VALLEY SPRINGS ADDITION

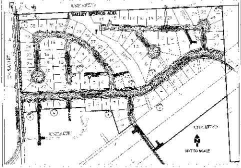
SPOKANE COUNTY, WASHINGTON

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

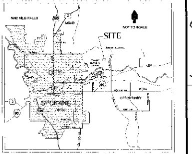
INDEX OF DRAWINGS

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

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1451
DATE ACCEPTED: 1/31/08
ACCEPTANCE EXPIRES: 1/31/10
PROJECT LANE MILES PUBLIC: 0.86
PROJECT LANE MILES PRIVATE: 0.60



SITE PLAN



LOCATION PLAN

LEGEND

	EXISTING CONTOUR
	EASEMENT LINE
	EXISTING BURIED TELEPHONE
	EXISTING BURIED GAS PIPELINE
	EXISTING OVERHEAD ELECTRICAL
	EXISTING FENCE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	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

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.

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.

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 WORKING DAYS BEFORE YOU DIG

Landworks ENGINEERING, INC.

VALLEY SPRINGS ADDITION

COVER SHEET

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF BUILDING & ENGINEERING

VERTICAL DATUM - NAVD 88

DATE

DEVELOPER'S APPROVAL

NO.	DATE	BY	REVISION
			ORIGINAL SUBMITTAL
			REVISED PER SPOKANE COUNTY COMMENTS
			REVISED PER SPOKANE COUNTY COMMENTS

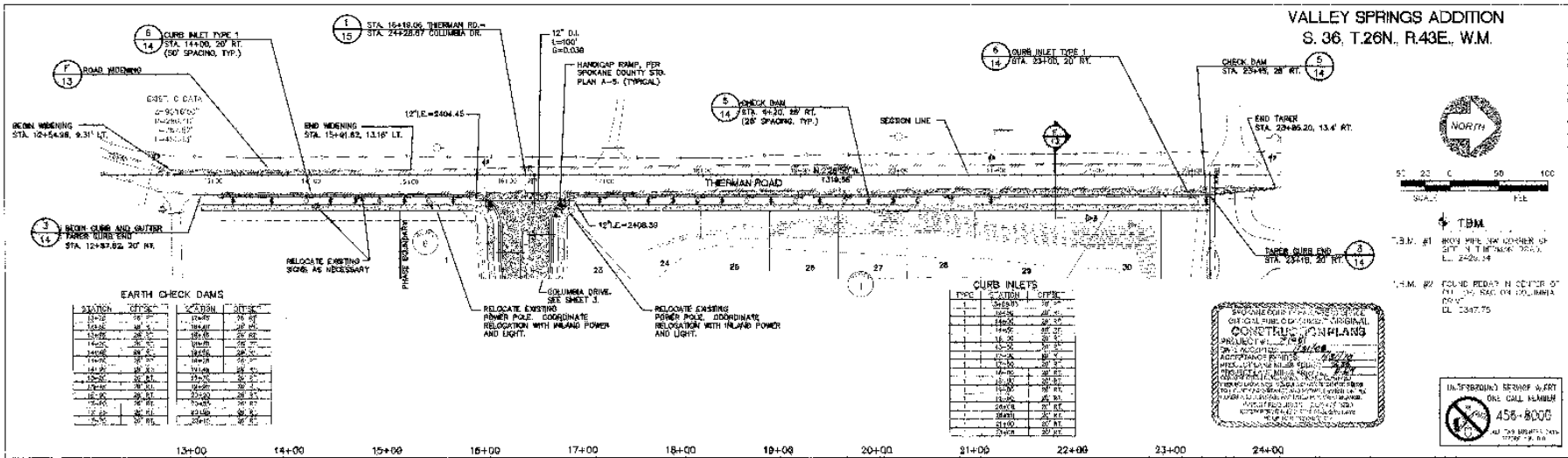
SCALE
HOR. NTS
VERT. NTS

DESIGNED BY: GRT

COVER

P1451 Eng Road Drainage

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

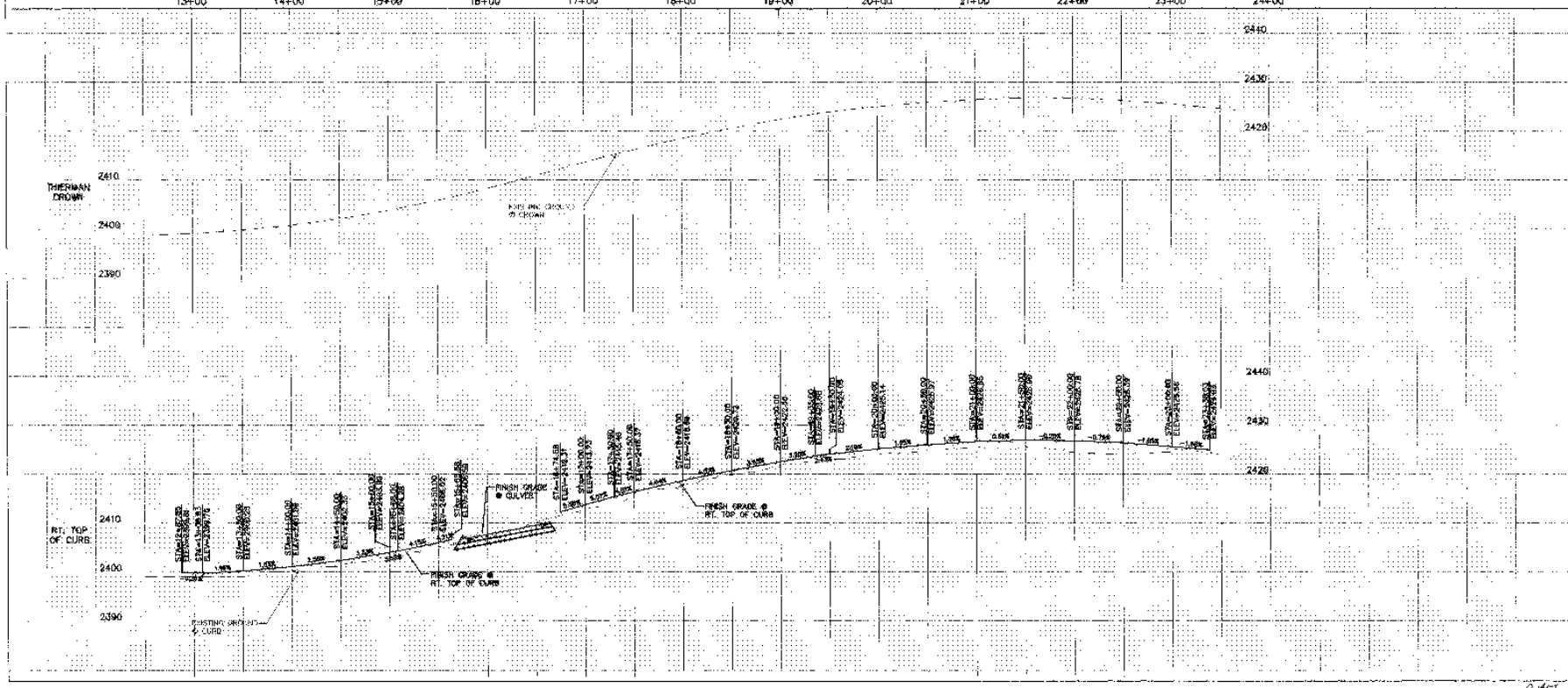


EARTH CHECK DAMS

STATION	OFFSET	STATION	OFFSET
13+72	16' RT.	17+49	26' RT.
13+85	28' RT.	18+49	28' RT.
13+97	28' RT.	18+65	28' RT.
14+20	28' RT.	18+78	28' RT.
14+45	28' RT.	18+95	28' RT.
14+70	28' RT.	19+05	28' RT.
14+95	28' RT.	19+25	28' RT.
15+20	28' RT.	19+45	28' RT.
15+45	28' RT.	19+65	28' RT.
15+70	28' RT.	19+85	28' RT.
15+95	28' RT.	20+05	28' RT.
16+20	28' RT.	20+25	28' RT.
16+45	28' RT.	20+45	28' RT.
16+70	28' RT.	20+65	28' RT.
16+95	28' RT.	20+85	28' RT.
17+20	28' RT.	21+05	28' RT.
17+35	28' RT.	21+25	28' RT.

CURB INLETS

TYPE	STATION	OFFSET
1	14+00	20' RT.
1	14+25	20' RT.
1	14+50	20' RT.
1	14+75	20' RT.
1	15+00	20' RT.
1	15+25	20' RT.
1	15+50	20' RT.
1	15+75	20' RT.
1	16+00	20' RT.
1	16+25	20' RT.
1	16+50	20' RT.
1	16+75	20' RT.
1	17+00	20' RT.
1	17+25	20' RT.
1	17+50	20' RT.
1	17+75	20' RT.
1	18+00	20' RT.
1	18+25	20' RT.
1	18+50	20' RT.
1	18+75	20' RT.
1	19+00	20' RT.
1	19+25	20' RT.
1	19+50	20' RT.
1	19+75	20' RT.
1	20+00	20' RT.
1	20+25	20' RT.
1	20+50	20' RT.
1	20+75	20' RT.
1	21+00	20' RT.
1	21+25	20' RT.



Landworks ENGINEERING, INC.

VALLEY SPRINGS ADDITION

THERMAN ROAD
STA. 12+87.83 TO STA. 23+85.20

SPOKANE COUNTY PUBLIC WORKS
HUMAN CITY REVIEW & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WASHINGTON 99260
PHONE: (509) 477-3600

VERTICAL DATUM - NAVD 88

06/06/02
DATE

DEVELOPER'S APPROVAL

#	DATE	BY
1	8-5-02	
2	10-15-02	

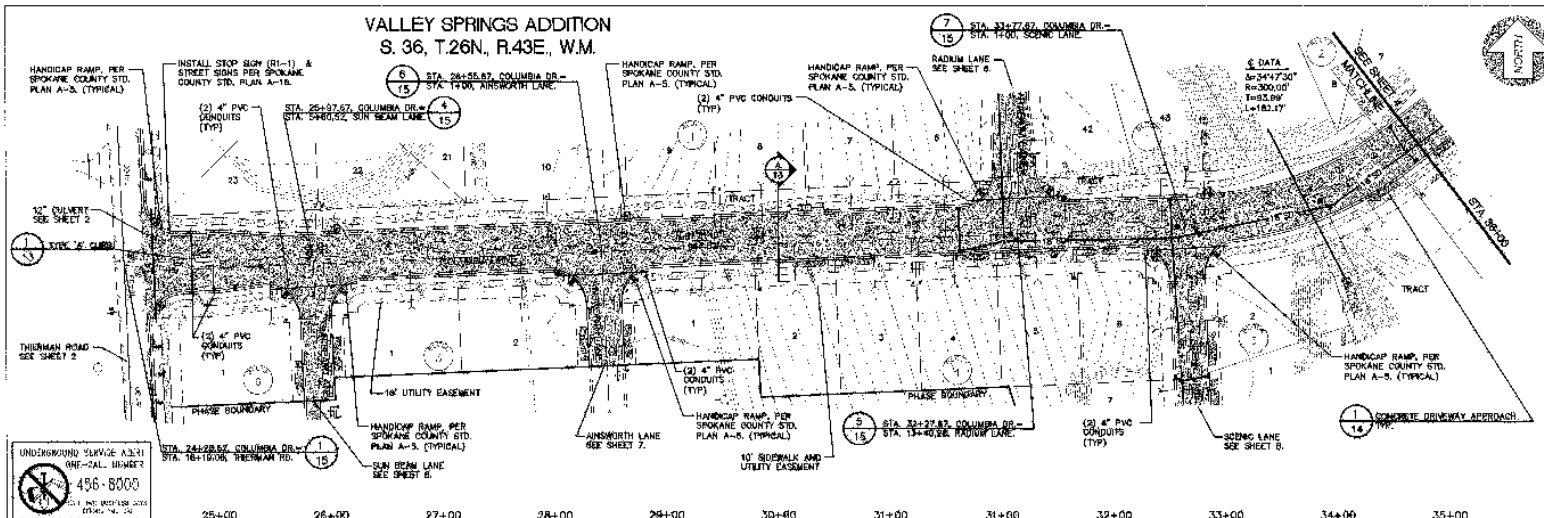
SCALE
HOR. 1"=50'
VERT. 1"=10'

PROJECT NO. 00-032
DESIGNED BY: GRG
DRAWN BY: HKG

ROAD SHEET
2 OF 24

Paint England Drainage.

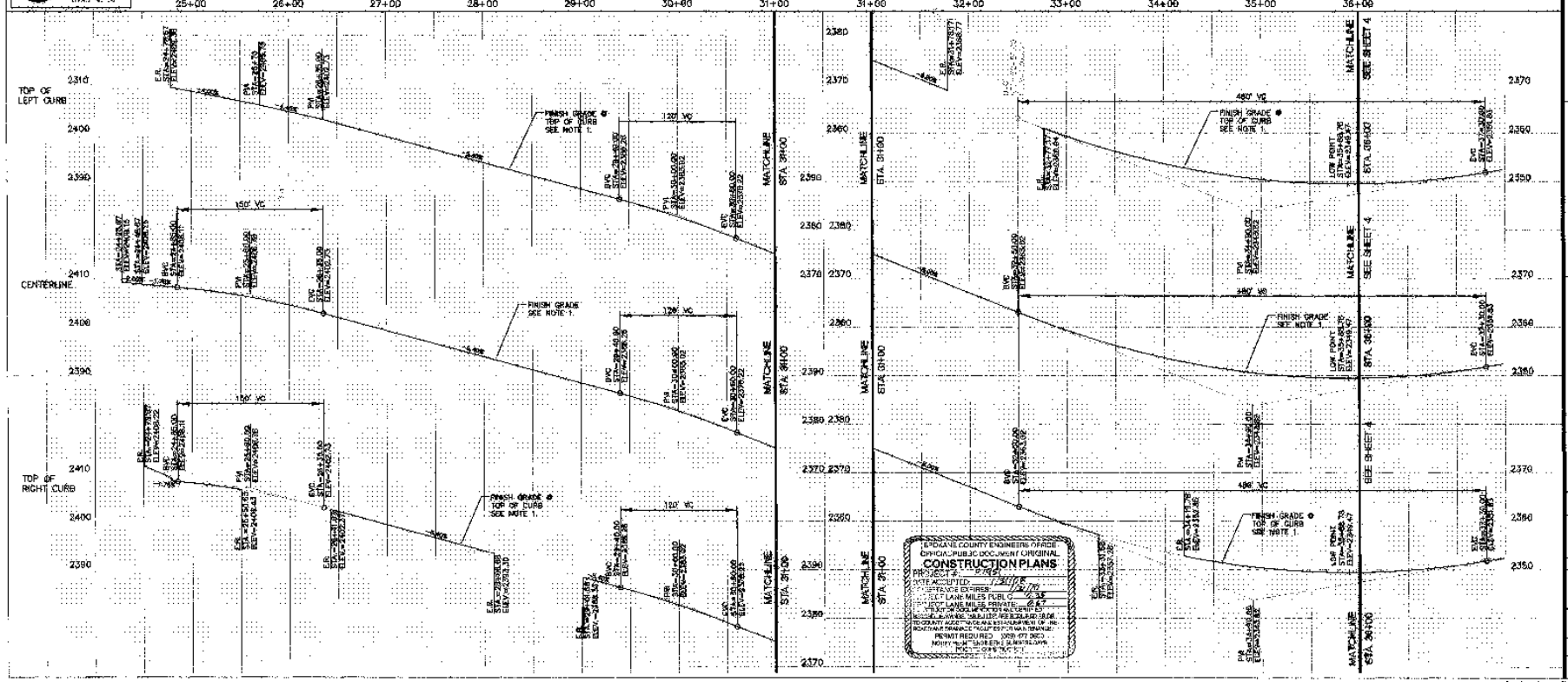
VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



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

CURB RETURN DATA, FACE OF CURB (N-S 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°42'36"	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'
C7	47.91'	30.50'	90°00'00"	30.50'
C8	47.91'	30.50'	90°00'00"	30.50'
C9	47.91'	30.50'	90°00'00"	30.50'
C10	45.64'	30.50'	85°33'11"	28.22'



Landworks ENGINEERING, INC.

VALLEY SPRINGS ADDITION

COLUMBIA DRIVE
STA. 24+28.67 TO STA. 36+00

SPOKANE COUNTY PUBLIC WORKS DIVISION OF BRIDGE & ROAD WORK
VERTICAL DATUM - NAVD 88

DATE	BY	REVISION
1-8-97		
1-8-97		
1-8-97		

SCALE
HOR. 1"=50'
VERT. 1"=5'

PROJECT # 96-0-0
REF. PROJECT # 96-0-0
DRAWN BY: GRC
DESIGNED BY: GRC

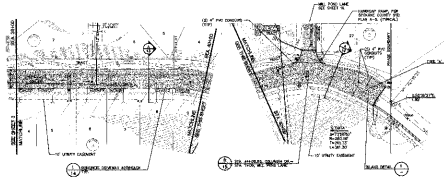
ROAD SHEET
3 OF 24

DEVELOPER'S APPROVAL

DATE

P.1451 Engineered Drawings

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
C1	44.12	30.50'	82°52'58"	26.93'
C2	42.15'	30.50'	79°10'56"	25.22'

ISLAND DETAIL 1"=20'

NORTH

SCALE 50 25 0 50 100 FEET

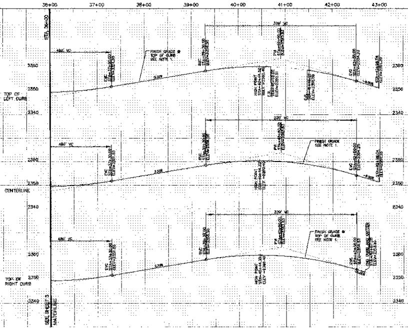
T.B.M.

T.B.M. #1 IRON PIPE NW CORNER OF STE... ... ROAD EL. ...

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 ENGINEER'S OFFICE OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS

SPOKANE COUNTY PUBLIC WORKS DIVISION OF ROADS & ENGINEERING

VERTICAL DATUM - NAVD 88

DEVELOPER'S APPROVAL

DATE 10/15/07

SCALE HOR. 1"=50' VERT. 1"=5'

PROJECT #: DESIGNED BY: GRB CHECKED BY: GRB

VALLEY SPRINGS ADDITION

COLUMBIA DRIVE STA. 36+00 TO STA. 42+98.04

Landworks ENGINEERING, INC.

ROAD SHEET

4 OF 24

F1951

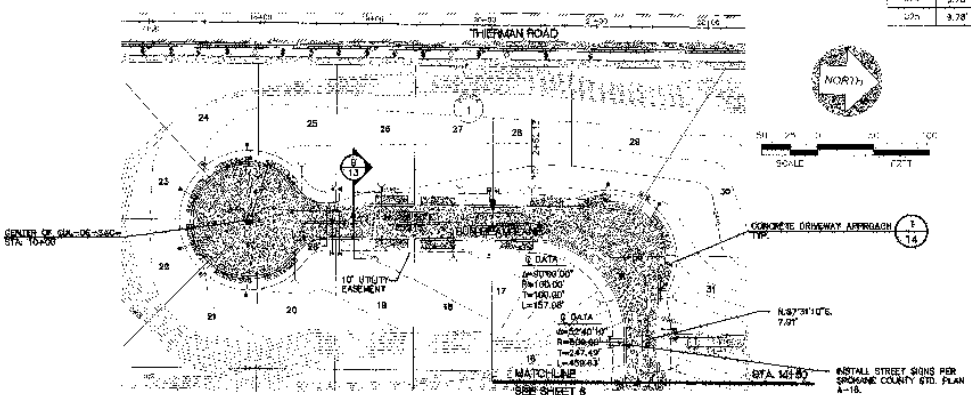
VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.

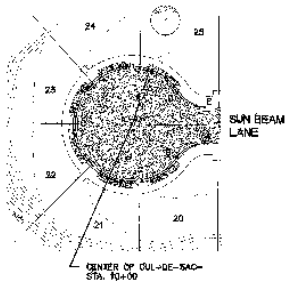
TURN RETURN DATA, BACK TOP OF CURB (THIS SHEET ONLY)				
Curve #	Length	Radius	Delta	Tangent
C22	26.79'	30.00'	51°14'01"	13.38'
C23	26.79'	30.00'	51°14'01"	13.38'
C24	9.78'	28.00'	20°00'52"	4.94'
C25	9.78'	28.00'	20°00'52"	4.94'

T.B.M.

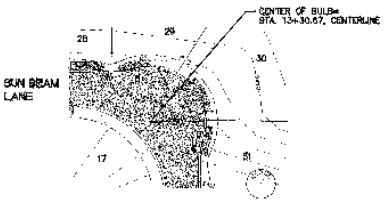
T.B.M. #1 TOP OF THE NW CORNER OF STD. III. THIERMAN ROAD EL. 2423.34

T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE EL. 2347.25





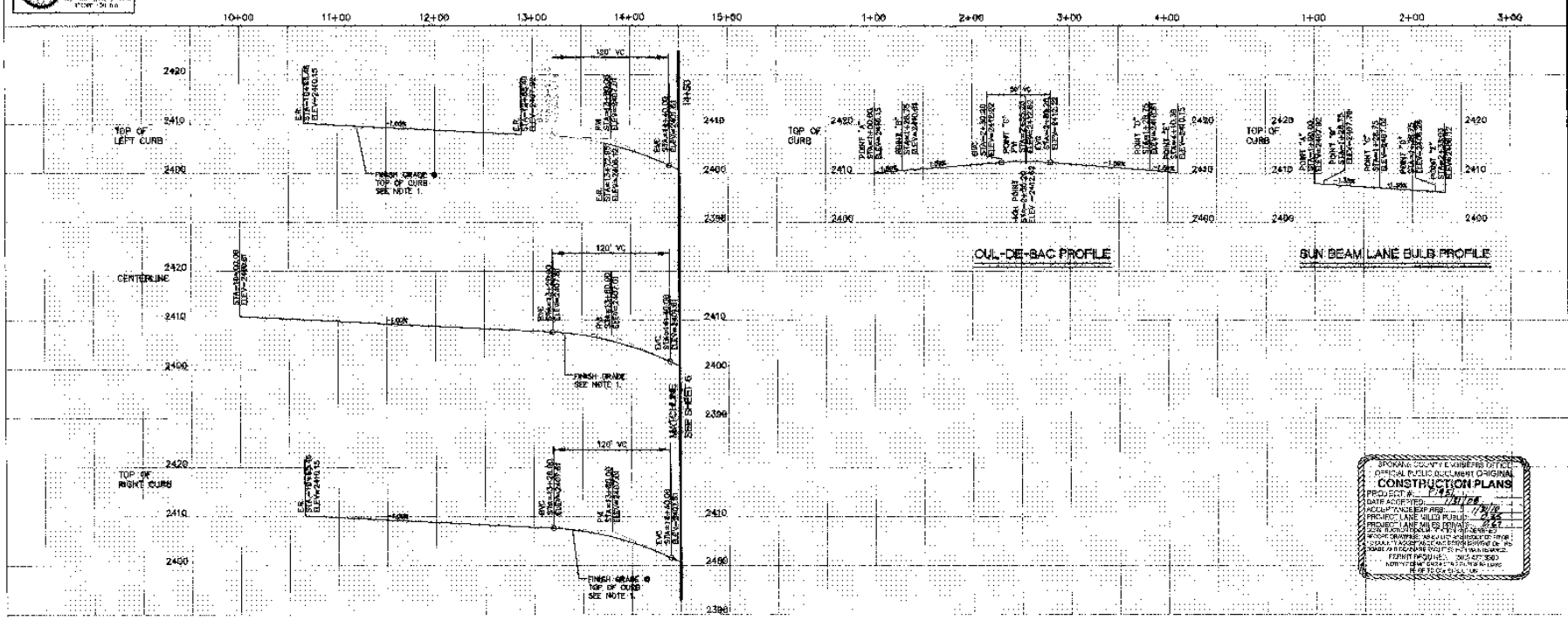
CUL-DE-SAC PLAN



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



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 1451
DATE ACCEPTED 7/31/08
ACCEPTANCE EXPIRES 7/31/10
PROPOSED LANE MILES PUBLIC 0.35
PROPOSED LANE MILES PRIVATE 0.67
NOTE: PLACEMENT OF ITEMS SHOWN ON THIS PLAN SHALL BE IN ACCORDANCE WITH SPOKANE COUNTY STANDARDS. ALL ASPECTS OF THIS PROJECT SHALL BE ACCEPTABLE AND BEGIN WITHIN ONE YEAR FROM THE DATE OF THIS PLAN APPROVAL.
PERMIT INQUIRIES: 509-477-3600
NOTIFY COUNTY ENGINEER 24 HOURS IN ADVANCE OF ANY CONSTRUCTION

Landworks
LAND SURVEYING, INC.
P.O. BOX 1111 SPOKANE, WA 99210-1111
PH. (509) 467-9620 FAX (509) 467-9622

VALLEY SPRINGS ADDITION

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

8-8-07
EXPIRES 10-31-07

AVAILABLE COUNTY ENGINEERING DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA. 99260
PH. 509-477-3600

VERTICAL DATUM - NAVD 88
ELEVATIONS SHOWN HEREON ARE BASED ON NGS BENCHMARK "A" ELEV. 2423.34 AS SHOWN ON THIS PLAN.

#	DATE	BY	DESCRIPTION
1	12-24-07	EFF	INITIAL SUBMITTAL
2	3-17-08	KMK	REVISED BY SPOKANE COUNTY ENGINEERS OFFICE
3	4-15-08	KMK	REVISED BY SPOKANE COUNTY ENGINEERS OFFICE

7/31/08
DATE

DEVELOPER'S APPROVAL

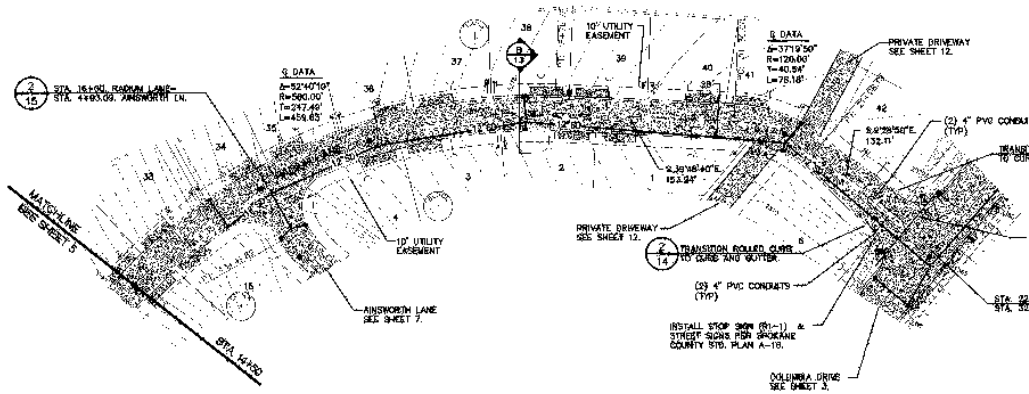
SCALE
HOR. 1"=50'
VERT. 1"=10'

PROJECT #: 06-102
DESIGNED BY: EFF
DRAWN BY: EFF
CHECKED BY: EFF

ROAD SHEET
5 OF 24

P-1451 Engineered Drawings

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



SPOKANE COUNTY PUBLIC WORKS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #
DATE ACCEPTED
ACCEPTANCE LETTER
PROJECT NAME
PERMIT REQUIRED

T.B.M.
B.M. #1 BOX DITCH IN CORNER OF STIP IN TIMBER BOAT
B.M. #2 SOUTH CORNER IN CONCRETE CULVERT SAC CR. SOUTHBOUND

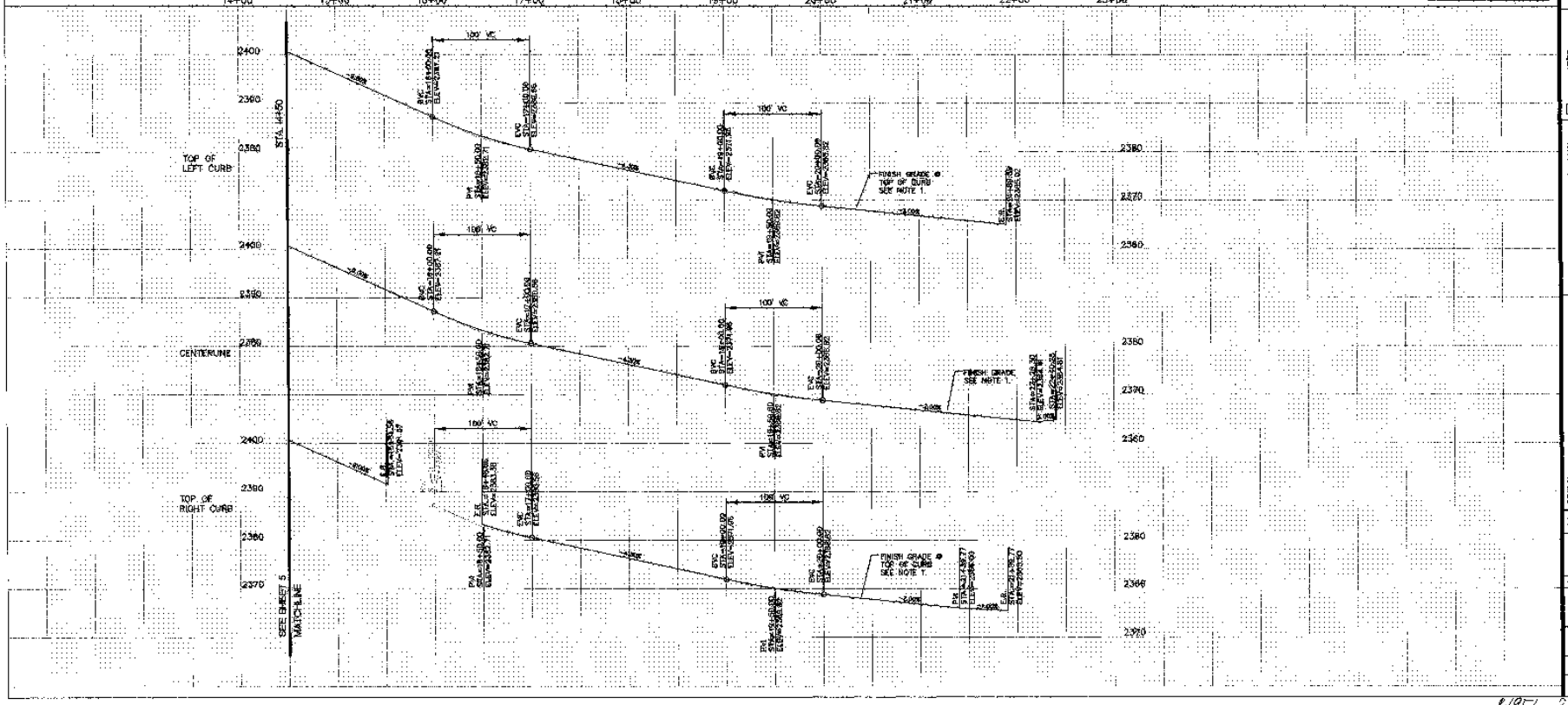
NORTH
SCALE 30 20 0 50 130 Feet

NOTE:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (+0.05') IN OVERALL GRADING PACKAGE.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000

CURB RETURN DATA, BACK TOP OF CURB
(THIS SHEET ONLY)

Curve #	Length	Radius	Delta	Tangent
326	48.82'	30.00'	93°26'57"	33.52'
327	50.11'	30.00'	95°47'27"	33.11'



landworks
ENGINEERING INC.

VALLEY SPRINGS ADDITION

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

SPOKANE COUNTY PUBLIC WORKS
DEPARTMENT OF PLANNING & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA. 99260

VERTICAL DATUM - NAVD 88
STATE PLANE COORDINATES
SPOKANE COUNTY MONUMENT

#	DATE	BY	REVISION
1	7-24-97	JAC	CHANGED SHEET 5
2	8-25-97	CDS	ADDED TOP OF CURB ELEV.
3	10-13-97	CDS	ADDED TOP OF CURB ELEV.

10/16/97
DATE
DEVELOPER'S APPROVAL

SCALE
HOR. (NS)
VERT. (NS)

PROJECT # 95-195
DRAWN BY: PAR
CHECKED BY: EEC

ROAD SHEET
6 OF 24

1951 Engineering Drawings

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

NORTH

SCALE: 1" = 50'

RADIUM LANE SEE SHEET 8.

N.2°28'50"W. 305.55'

℄ DATA
Δ= 20°49'30"
R=701.00'
T=128.28'
L=26.34'

10' UTILITY EASEMENT

N.18°20'26"E. 54.21'

CONCRETE DRIVEWAY APPROACH TYP.

TURNAROUND DETAIL

STA. 13+93.09, AINSWORTH LN.= STA. 19+00, RADIUM LANE

INSTALL STOP SIGN (R1-1) & STREET SIGNS PER SPOKANE COUNTY STD. PLAN A-16.

RADIUM LANE

CURB RETURN DATA, BACK TOP OF CURB (THIS SHEET ONLY)				
Curve #	Length	Radius	Delta	Tangent
C26	48.56'	30.00'	95°24'57"	32.98'
C27	53.11'	30.00'	85°42'27"	33.18'
C28	47.12'	30.00'	90°00'00"	30.00'
C29	47.12'	30.00'	90°00'00"	30.00'

CURB RETURN DATA, EACH OF CURB (THIS SHEET ONLY)				
Curve #	Length	Radius	Delta	Tangent
C5	47.01'	30.00'	90°00'00"	30.00'
C6	47.01'	30.00'	90°00'00"	30.00'

INSTALL STOP SIGN (R1-1) & STREET SIGNS PER SPOKANE COUNTY STD. PLAN A-16.

COLUMBIA DR. SEE SHEET 3.

TRANSITION ROLLED CURB TO CURB AND GUTTER.

10' UTILITY EASEMENT

INSTALL 8' WIDE W.S.D.O.T. TYPE III BARRICADES PERMANENTLY ANCHORED TO PAVEMENT AT STA. 2+08.50, AINSWORTH LANE. BARRICADES MUST SPAN ENTIRE WIDTH OF ROAD (CURB TO CURB). INSTALL R11-2 SIGN ON CENTER BARRICADE PER MUTCD.

N.2°28'50"W. 108.50'

STA. 1+60, AINSWORTH LN.= STA. 26+55.57, COLUMBIA DR.

PLAT BOUNDARY

(2) 4" PVC CONDUITS (TYP)

CONCRETE DRIVEWAY APPROACH TYP.

TRANSITION ROLLED CURB TO CURB AND GUTTER

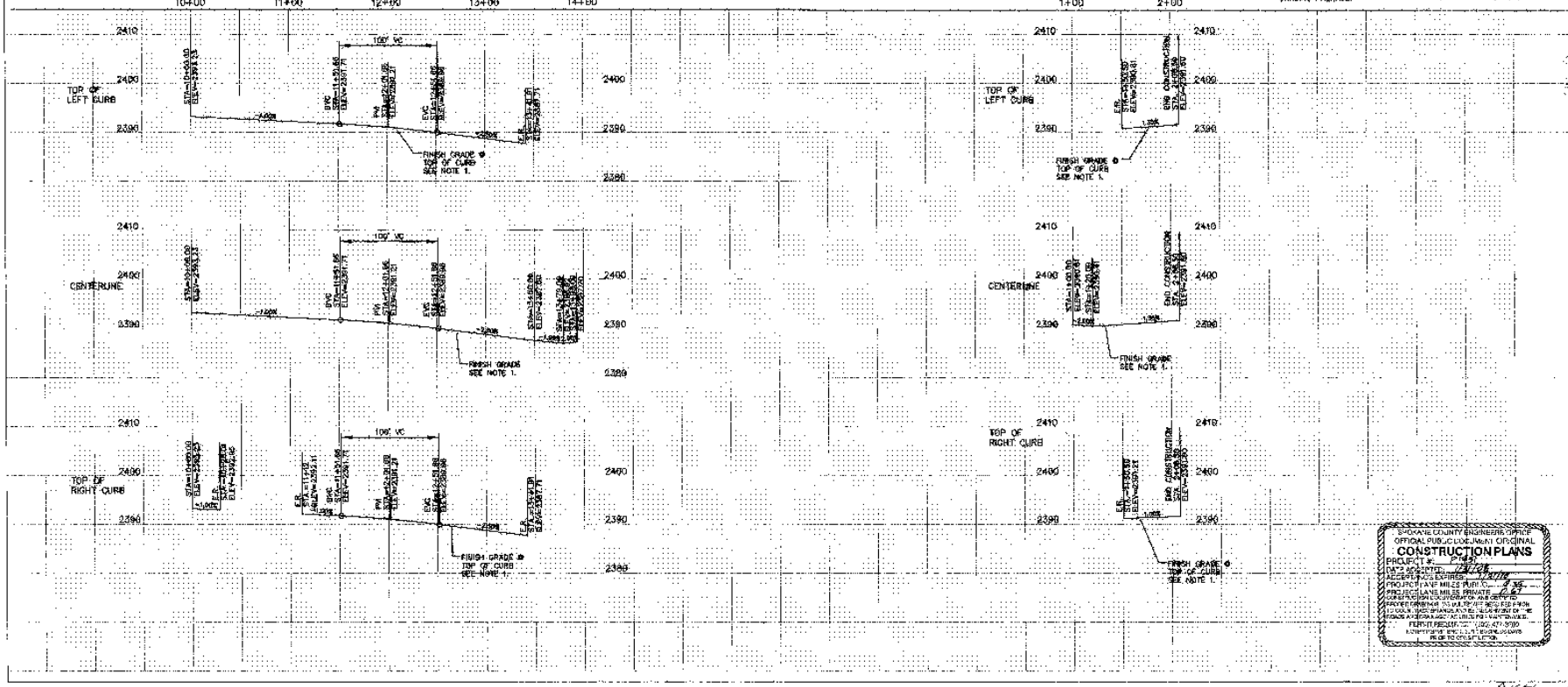
T.B.M.

T.B.M. #1 [illegible]

T.B.M. #2 [illegible]

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000

NOTE:
1. BEHIND GROUND WAS GRADED TO FINISH GRADE (±0.0') IN OVERALL GRADING PACKAGE.



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1951
DATE ACCEPTED: 7-27-06
ACCEPTANCE EXPIRES: 7-27-10
PROJECT LANE MILES (PUBLIC): 0.35
PROJECT LANE MILES (PRIVATE): 0.67
CONSTRUCTION COORDINATOR AND CERTIFIED PROFESSIONAL INSPECTOR REQUIRED FROM DEVELOPER'S ENGINEER. SPANGLER & ASSOCIATES, INC. IS AUTHORIZED BY THE DEVELOPER'S ENGINEER TO PERFORM CONSTRUCTION MANAGEMENT SERVICES.
PERMIT REQUESTS: (509) 477-3690
INSPECTION REQUESTS: (509) 477-3691
RULES TO CONSTRUCTION

Landworks ENGINEERING, INC.

VALLEY SPRINGS ADDITION
AINSWORTH LANE
STA. 1+00 TO STA. 21+08.50
AINSWORTH LANE
STA. 10+00 TO STA. 19+93.09

EXPIRES 12/31/07

VERTICAL DATUM - NAVD 88

-11-1-02
DATE

DEVELOPER'S APPROVAL

NO.	DATE	REVISION
1	3-27-07	[illegible]
2	10-12-07	[illegible]

SCALE
HOR. 1" = 50'
VERT. 1" = 5'

PROJECT #: 02-001
DRAWN BY: [illegible]
DESIGNED BY: [illegible]

ROAD SHEET
7 OF 24

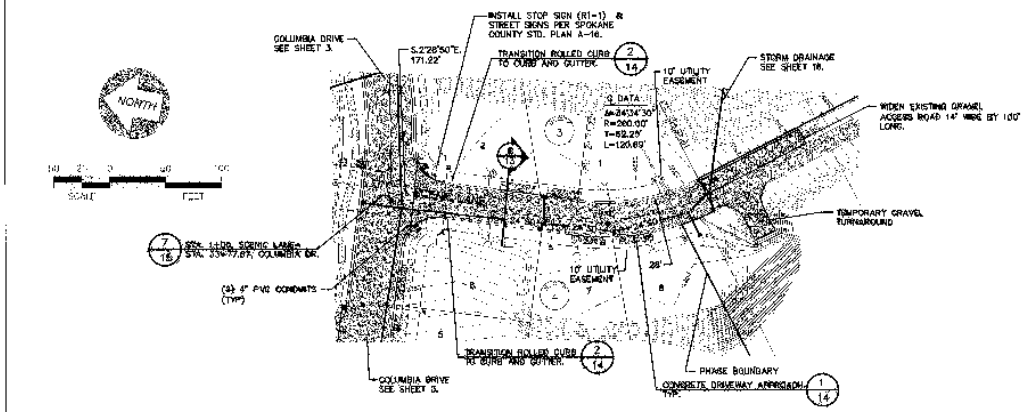
P1951 Engineer Drawings

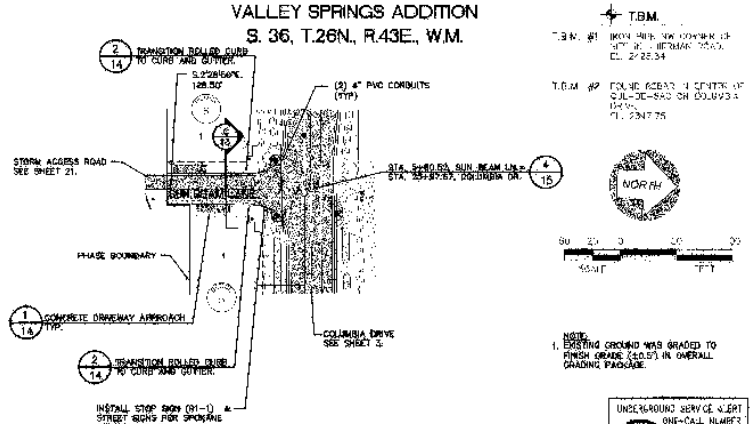
VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.

T.B.M.

T.B.M. #1 [illegible]

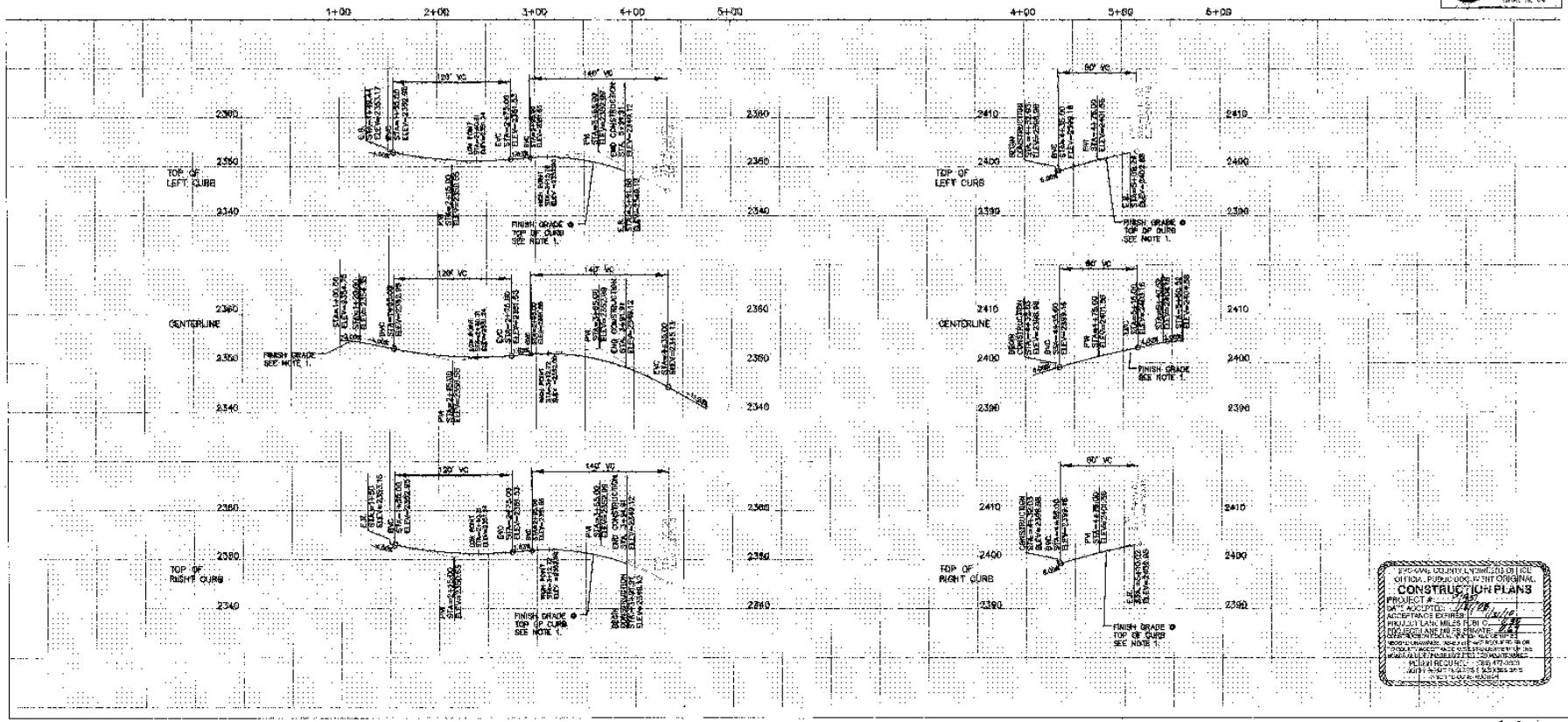
T.B.M. #2 [illegible]





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

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000



SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # [illegible]
DATE ACCEPTED: [illegible]
ACCEPTANCE EXPIRES: [illegible]
PROJECT LANE MILES PUBLIC: [illegible]
PROJECT LANE MILES PRIVATE: [illegible]
[illegible]
[illegible]

#	DATE	BY	REVISION
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]

SCALE
HOR. 1" = 20'
VERT. 1" = 5'

DEVELOPER'S APPROVAL

DATE

PROJECT #: [illegible]
DESIGNED BY: [illegible]
DRAWN BY: [illegible]

ROAD SHEET
8 OF 24

Landworks
KCI TECHNOLOGIES, INC.

VALLEY SPRINGS ADDITION
SCENIC LANE
STA. 1+00 TO STA. 3+39.91
SUN BEAM LANE
STA. 4+32.02 TO STA. 5+60.52

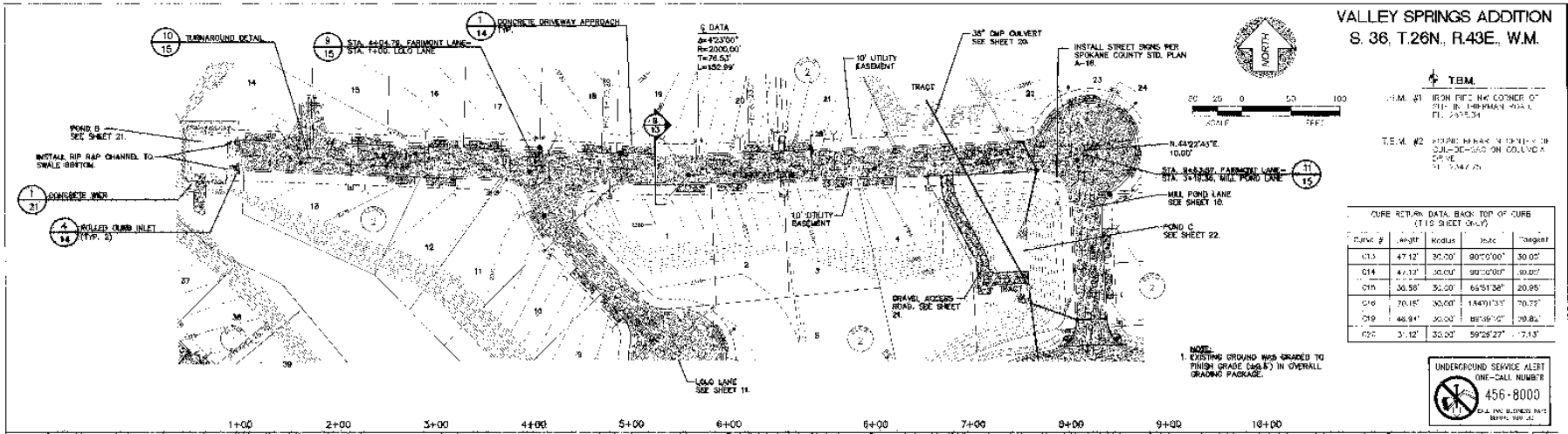
SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & TRANSPORTATION
1 SOUTH GRAND AVE.
SPOKANE, WA. 99201
PHONE (509) 477-3600

VERTICAL DATUM - NAVD 88
[illegible]

1/15/02
DATE

P-1051 Engineering

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



T.B.M.

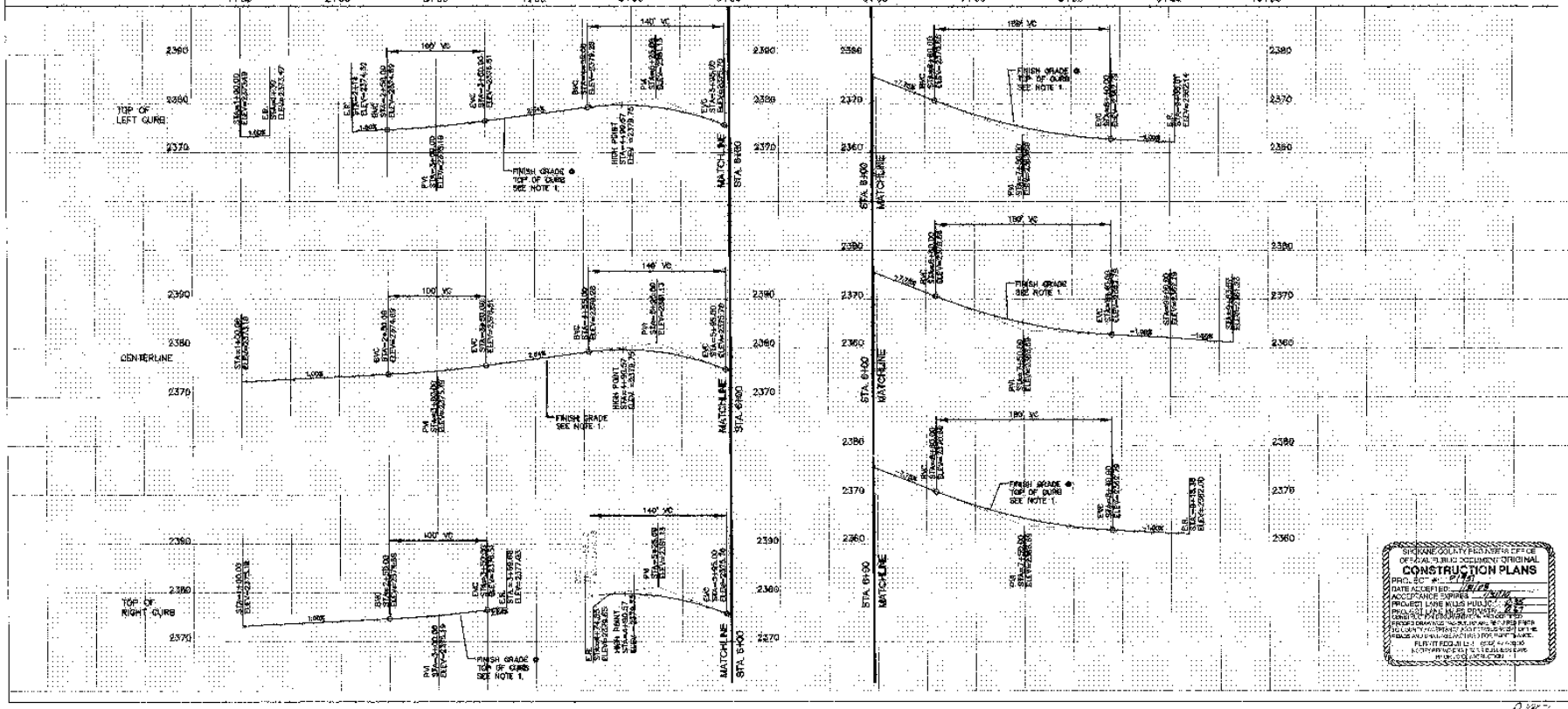
T.B.M. #1 IRON PIPE NW CORNER OF STA. B, FIRMAN ROAD ELEV. 2375.34

T.B.M. #2 [illegible] ON COLUMBIA DRIVE ELEV. 2347.26

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	70.15'	30.00'	134°01'33"	70.72'
C19	46.94'	30.00'	89°36'00"	29.82'
C20	31.12'	30.00'	59°26'27"	17.13'

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 EXAMINER OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJ. NO.: [illegible]
DATE ACCEPTED: [illegible]
ACCEPTANCE EXPIRES: [illegible]
PROJECT LANE MILES: [illegible]
PROJECT AREA IN SQ. FT.: [illegible]
[illegible]

Landworks ENGINEERING, INC.

VALLEY SPRINGS ADDITION

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

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF GEOLOGY AND EARTH RESOURCES
[illegible]
VERTICAL DATUM - NAVD 88
[illegible]

REVISIONS		
[illegible]		

DATE	BY
[illegible]	[illegible]

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

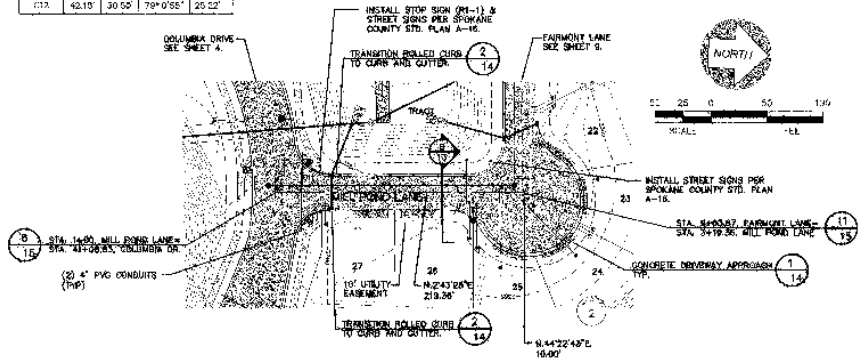
[illegible]
DEVELOPER'S APPROVAL
DATE

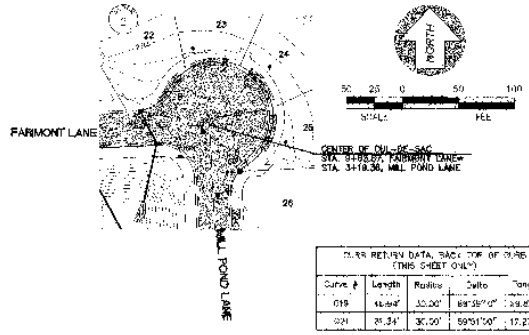
ROAD SHEET
9 OF 24

PMT Long Road Drawing

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

CURB RETURN DATA, BACK OF CURB (THIS SHEET ONLY)				
Curve #	Length	Radius	Delta	Tangent
C1	44.12'	30.00'	82°30'34"	26.92'
C12	42.18'	30.00'	79°0'55"	25.22'





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

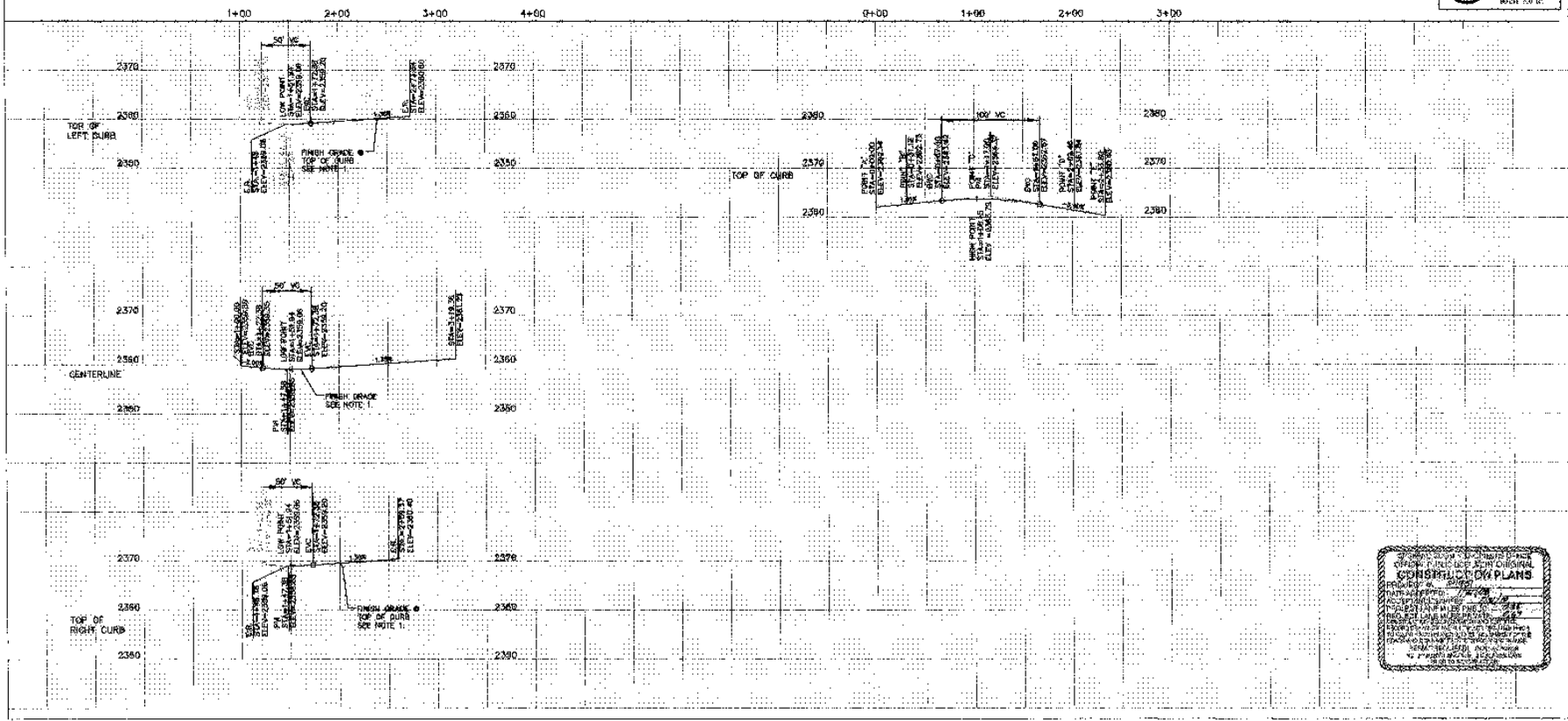
T.B.M.

T.B.M. #1 [illegible] EL. 2425.39

T.B.M. #2 FOUND BRASS IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2427.75

CURB RETURN DATA, BACK OF CURB (THIS SHEET ONLY)				
Curve #	Length	Radius	Delta	Tangent
C19	46.94'	30.00'	89°38'7"	29.82'
C20	26.34'	30.00'	50°31'50"	14.27'

UNDERGROUND SERVICE ALERT ONE-CALL NUMBER 456-8000



APPROVED PUBLIC WORKS ORIGINAL CONSTRUCTION PLANS
PROJECT #
DATE APPROVED
ACCEPTANCE EXPIRES
THIS PLAN IS NOT VALID UNTIL
REQUIRED LANE MILES
PROJECT ACCEPTANCE DATE
SIGNATURE OF PUBLIC WORKS DIRECTOR

Landworks ENGINEERING, INC.

VALLEY SPRINGS ADDITION

MILL POND LANE
STA. 14+00 TO STA. 3+19.36

SPOKANE COUNTY PUBLIC WORKS
ENGINEERING & PROJECT MANAGEMENT
SPOKANE, WA 99260
PHONE: (509) 477-3600

VERTICAL DATUM - NAVD 88

NO.	DATE	BY	REVISION
1	1-8-07	GRF	ISSUED FOR PERMIT
2	1-12-07	GRF	REVISED PER COUNTY COMMENTS
3	1-12-07	GRF	REVISED PER COUNTY COMMENTS

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

DEVELOPER'S APPROVAL

1/26/07
DATE

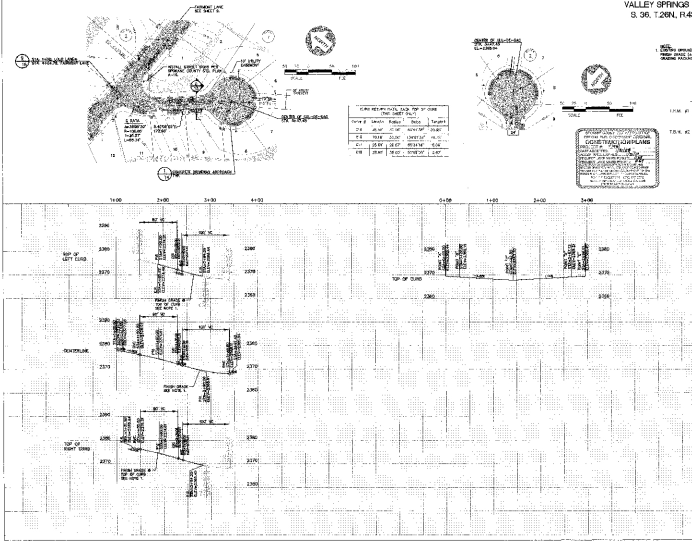
PROJECT #: 06-0[illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]

ROAD SHEET
10 OF 24

P-1951 Snohomish Village

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.



CURB RETURN DATA, BACK TOP OF CURB (THIS SHEET ONLY)				
Curve #	Length	Radius	Delta	Tangent
C15	45.58'	40.00'	65°17'38"	20.95'
C16	70.16'	30.00'	134°01'30"	46.75'
C17	25.69'	22.67'	65°24'18"	15.69'
C18	28.88'	30.00'	55°09'30"	5.67'

T.B.M.
T.B.M. #1 INCH PIPE NW CORNER OF ... HERMAN ROAD. EL=2125.34
T.B.M. #2 ... REBAR @ CENTER OF CUL-DE-SAC ON ... EL=2347.75

SPOKANE COUNTY ENGINEERS OFFICE
CONSTRUCTION PLANS

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000

Landworks ENGINEERING, INC.

VALLEY SPRINGS ADDITION
LOLO LANE
STA. 1+00 TO 3+47.45

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING

VERTICAL DATUM - NAVD 88

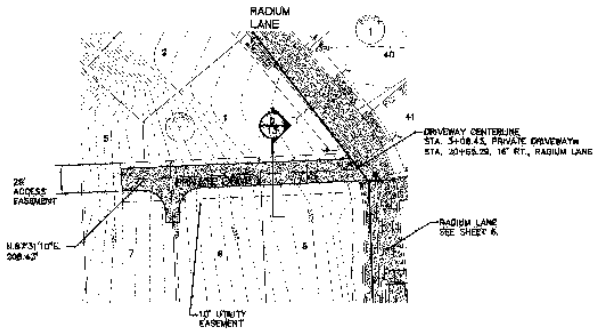
DEVELOPER'S APPROVAL
DATE

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

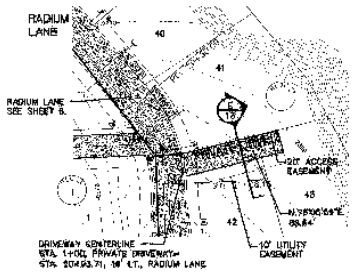
ROAD SHEET
11 OF 24

P-1951

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



PRIVARE DRIVEWAY 1



PRIVARE DRIVEWAY 2

SCALE FEET

T.B.M.

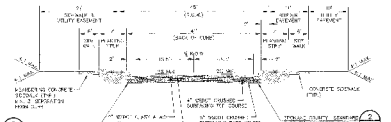
T.B.M. #1 IRON PIPE IN CONCRETE CAP S.E. CORNER OF HOUSE ELEV. 2125.27'

T.B.M. #2 POINT SPIKE IN TOP OF CUL-DE-SAC ON COLUMBIA DRIVE ELEV. 2142.75

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

SPOKANE COUNTY PUBLIC WORKS DIVISION
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # FP 60
ACCEPTANCE DATE 1/8/08
PROJECT LANE MILES PUBLIC 0.56
PROJECT LANE MILES PRIVATE 0.61
PROJECT LANE MILES TOTAL 1.17
PROJECT MANAGER: DAVID A. HEDGE, P.E.
PROJECT ENGINEER: ROBERT D. BRAGDON
PROJECT INSPECTOR: ROBERT D. BRAGDON
PROJECT ENGINEER: ROBERT D. BRAGDON
PROJECT MANAG

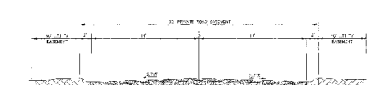
VALLEY SPRINGS ADDITION
S. 31, T.26N., R.44E., W.M.



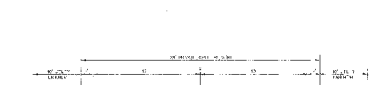
TYPICAL ARTERIAL ROAD SECTION (A / 3-4)
NOT TO SCALE

PRIVATE DRIVEWAY #1 (D / 12)
NOT TO SCALE

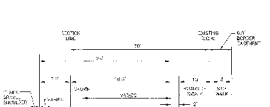
PRIVATE DRIVEWAY #2 (E / 12)
NOT TO SCALE



TYPICAL PRIVATE ROAD W/O SIDEWALKS (B / 3-10)
NOT TO SCALE

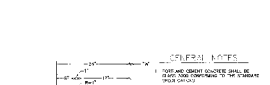


TYPICAL PRIVATE ROAD W/O SIDEWALKS (C / 1&11)
NOT TO SCALE

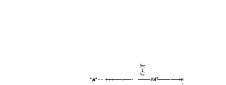


TYPICAL THERMAN RD. WIDENING SECTION (F / 2)
NOT TO SCALE

TYPE "A" CURB (1 / 3-4)
NOT TO SCALE



TYPE "B" CURB AND GUTTER (2)
NOT TO SCALE



TYPE "B" CURB AND GUTTER (3)
NOT TO SCALE

GENERAL NOTES

1. POST AND CEMENT CONCRETE SHALL BE OF MIX TYPE CORRESPONDING TO THE SCHEDULE PRESCRIBED.
2. REINFORCED PLAIN, JOINTS FOR PLACEMENT, CONSTRUCTION, SHALL BE AS SPECIFIED.
3. JOINT EXPANSION JOINTS IN STRAIGHT AND CURVED SEGMENTS, SHALL BE PLACED AS TRAFFIC REQUIRES.
4. FINAL CONCRETE SHALL BE AFTER 48 TO 72 HRS. BEGINNING AND ENDING POINTS OF THE SEGMENTS TO BE SHOWN ON AS THE STANDARD SPECIFICATIONS.
5. ALL JOINTS SHALL BE FREE FROM ALL TO PROVIDE A SMOOTH, SMOOTH NEC EDITING FINISH.
6. DO NOT USE ONLY IN SPECIAL CASES WITH APPROVAL IN THE STRAIGHT SEGMENTS.
7. CURVED SHALL HAVE A LIGHT BROOMED FINISH. CUTTING SHALL BE PACKED WITH A STEEL TROWEL.

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 GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER SHOWN OR NOT SHOWN. FURTHER, WE DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH WE DO DEPICT THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-9000
NOT INTENDED FOR ACTUAL USE

DETAIL SHEET
13 OF 24

Landworks
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
DEVELOPMENT CONSULTANTS
1111 N. FIRST STREET, SUITE 1
BLAINE, WASHINGTON 98230
(360) 332-5551

VALLEY SPRINGS ADDITION
ROAD SECTION AND DETAIL SHEET

CONSTRUCTION PLANS
PRELIMINARY PLAN
NOT FOR CONSTRUCTION

DEVELOPER'S APPROVAL
DATE

REVISION	BY	DATE
PRELIMINARY		
REVISED PER CITY COMMENTS		
REVISED PER CITY COMMENTS		

SCALE	DATE
HOR.	
VERT.	

DATE	BY
1-18-18	
2-15-18	
3-15-18	
4-16-18	
5-16-18	
6-16-18	
7-16-18	
8-16-18	
9-16-18	
10-16-18	
11-16-18	
12-16-18	

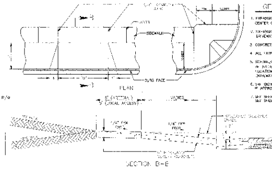
Pitch Grade Drawings

VALLEY SPRINGS ADDITION

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

GENERAL NOTES

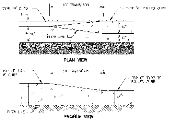
1. EXPANSION JOINT MATERIAL SHALL BE PLACED IN THE CENTER OF ALL DRIVEWAYS OVER 20' IN WIDTH
2. EXPANSION JOINT REQUIRED IF POUR INCLUDES ADDITIONAL DRIVEWAY AREA.
3. CONCRETE FOR DRIVEWAYS SHALL BE CLASS 3000 AIR ENTRAINED
4. ALL EXTERNAL EDGES TO BE TROWELLED WITH 1/4" RADIUS EDGER.
5. SIDEWALK TO 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)



CONCRETE DRIVEWAY APPROACH (1 / 5-11)

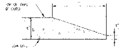
SPOKANE COUNTY STD. PLAN A-4

NOT TO SCALE



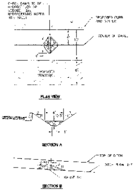
CURB TRANSITION (2 / 6,8,10)

NOT TO SCALE



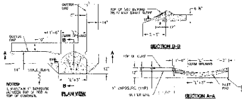
CURB END TAPER (3 / 2)

NOT TO SCALE



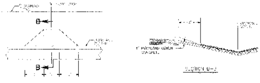
CHECK DAM (5 / 2)

NOT TO SCALE



ROLLED CURB INLET (4 / 9)

NOT TO SCALE



CURB INLET TYPE 1 (6 / 2)

NOT TO SCALE

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% [illegible] PERENNIAL 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

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.

SPOKANE COUNTY ... OFFICIAL ... ORIGINAL CONSTRUCTION PLANS

UNDERGROUND SERVICE ALERT ONE-CALL NUMBER 456-8000

Landworks ENGINEERING, INC.

VALLEY SPRINGS ADDITION

ROAD SECTION AND DETAIL SHEET

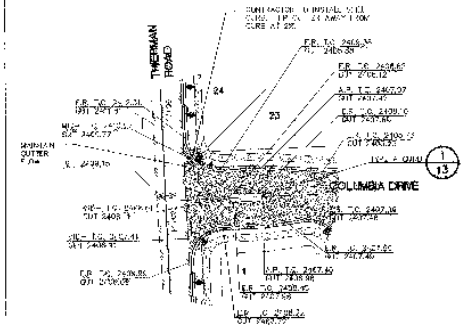
DEVELOPER'S APPROVAL — DATE

SCALE HOR. N/A VERT. N/A

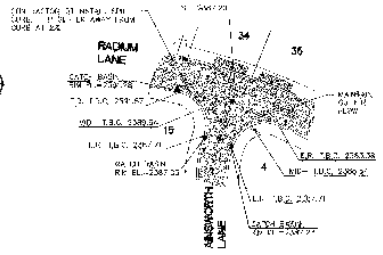
DETAIL SHEET

P-1951 Eng Road Drainage

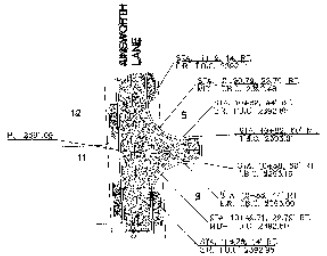
VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



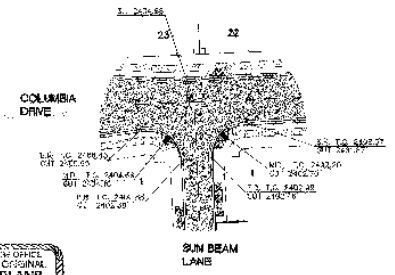
1 / 2,3 INTERSECTION DETAIL
SCALE 1"=50'



2 / 6,7 INTERSECTION DETAIL
SCALE 1"=50'

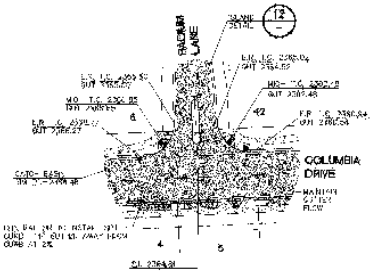


3 / 7 TURNAROUND DETAIL
SCALE 1"=50'

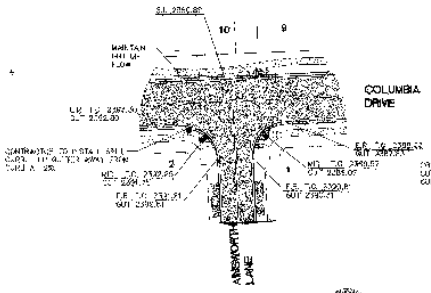


4 / 3,5 INTERSECTION DETAIL
SCALE 1"=50'

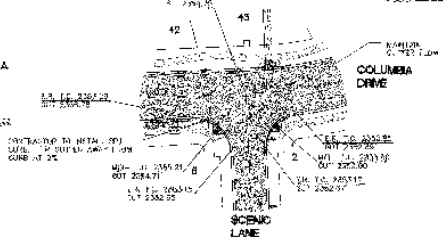
SPOKANE COUNTY PUBLIC WORKS
OFFICIAL PUBLIC RECORD WITH ORIGINAL
CONSTRUCTION PLANS
PROJECT # 91-427
DATE ACCEPTED 10/1/98
ACCOUNTANT'S LIST
PROJECT CONTROLLER
PROJECT CONTROLLER
PROJECT CONTROLLER
PROJECT CONTROLLER
PROJECT CONTROLLER



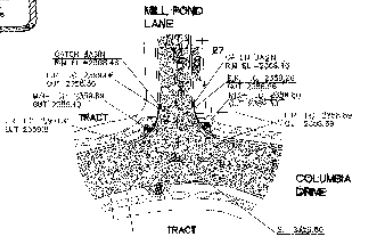
5 / 3,6 INTERSECTION DETAIL
SCALE 1"=50'



6 / 3,7 INTERSECTION DETAIL
SCALE 1"=50'



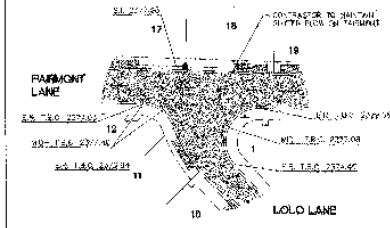
7 / 3,8 INTERSECTION DETAIL
SCALE 1"=50'



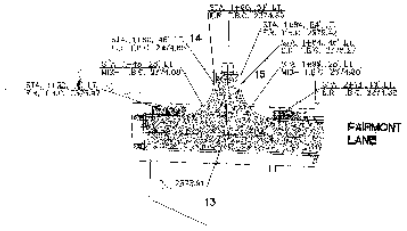
8 / 4,10 INTERSECTION DETAIL
SCALE 1"=50'

SPOKANE COUNTY PUBLIC WORKS
HORIZONTAL CONTROL REFERENCE
SPOKANE, WASHINGTON
FILENAME: 91-427.DWG

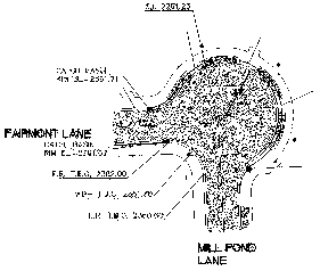
VERTICAL DATUM - NAVD 88



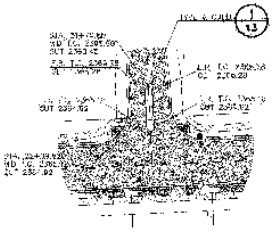
9 / 9,11 INTERSECTION DETAIL
SCALE 1"=50'



10 / 9 TURNAROUND DETAIL
SCALE 1"=50'



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



12 / — ISLAND DETAIL
SCALE 1"=50'

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION COMPLETED BY OLC 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

Landworks ENGINEERING, INC.

VALLEY SPRINGS ADDITION

INTERSECTION DETAIL SHEET

FINAL 10-15-97

REVISIONS	BY	DATE
ADDITION AS NOTED		
SEWER & WATER		
SEWER & WATER		

SCALE
HOR. N/A
VERT. N/A

10/10/97
DATE
DEVELOPER'S APPROVAL

PROJECT # 92-003
DESIGNED BY: MHJ
DRAWN BY: SBB
CHECKED BY:

DETAIL SHEET
15 OF 24

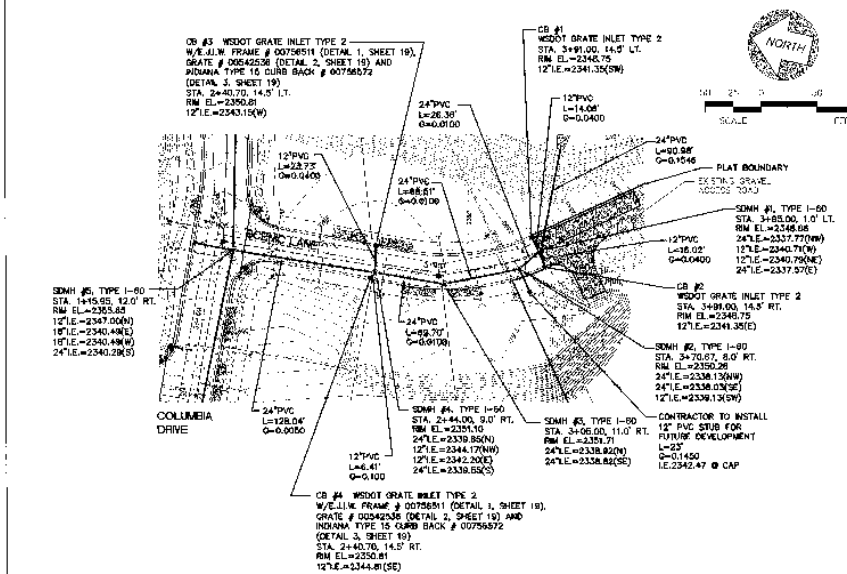
P-1951

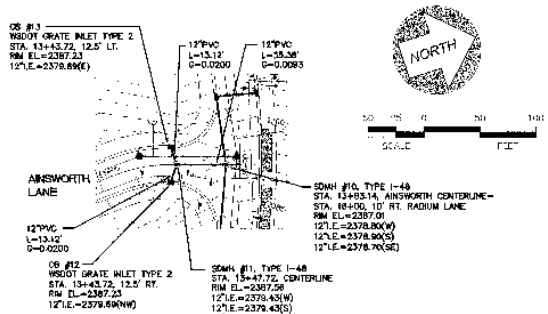
VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.

TBM

T.B.M. #1 IRON PIPE 1/2" COVERED OR 30" IN T.W.DAMAN SOND. EL. 2'+20.34

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

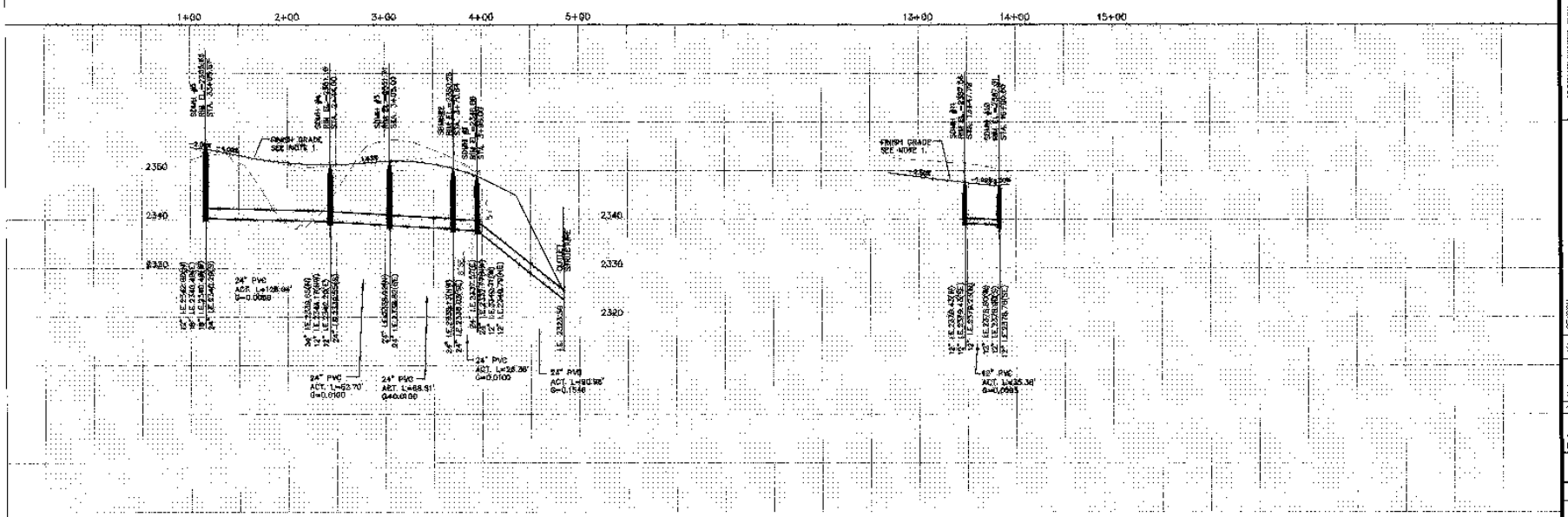




NOTES:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.
2. SEE DRAINAGE NOTES ON SHEET 19.

UNDERGROUND SERVICE ALERT
ONE CALL NUMBER
456-8000

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL FOLDED CONSTRUCTION ORIGINAL
CONSTRUCTION PLANS
PROJECT #
DATE ACCEPTED
ACCEPTANCE EXPIRES
PROJECT ENGINEER
REVIEWED BY



Landworks
ENGINEERING INC.

VALLEY SPRINGS ADDITION
SCENIC LANE
STA. H00 TO STA. 3+95
AINSWORTH LANE
STA. B9+43.72 TO STA. 13+63.14

VERTICAL DATUM - NAVD 88

NO.	DATE	REVISION
1	10-15-97	DEVELOPER'S APPROVAL

SCALE
HOR. 1"=50'
VERT. 1"=5'

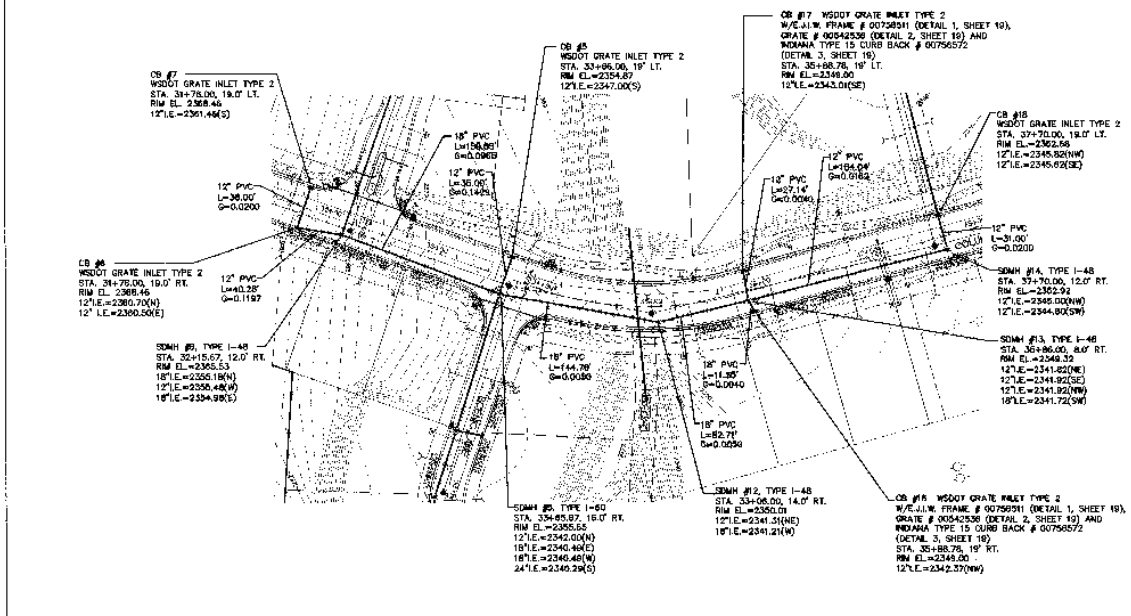
DATE

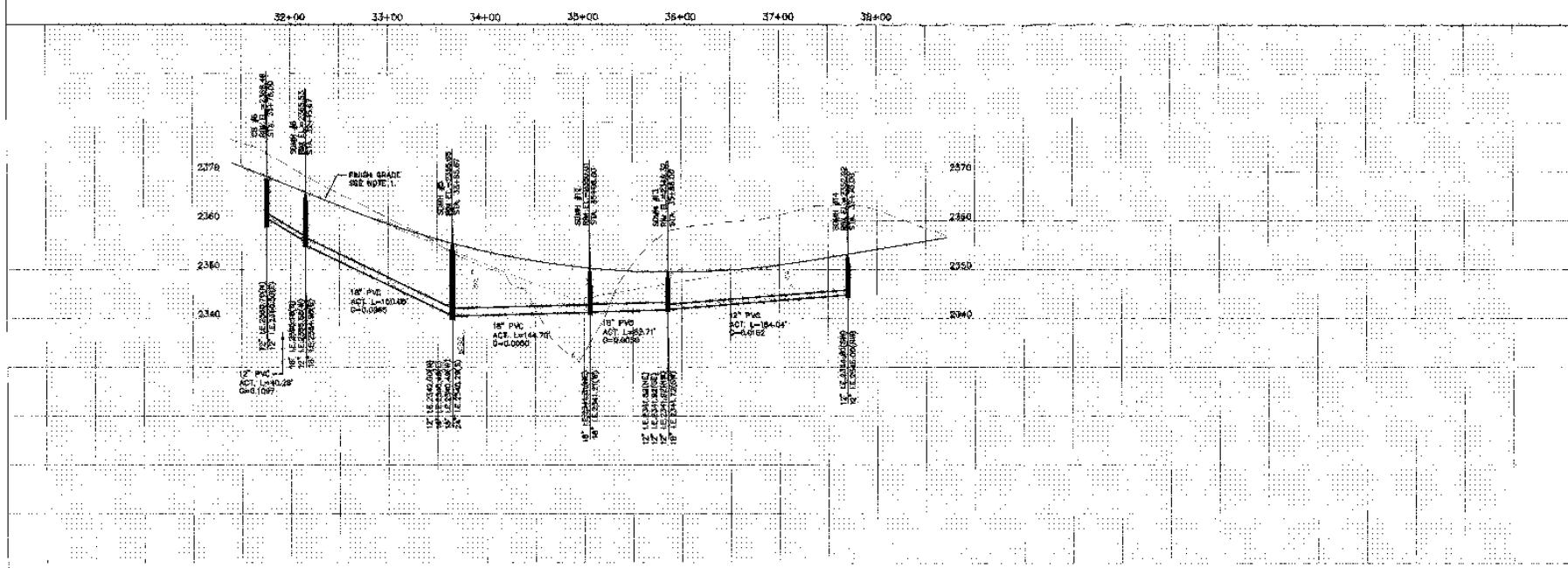
DEVELOPER'S APPROVAL

STORM SHEET

16 OF 24

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





T.B.M.

T.B.M. #1 IRON PIPE IN CORNER OF SIDEWALK ON HERMAN ROAD
EL. 2370.14

T.B.M. #2 ROUND BRASS MONUMENT OF CUL-DE-SAC ON COLUMBIA DRIVE
EL. 2367.75

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.

INDIANA COUNTY CONSERVATION DISTRICT
OFFICIAL PLAN DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 01-160
DATE ACCEPTED 10/08
ACCEPTANCE EXPIRES 10/10
PROJECT CURB MILES PUBLIC 0.35
PROJECT CURB MILES PRIVATE 0.67
SIGNATURE
THIS DOCUMENT MUST BE KEPT ON SITE DURING CONSTRUCTION
FOR ADDITIONAL INFORMATION CONTACT THE INDIANA COUNTY CONSERVATION DISTRICT AT 724-463-8300
FOR ENGINEERING INFORMATION CONTACT THE INDIANA COUNTY ENGINEER AT 724-463-8000

Landworks ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
2000 WEST PITTSBURGH STREET
INDIANA, PENNSYLVANIA 15701
(724) 463-8300 FAX (724) 463-8305

VALLEY SPRINGS ADDITION

COLUMBIA DRIVE
STA. 24+28.67 TO 36+00

10-15-07

VERTICAL DATUM - NAVD 88
BENCHMARK #1 - IRON PIPE IN CORNER OF SIDEWALK ON HERMAN ROAD
ELEVATION = 2370.14 (NAVD 88)
BENCHMARK #2 - ROUND BRASS MONUMENT OF CUL-DE-SAC ON COLUMBIA DRIVE
ELEVATION = 2367.75 (NAVD 88)

#	DATE	BY	REVISION
1	12-3-07	TT	REVISED PER DEP COMMENTS DATED 11-14-07
2	12-10-07	TT	REVISED PER DEP COMMENTS DATED 12-10-07

10/10/07
DATE
DEVELOPER'S APPROVAL

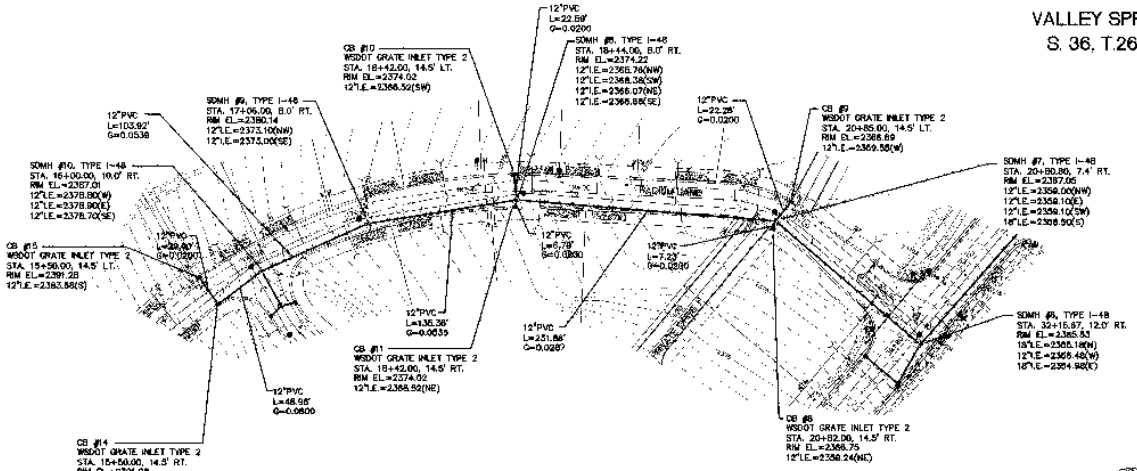
SCALE
HOR. 1"=50'
VERT. 1"=2'

PROJECT: 06-002
DRAWN BY: DRN
DESIGNED BY: DJB

STORM SHEET
17 OF 24

Eng Plan Drainage

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



NORTH

SCALE: 50 25 0 50 100 FEET

T.B.M.

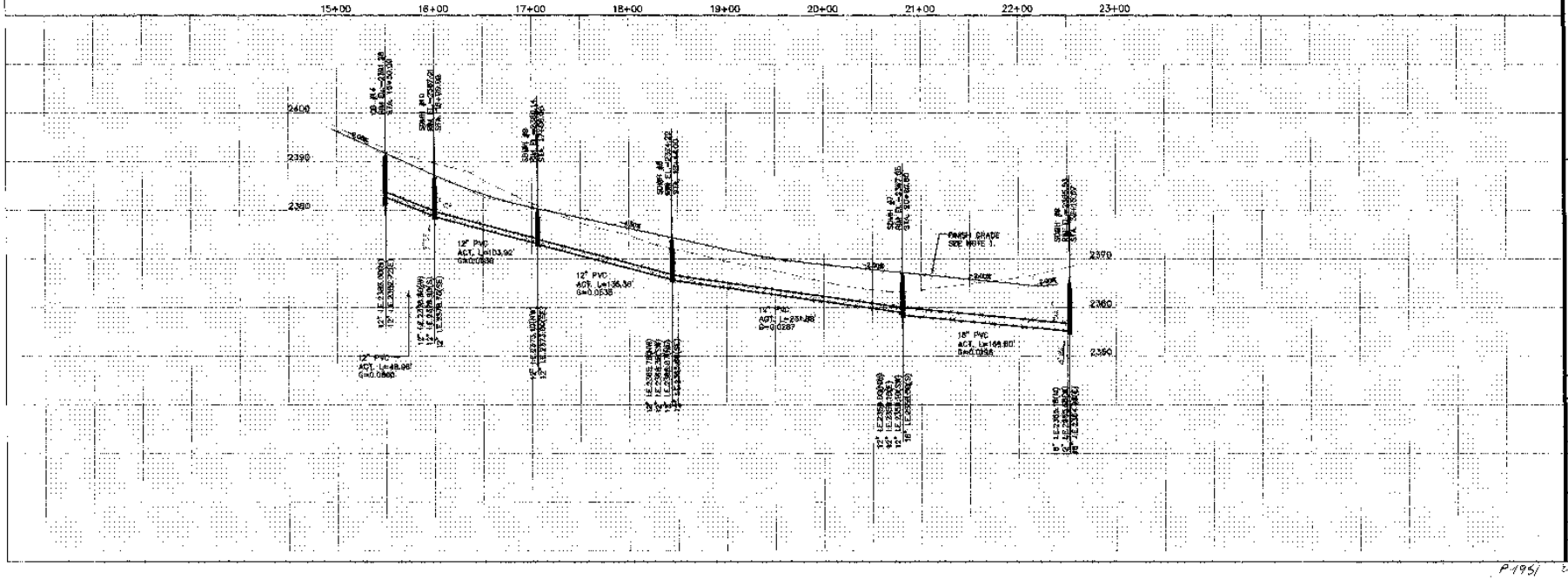
T.B.M. #1 IRON PIPE IN CONCRETE IN SITE IN THE BIRCH ROAD. EL. 2-22.34

T.B.M. #2 PUBLIC REBAR IN CENTER OF CUL-DE-SAC IN CULLEY PLACE DRIVE. EL. 2347.70

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
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.

KITTITAS COUNTY PUBLIC WORKS DEPT.
APPROVAL PLANS DO NOT CONSTITUTE ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1951
DATE ACCEPTED: 7/8/08
ACCEPTANCE EXPIRES: 7/8/10
PROJECT LANE MILES PUB IC: 0.35
PROJECT LANE MILES PRIVATE: 0.67
ACCEPTANCE NOT A GUARANTEE OF ACCURACY OR SUITABILITY FOR ANY PURPOSE. ACCEPTANCE DOES NOT ENTITLE ANY PERSON TO DAMAGES. ACCEPTANCE DOES NOT ENTITLE ANY PERSON TO ENTER ON PRIVATE PROPERTY.
ALL RIGHTS RESERVED (RCW 36.32.120(6))
THIS PLAN SHALL EXPIRE TWO YEARS FROM DATE OF ACCEPTANCE UNLESS EXTENDED BY COUNTY.



Landworks
ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
1111 N. PINE STREET, ELLENSBURG, WA 98926
(509) 925-4159 FAX (509) 925-4159

VALLEY SPRINGS ADDITION

RADIUM LANE
STA. 15+00 TO 22+40.90

KITTITAS COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
411 N. PINE STREET
ELLENSBURG, WA 98926
(509) 962-7508

VERTICAL DATUM - NAVD 88
BENCHMARK #08-110, BRASS CAP IN CONCRETE MONUMENT, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF SUNLAND BLVD. & SUNLAND DR.

#	DATE	BY	REVISION
1	6-24-08	GRA	ISSUED FOR REVIEW
2	7-7-08	KMT	REVISED PER REVIEW COMMENTS
3	9-17-08	KMT	REVISED PER REVIEW COMMENTS

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

PROJECT #: L-0525
DESIGNED BY: GRA
DRAWN BY: GRA
CHECKED BY: BRC

STORM SHEET

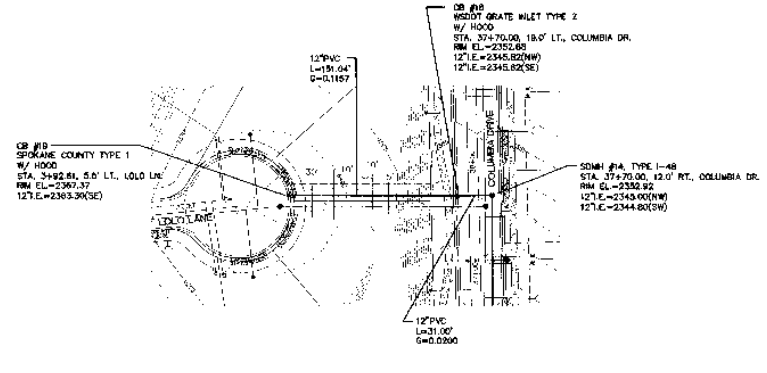
18 OF 24

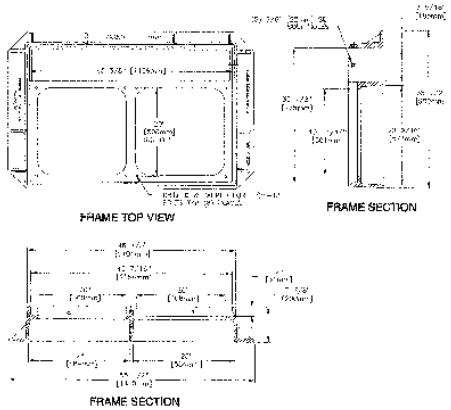
10/16/08
DATE

DEVELOPER'S APPROVAL

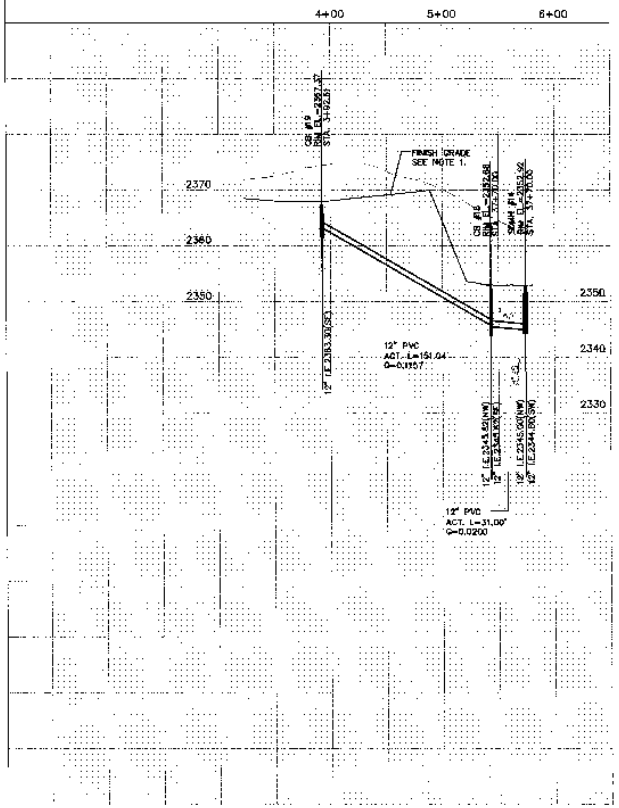
P-1951

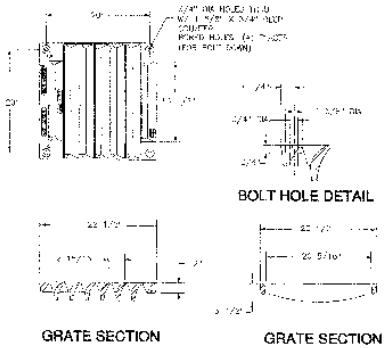
VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



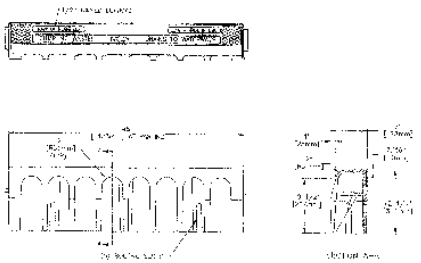


E.J.I.W. FRAME # 0075651 (1) 16-17





E.J.I.W. GRATE # 00542536 (2) 16-17



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

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.

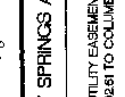
7. GRATE INLET TYPE 2 SHALL CONFORM TO WSDOT STANDARD PLAN B-35.40-00. FRAME AND VANED GRATE SHALL CONFORM TO WSDOT STANDARD PLAN B-40.40-00, NORMAL INSTALLATION. SPOKANE COUNTY CATCH BASIN TYPE 1 W/ HOOD SHALL CONFORM TO SPOKANE COUNTY STANDARD PLAN B-4 WITH TYPE 2 METAL FRAME CONFORMING TO SPOKANE 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.

VALLEY SPRINGS ADDITION

UTILITY EASEMENT
STA. 3+92.61 TO COLUMBIA DRIVE



SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
VERTICAL DATUM = NAVD 88

DEVELOPER'S APPROVAL — DATE

SCALE
HOR. 1"=50'
VERT. 1"=5'

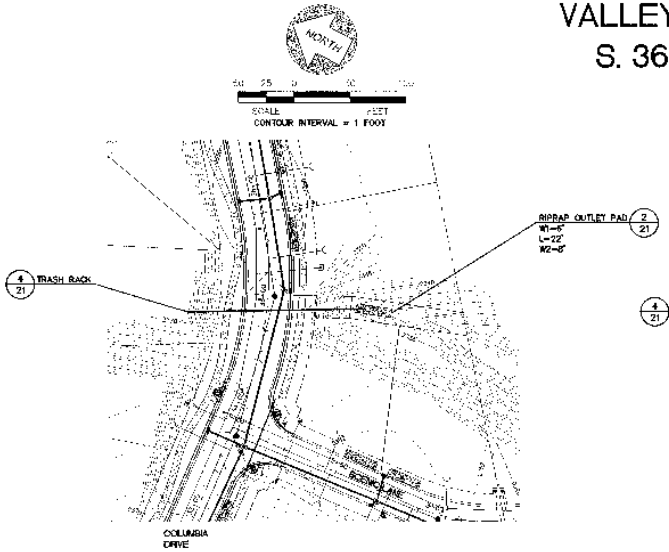
PROJECT # 00-003
DESIGNED BY GRB
CHECKED BY GRB

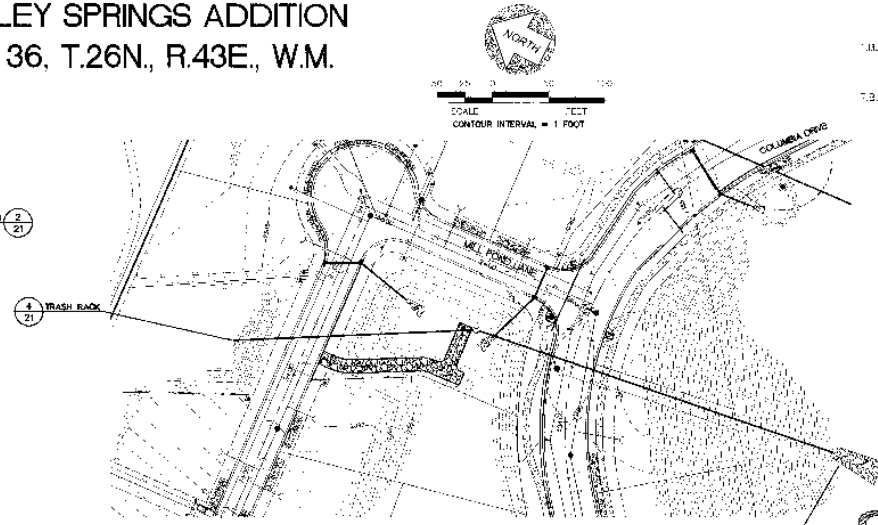
STORM SHEET
19 OF 24

UNDERGROUND SERVICE ALERT
ONE CALL NUMBER
456-8000

P-1951 Eng Road Drawing

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





TBM

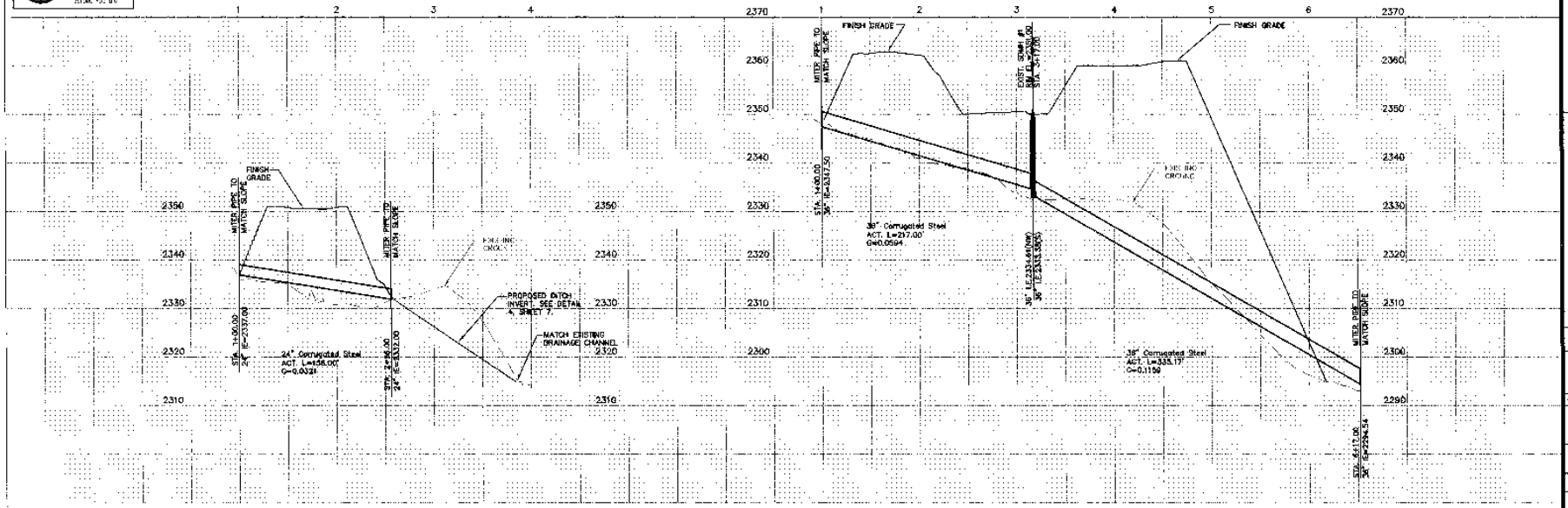
T.B.M. #1 SET REBAR IN ASPHALT ON NEW CAT DRIVE

T.B.M. #2 SET REBAR IN INTERSECTION OF SUNNYDALE AND VISTA PARK DRIVE

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

SPOKANE COUNTY PUBLIC WORKS OFFICE
ORIGINAL PLANS SUBMITTED ORIGINAL
CONSTRUCTION PLANS
PROJECT #
DATE ACCEPTED
ACCEPTANCE EXPIRES
PROJECT CONTROL MILES
DEPUTY PROJECT ENGINEER

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000



VERTICAL DATUM - NAVD 88

SPOKANE COUNTY ENGINEERS
DIVISION OF ROADS & ENGINEERING
TO: (CA REQUIRED)
SPOKANE, WASHINGTON

DATE

DEVELOPER'S APPROVAL

SCALE
HOR. 1"=50'
VERT. 1"=5'

PROJECT #
DES CHKD BY
DTP CHKD BY
DWG #
DATE

STORM SHEET

20 OF 24

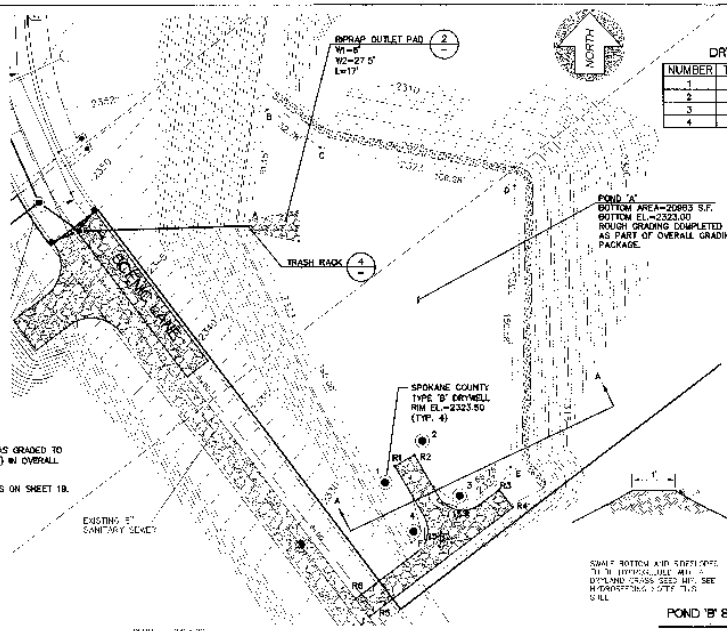
Landworks ENGINEERING INC.

VALLEY SPRINGS ADDITION

CULVERT PROFILES

P-1951 Stay field 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 18.

DRYWELL SCHEDULE

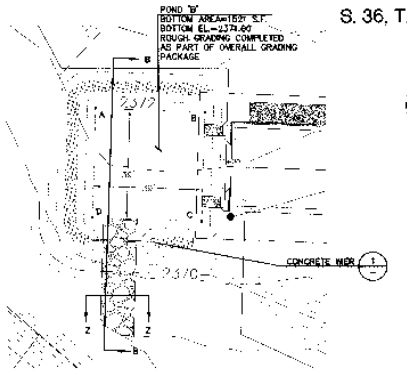
NUMBER	TYPE	NORTHING	EASTING
1	B	76841.93	508095.99
2	B	76864.32	508049.97
3	B	76834.93	508065.85
4	B	76815.99	508041.08

POND 'A'

ITEM	NORTHING	EASTING
A	76979.30	507953.34
B	77041.35	507963.58
C	77021.36	507991.70
D	77001.01	508096.01
E	76850.46	508093.41
F	76810.08	508039.67

ACCESS ROAD

ITEM	NORTHING	EASTING
R1	76860.78	508031.26
R2	76856.80	508041.64
R3	76838.21	508087.14
R4	76828.63	508094.36
R5	76770.26	508016.86
R6	76778.84	508009.72



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

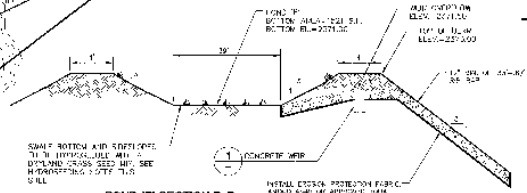
SPOKANE COUNTY PUBLIC WORKS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 2-2-5
DATE ACCEPTED: 7/1/09
ACCEPTANCE PERIOD: 2 YRS
PROJECT LARGE VOLUME PUBLIC: 2 YRS
PROJECT SMALL VOLUME PUBLIC: 2 YRS
THIS DOCUMENT IS CONSIDERED AS THE RECORD DRAWING AND SHALL BE THE REFERENCE FOR FUTURE MAINTENANCE AND REPAIR WORK. ANY DEVIATIONS FROM THE RECORD DRAWING MUST BE APPROVED BY THE SPOKANE COUNTY PUBLIC WORKS OFFICE.

POND 'B' DETAILS

SCALE: 1"=20'

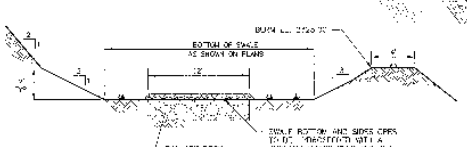
POND 'B' SECTION Z-Z

NOT TO SCALE



POND 'B' SECTION B-B

NOT TO SCALE



POND 'A' SECTION A-A

SCALE: 1"=20'

POND 'A' DETAILS

SCALE: 1"=20'

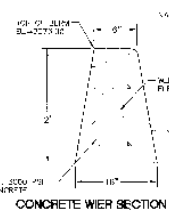
HYDROSEEDING NOTES:

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:

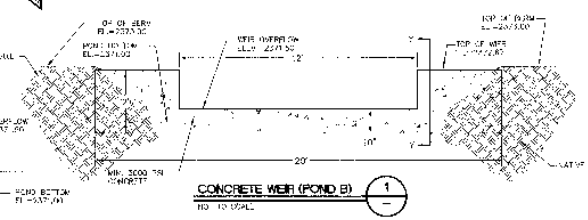
  10% FIRM PERENNIAL RYE
  20% DURAR HARD FESCUE
  40% COVAR SHEEP FESCUE
  30% ROUGHS CANADIAN BLUEGRASS

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

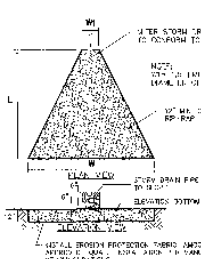


CONCRETE WEIR (POND B) 1

NOT TO SCALE

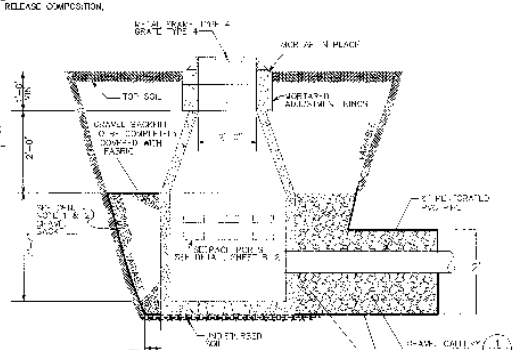
GENERAL NOTES

1. GRAVEL BACKFILL QUANTITY FOR DRYWELLS: TYPE "A" – 30 CUBIC YARDS MINIMUM / 42 TONS, OR AS SPECIFIED ON RISER PLANS.
2. SPECIAL BACKFILL MATERIAL FOR DRYWELLS SHALL CONSIST OF WASHED GRAVEL STACKED FROM 1" TO 3" DIA. A MAXIMUM OF 5% PASSING THE #10 SIEVE, 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 NATURAL OCCURRING INFRASTRUCTURE MATERIAL.
3. FABRIC SHALL BE MONOFILAMENT WOVEN, AS COUNTED IN STANDARD APPROPRIATIONS 9.33.
4. SEE STANDARD PLANS SHEETS B-2 AND A-2 FOR PRECAST CONCRETE DETAILS.
5. ADJUSTING RINGS SHALL BE CEMENT CONCRETE.
6. PRECAST RISERS MAY BE USED IN CONJUNCTION WITH 3" OR LESS OF ADJUSTING BLOCKS.
7. WHEN PVC PIPE IS USED A PVC ADAPTER SHALL BE INSTALLED.
8. PIPE SHALL BE GROUTED INTO INTAKE.



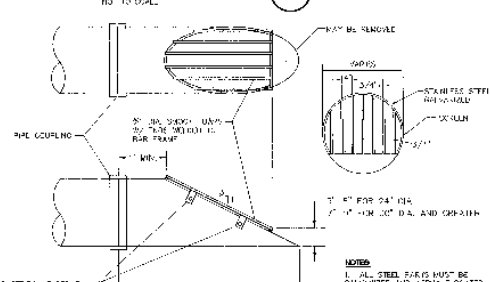
RIPRAP OUTLET PAD 2

NOT TO SCALE



TYPE 'A' DRYWELL 3 22

SPOKANE COUNTY STANDARD PLAN



NOTES:
1. ALL STEEL PARTS MUST BE GALVANIZED AND ASPHALT COATED (EXCEPT TRACK OILED).

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
(ALL NW WASHINGTON
NOTIFY 48 HRS.)

Landworks
ENGINEERING, INC.
PROFESSIONAL ENGINEERS
LAND SURVEYORS
PLANNERS

VALLEY SPRINGS ADDITION

POND DETAIL SHEET

STATE OF WASHINGTON
JAMES A. HANNAN
22400

SPOKANE COUNTY PUBLIC WORKS
ZONE 2 - SPOKANE VALLEY
1101 N. FOR TEKAPRAY, STE.
SPOKANE, WA 99202
TELEPHONE: 477-3600

VERTICAL DATUM - NAVD 88
BENCHMARK #4 BRASS CAP IN MONUMENT
LOCATED AT NORTHEAST CORNER OF
SECTION 25 T.26N., R.43E., W.M.
ELEVATION = 2371.00

NO.	DATE	REVISION	BY
1	7-29-09	UPDATED PER COUNTY COMMENTS	LMC
2	8-13-09	UPDATED PER COUNTY COMMENTS	LMC
3	11-12-09	UPDATED PER COUNTY COMMENTS	LMC

10/16/09
DATE

DEVELOPER'S APPROVAL

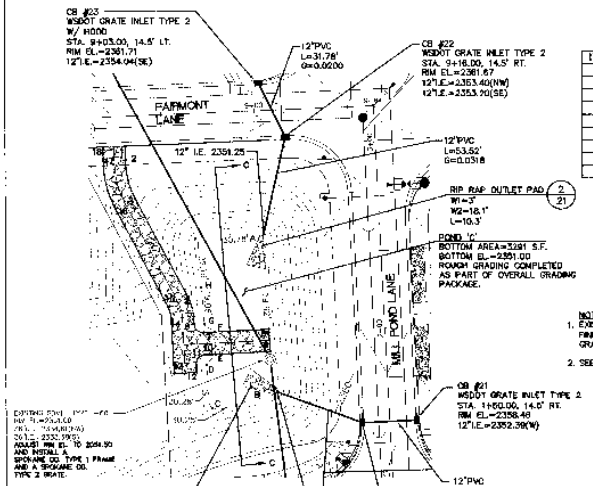
SCALE
HOR. N/A
VERT. N/A

PREPARED BY: JAS
DESIGNED BY: LMC
DRAWN BY: JAS
CHECKED BY: JAS

DETAIL SHEET
21 OF 24

P-1951 Engineer Damage

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	77861.72	508381.53
C	77853.10	508346.85
D	77876.41	508344.09
E	77881.80	508348.76
F	77893.83	508348.17
G	77897.83	508342.95
H	77717.50	508341.34
I	77743.68	508338.39

ACCESS ROAD			
ITEM	NORTHING	EASTING	ELEVATION
1	77793.57	508300.98	2362.80
2	77786.07	508300.98	2362.75
3	77785.41	508306.14	2360.50
4	77712.90	508334.07	2355.75
5	77702.07	508337.08	2352.95
6	77698.27	508337.28	2352.85
7	77693.54	508342.54	2351.80
8	77685.40	508377.50	2351.50
9	77683.42	508378.13	2351.50
10	77681.36	508343.18	2351.80
11	77676.30	508338.45	2352.20
12	77672.31	508339.56	2352.20
13	77671.67	508326.58	2353.15
14	77699.10	508325.10	2363.75
15	77707.28	508323.48	2364.00
16	77756.78	508285.54	2360.50
17	77786.07	508288.95	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

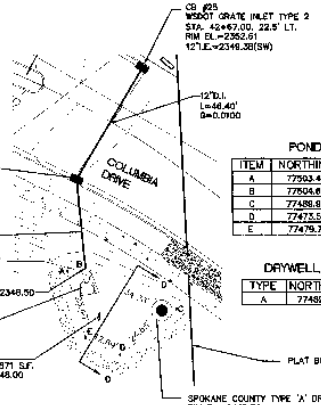
1. GRASS SEED - PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE OF PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PERCENTAGE AS FOLLOWS:

40% PIKA PERRENIAL RYE
25% DURAR HARD FESCUE
45% COVAR SHEEP/FESCUE
20% RELIONS CANADIAN BLUEGRASS

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

GRASS SEED: 50 lbs. PER ACRE
FERTILIZER: 19-10-10 (NEED PER SOIL COMPOSITION, 700 lbs PER ACRE.

APPROVAL COPY TO BE KEPT ON FILE OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 04-047
DATE ACCEPTED: 10/6/04
ACCEPTANCE EXPIRES: 4/6/06
PROJECT LAYOUT IS SUBJECT TO: SEE
PROJECT MANAGER: PS
CONTACT SPOKANE COUNTY ENGINEERS FIRE
REQUIRED CHANGES TO PLANS MUST BE SUBMITTED PRIOR TO COMPLETION OF THE ROADWAY IMPROVEMENTS - NO CHANGE ORDERS
PERMIT REQUIRED: (509) 477-3600
APPROVED CONSTRUCTION PLANS MAY BE REVISED ONLY AS ALLOWED BY SCC 3.05

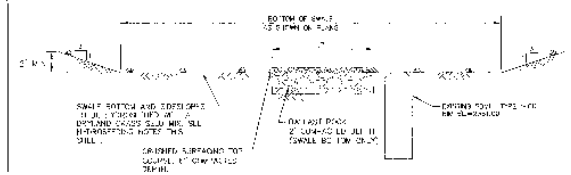


POND 'D'		
ITEM	NORTHING	EASTING
A	77593.43	508579.91
B	77504.86	508588.33
C	77488.80	508618.78
D	77473.58	508598.47
E	77479.71	508588.30

DRYWELL SCHEDULE		
TYPE	NORTHING	EASTING
A	77489.39	508613.58

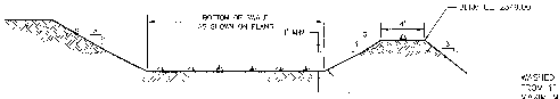
POND 'D' DETAILS

SCALE 1"=30'



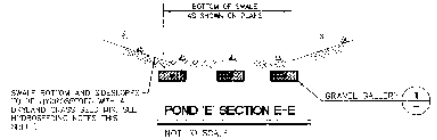
POND 'C' SECTION C-C

NOT TO SCALE



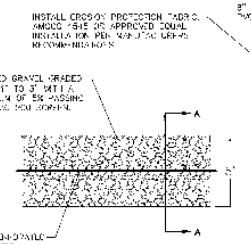
POND 'D' SECTION D-D

NOT TO SCALE

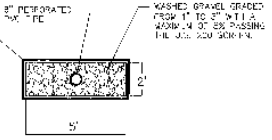


POND 'E' SECTION E-E

NOT TO SCALE



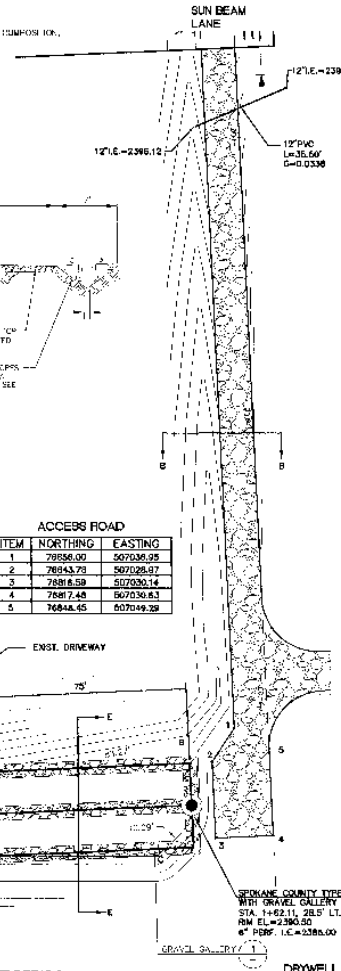
PLAN VIEW



SECTION A-A

GRAVEL GALLERY 1

NOT TO SCALE



POND 'E'		
ITEM	NORTHING	EASTING
A	76837.23	508934.04
B	76853.39	507020.15
C	76810.27	507009.18
D	76811.56	508935.30

POND 'E' DETAILS

SCALE 1"=20'

DRYWELL SCHEDULE		
TYPE	NORTHING	EASTING
A	76829.29	507021.63

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

Landworks ENGINEERING, INC.

VALLEY SPRINGS ADDITION

POND DETAIL SHEET

EXPIRES 06-30-07

SPOKANE COUNTY DETAILED WORKS UNIVERSITY DEVELOPMENT STUDIO
1102 SOUTH BUDLONG STREET
SPOKANE, WASHINGTON 99202
(509) 574-4700

VERTICAL DATUM - NAVD 88

REVISIONS		
NO.	DATE	
1	10/6/04	DEVELOPER'S APPROVAL

10/6/04
DATE

NO.	DATE	BY
1	10-6-04	
2		
3		
4	1-05-05	

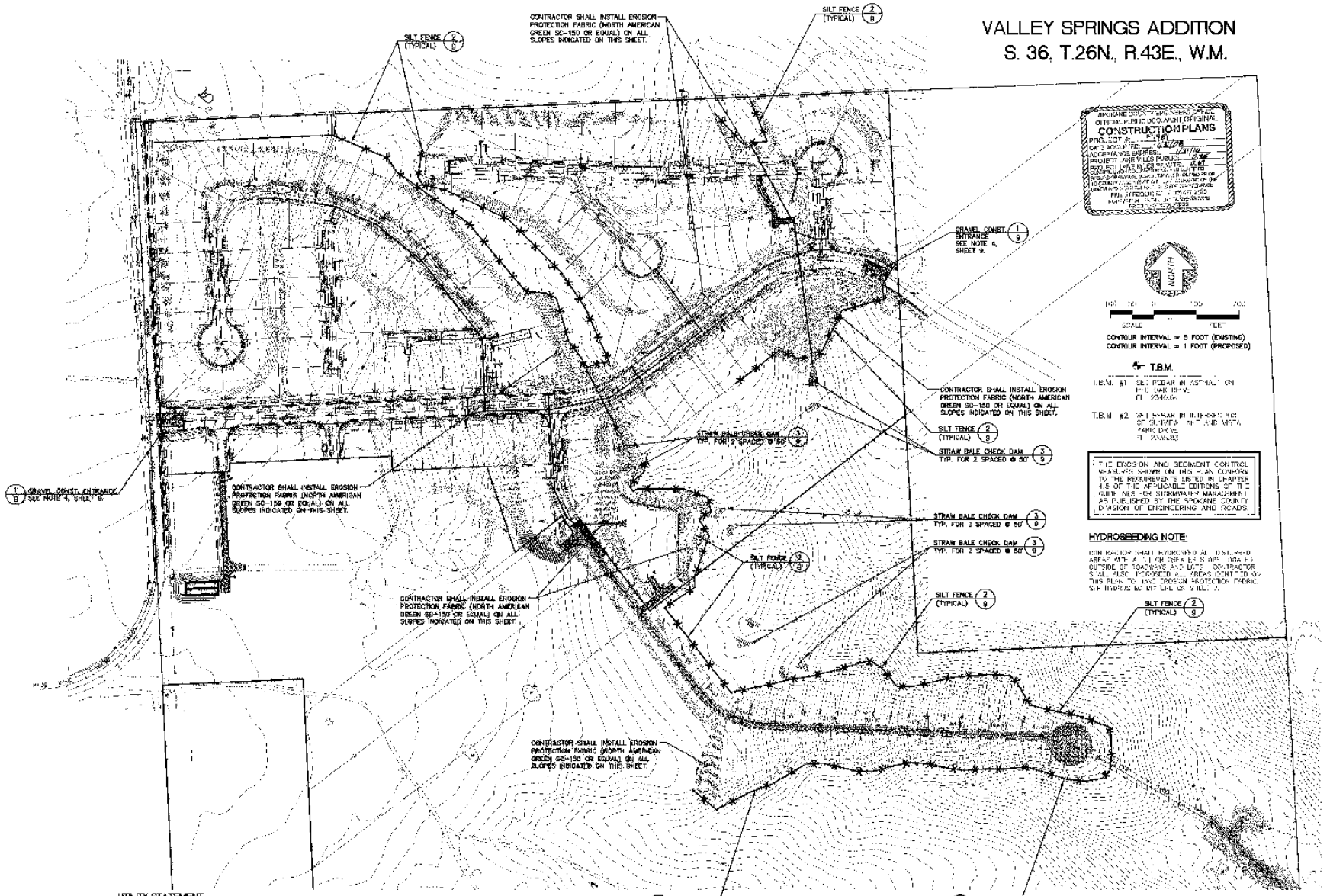
SCALE
HOR. 1"=30'
VERT. 1"=30'

PROJECT #: 04-047
DESIGNED BY: GRG
DRAWN BY: GRG
REVIEWED BY:

DETAIL SHEET
22 OF 24

P. 150

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



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION COMPILED BY OLO 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 AVAILABLE INFORMATION.

EROSION PROTECTION PLANNED QUANTITIES:
SILT FENCE: 5000 FT
EROSION PROTECTION FABRIC: 25,400 S.Y.
STRAW BALE CHECK DAMS: 10 EACH

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000

Landworks ENGINEERING, INC.

VALLEY SPRINGS ADDITION

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

DATE REVISED

APPROVED: SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ENGINEERING AND ROADS
VERTICAL DATUM - NAVD 88

#	DATE	BY	REVISION
1	2-24-97	JBG	PRELIMINARY SUBMITTAL
2	3-10-97	JBG	REVISED PER COUNTY COMMENTS
3	4-7-97	JBG	REVISED PER COUNTY COMMENTS

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

DEVELOPER'S APPROVAL

DESIGNED BY: JBG
DRAWN BY: JBG
CHECKED BY: DRG

DETAIL SHEET
23 OF 24

P-1951 Emphead Drainage

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

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 ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE ESC MEASURES DAILY AND SHALL MAINTAIN AND UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT LADEN WATER FROM EITHER FLOWING OFF THE SITE OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, SUMPS, OR GRAVEL CAMPS.

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 THAT 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 BMPs 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/OR ROAD 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 IMPROVEMENT SHALL BE STABILIZED BY APPLICATION OF A HYDROSEED MIXTURE OF UPLAND GRASS SEED.

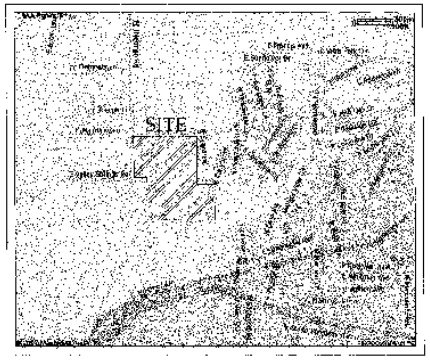
16. EROSION CONTROL STRUCTURES BELOW SODDED OR RIP RAPPED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A VIABLE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED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

17. ALL TEMPORARY SEDIMENT CONTROL BMPs SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY BMPs 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.

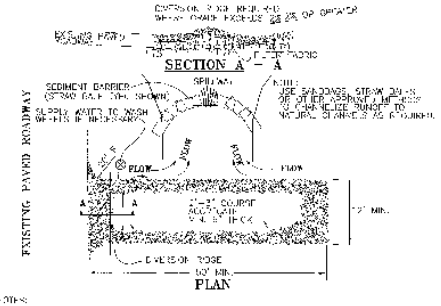
19. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR GRADING OR STORM SEWER CONSTRUCTION.

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.



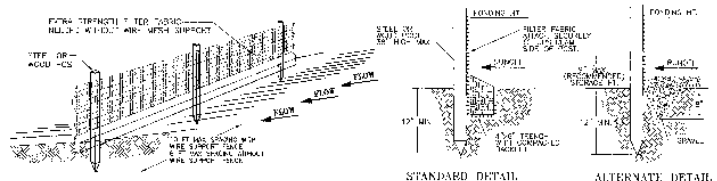
VICINITY MAP

PROPERTY OWNER & PERMIT APPLICANT	LANDWORKS DEVELOPMENT, INC. 726 N. JONES ROAD SPOKANE VALLEY, WA 99206
CONTACT PERSON AT PROJECT SITE	BRUCE HOWARD PHONE # (509) 209-2460
PROJECT ADDRESS	COLUMBIA DRIVE AND THERMAN ROAD
PROJECT DESCRIPTION	CONSTRUCTION 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 THROUGH THE SITE.
LIST OF ON-SITE SOILS	SkC- SPOKANE VERY ROCKY COMPLEX BbB- BERNEY SILT LOAM MkB- MANITO VARIENT SANDY LOAM SsE- SPRINGDALE GRAVELLY 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.



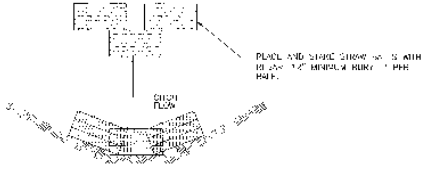
NOTES
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS OR WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING ONTO EXIST. ASPHALT ROADWAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED 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. PROPOSE AND REMOVE FENCE FROM EACH STORM EVENT AND REMOVE SEDIMENT WITH 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 STORAGE VOLUME.

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

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION COMPLETED BY OLC 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
(ALL ONE BUSINESS DAY BEFORE YOU DIG)

APPROVED FOR CONSTRUCTION
OFFICIAL PUBLIC WORKS PLANS
CONDITIONAL PLANS
PROJECT # 17451
DATE ACCEPTED 7/14/08
ACCEPTANCE EXPIRES 7/14/09
PROJECT ENGINEER PURSUANT TO SCC 4.4
SIGNATURE OF PROJECT ENGINEER
FOR CONSTRUCTION PLANS SEE ENGINEERING DIVISION
FOR PLAN REQUIRING ... SEE DIVISION OF PUBLIC WORKS

THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN CONFORM TO THE REQUIREMENTS OUTLINED IN CHAPTER 4.5 OF THE APPLICABLE EDITION OF THE SUBURBAN STORMWATER MANAGEMENT AS PUBLISHED BY THE SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS.

DATE	BY	REVISION
10-15-07		

DEVELOPER'S APPROVAL

SCALE
HOR. N/A
VERT. N/A

PROJECT # 17451
DRAWN BY
CHECKED BY

DETAIL SHEET
24 OF 24

Landworks ENGINEERING, INC.
726 N. JONES ROAD
SPOKANE VALLEY, WA 99206
PHONE (509) 926-2159

VALLEY SPRINGS ADDITION

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

LANDWORKS ENGINEERING

VERTICAL DATUM - NAVD 88