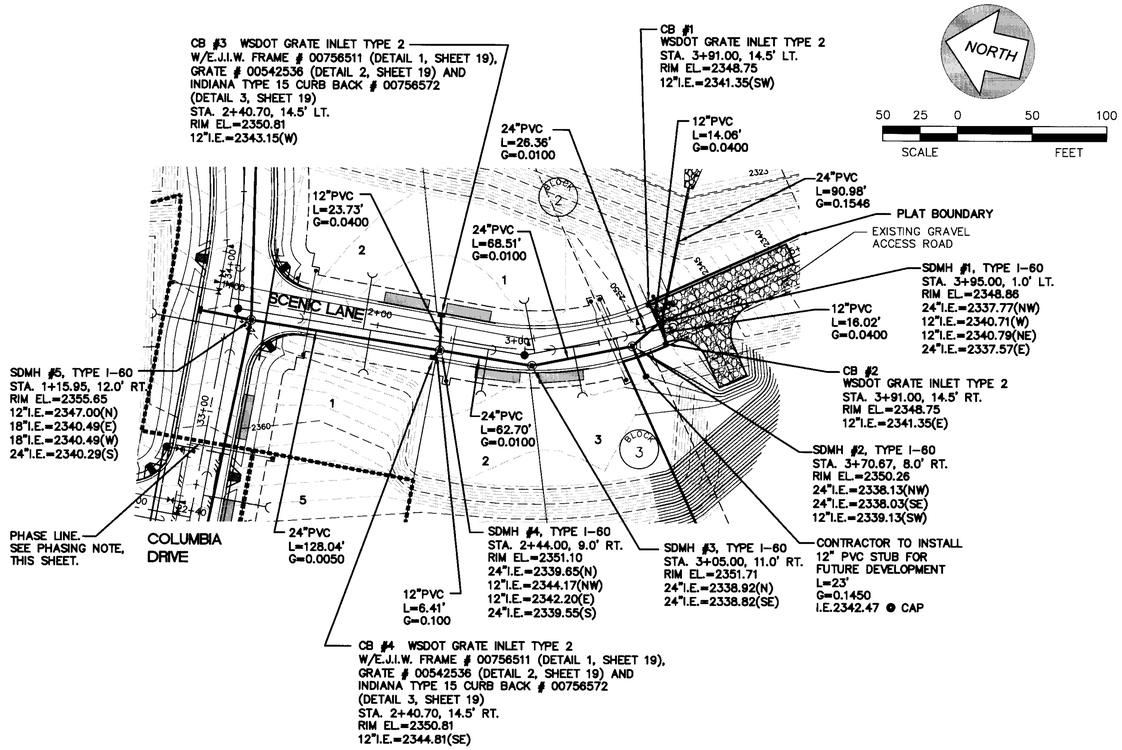
P-19519 ENG Road & Drainage

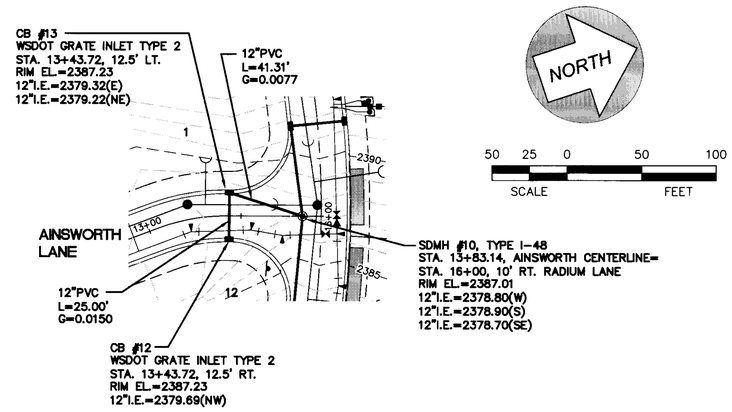
VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.

T.B.M.

T.B.M. #1 IRON PIPE NW CORNER OF SITE IN THIERMAN ROAD. EL. 2425.34

T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75





SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1957A
DATE ACCEPTED: 04-18-13
ACCEPTANCE EXPIRES: 04-18-15
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.29
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORDS DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADWAY DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIREMENTS (509) 477-3600
APPROVAL EXPIRES WITHIN TWELVE (12) MONTHS
PRINTED ON

NOTES:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.
2. SEE DRAINAGE NOTES ON SHEET 19.

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

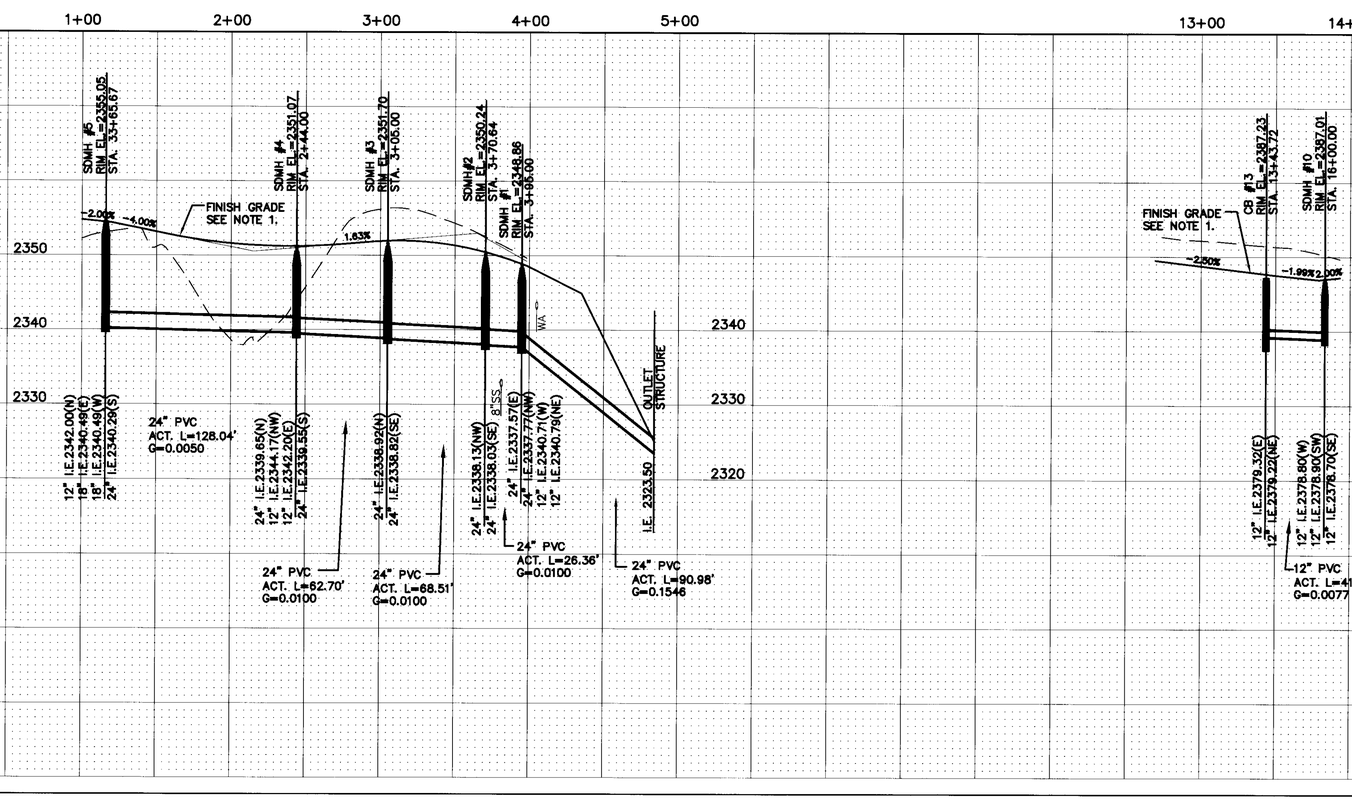
PHASING NOTE:

THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN THREE PHASES:

PHASE ONE INCLUDES FAIRMONT LN., LOLO LN., MILL POND LN., WATER ACCESS ROADS AND COLUMBIA DRIVE FROM STATION 32+77.17 TO STATION 44+00. COLUMBIA DRIVE WEST OF THE PHASE LINE SHALL BE CONSTRUCTED PER DETAIL G, SHEET 13. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. CONCRETE CURB AND GUTTER IN PHASE ONE WILL BE STOPPED AT THE END OF EAST CURB RETURN FOR RADIUM LN. (STA. 32+77.17 COLUMBIA DRIVE). ALL PIPING IN PHASE ONE, TWO, AND THREE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED.

PHASE TWO INCLUDES COLUMBIA DRIVE (STA. 31+85.00 TO STA. 32+77.17) PER DETAIL H, SHEET 13, RADIUM LN. (STA. 14+86.65 TO STA. 22+40.28), AINSWORTH LN. (STA. 10+00.00 TO STA. 13+93.09), AND TWO PRIVATE DRIVEWAYS.

PHASE THREE INCLUDES THE REMAINING FRONTAGE CONSTRUCTION OF COLUMBIA DRIVE (STA. 24+28.67 TO STA. 31+85.00) PER DETAIL H, SHEET 13, RADIUM LANE (STA. 14+50.00 TO STA. 14+86.65), AINSWORTH LANE (STA. 1+00.00 TO STA. 2+08.50), SUNBEAM LANE (STA. 4+32.02 TO STA. 5+80.52 AND 10+00.00 TO STA. 14+50.00), AND THE EXTENTS OF THE FRONTAGE IMPROVEMENTS TO THIERMAN ROAD. ADDITIONALLY, STORM POND 'E' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE THREE.



G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION
SCENIC LANE
STA. 1+00 TO STA. 3+95
AINSWORTH LANE
STA. 13+43.72 TO STA. 13+83.14

CASE R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE # 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED IN NAD83 (2002) ADJUSTMENT, IN THE NE QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON, EL=2425.34

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
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4/19/13
DATE
DEVELOPER'S APPROVAL

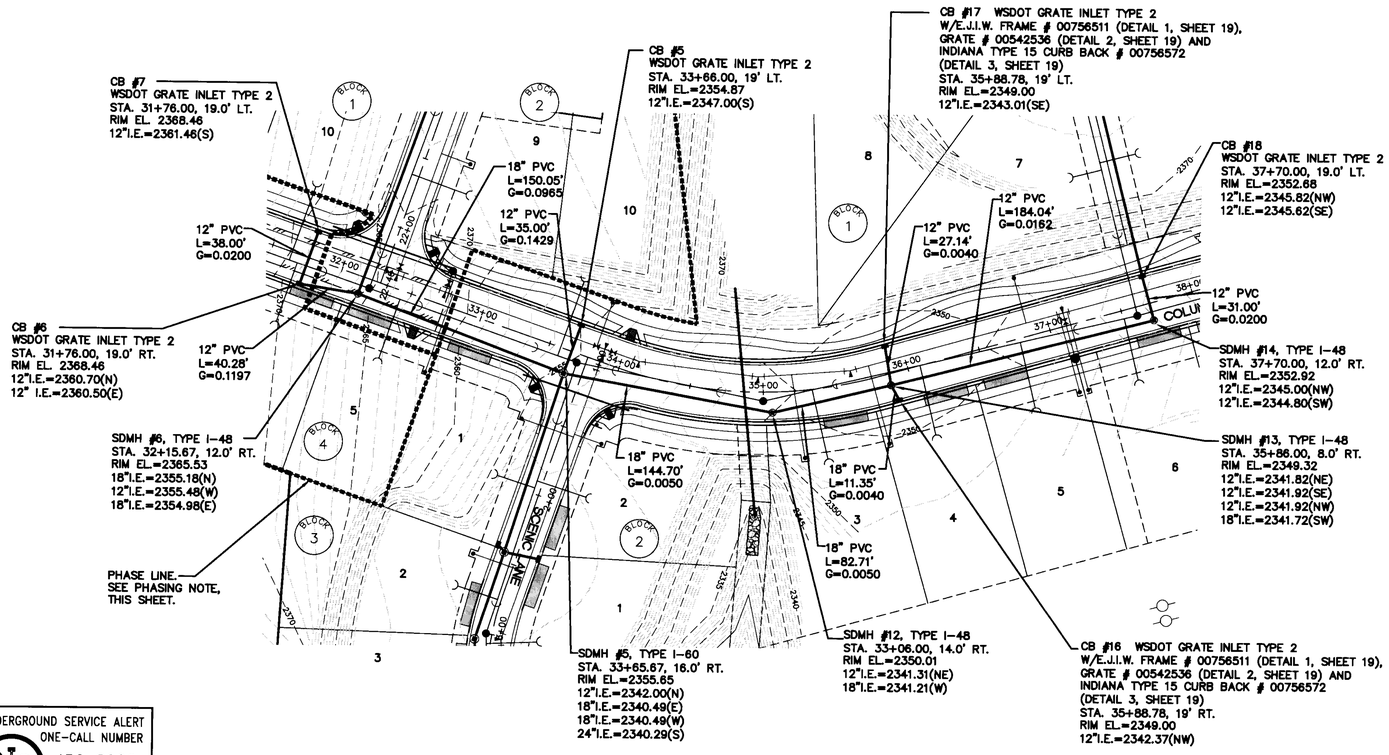
SCALE
HOR. 1"=50'
VERT. 1"=10'

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

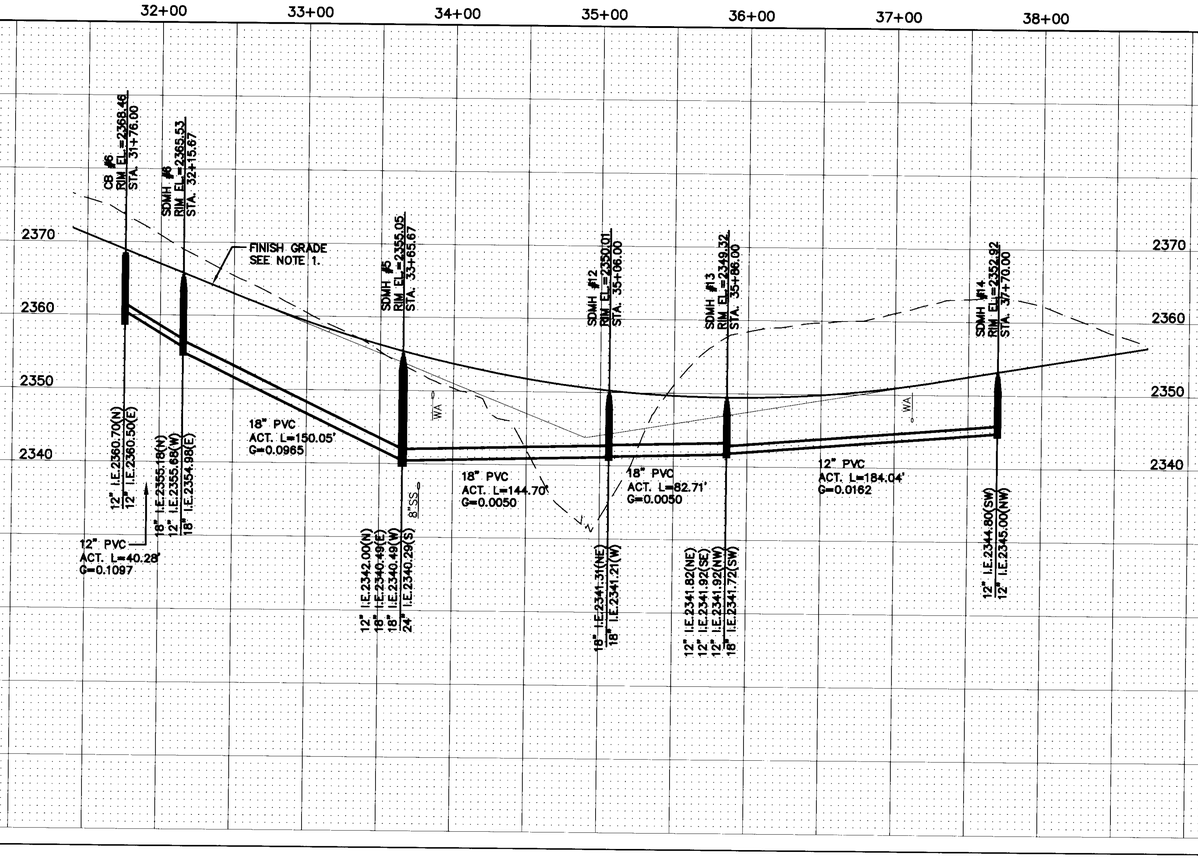
STORM SHEET

P-1957A ENG Road & Drainage

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



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



G2 ENGINEERING
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # P-1951A
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.24
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 ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION
1404 E. Lynch Lane
Deer Park, WA 99006
509.991.9033

PHASING NOTE:

THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN THREE PHASES:

PHASE ONE INCLUDES FAIRMONT LN., LOLO LN., MILL POND LN., WATER ACCESS ROADS AND COLUMBIA DRIVE FROM STATION 32+77.17 TO STATION 44+00. COLUMBIA DRIVE WEST OF THE PHASE LINE SHALL BE CONSTRUCTED PER DETAIL G, SHEET 13. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. CONCRETE CURB AND GUTTER IN PHASE ONE WILL BE STOPPED AT THE END OF EAST CURB RETURN FOR RADIUM LN. (STA. 32+77.17 COLUMBIA DRIVE). ALL PIPING IN PHASE ONE, TWO, AND THREE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED.

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T.B.M. #1 IRON PIPE NW CORNER OF SITE IN THIERMAN ROAD. EL. 2425.34

T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75

NOTES:
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VALLEY SPRINGS ADDITION

COLUMBIA DRIVE
STA. 24+28.67 TO 36+00

GARY R. GALLINGER, STATE OF WASHINGTON, 40377, REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

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4/19/13
DATE
DEVELOPER'S APPROVAL

SCALE
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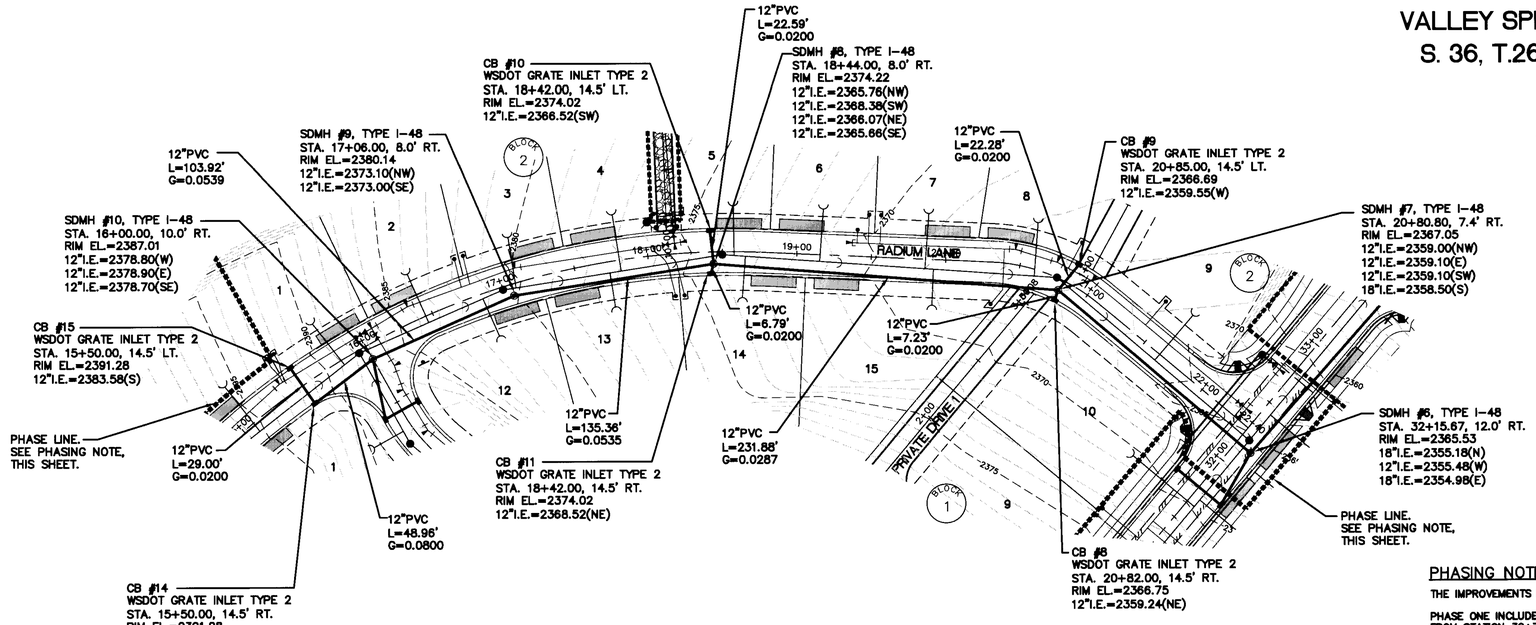
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

STORM SHEET

P-1951A ENG Road & Drainage

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
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PROJECT #: P-1951A
DATE ACCEPTED: 04-17-13
ACCEPTANCE EXPIRES: 04-17-15
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.29
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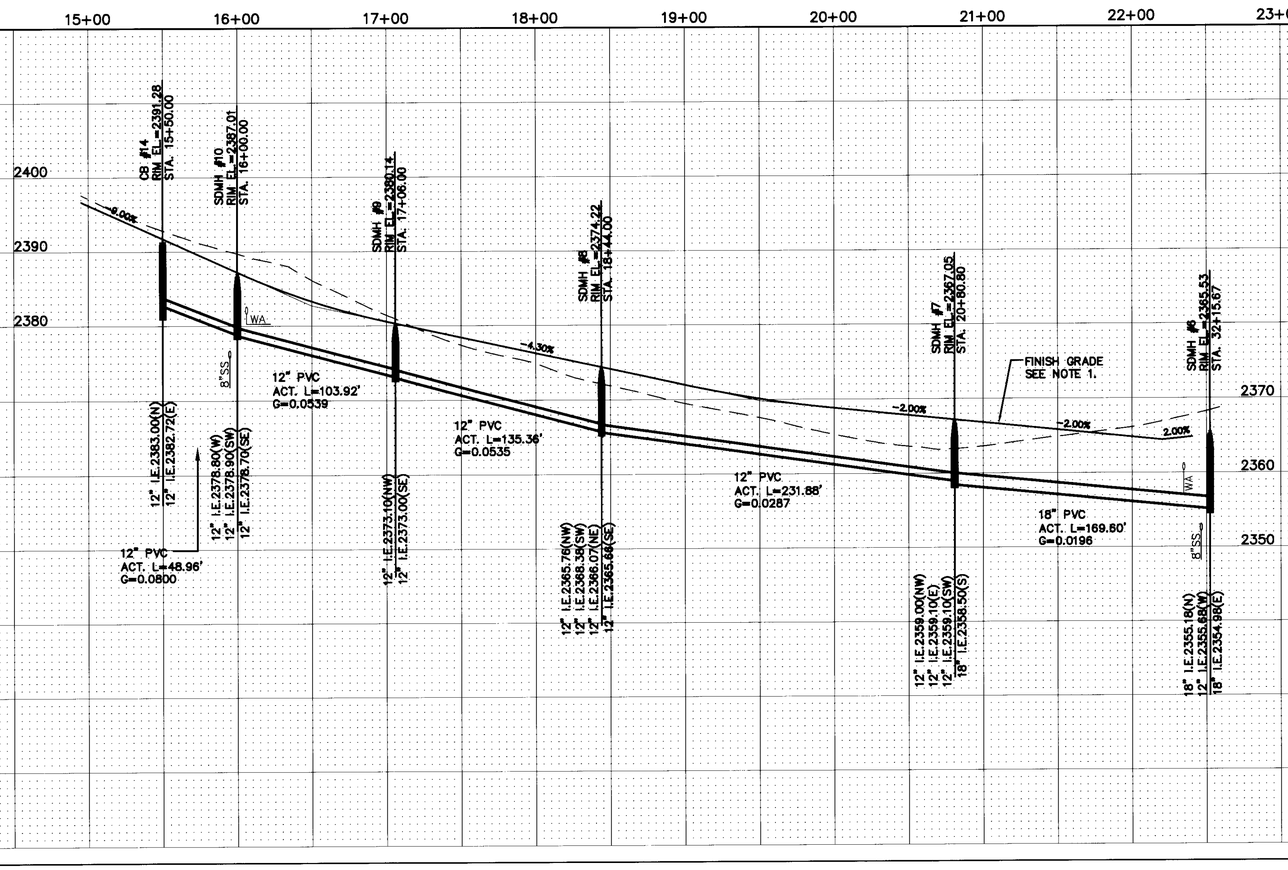

G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION

RADIUM LANE
STA. 15+00 TO 22+40.30

GREG R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
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SPOKANE, WA 99260
PHONE #: 477-3634

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SCALE
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4/19/13
DATE

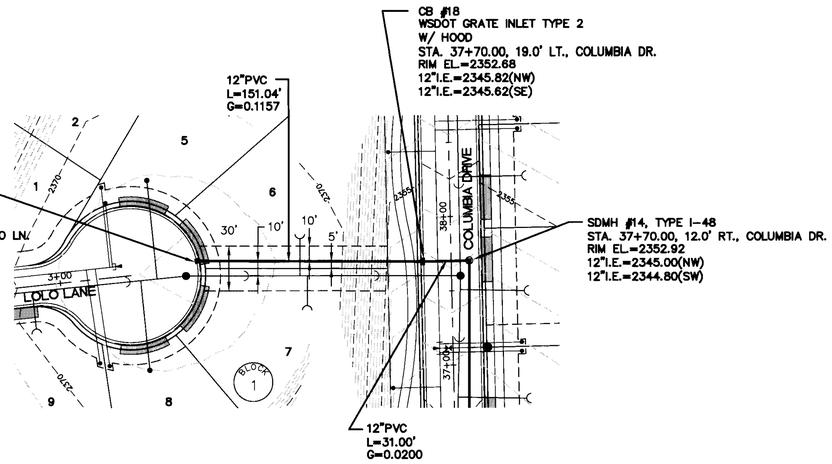
DEVELOPER'S APPROVAL

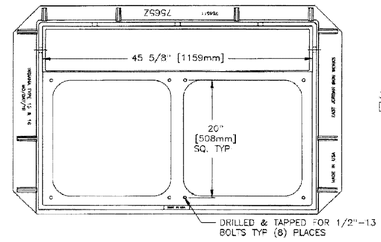
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

STORM SHEET

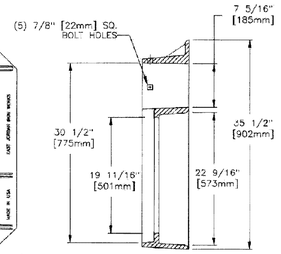
P-1951A Eng Road & Drainage

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.

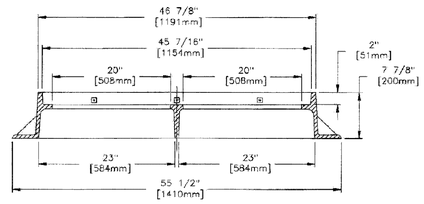




FRAME TOP VIEW



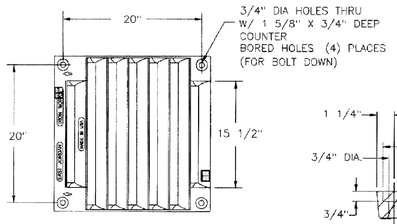
FRAME SECTION

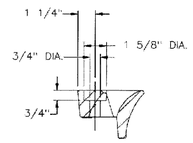


FRAME SECTION

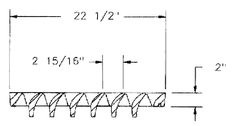
E.J.I.W. FRAME # 00756511 — 1 / 16-17

N.T.S.

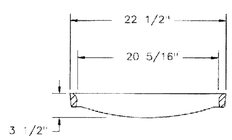




BOLT HOLE DETAIL



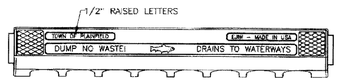
GRATE SECTION

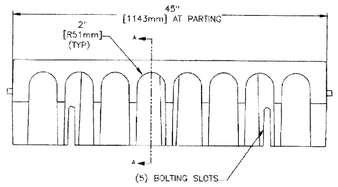


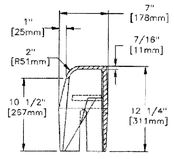
GRATE SECTION

E.J.I.W. GRATE # 00542536 — 2 / 16-17

N.T.S.



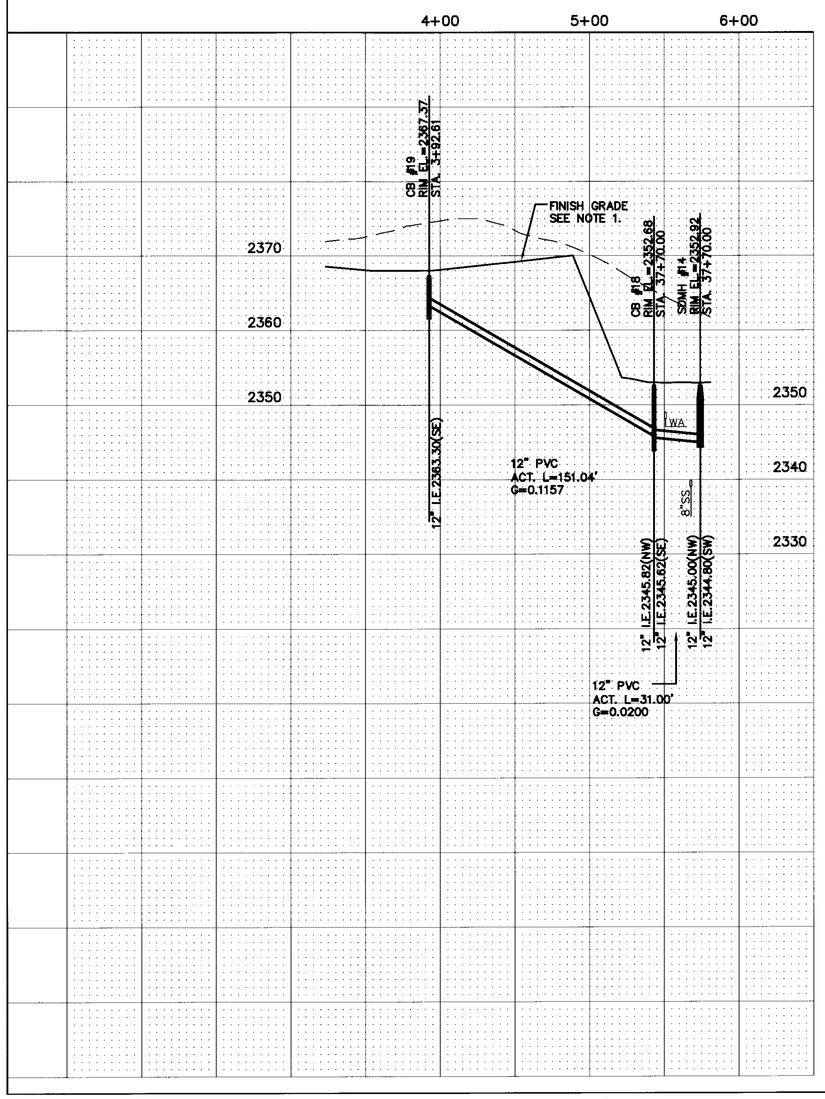




SECTION A-A

E.J.I.W. INDIANA TYPE 15 CURB BACK # 00756572 — 3 / 16-17

N.T.S.



DRAINAGE NOTES:

1. CONTRACTOR SHALL INSTALL FILTER FABRIC OVER CATCH BASIN GRATES DURING CONSTRUCTION AND PERIODICALLY CLEAN DEBRIS COLLECTED ON FABRIC. IF THE FILTER FABRIC, FOR ANY REASON, IS REMOVED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN OUT THE CATCH BASIN AND REPLACE FILTER FABRIC.

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

3. 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.

4. 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.

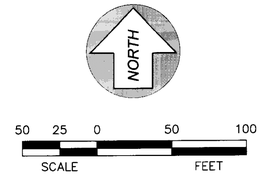
5. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND THE SPOKANE COUNTY ENGINEER'S OFFICE.

6. MANHOLE TYPE I-48 IS PER SPOKANE COUNTY STANDARD PLAN NO. U-2 WITH RING AND COVER PER SPOKANE COUNTY STANDARD PLAN U-14. MANHOLE TYPE I-60 IS PER SPOKANE COUNTY STANDARD PLAN NO. U-3 WITH RING AND COVER PER SPOKANE COUNTY STANDARD PLAN U-14.

7. GRATE INLET TYPE 2 SHALL CONFORM TO WSDOT STANDARD PLAN B-35.40-00. FRAME AND VANED GRATE SHALL CONFORM TO WSDOT STANDARD PLAN B-40.40-00, NORMAL INSTALLATION. SPOKANE COUNTY CATCH BASIN TYPE 1 W/ HOOD SHALL CONFORM TO SPOKANE COUNTY STANDARD PLAN B-4 WITH TYPE 2 METAL FRAME CONFORMING TO SPOKANE COUNTY STANDARD PLAN B-11 AND TYPE 3 METAL GRATE CONFORMING TO SPOKANE COUNTY STANDARD PLAN B-14. ALL CATCH BASINS AND GRATE INLETS SHALL BE INSTALLED WITH A 2" DEPRESSION FROM GUTTERLINE.

8. ALL STORM SEWER PIPE AND FITTINGS SHALL BE PVC IN ACCORDANCE WITH ASTM D3034, SDR35, FOR PIPE SIZES SMALLER THAN 18 INCHES IN DIAMETER AND IN ACCORDANCE WITH ASTM F679(T-1) FOR PIPE SIZES 18 INCHES IN DIAMETER AND LARGER OR APPROVED EQUAL. ALL STORM SEWER PIPING SHALL BE AIR AND MANDREL TESTED PER SPOKANE COUNTY REQUIREMENTS PRIOR TO FINAL ACCEPTANCE. INSTALLATION SHALL BE AS RECOMMENDED BY THE MANUFACTURER.

9. THE FLOOR OF A GRASSED PERCOLATION AREA (GPA) SWALE INCLUDES THE LEVEL PORTION OF THE FLOOR OF THE SWALE AND THE SIDESLOPES 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.



T.B.M.

T.B.M. #1 IRON PIPE NW CORNER OF SITE IN THIERMAN ROAD. EL. 2425.34

T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75

NOTE:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1951A
DATE ACCEPTED: 04-18-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0.29
PROJECT LANE MILES PRIVATE: 1.29
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 ENGINEER [illegible] BUSINESS DAYS PRIOR TO [illegible]

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

G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION

UTILITY EASEMENT
STA. 3+92.61 TO COLUMBIA DRIVE

GABE R. GALLINGER — STATE OF WASHINGTON — 40377 — REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED NOVEMBER 2006; IRON PIPE AT NW CORNER OF SE QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON. EL.=2425.34

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

SCALE
HOR. 1"=50'
VERT. 1"=10'

DEVELOPER'S APPROVAL — DATE 4/18/13

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

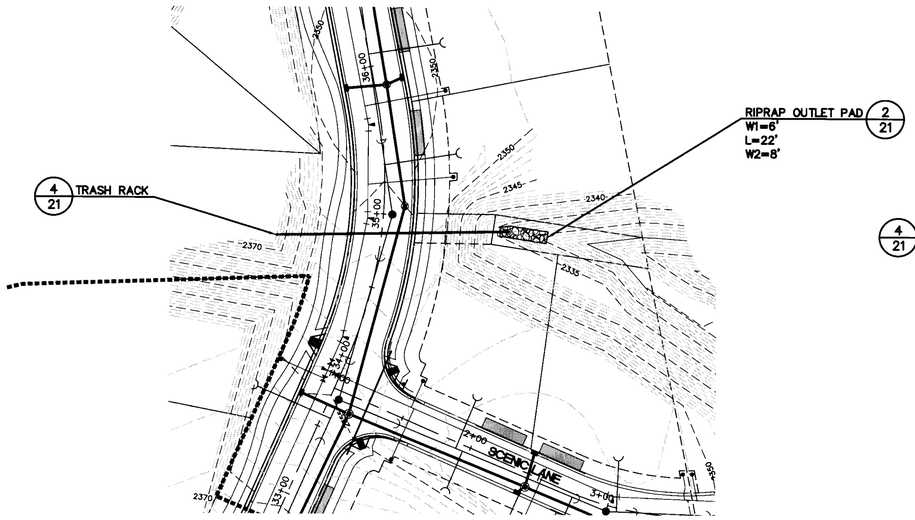
STORM SHEET

P-1951A Eng Road & Drainage

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.

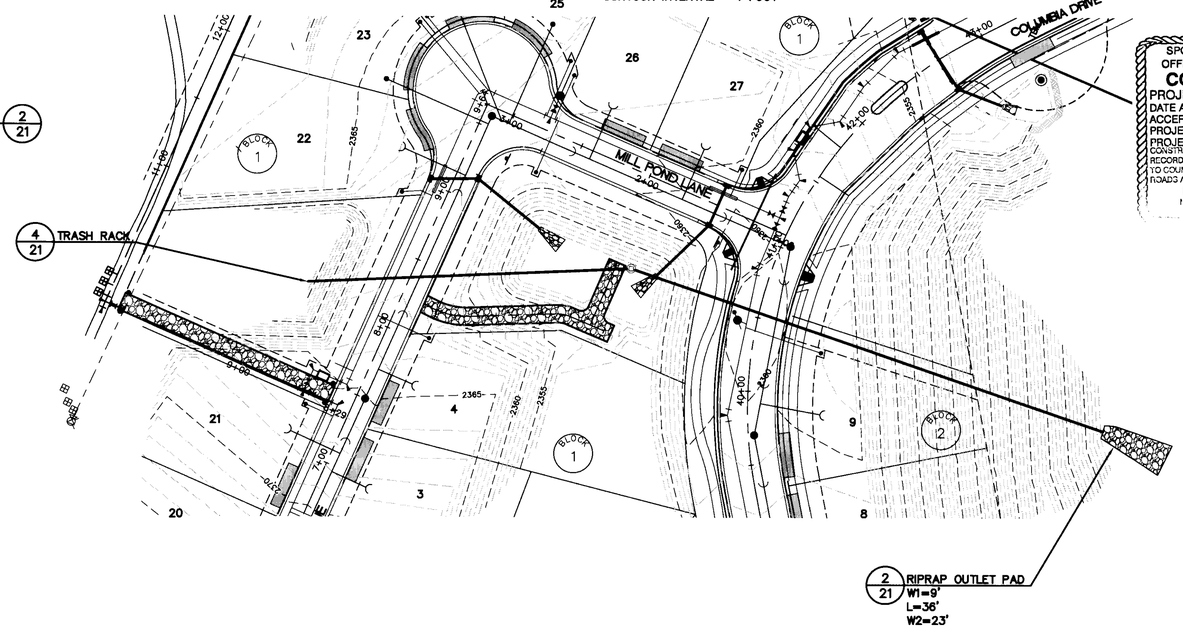
NORTH

50 25 0 50 100
SCALE FEET
CONTOUR INTERVAL = 1 FOOT



NORTH

50 25 0 50 100
SCALE FEET
CONTOUR INTERVAL = 1 FOOT



T.B.M.

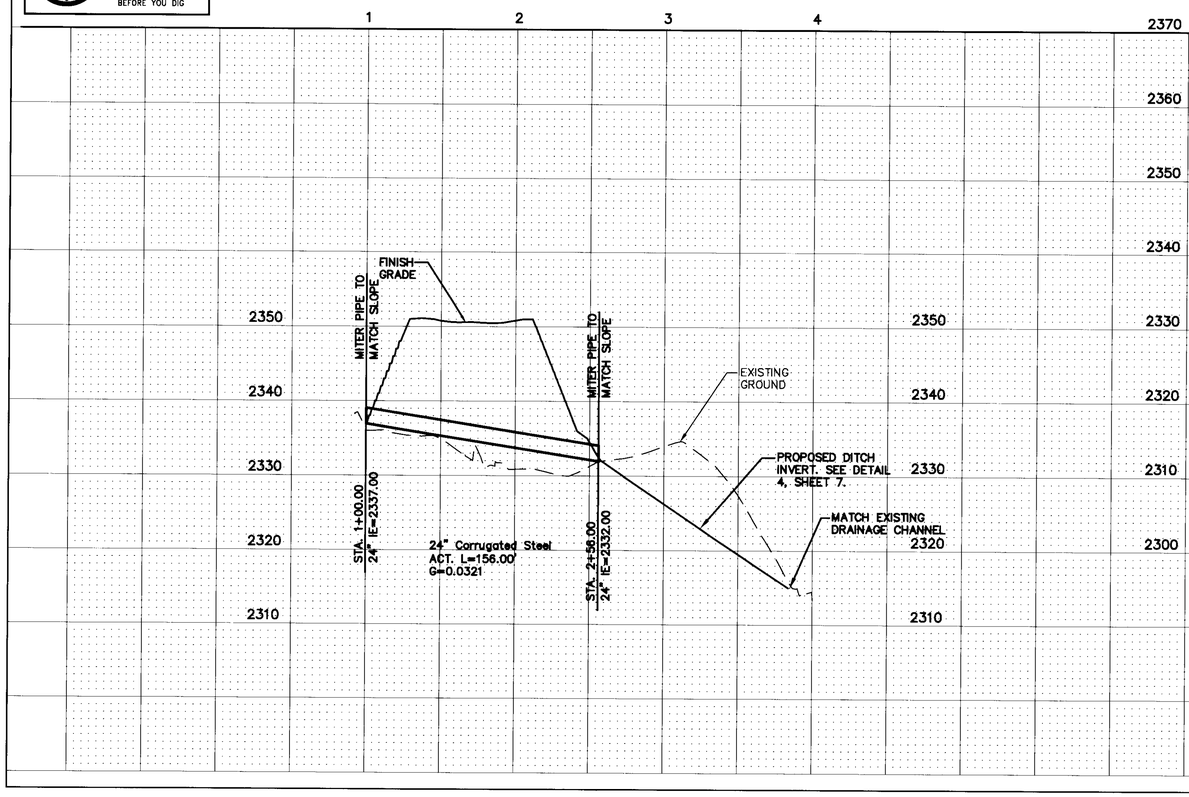
T.B.M. #1 SET REBAR IN ASPHALT ON RED OAK DRIVE EL. 2340.64

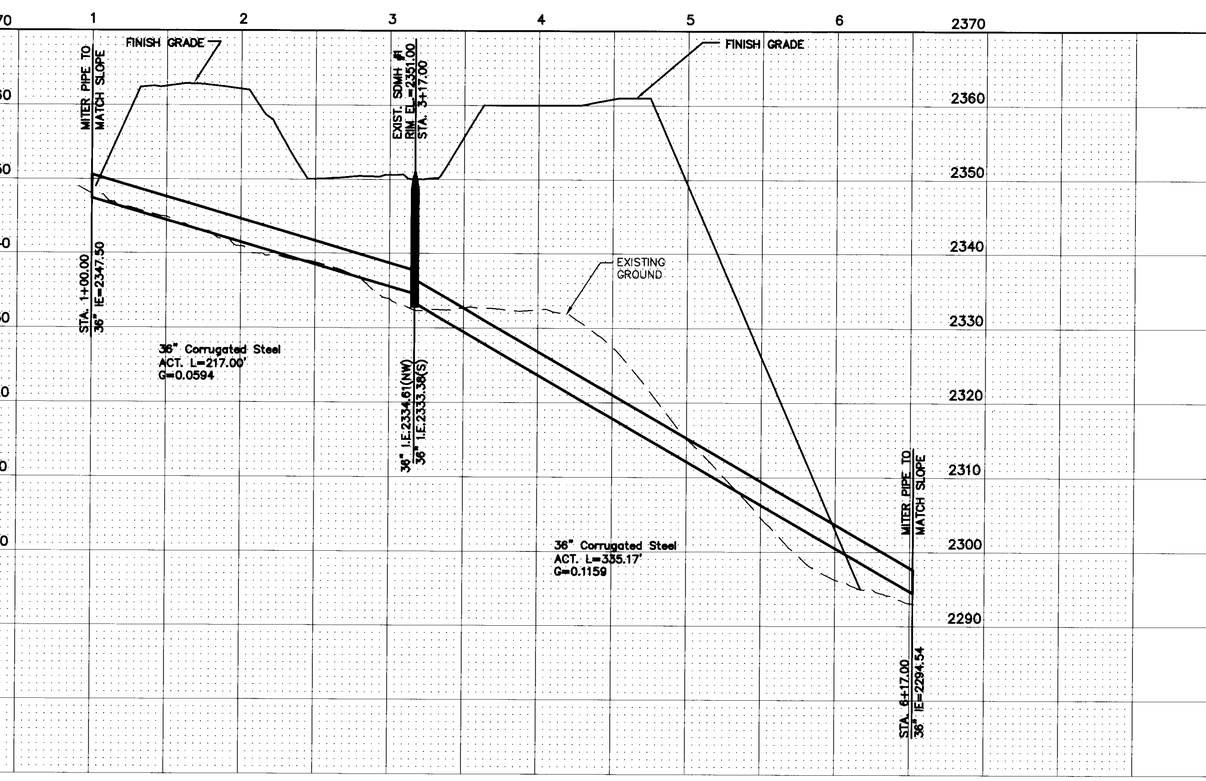
T.B.M. #2 SET REBAR IN INTERSECTION OF SUNVIEW LANE AND VISTA PARK DRIVE. EL. 2338.83

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1951A
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.79
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PLEASE TELEPHONE (509) 477-3600 FOR AN APPOINTMENT WITHIN TWO BUSINESS DAYS

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

NOTES:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.
2. SEE DRAINAGE NOTES ON SHEET 19.





G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION
CULVERT PROFILES

GABE R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED NOVEMBER 2006. IRON PIPE AT NW CORNER OF SE QUARTER OF SECTION 36, T26N, R43E, W.M. SPOKANE COUNTY, WASHINGTON. EL=2425.34.

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
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3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
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4/19/13
DATE
DEVELOPER'S APPROVAL

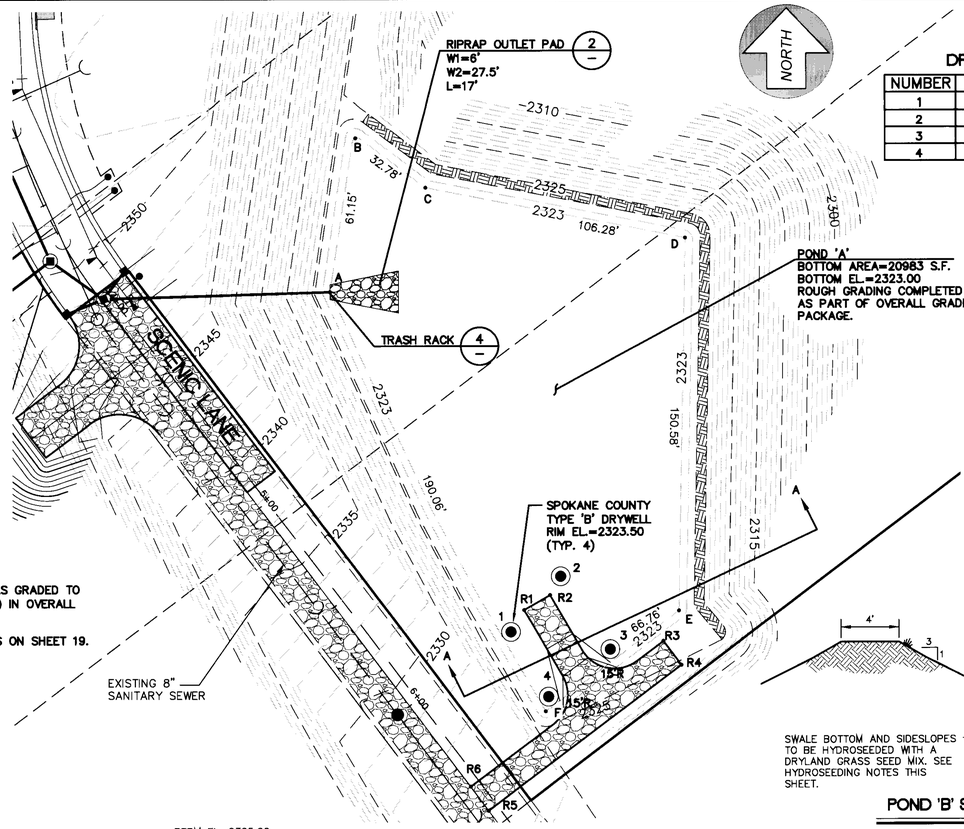
SCALE
HOR. 1"=50'
VERT. 1"=10'

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

STORM SHEET

P-1951A Eng Road & Drainage

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



NOTES:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.
2. SEE DRAINAGE NOTES ON SHEET 19.

DRYWELL SCHEDULE

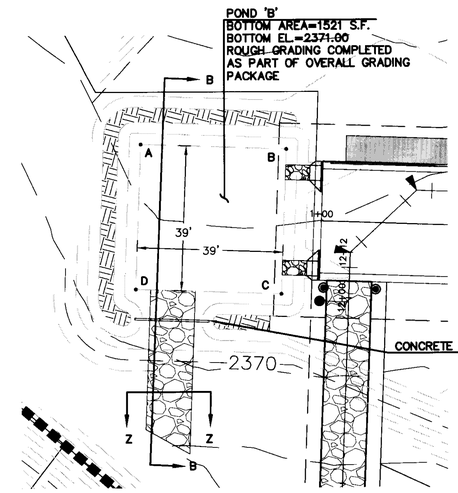
NUMBER	TYPE	NORTHING	EASTING
1	B	76841.93	508025.99
2	B	76864.32	508045.97
3	B	76834.93	508065.85
4	B	76815.99	508041.06

POND 'A'

ITEM	NORTHING	EASTING
A	76979.30	507953.34
B	77041.35	507963.56
C	77021.36	507991.70
D	77001.01	508096.01
E	76850.46	508093.41
F	76810.08	508039.87

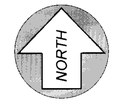
ACCESS ROAD

ITEM	NORTHING	EASTING
R1	76850.78	508031.26
R2	76856.80	508041.64
R3	76838.21	508087.14
R4	76828.63	508094.36
R5	76770.26	508016.95
R6	76779.84	508009.72



POND 'B' DETAILS

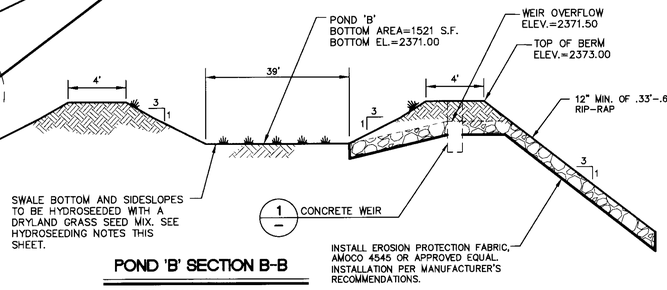
SCALE: 1"=20'



POND 'B'

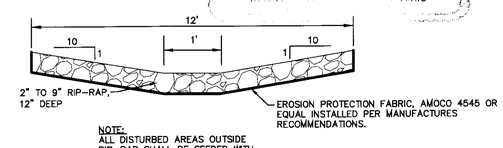
ITEM	NORTHING	EASTING
A	77834.22	507522.26
B	77832.86	507561.24
C	77793.88	507559.87
D	77795.25	507520.90

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1951A
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: 0.72
PROJECT LANE MILES PRIVATE: 1.29
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS AS-BUILTS ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE FOR MAINTENANCE.



POND 'B' SECTION B-B

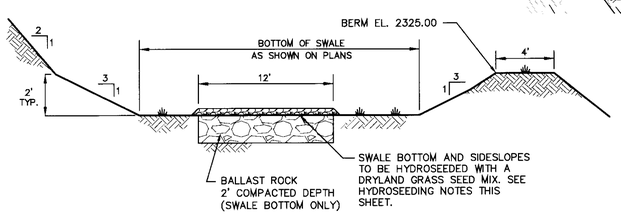
NOT TO SCALE



NOTE:
ALL DISTURBED AREAS OUTSIDE RIP-RAP SHALL BE SEEDED WITH DRYLAND GRASS SEED MIX. SEE SEED NOTES THIS SHEET.

POND 'B' SECTION Z-Z

NOT TO SCALE



POND 'A' SECTION A-A

SCALE: 1"=30'

POND 'A' DETAILS

SCALE: 1"=30'

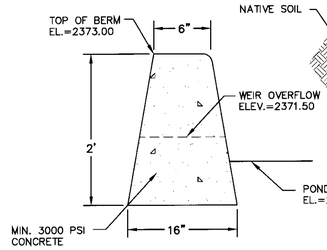
HYDROSEEDING NOTES:

1. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE OF PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PERCENTAGE AS FOLLOWS:

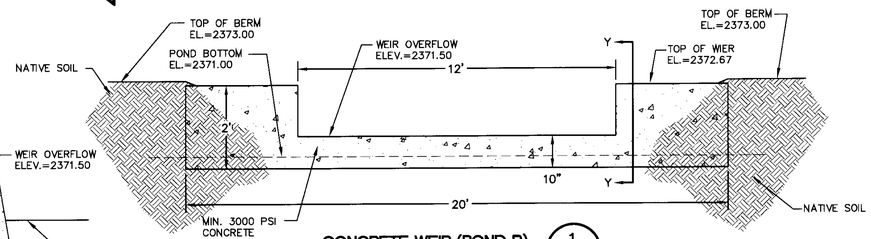
   10% ELKA PERRENIAL RYE
   25% DURAR HARD FESCUE
   45% COVAR SHEEP/FESCUE
   20% REUBENS CANADIAN BLUEGRASS

PROVIDE MIXTURE COMPOSED OF GRASS SEED AND FERTILIZER IN PERCENTAGES AS FOLLOWS:

GRASS SEED: 90 lbs. PER ACRE
FERTILIZER: 16-16-16 TIMED RELEASE COMPOSITION, 300 lbs PER ACRE.

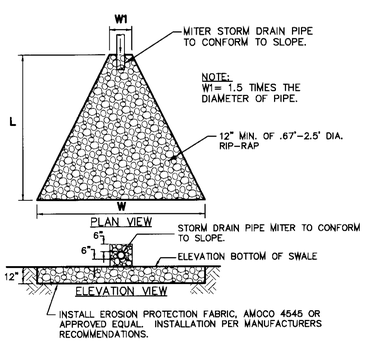


CONCRETE WIER SECTION Y-Y



CONCRETE WEIR (POND B) 1/–

NOT TO SCALE



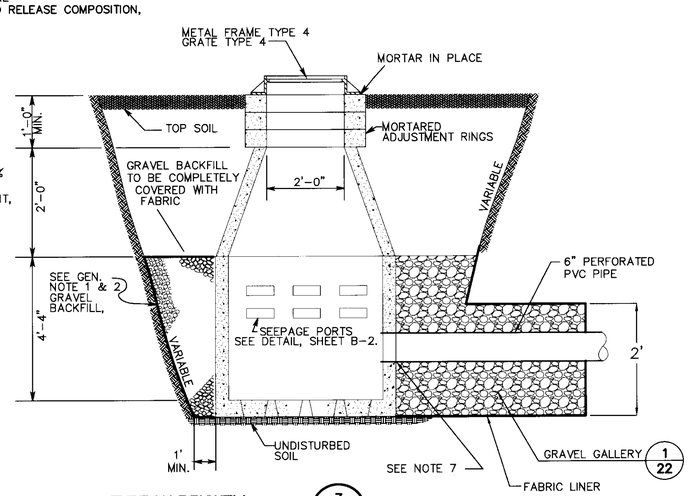
NOTE:
W1= 1.5 TIMES THE DIAMETER OF PIPE.

RIPRAP OUTLET PAD 2/21,22

NOT TO SCALE

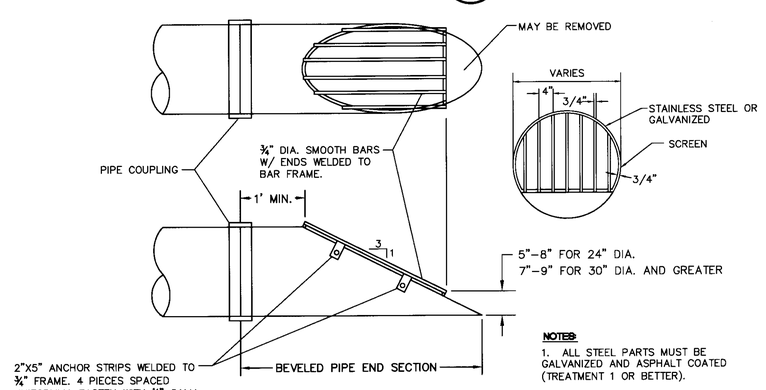
GENERAL NOTES

1. GRAVEL BACKFILL QUANTITY FOR DRYWELLS : TYPE "A" – 30 CUBIC YARDS MINIMUM / 42 TONS. OR AS SPECIFIED ON ROAD PLANS.
2. SPECIAL BACKFILL MATERIAL FOR DRYWELLS SHALL CONSIST OF WASHED GRAVEL GRADED FROM 1" TO 3" WITH A MAXIMUM OF 5% PASSING THE U.S. No. 200 SCREEN, AS MEASURED BY WEIGHT. A MAXIMUM OF 10% OF THE AGGREGATE, AS MEASURED BY WEIGHT, MAY BE CRUSHED OR FRACTURED ROCK. THE REMAINING 90% SHALL BE NATURALLY OCCURRING UNFRACTURED MATERIAL.
3. FABRIC SHALL BE MODERATE SURVIVABILITY AS OUTLINED IN STANDARD SPECIFICATIONS 9-33
4. SEE STANDARD PLANS SHEETS B-2 AND B-3 FOR PRECAST CONCRETE DETAILS.
5. ADJUSTMENT BLOCKS SHALL BE CEMENT CONCRETE.
6. PRECAST RISER MAY BE USED IN COMBINATION WITH OR IN LIEU OF ADJUSTING BLOCKS.
7. WHEN PVC PIPE IS USED A PVC ADAPTER SHALL BE INSTALLED.
8. PIPES SHALL BE GROUTED INTO DRYWELLS.



TYPE 'A' DRYWELL 3/22

SPOKANE COUNTY STD. PLAN B-1A
NTS



NOTES:
1. ALL STEEL PARTS MUST BE GALVANIZED AND ASPHALT COATED (TREATMENT 1 OR BETTER).

TRASH RACK 4/21,22

NOT TO SCALE

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION COMPLETED BY CLC ASSOCIATES AND EXISTING DRAWINGS. LANDWORKS ENGINEERING, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

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

G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION

POND DETAIL SHEET

CASE R. GALLINEAU, STATE OF WASHINGTON, 40377, REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED BY LANDWORKS ENGINEERING, INC. SOUTHEAST QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON, EL.=2425.34

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

4/19/13
DATE

DEVELOPER'S APPROVAL

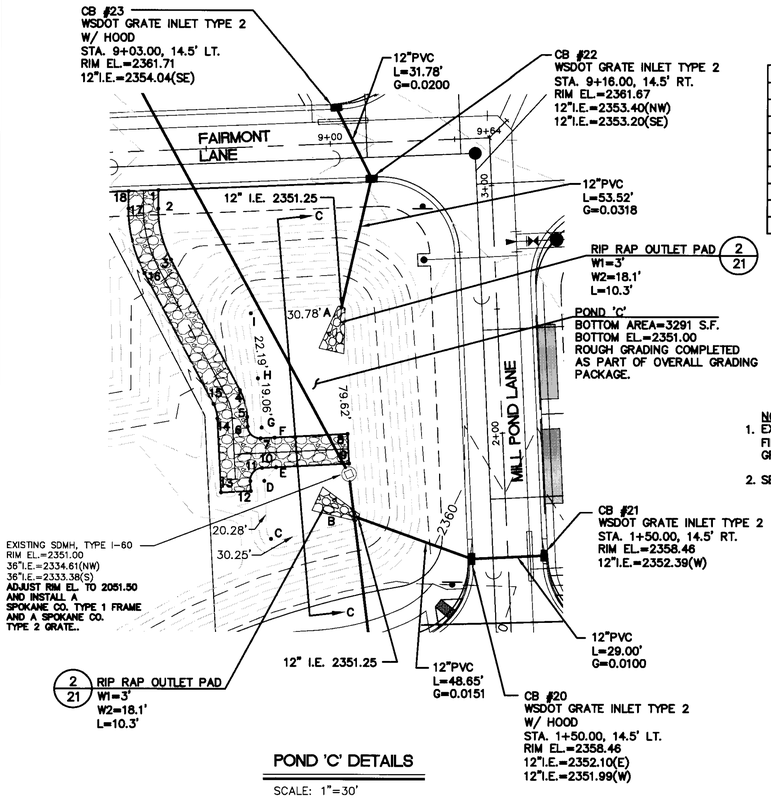
SCALE
HOR. N/A
VERT. N/A

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

DETAIL SHEET
21 OF 24

P-1951A ENG Road & Drainage

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



POND 'C' DETAILS

SCALE: 1"=30'

POND 'C'

ITEM	NORTHING	EASTING
A	77746.43	508374.85
B	77661.72	508381.83
C	77653.10	508346.85
D	77676.41	508344.09
E	77681.80	508348.78
F	77693.83	508348.17
G	77697.83	508342.95
H	77717.60	508341.34
I	77743.88	508338.39

ACCESS ROAD

ITEM	NORTHING	EASTING	ELEVATION
1	77793.57	508300.98	2362.80
2	77786.07	508300.98	2362.75
3	77765.41	508306.14	2360.50
4	77712.90	508334.07	2353.75
5	77702.07	508337.08	2352.95
6	77698.27	508337.28	2352.85
7	77693.54	508342.54	2351.80
8	77695.40	508377.50	2351.50
9	77683.42	508378.13	2351.50
10	77681.56	508343.18	2351.80
11	77676.30	508338.45	2352.20
12	77672.31	508338.66	2352.20
13	77671.67	508326.68	2353.15
14	77699.10	508325.10	2353.75
15	77707.26	508323.48	2354.00
16	77759.78	508295.54	2360.50
17	77786.07	508288.98	2362.85
18	77793.08	508288.98	2363.00

NOTES:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.
2. SEE DRAINAGE NOTES ON SHEET 19.

HYDROSEEDING NOTES:

1. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE OF PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PERCENTAGE AS FOLLOWS:

10% ELKA PERRENIAL RYE
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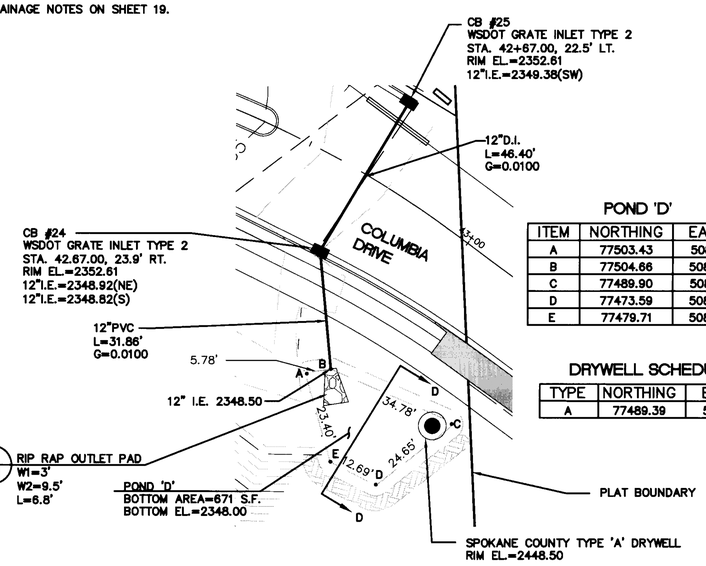
45% COVAR SHEEP/FESCUE
20% REUBENS CANADIAN BLUEGRASS

PROVIDE MIXTURE COMPOSED OF GRASS SEED AND FERTILIZER IN PERCENTAGES AS FOLLOWS:

GRASS SEED: 90 lbs. PER ACRE
FERTILIZER: 16-16-16 TIMED RELEASE COMPOSITION, 300 lbs PER ACRE.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-19511
DATE ACCEPTED: 04-18-13
ACCEPTANCE EXPIRES: 04-18-15
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 1.29
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 ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION



POND 'D'

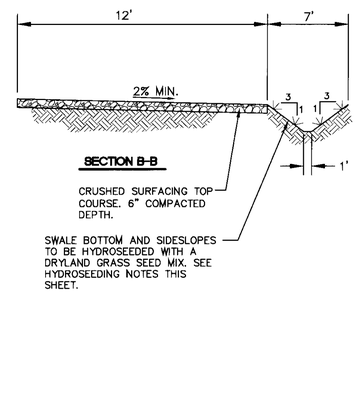
ITEM	NORTHING	EASTING
A	77503.43	508579.91
B	77504.66	508586.33
C	77489.90	508618.78
D	77473.59	508598.47
E	77479.71	508586.30

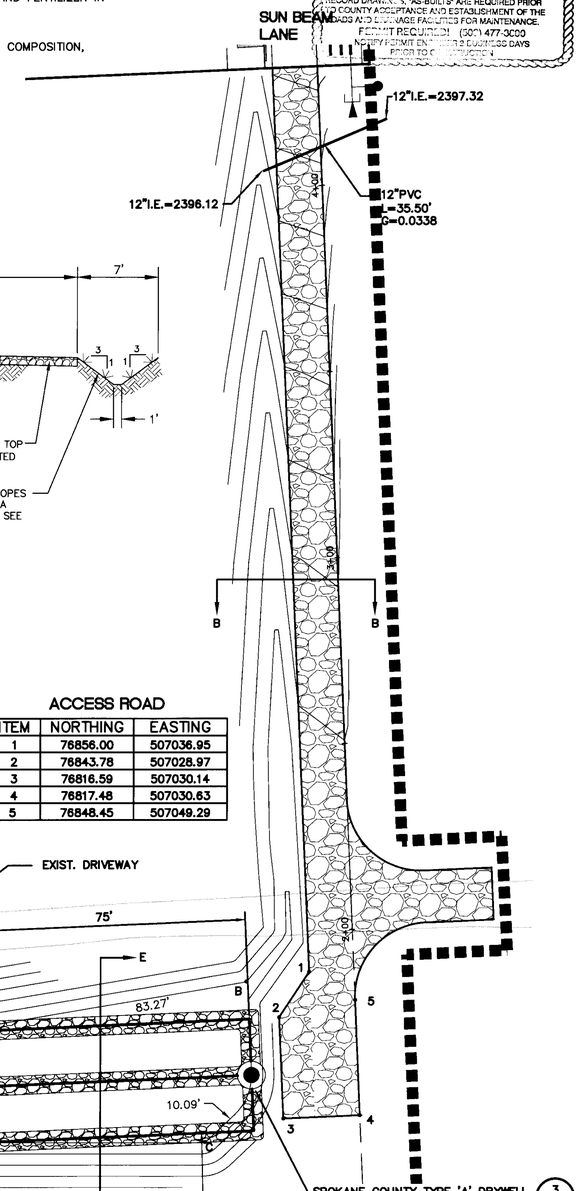
DRYWELL SCHEDULE

TYPE	NORTHING	EASTING
A	77489.39	508613.58

POND 'D' DETAILS

SCALE: 1"=20'





ACCESS ROAD

ITEM	NORTHING	EASTING
1	76856.00	507036.95
2	76843.78	507028.97
3	76816.59	507030.14
4	76817.48	507030.63
5	76848.45	507049.29

POND 'E'

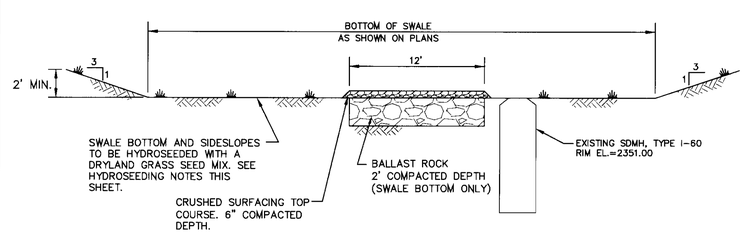
ITEM	NORTHING	EASTING
A	76837.23	506934.04
B	76853.39	507020.15
C	76810.27	507009.18
D	76811.56	506935.30

POND 'E' DETAILS

SCALE: 1"=20'

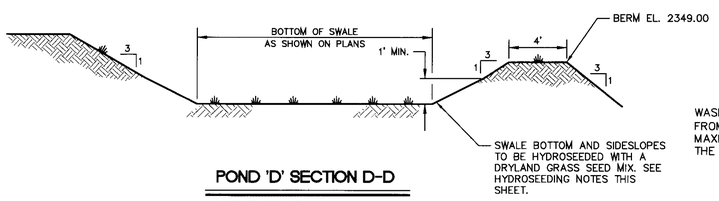
DRYWELL SCHEDULE

TYPE	NORTHING	EASTING
A	76828.29	507021.63



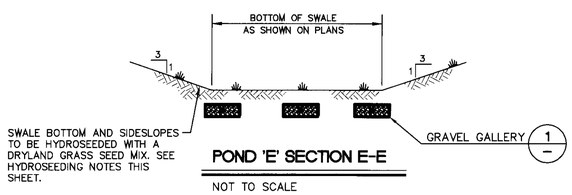
POND 'C' SECTION C-C

NOT TO SCALE



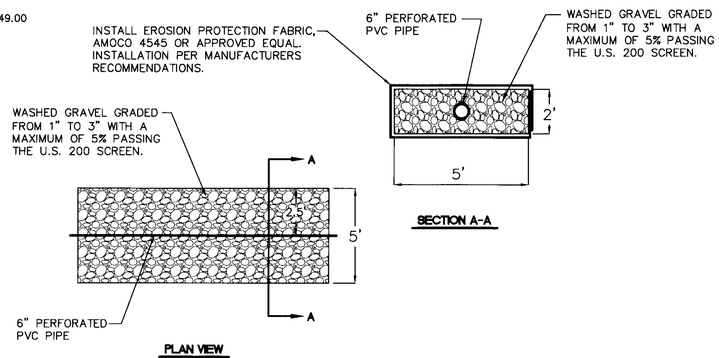
POND 'D' SECTION D-D

NOT TO SCALE



POND 'E' SECTION E-E

NOT TO SCALE



GRAVEL GALLERY

NOT TO SCALE

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION COMPLETED BY CLC ASSOCIATES AND EXISTING DRAWINGS. LANDWORKS ENGINEERING, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH WE DO CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

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

G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION

POND DETAIL SHEET

STATE OF WASHINGTON
GARY R. GALLINGER
40377
REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED NOVEMBER 2006. RIM PIPE AT NW CORNER OF SE 16TH AVE. & SOUTHGATE RD. IN SPOKANE COUNTY, WASHINGTON. EL.=2425.34.

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
2	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	11-30-10	GRG	REVISED TO DIVIDE CONSTRUCTION INTO FOUR PHASES
4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

4/19/13
DATE

DEVELOPER'S APPROVAL

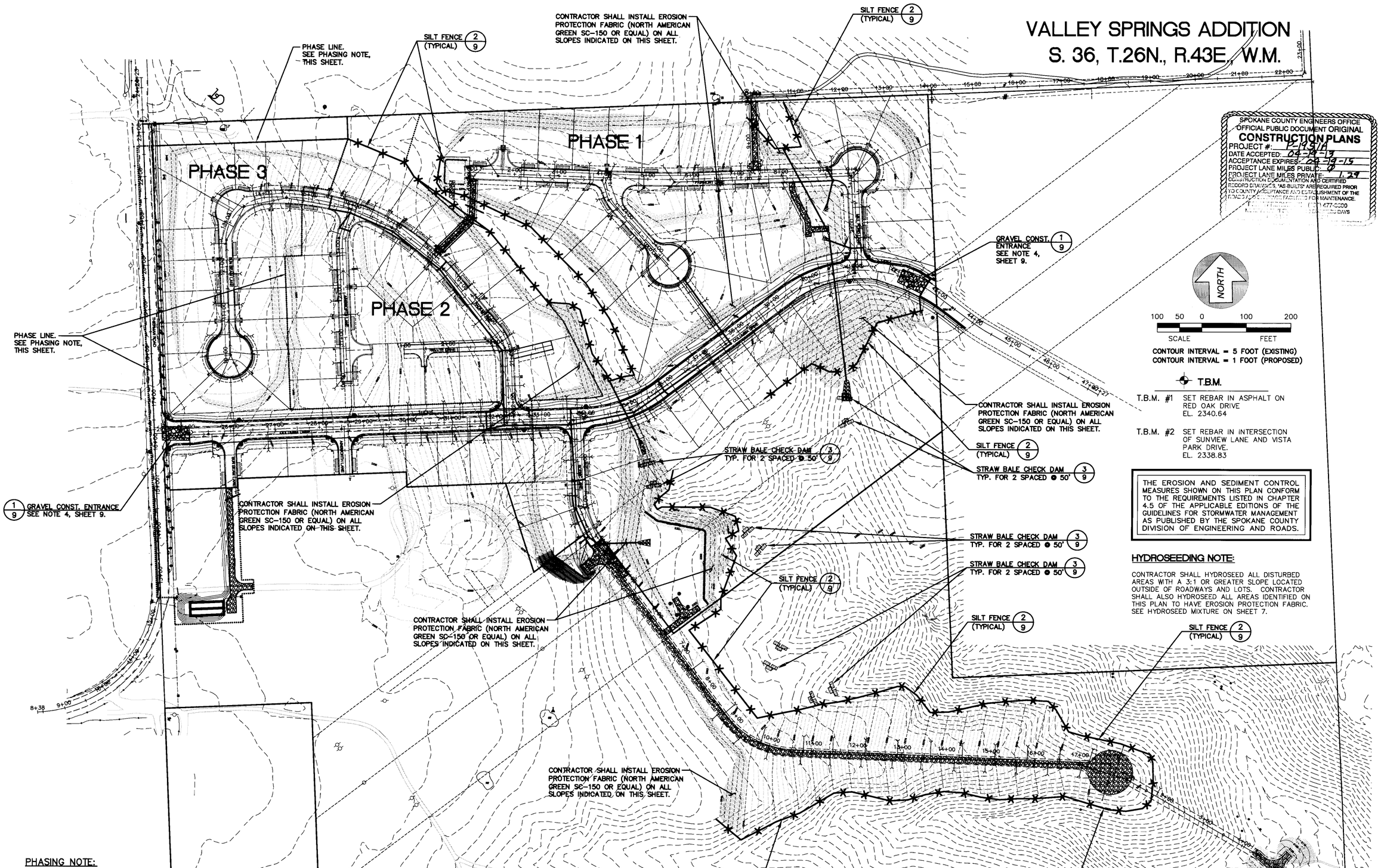
SCALE
HOR. 1"=50'
VERT. 1"=10'

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

DETAIL SHEET
22 OF 24

P-1951 ENG Road & Drainage

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



PHASING NOTE:

THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN THREE PHASES:

PHASE ONE INCLUDES FAIRMONT LN., LOLO LN., MILL POND LN., WATER ACCESS ROADS AND COLUMBIA DRIVE FROM STATION 32+77.17 TO STATION 44+00. COLUMBIA DRIVE WEST OF THE PHASE LINE SHALL BE CONSTRUCTED PER DETAIL G, SHEET 13. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. CONCRETE CURB AND GUTTER IN PHASE ONE WILL BE STOPPED AT THE END OF EAST CURB RETURN FOR RADIUM LN. (STA. 32+77.17 COLUMBIA DRIVE). ALL PIPING IN PHASE ONE, TWO, AND THREE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED.

PHASE TWO INCLUDES COLUMBIA DRIVE (STA. 31+85.00 TO STA. 32+77.17) PER DETAIL H, SHEET 13, RADIUM LN. (STA. 14+86.65 TO STA. 22+40.28), AINSWORTH LN. (STA. 10+00.00 TO STA. 13+93.09), AND TWO PRIVATE DRIVEWAYS.

PHASE THREE INCLUDES THE REMAINING FRONTAGE CONSTRUCTION OF COLUMBIA DRIVE (STA. 24+28.67 TO STA. 31+85.00) PER DETAIL H, SHEET 13, RADIUM LANE (STA. 14+50.00 TO STA. 14+86.65), AINSWORTH LANE (STA. 1+00.00 TO STA. 2+08.50), SUNBEAM LANE (STA. 4+32.02 TO STA. 5+80.52 AND 10+00.00 TO STA. 14+50.00), AND THE EXTENTS OF THE FRONTAGE IMPROVEMENTS TO THIERMAN ROAD. ADDITIONALLY, STORM POND 'E' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE THREE.

UTILITY STATEMENT

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EROSION PROTECTION PLANNED QUANTITIES:
SILT FENCE: 5300 FT.
*EROSION PROTECTION FABRIC: 20,400 S.Y.
STRAW BALE CHECK DAMS: 10 EACH

*QUANTIES WERE CALCULATED USING NEAT LINES AS SHOWN ON PLANS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL QUANTITIES INCLUDING OVERLAP AND WASTE.

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

P-1951A ENG Road & Drainage

G2 ENGINEERING
1414 s. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

GABE R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
4-17-13

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED BY LANDWORKS ENGINEERING, INC. IN THE SE QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON. EL.=2426.34

#	DATE	BY	REVISION
1	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
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4	4-17-13	GRG	REVISED TO DIVIDE CONSTRUCTION INTO THREE PHASES

4/19/13
DATE

DEVELOPER'S APPROVAL

SCALE
HOR. 1"=100'
VERT. 1"=10'

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

DETAIL SHEET
23 OF 24

EROSION CONTROL NOTES:

1. AN EROSION/SEDIMENT 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.

2. 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.

3. THE EROSION/SEDIMENTATION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATE 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.

4. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE. ACCESS FOR CONSTRUCTION VEHICLES SHOULD BE LIMITED TO ONE ROUTE WHENEVER POSSIBLE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED. SEE DETAIL 1, THIS SHEET.

5. CONTRACTOR TO PREVENT AGAINST SEDIMENTATION BY INSTALLING GEOTEXTILE FABRIC BETWEEN THE RIM AND GRATE 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.

6. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. CONTRACTOR IS RESPONSIBLE FOR SUPPRESSION OF DUST IN CONFORMANCE WITH SCAPCA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN AS A MINIMUM.

7. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. THE INTENT IS TO KEEP SEDIMENT ON THE PROJECT SITE AND NOT ALLOW IT TO REACH ADJACENT PROPERTIES, WATER BODIES, AND PUBLIC OR PRIVATE ROADS.

8. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL CATCH BASIN AND DRYWELL GRATES DURING CONSTRUCTION AND PERIODICALLY CLEAN DEBRIS COLLECTED ON FABRIC. IF THE FILTER FABRIC, FOR ANY REASON, IS REMOVED DURING CONSTRUCTION, IT IS THE CONTRACTORS RESPONSIBILITY TO CLEAN OUT THE CATCH BASIN OR DRYWELL AND REPLACE THE FABRIC.

9. THE CONTRACTOR SHALL DESIGNATE AND POST A LOCATION FOR A SLURRY PIT WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED OUT. SLURRY PITS SHALL NOT BE LOCATED IN NOR DRAIN INTO A SWALE, DRAINAGE AREA, STORM WATER FACILITY OR WATER BODY, EITHER EXISTING OR PROPOSED. HARDENED WASH CONCRETE SHALL BE BROKEN UP AND REMOVED FROM THE SITE.

10. CONTRACTOR SHALL IDENTIFY A LOCATION FOR STORAGE/STOCKPILE AREAS (WITHIN THE PROPOSED ESC PLAN BOUNDARIES) FOR ANY SOIL, EARTHEN AND LANDSCAPE MATERIAL THAT IS TO BE USED ON-SITE.

11. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMP's DURING ALL LAND-DISTURBING ACTIVITIES. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL STRUCTURES AFTER EVERY RAINFALL EVENT, REMOVE DEBRIS AND SEDIMENT AND MAKE NEEDED REPAIRS.

12. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

13. CONTRACTOR SHALL FIELD IDENTIFY AND DELINEATE ALL CLEARING LIMITS, SENSITIVE/CRITICAL AREAS, BUFFERS, TREES TO BE PRESERVED AND DRAINAGE COURSES.

14. CONSTRUCTION OF ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF OTHER LAND DISTURBING ACTIVITIES.

15. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RECEIVING PAVEMENT, GRAVEL, OR LANDSCAPE TREATMENT SHALL BE STABILIZED BY APPLICATION OF A HYDROSEED MIXTURE OF DRYLAND GRASS SEED.

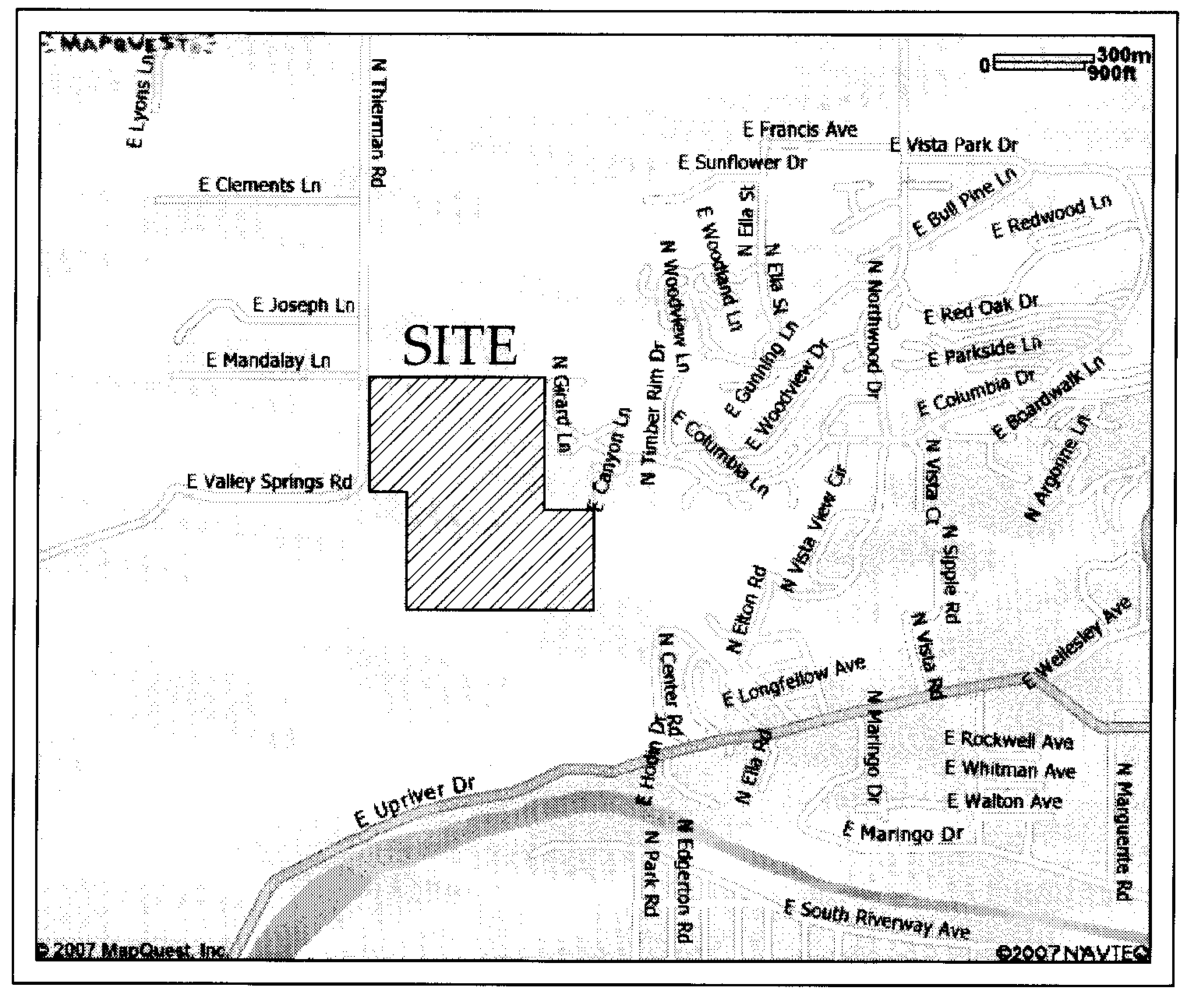
16. EROSION CONTROL STRUCTURES BELOW SODDED OR RIP RAPPED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.

17. ALL TEMPORARY SEDIMENT CONTROL BMP's SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY BMP's ARE NO LONGER NEEDED.

18. CONTRACTOR SHALL CONTROL ALL ON-SITE POLLUTANTS OTHER THAN SEDIMENT IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORM WATER OR GROUNDWATER.

19. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR GRADING OR STORM SEWER CONSTRUCTION.

20. ONSITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND ESC PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM 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 DRAINAGE WAYS, ECT.

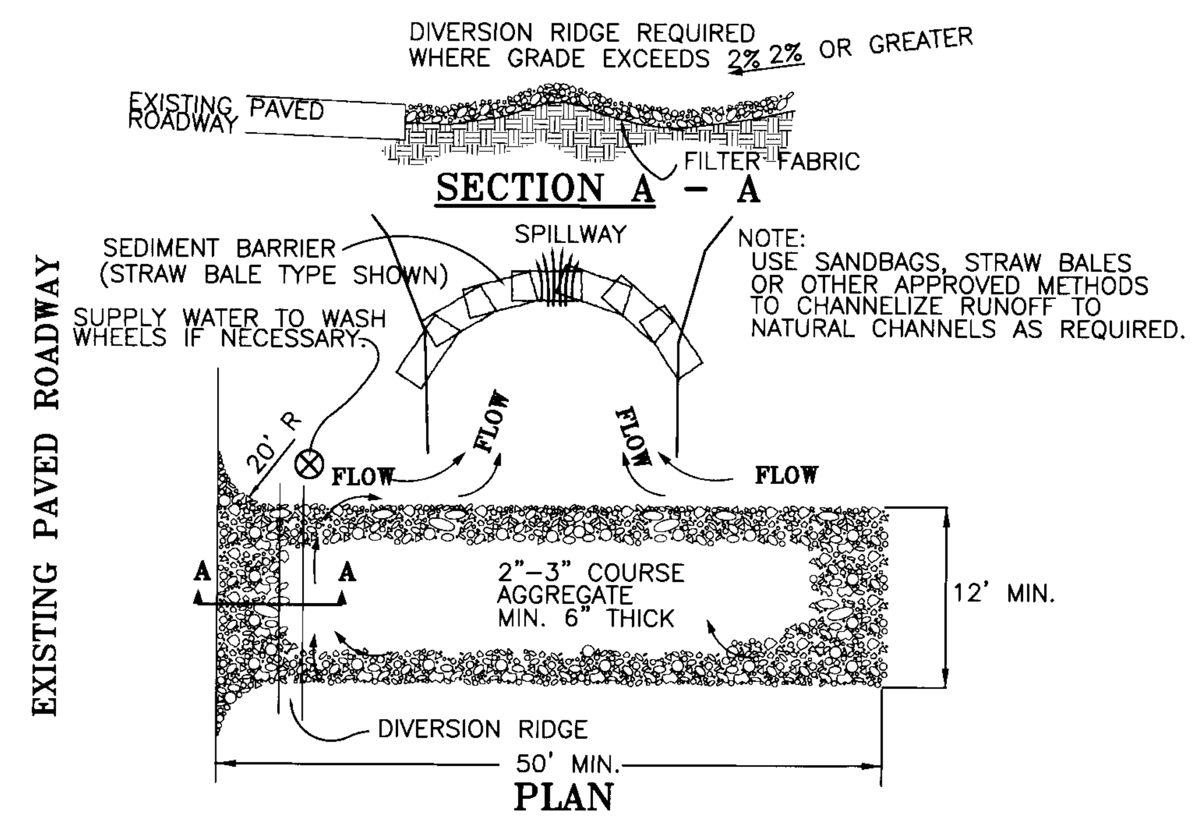


VICINITY MAP

PROPERTY OWNER & PERMIT APPLICANT	LANDWORKS DEVELOPMENT, INC. 721 N. PINES ROAD SPOKANE VALLEY, WA 99206
CONTACT PERSON AT PROJECT SITE	BRUCE HOWARD PHONE # (509) 209-2460
PROJECT ADDRESS	COLUMBIA DRIVE AND THEIRMAN ROAD
PROJECT DESCRIPTION	CONTINUATION OF SINGLE FAMILY RESIDENTIAL DEVELOPMENT INCLUDING PRIVATE ASPHALT ROADS, SEWER AND WATER
DESCRIPTION OF ESC MEASURES	ESC MEASURES INCLUDE SILT FENCES, STRAW BALE CHECK DAMS, AND GRAVEL CONSTRUCTION ENTRANCES.
DESCRIPTION OF EXISTING SITE VEGETATION	THE SITE IS COMPOSED OF THIN TIMBER, MEADOW GRASS, AND OPEN SPACE SLOPING GENERALLY FROM THE NORTHWEST TO SOUTHEAST WITH SEVERAL NATURAL DRAINAGE WAYS THROUGHT THE SITE.
LIST OF ON-SITE SOILS	StC- SPOKANE VERY ROCKY COMPLEX BbB- BERNHILL SILT LOAM McB- MARBLE VARIENT SANDY LOAM SzE- SPRINGDALE GRAVELY LOAM
LEGAL DESCRIPTION.	THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON EXCEPT THE EAST 863 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER. EXCEPT THE WEST 10 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER. EXCEPT COUNTY ROADS. ALL SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.

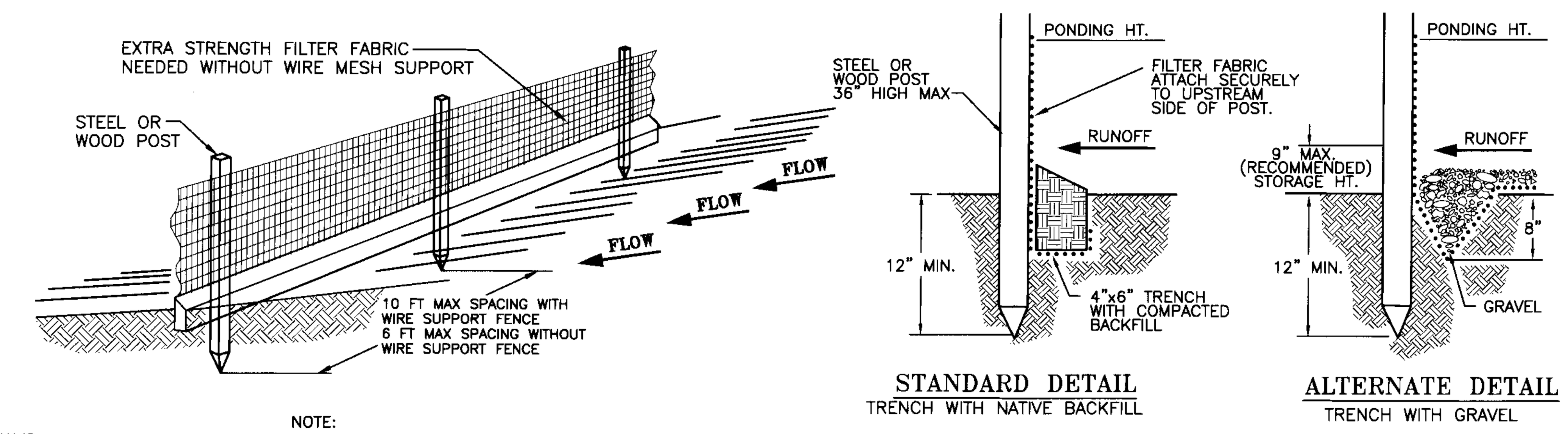
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1951A
DATE ACCEPTED: 04-19-13
ACCEPTANCE EXPIRES: 04-19-15
PROJECT LANE MILES PUBLIC: Ø
PROJECT LANE MILES PRIVATE: 1.29
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO EXIST. ASPHALT ROADWAYS.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION EXIT/ENTRANCE (1/8)

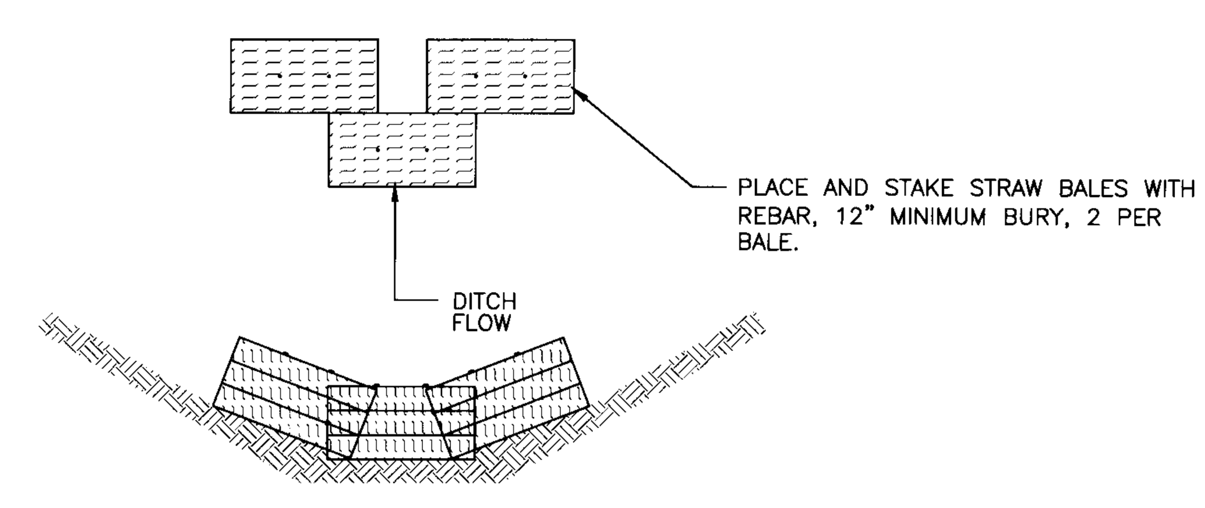
NOT TO SCALE



NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE (2/8)

NOT TO SCALE



PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY

STRAW BALE CHECK DAM (3/8)

NOT TO SCALE

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456-8000
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THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN CONFORM TO THE REQUIREMENTS LISTED IN CHAPTER 4.5 OF THE APPLICABLE EDITIONS OF THE GUIDELINES FOR STORMWATER MANAGEMENT AS PUBLISHED BY THE SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS.

G2 ENGINEERING
1414 e. enoch lane
deer park, wa 99006
509.991.9033

VALLEY SPRINGS ADDITION

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

GABE R. GALLINGER, STATE OF WASHINGTON, 40377, REGISTERED PROFESSIONAL ENGINEER
4-17-13

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DEVELOPER'S APPROVAL — DATE 4/19/13

SCALE
HOR. N/A
VERT. N/A

PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

DETAIL SHEET

P-1951A Eng Road & Drainage