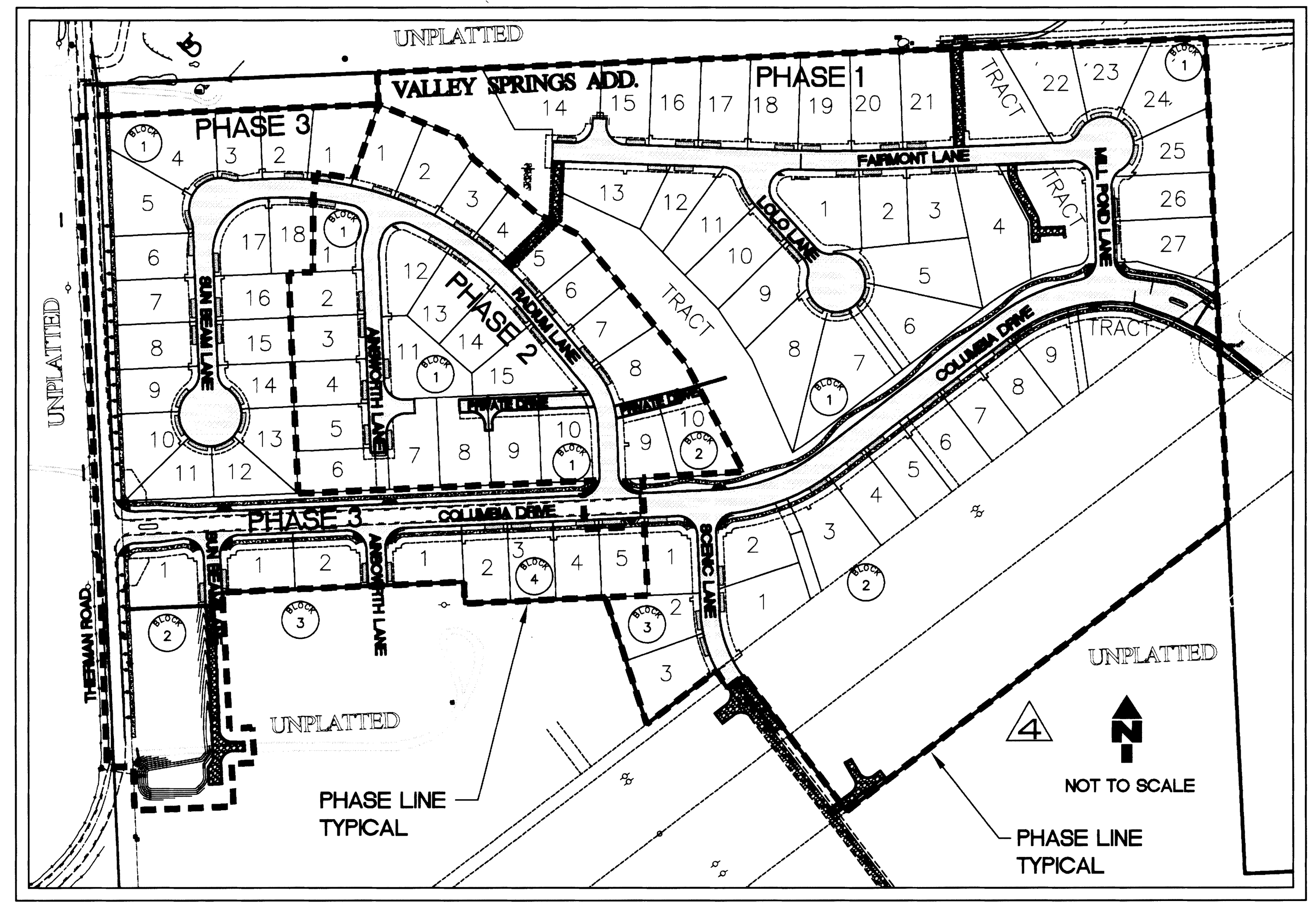
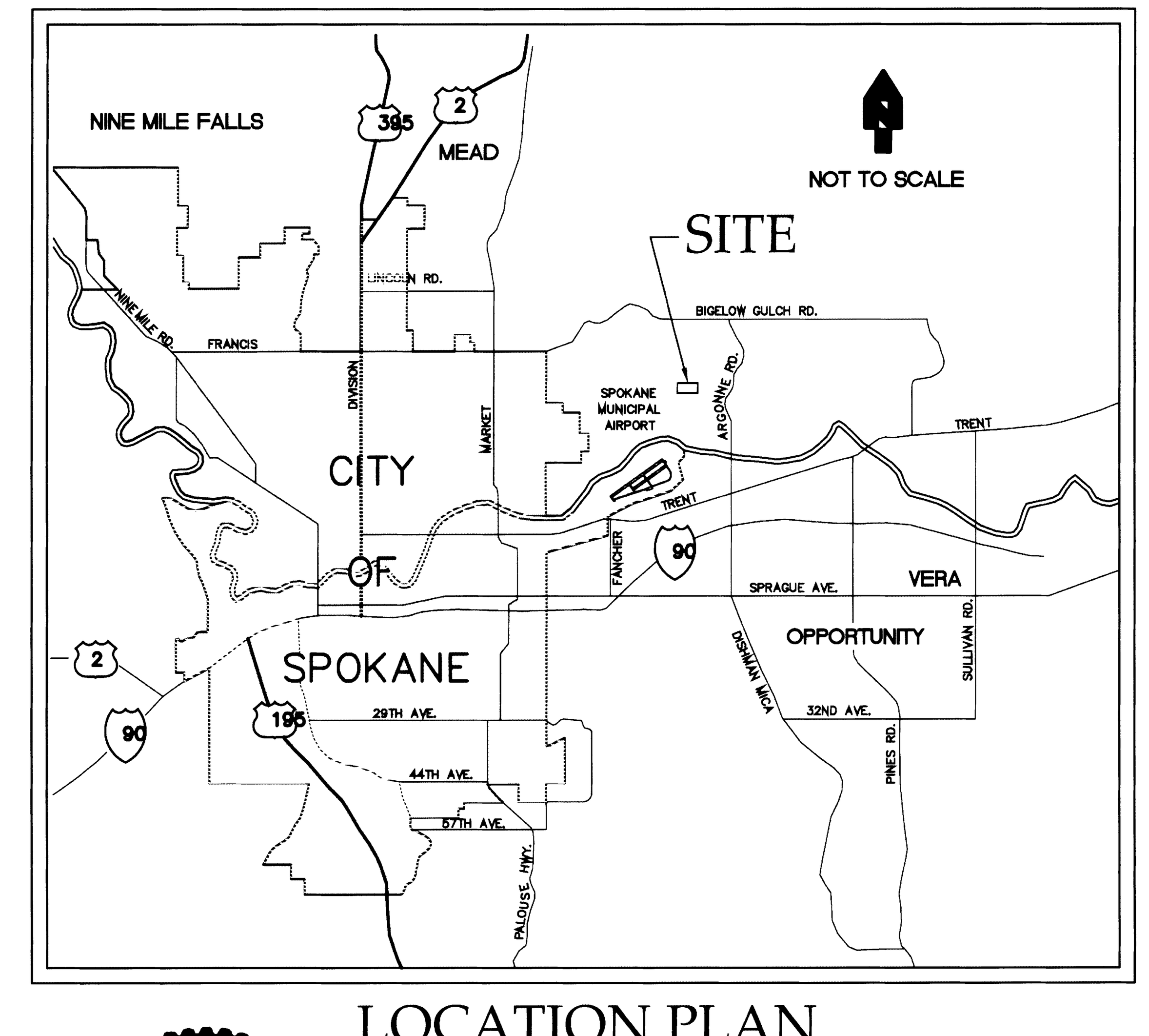
VALLEY SPRINGS 1ST ADDITION (PHASE 2)

SPOKANE COUNTY, WASHINGTON

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



SITE PLAN



LOCATION PLAN

INDEX OF DRAWINGS

RECORD 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)

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1751 A
DATE ACCEPTED 9/29/14

LEGEND

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

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. 4

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.

THOMAS BENJAMIN BLACK — STATE OF WASHINGTON — 46912 REGISTERED PROFESSIONAL ENGINEER — 9-23-14

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

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 BUSINESS DAYS BEFORE YOU DIG

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

VALLEY SPRINGS 1ST ADDITION

COVER SHEET

GABE R. GALLINGER — STATE OF WASHINGTON — 40377 REGISTERED PROFESSIONAL ENGINEER

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	4-7-09	GRG	RECORD DRAWINGS - PHASE 1 ONLY (NOT INCLUDED)
4	9-21-14	GRG	RECORD DRAWINGS - PHASE 2 ONLY

DEVELOPER'S APPROVAL — DATE

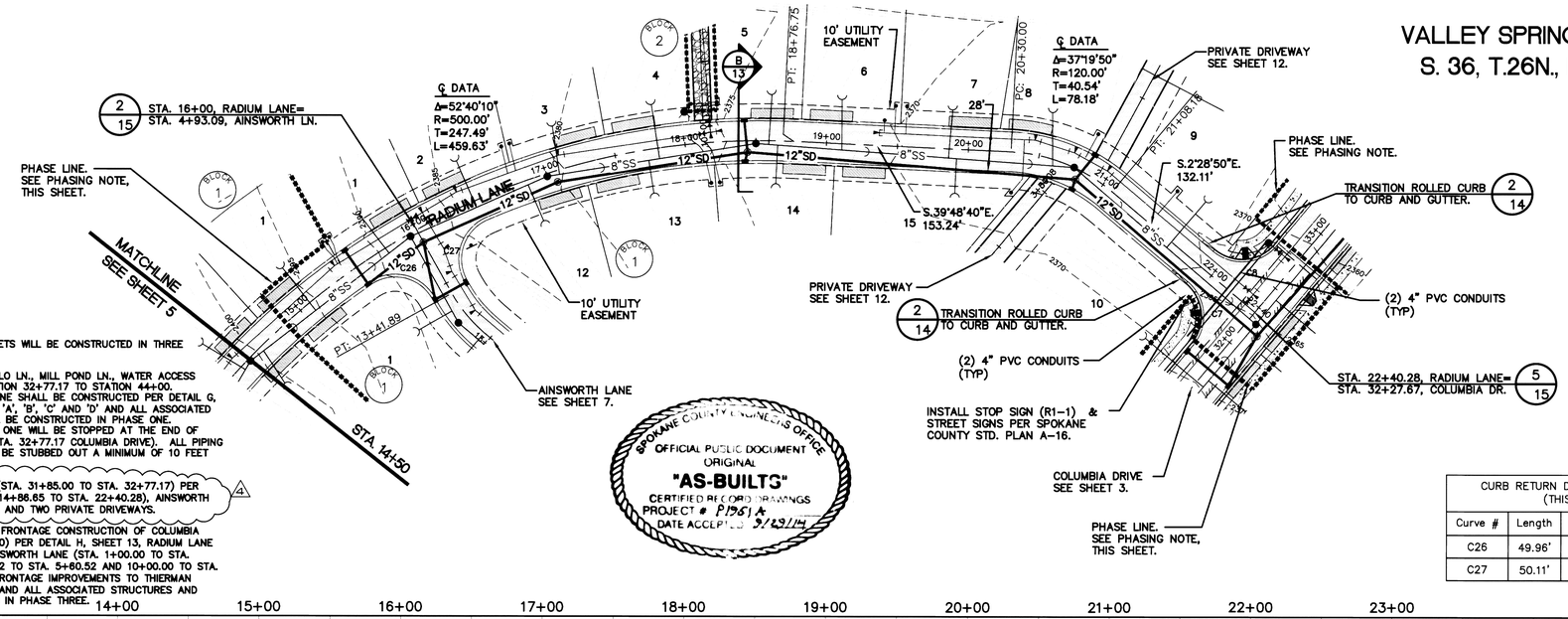
SCALE
HOR. NTS
VERT. NTS

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

COVER

1 OF 24

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



SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # P1961 A
DATE ACCEPTED 9/23/14

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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'

NORTH

SCALE 50 25 0 50 100 FEET

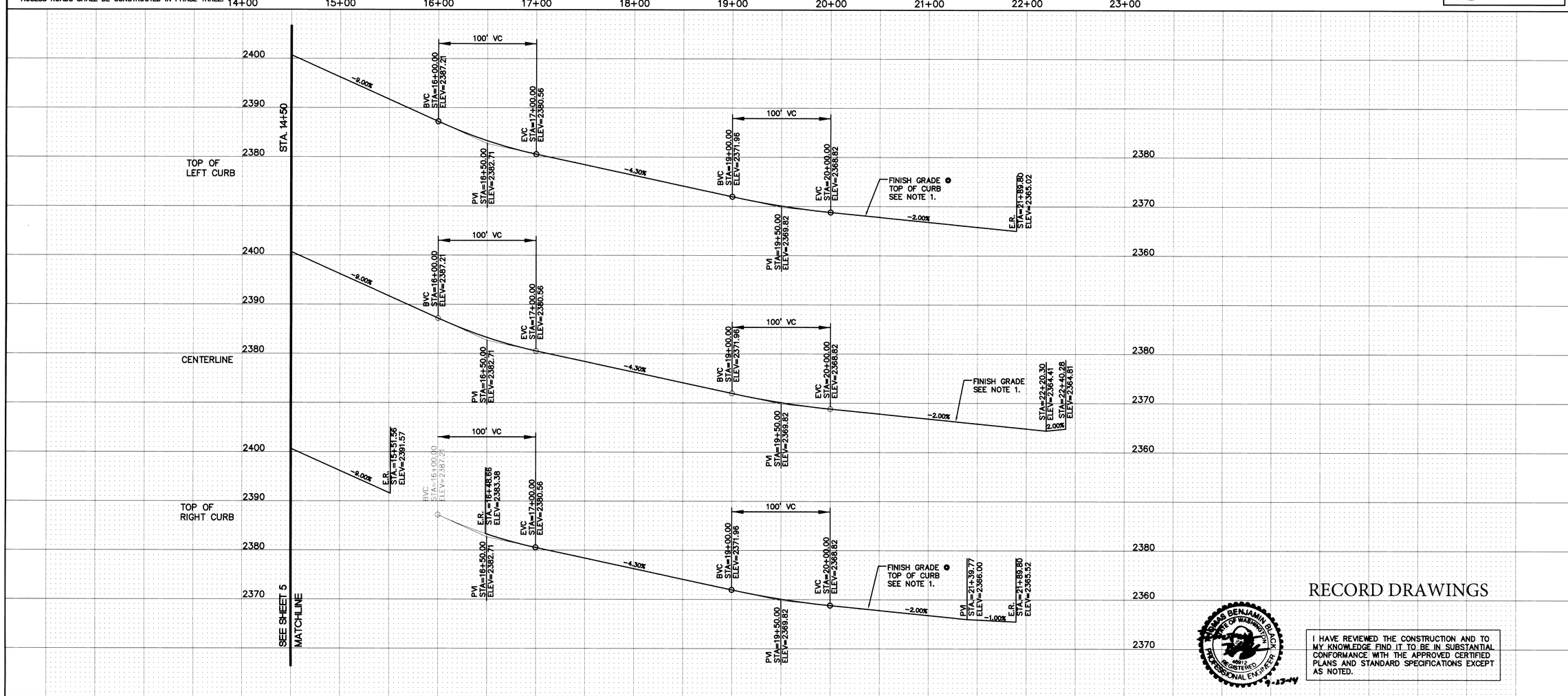
T.B.M.

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.

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



RECORD DRAWINGS

THOMAS BENJAMIN BLACK
STATE OF WASHINGTON
40912
REGISTERED
PROFESSIONAL ENGINEER
9-23-14

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

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

VALLEY SPRINGS 1ST ADDITION

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

CARL R. GALL
STATE OF WASHINGTON
40377
REGISTERED
PROFESSIONAL ENGINEER

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

VERTICAL DATUM - NAVD 88
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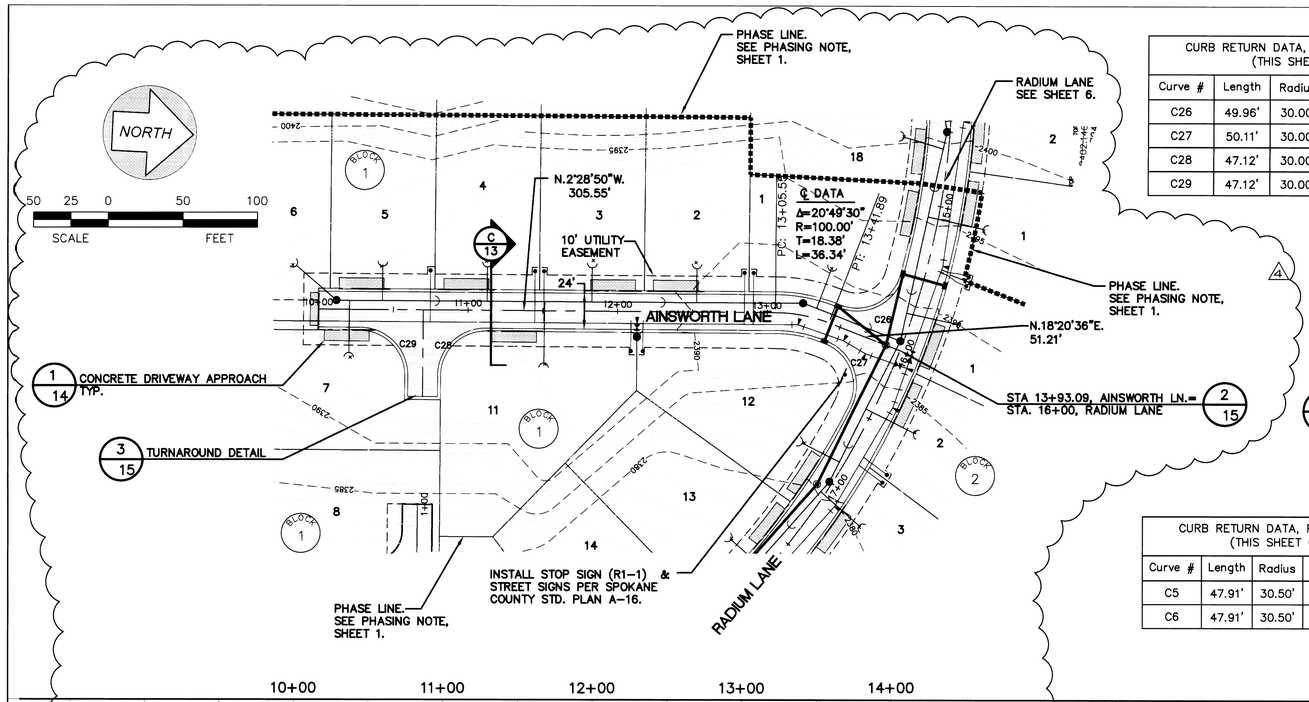
SCALE
HOR. 1"=50'
VERT. 1"=10'

DEVELOPER'S APPROVAL DATE

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

ROAD SHEET
6 OF 24

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



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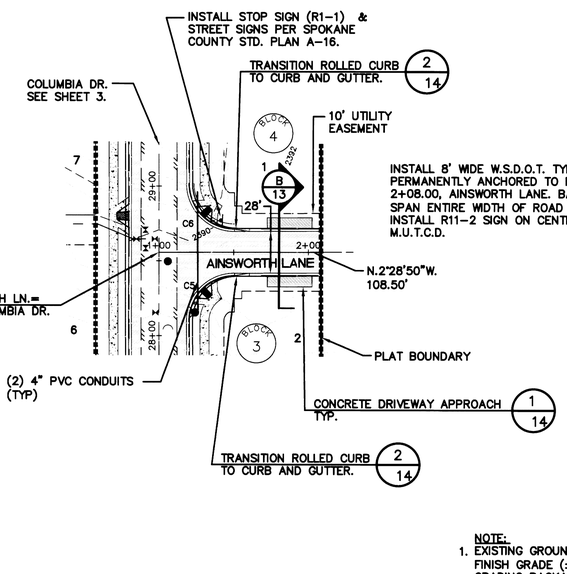
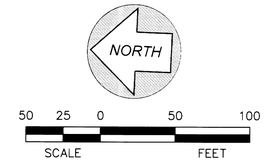
C28	47.12'	30.00'	90°00'00"	30.00'
C29	47.12'	30.00'	90°00'00"	30.00'

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

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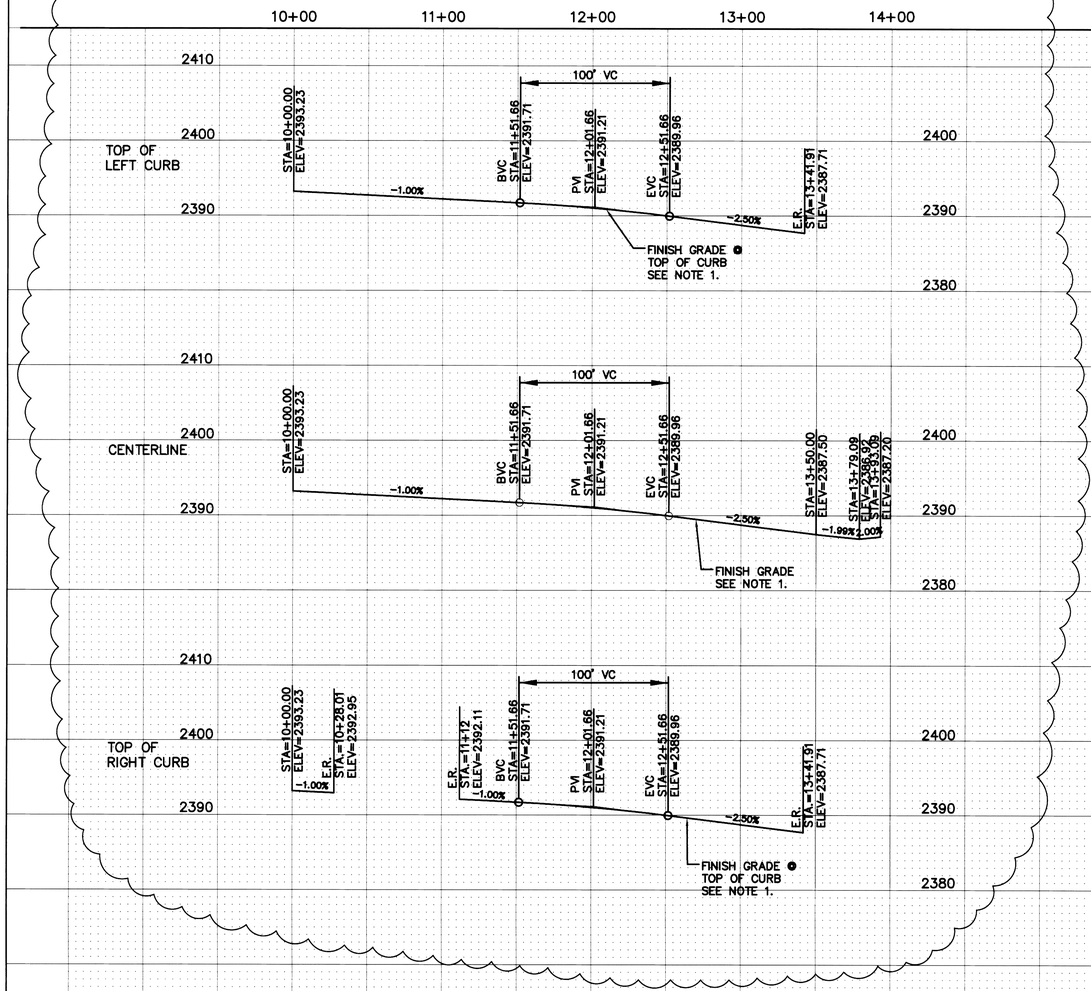

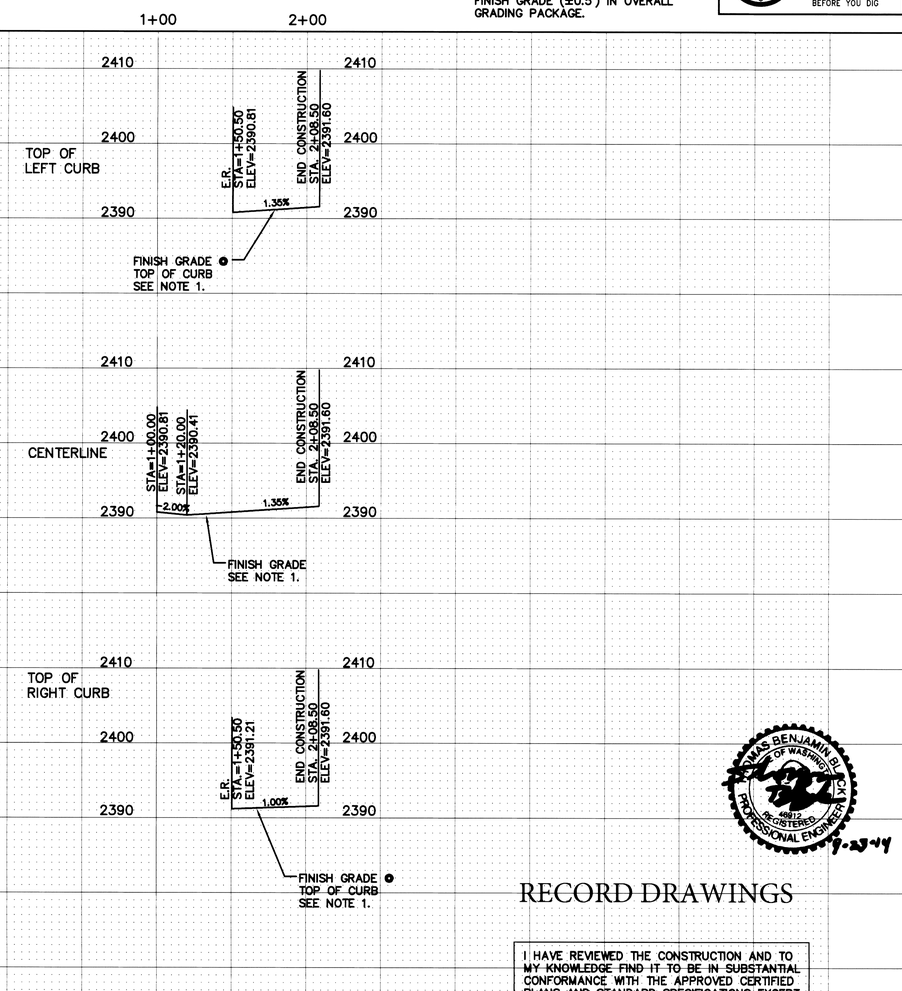

"AS-BUILTS"
P1957A
3/22/11

RECORD DRAWINGS

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

9-23-14

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

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

GREG R. GALLINGER — STATE OF WASHINGTON — 40377 — REGISTERED PROFESSIONAL ENGINEER

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3600

VERTICAL DATUM - NAVD 88
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THOMAS BENJAMIN RICE — STATE OF WASHINGTON — 46975 — REGISTERED PROFESSIONAL ENGINEER — 9-23-14

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

DEVELOPER'S APPROVAL — DATE

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

ROAD SHEET
7 OF 24

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

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # P1951A
DATE ACCEPTED 9/29/14

NORTH

50 25 0 50 100
SCALE FEET

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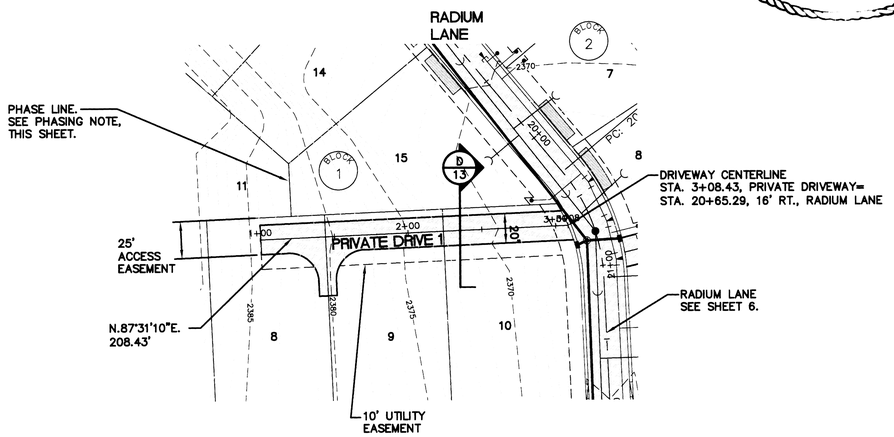
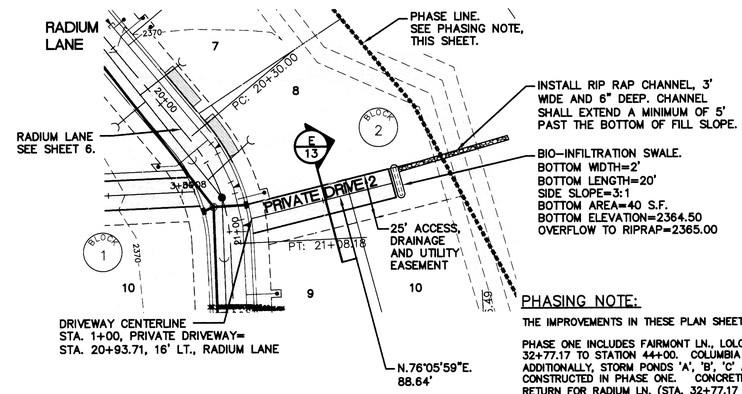


PRIVARE DRIVEWAY 1



PRIVARE DRIVEWAY 2

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

PHASING NOTE:

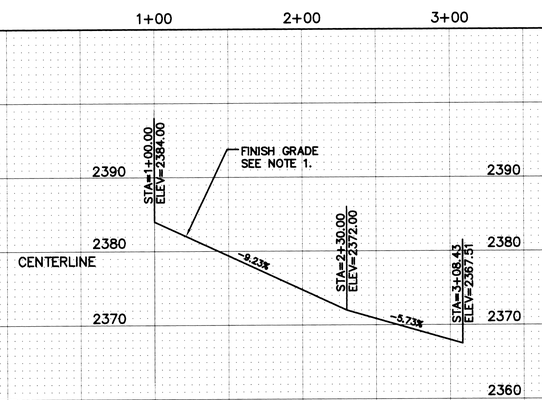
THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN THREE PHASES:

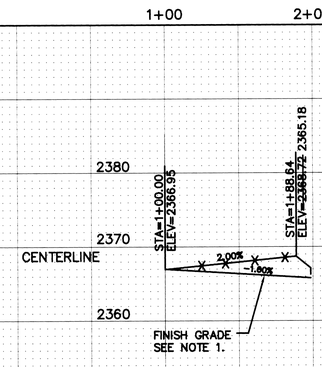
PHASE ONE INCLUDES FAIRMONT LN., LOLO LN., MILL POND LN., WATER ACCESS ROADS AND COLUMBIA DRIVE FROM STATION 32+77.17 TO STATION 44+00. COLUMBIA DRIVE WEST OF THE PHASE LINE SHALL BE CONSTRUCTED PER DETAIL G, SHEET 13. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND 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. 4

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





RECORD DRAWINGS

THOMAS BENJAMIN BRICH
STATE OF WASHINGTON
40591
REGISTERED PROFESSIONAL ENGINEER
9-23-14

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

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

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

GREG R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER

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. 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	4-7-09	GRG	RECORD DRAWINGS - PHASE 1 ONLY (NOT INCLUDED)
4	9-21-14	GRG	RECORD DRAWINGS - PHASE 2 ONLY

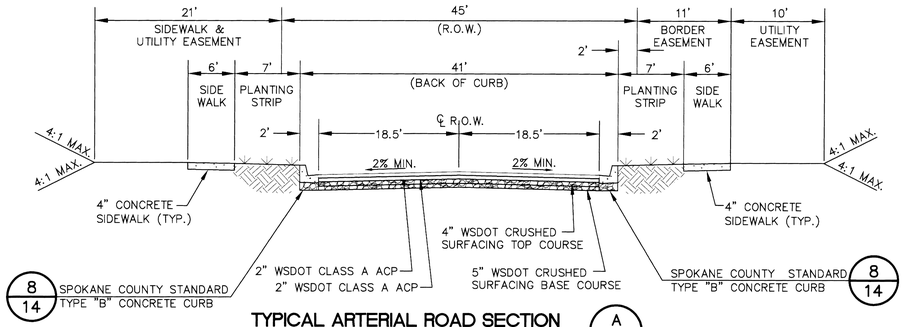
SCALE
HOR. 1"=50'
VERT. 1"=10'

DEVELOPER'S APPROVAL DATE

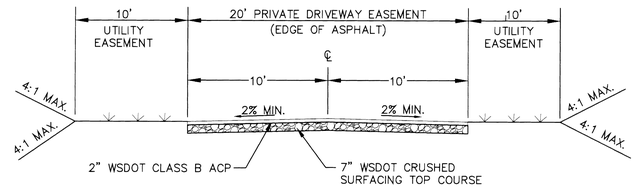
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

ROAD SHEET
12 OF 24

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)
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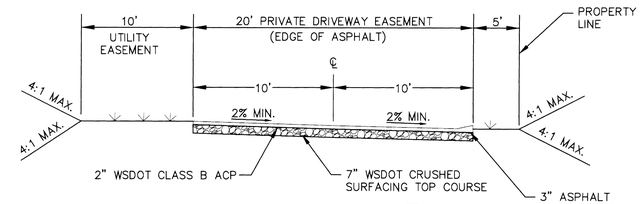

PRIVATE DRIVEWAY #2 (E / 12)
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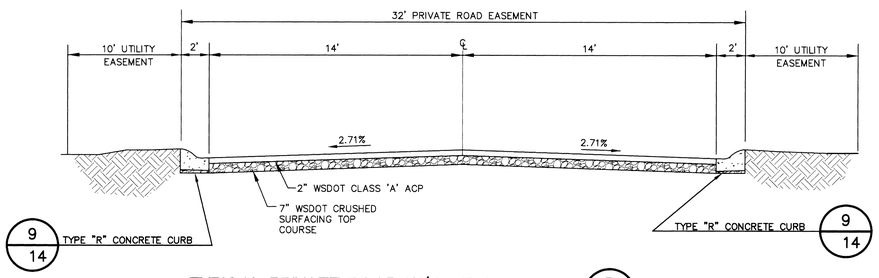
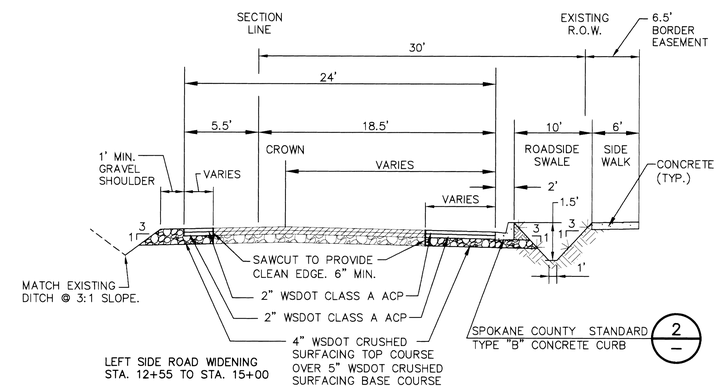
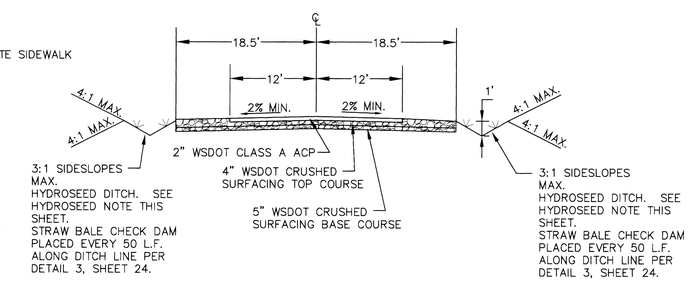


TYPICAL PRIVATE ROAD W/O SIDEWALKS (B / 5-10)
NOT TO SCALE

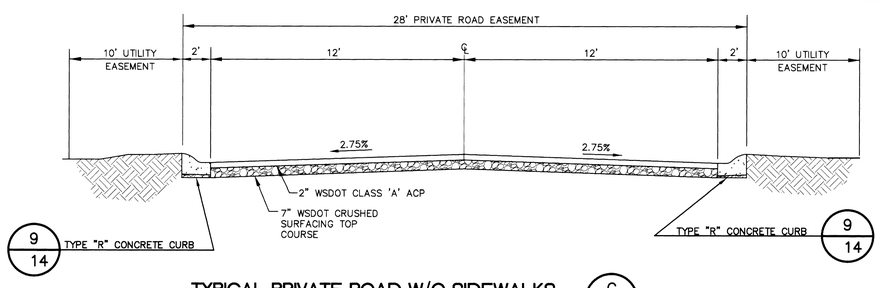


TYPICAL THIERMAN RD. WIDENING SECTION (F / 2)
NOT TO SCALE

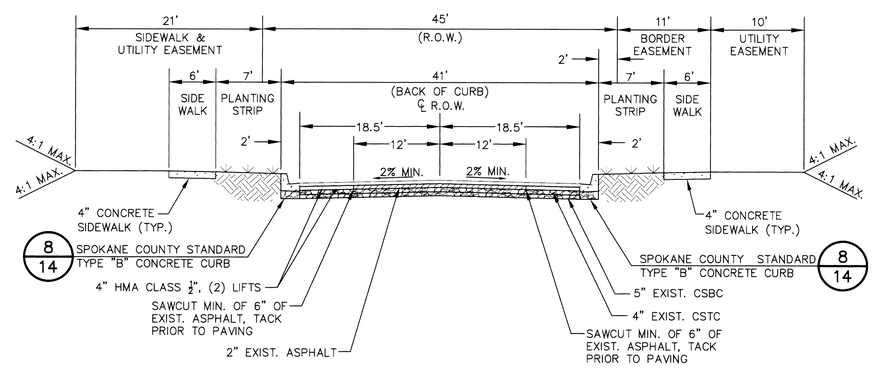


PHASE ONE COLUMBIA DRIVE SECTION (G / 3)
(PHASE 1 STA. 24+28.67 TO STA. 32+77.17)
NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFICATE OF CORRECTIONS
PROJECT # P1951A
DATE ACCEPTED 9/29/14



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.

RECORD DRAWINGS

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

THOMAS BENJAMIN BLACK — STATE OF WASHINGTON — 46812 — REGISTERED PROFESSIONAL ENGINEER — 9-23-14

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 1ST ADDITION

ROAD SECTION AND DETAIL SHEET

GREG R. GALLINGER — STATE OF WASHINGTON — 40377 — REGISTERED PROFESSIONAL ENGINEER

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 (2001) WITH ELEVATIONS ON THE SOUTHEAST QUARTER OF SECTION 36, T.28N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON. EL=2423.34

#	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	4-7-09	GRG	RECORD DRAWINGS - PHASE 1 ONLY (NOT INCLUDED)
4	9-21-14	GRG	RECORD DRAWINGS - PHASE 2 ONLY

DATE

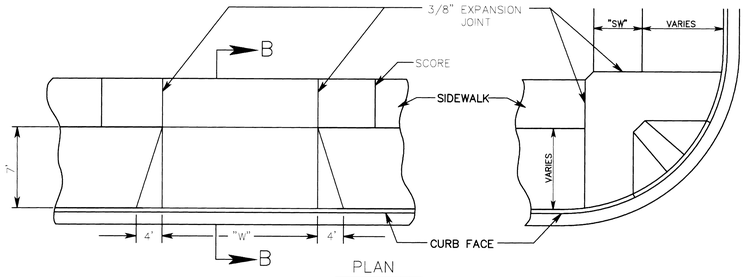
DEVELOPER'S APPROVAL

SCALE
HOR. N/A
VERT. N/A

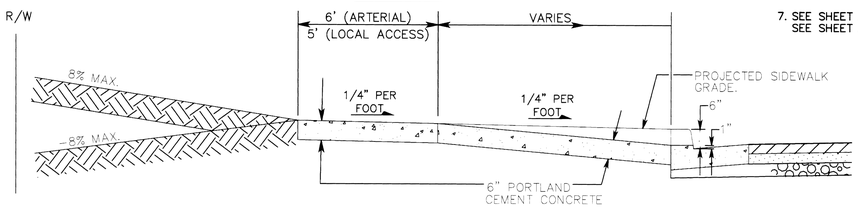
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

DETAIL SHEET

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



PLAN



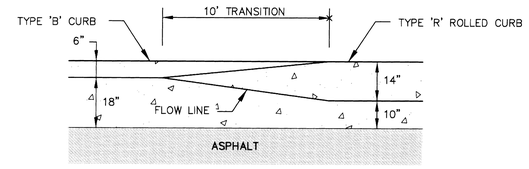
SECTION B-B

CONCRETE DRIVEWAY APPROACH (1 / 5-1)

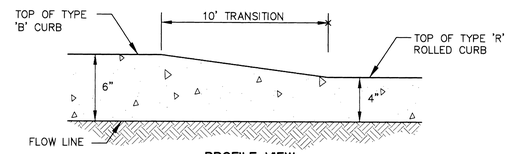
SPOKANE COUNTY STD. PLAN A-4
NOT TO SCALE

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)



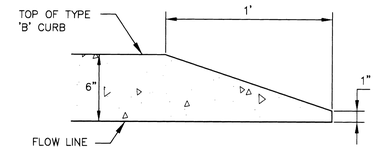
PLAN VIEW



PROFILE VIEW

CURB TRANSITION (2 / 6,8,10)

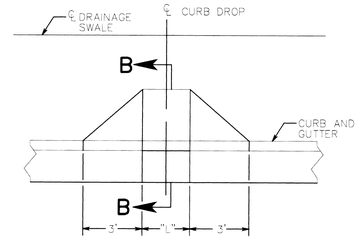
NOT TO SCALE



CURB END TAPER (3 / 2)

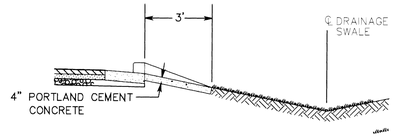
NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # P19571A
DATE ACCEPTED 9/23/14



CURB INLET TYPE 1 (6 / 2)

NOT TO SCALE



SECTION B-B

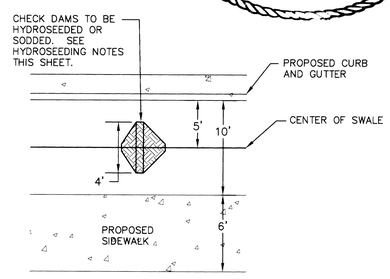
HYDROSEEDING NOTES:

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:

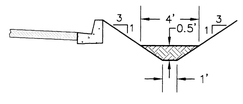
   10% ELKA PERRENIAL RYE
   25% DURAR HARD FESCUE
   45% COVAR SHEEP/FESCUE
   20% REUBENS CANADIAN BLUEGRASS

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

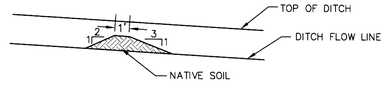
GRASS SEED: 90 lbs. PER ACRE
FERTILIZER: 16-16-16 TIMED RELEASE COMPOSITION, 300 lbs PER ACRE.



PLAN VIEW



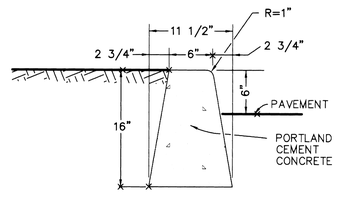
SECTION A



SECTION B

CHECK DAM (5 / 2)

NOT TO SCALE

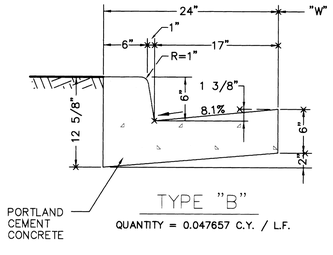


TYPE "A"

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

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

NOT TO SCALE



TYPE "B"

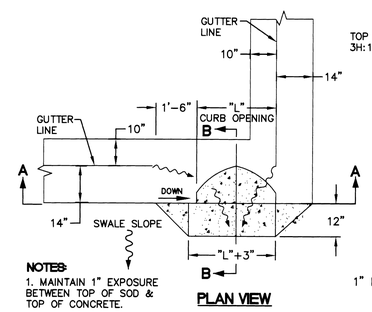
QUANTITY = 0.047657 C.Y. / L.F.

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.

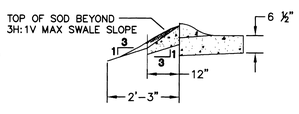
TYPE "B" CURB AND GUTTER (8 / 13)

SPOKANE COUNTY STD. PLAN A-3
NOT TO SCALE

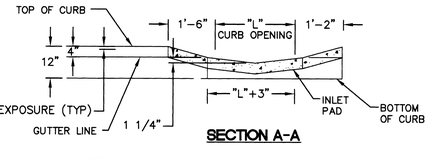


NOTES:
1. MAINTAIN 1" EXPOSURE BETWEEN TOP OF SOD & TOP OF CONCRETE.

PLAN VIEW



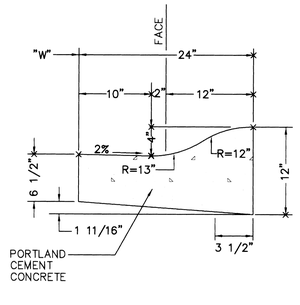
SECTION B-B



SECTION A-A

ROLLED CURB INLET (4 / 9)

NOT TO SCALE



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

NOT TO SCALE

UTILITY STATEMENT

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RECORD DRAWINGS

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

THOMAS BENJAMIN BLACK
STATE OF WASHINGTON
40512
REGISTERED PROFESSIONAL ENGINEER
9-23-14

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 1ST ADDITION

ROAD SECTION AND DETAIL SHEET

DOUG R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3600

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED NOVEMBER 2008. 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
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3	4-7-09	GRG	RECORD DRAWINGS - PHASE 1 ONLY (NOT INCLUDED)
4	9-21-14	GRG	RECORD DRAWINGS - PHASE 2 ONLY

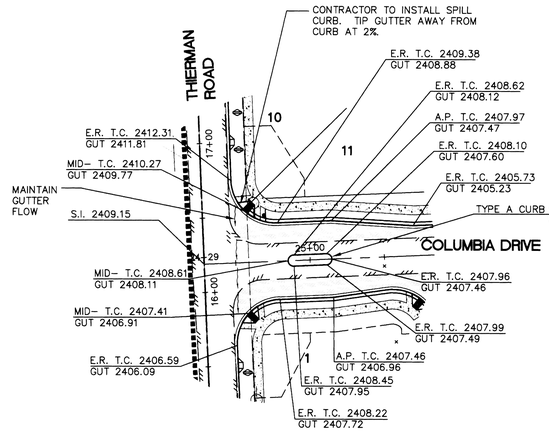
SCALE
HOR. N/A
VERT. N/A

DEVELOPER'S APPROVAL — DATE

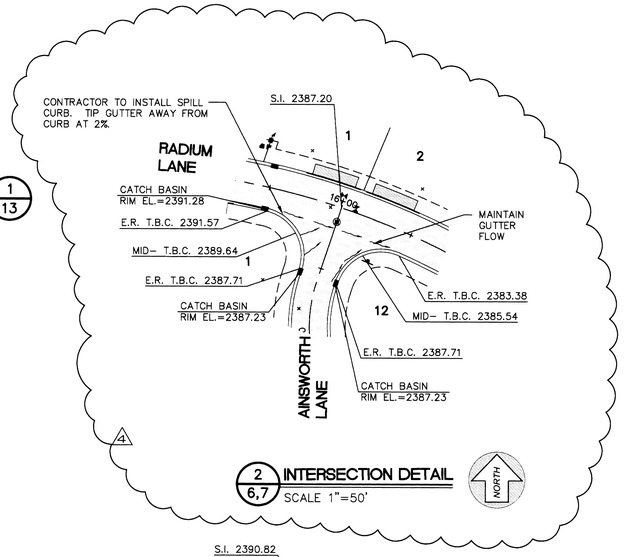
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

DETAIL SHEET

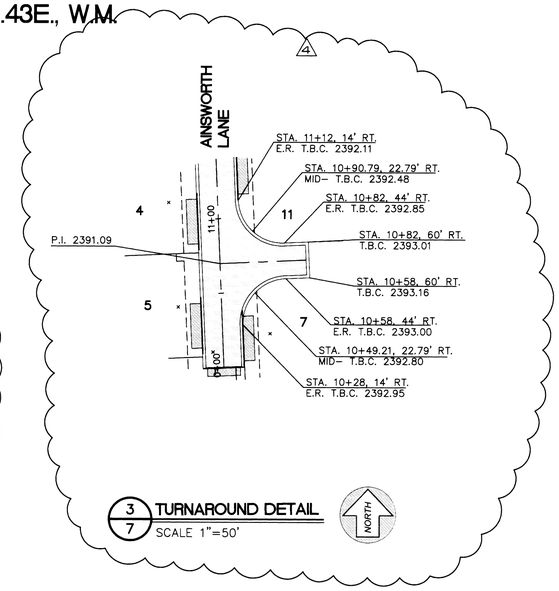
VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



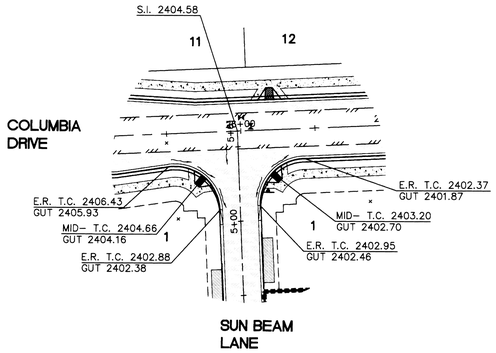
1/13 **1/2,3 INTERSECTION DETAIL**
SCALE 1"=50'



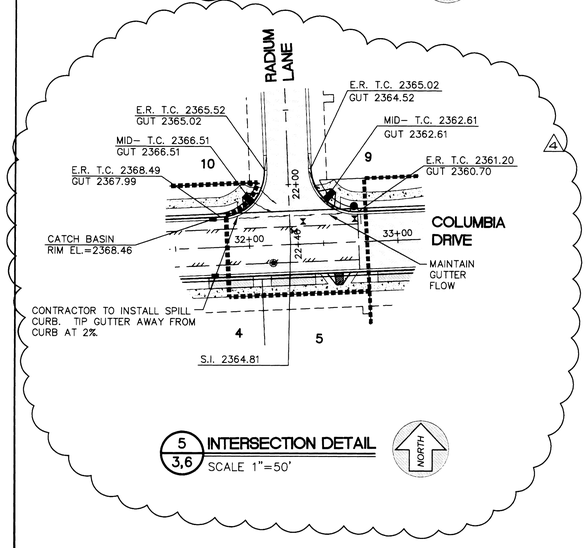
2/6,7 INTERSECTION DETAIL
SCALE 1"=50'



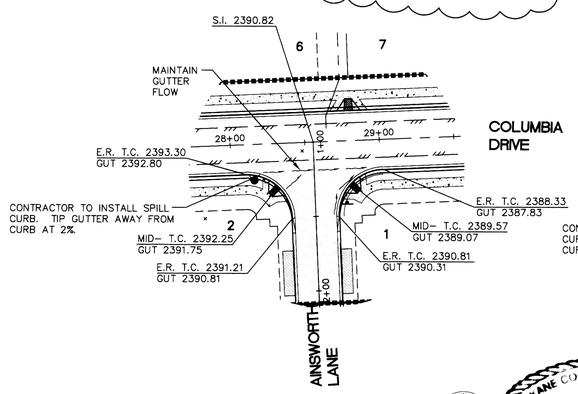
3/7 TURNAROUND DETAIL
SCALE 1"=50'



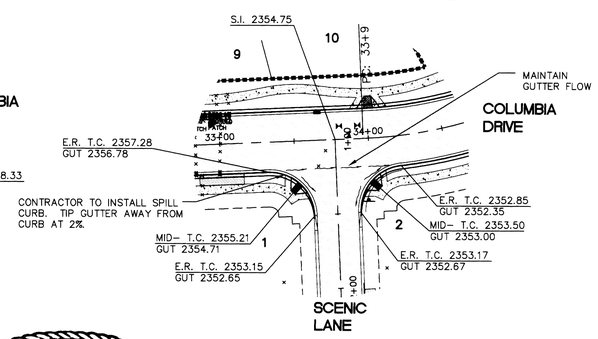
4/3,8 INTERSECTION DETAIL
SCALE 1"=50'



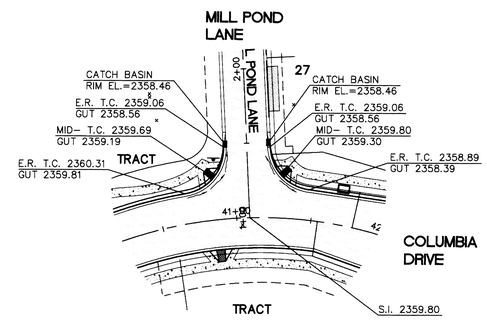
5/3,6 INTERSECTION DETAIL
SCALE 1"=50'



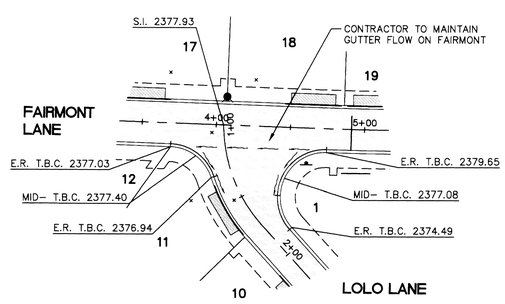
6/3,7 INTERSECTION DETAIL
SCALE 1"=50'



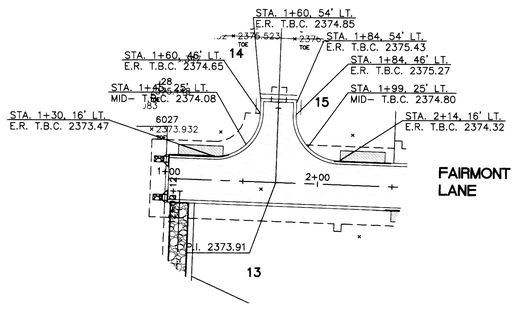
7/3,8 INTERSECTION DETAIL
SCALE 1"=50'



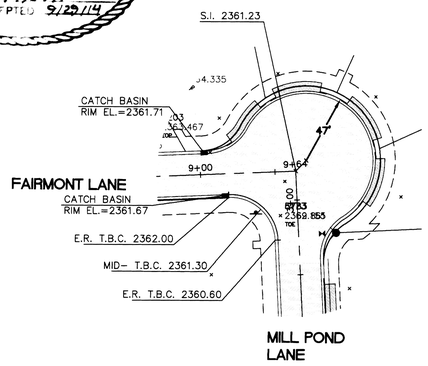
8/4,10 INTERSECTION DETAIL
SCALE 1"=50'



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



10/9 TURNAROUND DETAIL
SCALE 1"=50'



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

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # P1951A
DATE ACCEPTED 9/29/14

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.

THOMAS BENJAMIN BLACK
STATE OF WASHINGTON
46972
REGISTERED PROFESSIONAL ENGINEER
9-23-14

RECORD DRAWINGS

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

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 1ST ADDITION

INTERSECTION DETAIL SHEET

STATE OF WASHINGTON
GARY R. GALLINGER
40377
REGISTERED PROFESSIONAL ENGINEER

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 CLC ASSOCIATES, A NATIONWIDE NETWORK RTK. SOUTHWEST 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	4-7-09	GRG	RECORD DRAWINGS - PHASE 1 ONLY (NOT INCLUDED)
4	9-21-14	GRG	RECORD DRAWINGS - PHASE 2 ONLY

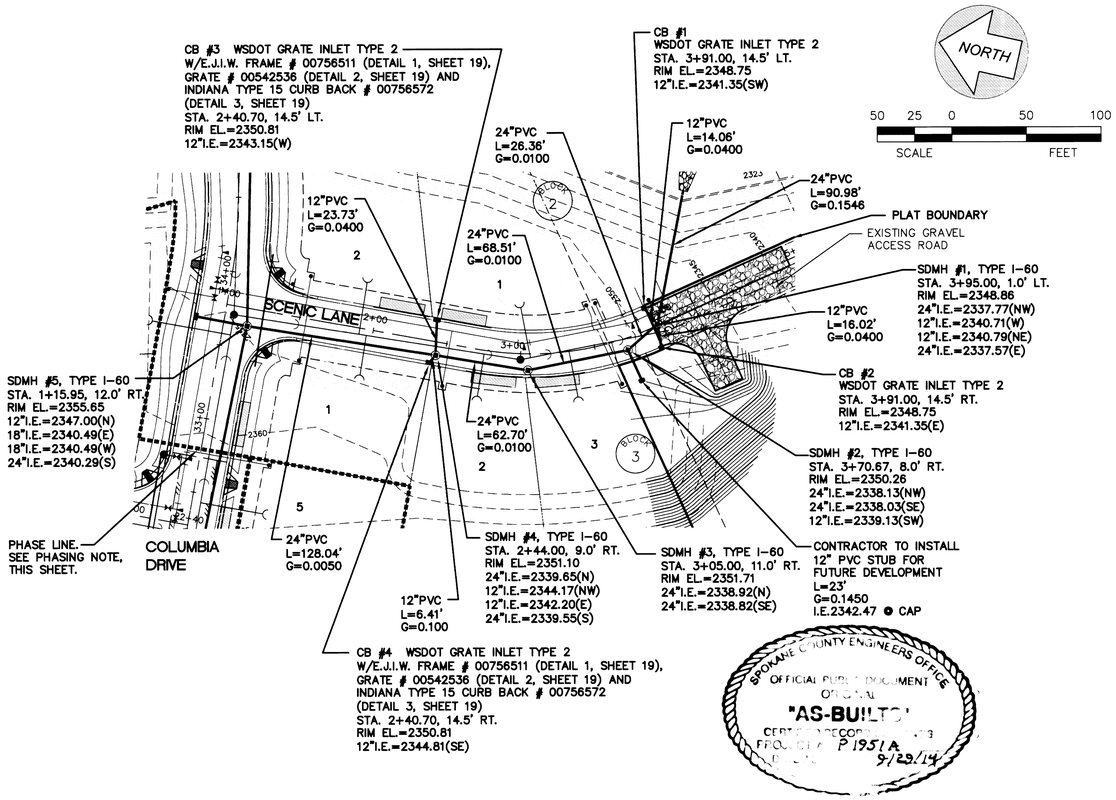
SCALE
HOR. N/A
VERT. N/A

DEVELOPER'S APPROVAL — DATE

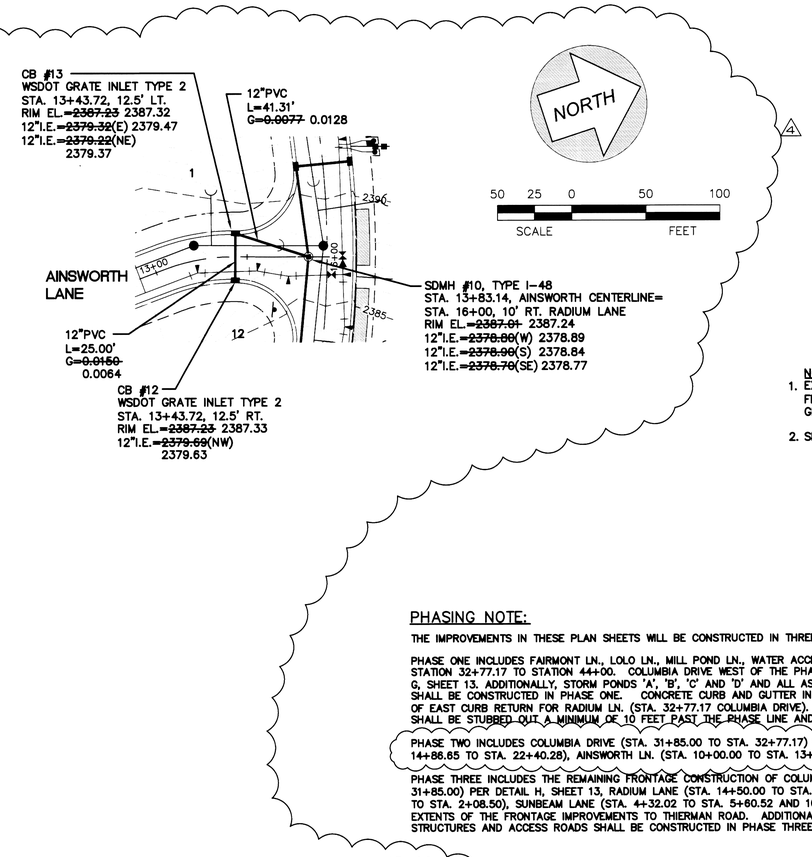
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

DETAIL SHEET

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



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILT"
CERTIFIED RECORD DRAWING
PROJECT # P1951A
DATE 9/29/14



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

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

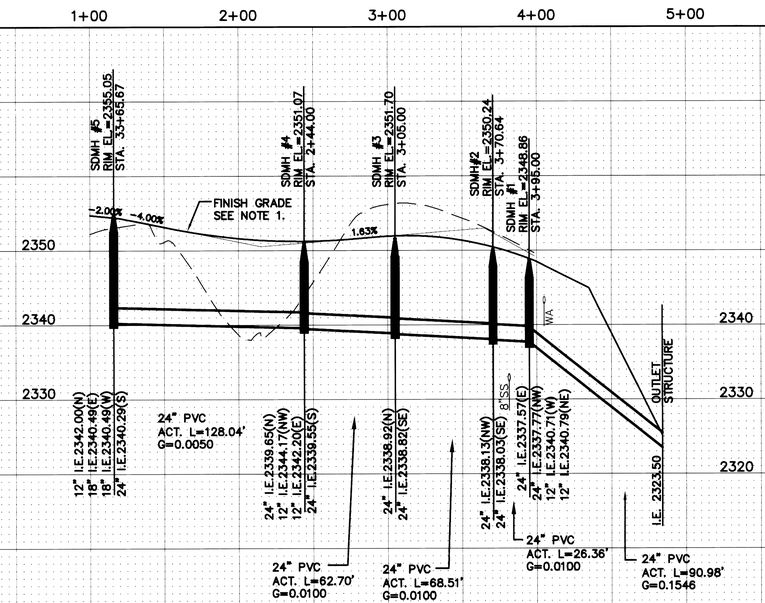
PHASING NOTE:

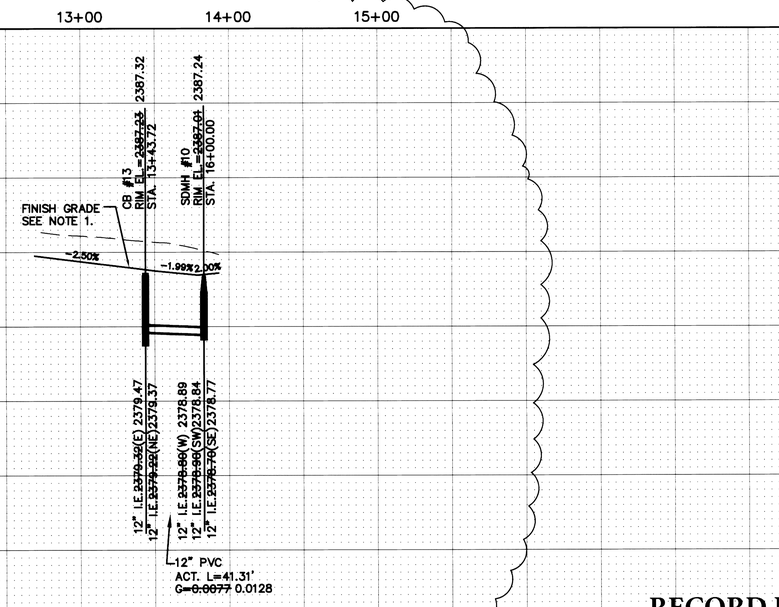
THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN THREE PHASES:

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+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.





RECORD DRAWINGS

THOMAS BENJAMIN BLACK
STATE OF WASHINGTON
45912
REGISTERED
PROFESSIONAL ENGINEER
9-23-14

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

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

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

GABE R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED
PROFESSIONAL ENGINEER

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3664

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
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3	4-7-09	GRG	RECORD DRAWINGS - PHASE 1 ONLY (NOT INCLUDED)
4	9-23-14	GRG	RECORD DRAWINGS - PHASE 2 ONLY

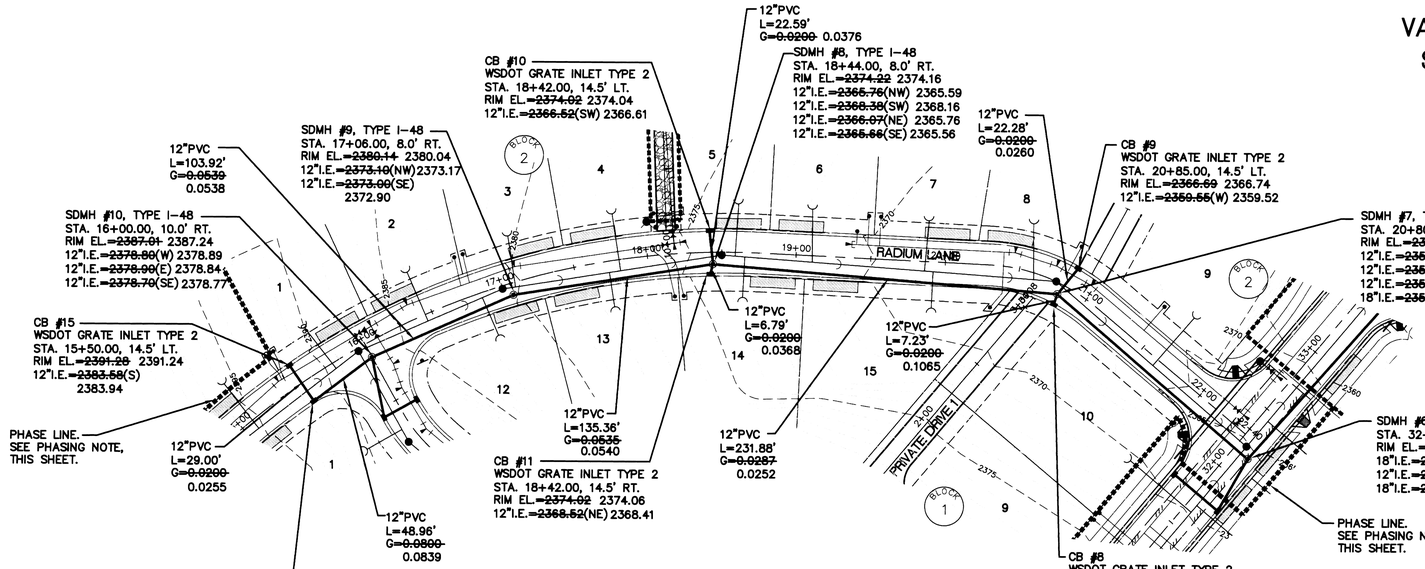
SCALE
HOR. 1"=50'
VERT. 1"=10'

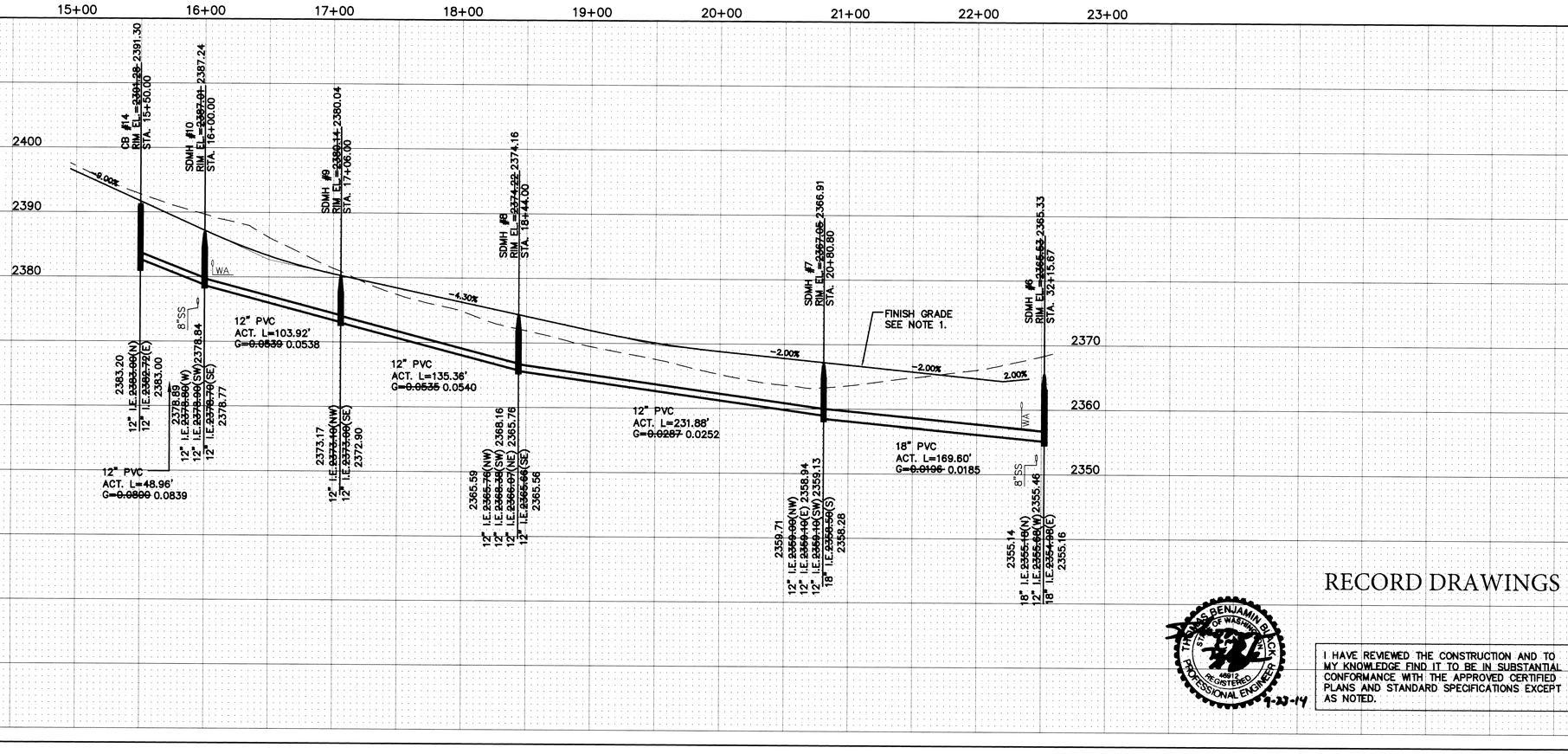
DEVELOPER'S APPROVAL — DATE

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

STORM SHEET

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

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # P1957A
DATE ACCEPTED 9/29/14

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

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

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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RECORD DRAWINGS

THOMAS BENJAMIN BLACK
STATE OF WASHINGTON
48916
REGISTERED
PROFESSIONAL ENGINEER
9-23-14

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

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

VALLEY SPRINGS 1ST ADDITION

RADIUM LANE
STA. 15+00 TO 22+40.30

GABE R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED
PROFESSIONAL ENGINEER

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

VERTICAL DATUM - NAVD 88
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SCALE
HOR. 1"=50'
VERT. 1"=10'

DEVELOPER'S APPROVAL

DATE

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

STORM SHEET