VALLEY SPRINGS ADDITION
PHASE 1 - RECORD DRAWINGS

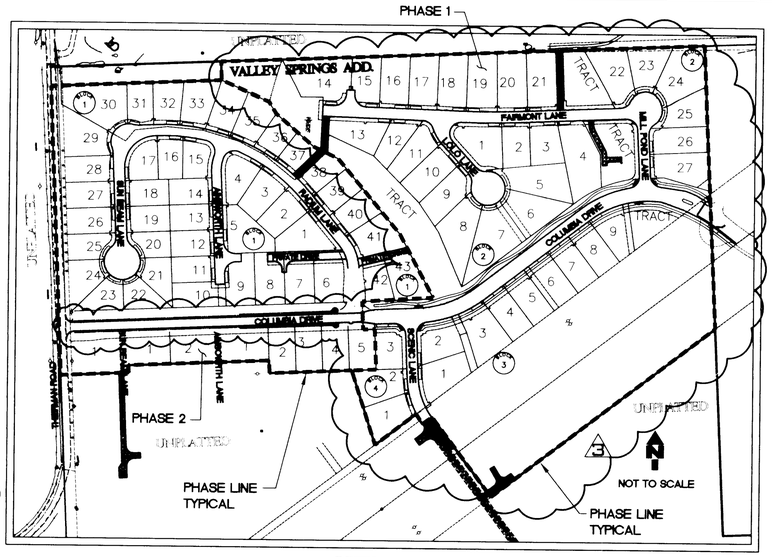
SPOKANE COUNTY, WASHINGTON

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

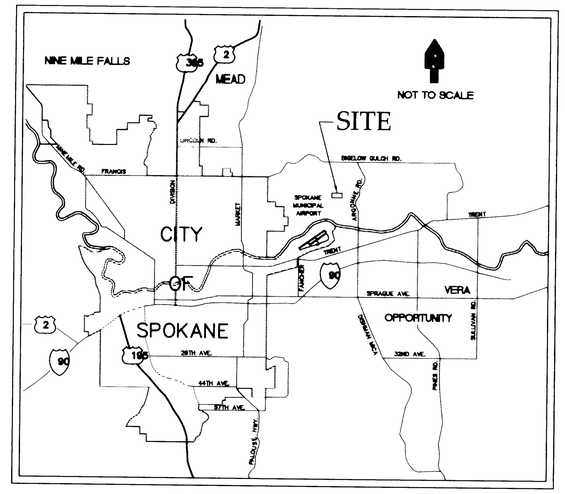
INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
ROAD	
2	THIERMAN RD. STA. 12+87.83 TO STA. 23+85.20 (NOT INCLUDED)
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 (NOT INCLUDED)
6	RADIUM LN. STA. 14+50 TO STA. 22+40.28 (NOT INCLUDED)
7	AINSWORTH LN. STA. 1+00 TO STA. 2+08.50 (NOT INCLUDED) 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 (NOT INCLUDED)
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 (NOT INCLUDED)
19	UTILITY EASEMENT STA. 3+92.61 TO STA. COLUMBIA DRIVE
20	CULVERT PROFILES
21	POND DETAILS
22	POND DETAILS
23	TESC PLAN (NOT INLCUDED)
24	TESC PLAN (NOT INCLUDED)

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # F-1951
DATE ACCEPTED 1/28/10



SITE PLAN



LOCATION PLAN

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.

LEGEND

2353	EXISTING CONTOUR
	EASEMENT LINE
BT	EXISTING BURIED TELEPHONE
G	EXISTING BURIED GAS PIPELINE
OE	EXISTING OVERHEAD ELECTRICAL
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 TWO 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 7, SHEET 14. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. ALL PIPING IN PHASE ONE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED. 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). PHASE TWO INCLUDES RADIUM LN., AINSWORTH LN., SUNBEAM LN. AND THE REMAINING CONSTRUCTION OF COLUMBIA DRIVE FROM STATION 24+28.67 TO STATION 32+77.17 (SEE DETAIL A, SHEET 13). ADDITIONALLY, STORM POND 'E' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE TWO.

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

landworks ENGINEERING, INC.
721 N. PINES ROAD, SPOKANE VALLEY, WA 99206
PHONE (509) 922-7400 FAX (509) 924-9228

VALLEY SPRINGS ADDITION

COVER SHEET

GABE R. GALLINGER, STATE OF WASHINGTON, 40377, REGISTERED PROFESSIONAL ENGINEER
1/28/10

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

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

#	DATE	BY	REVISION
	8-29-07	GRG	ORIGINAL SUBMITTAL
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

1/28/10
DEVELOPER'S APPROVAL
DATE

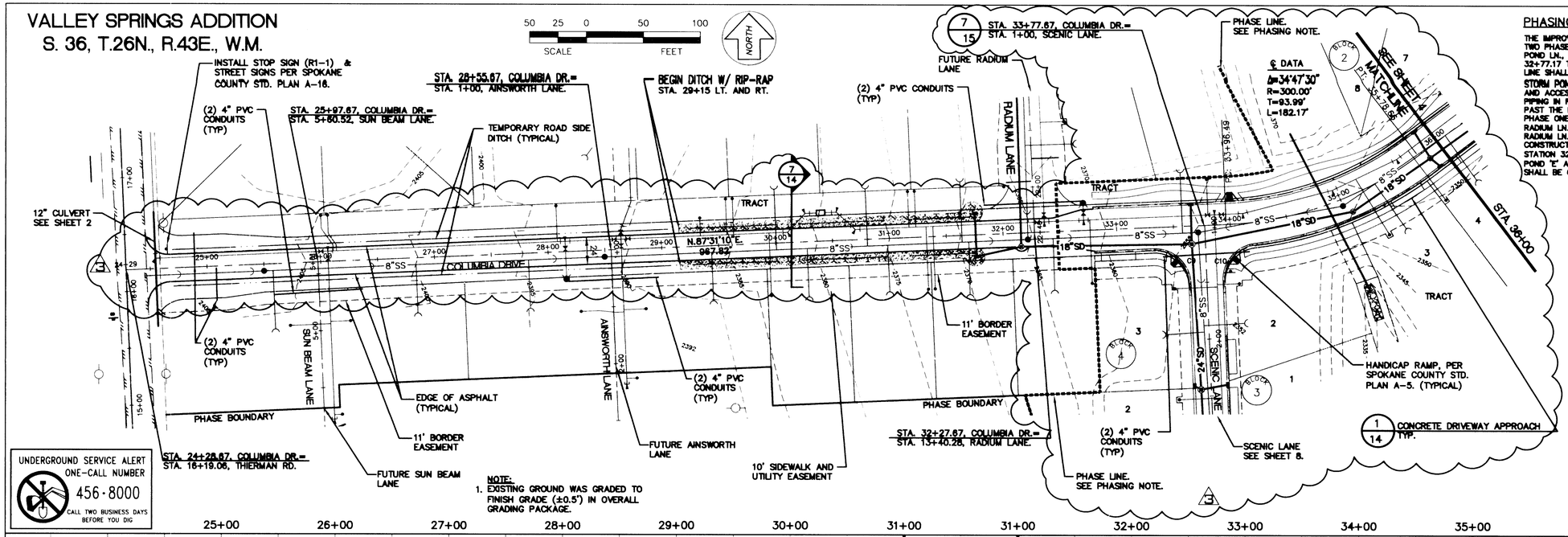
SCALE
HOR. NTS
VERT. NTS

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

COVER

D.1951 Eng As Built

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.

PHASING NOTE:

THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN TWO 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 7, SHEET 14. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. ALL PIPING IN PHASE ONE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED. 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). PHASE TWO INCLUDES RADIUM LN., AINSWORTH LN., SUNBEAM LN. AND THE REMAINING CONSTRUCTION OF COLUMBIA DRIVE FROM STATION 24+28.67 TO STATION 32+77.17 (SEE DETAIL A, SHEET 13). ADDITIONALLY, STORM POND 'E' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE TWO.

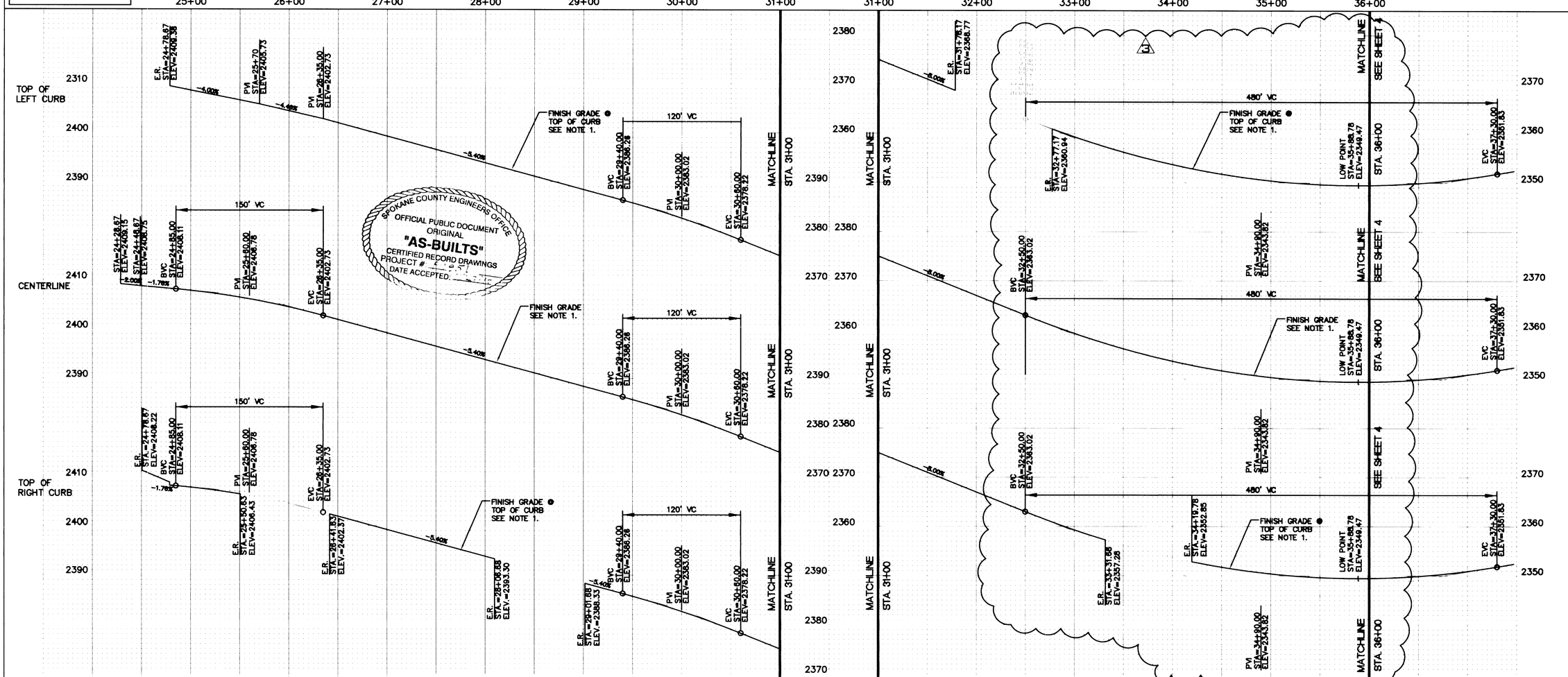
T.B.M.

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

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

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

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



Landworks ENGINEERING, INC.
PHONE (509) 922-7200 FAX (509) 922-7202

VALLEY SPRINGS ADDITION

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

JAMES R. GALLINGER, STATE OF WASHINGTON, 40377, REGISTERED PROFESSIONAL ENGINEER, 1/18/10

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

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY PFS SURVEY PERFORMED NOVEMBER 2008. IRON PIPE A.1 NW CORNER OF SE QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON. EL. 2425.34

#	DATE	BY	REVISION
-	8-29-07	GRG	ORIGINAL SUBMITTAL
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

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

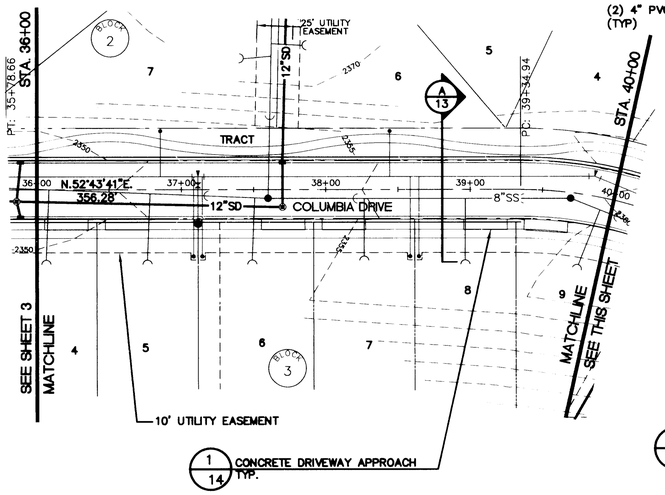
DEVELOPER'S APPROVAL — DATE 1/21/10

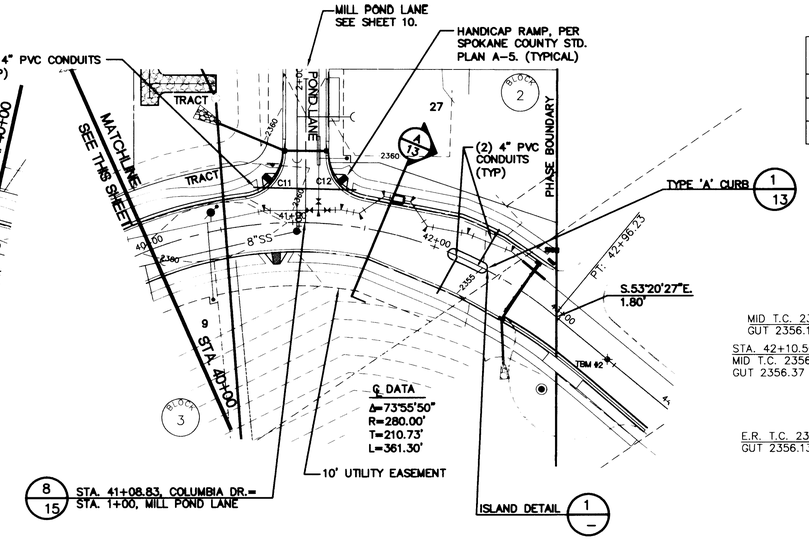
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

ROAD SHEET
3 OF 24

P.1951 Eng As Built

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





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

NORTH

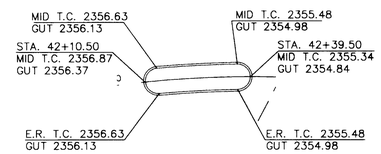
50 25 0 50 100
SCALE FEET

T.B.M.

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

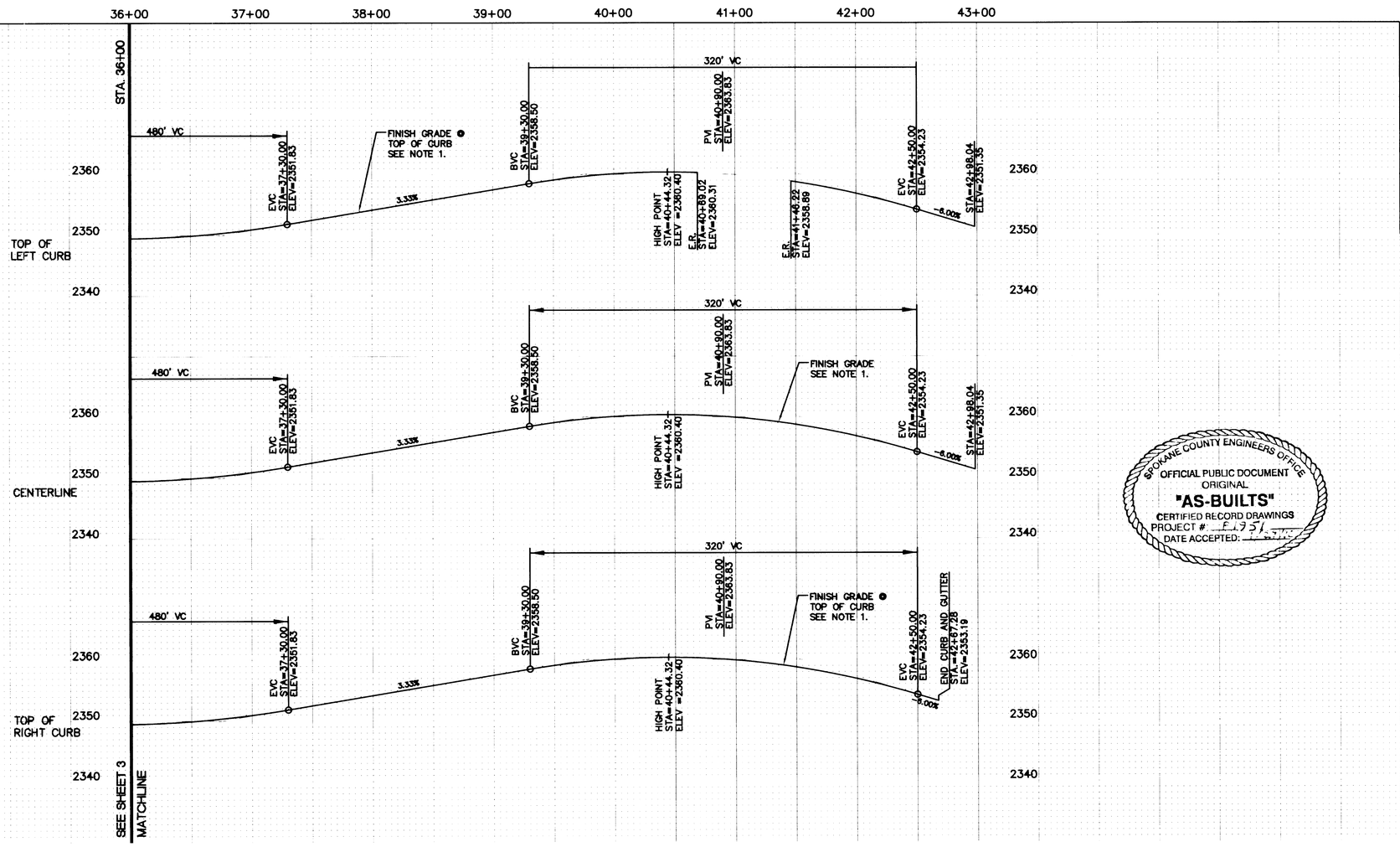
T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75

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



ISLAND DETAIL 1/–
1"=20'

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



PHASING NOTE:

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SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # P-1951
DATE ACCEPTED:

Landworks ENGINEERING, INC.
721 N. PINES RD. SPOKANE VALLEY, WA 99206
PHONE: (509) 922-7400 FAX: (509) 924-9728

VALLEY SPRINGS ADDITION

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

DARRIN R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
1/18/10

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

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY, PERFORMED NOVEMBER 2006. IRON PIPE AT NW CORNER OF SE QUARTER OF SECTION 34, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON. EL.=2425.34.

#	DATE	BY	REVISION
-	8-29-07	GRG	ORIGINAL SUBMITTAL
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 I ONLY

1/12/10
DATE
DEVELOPER'S APPROVAL

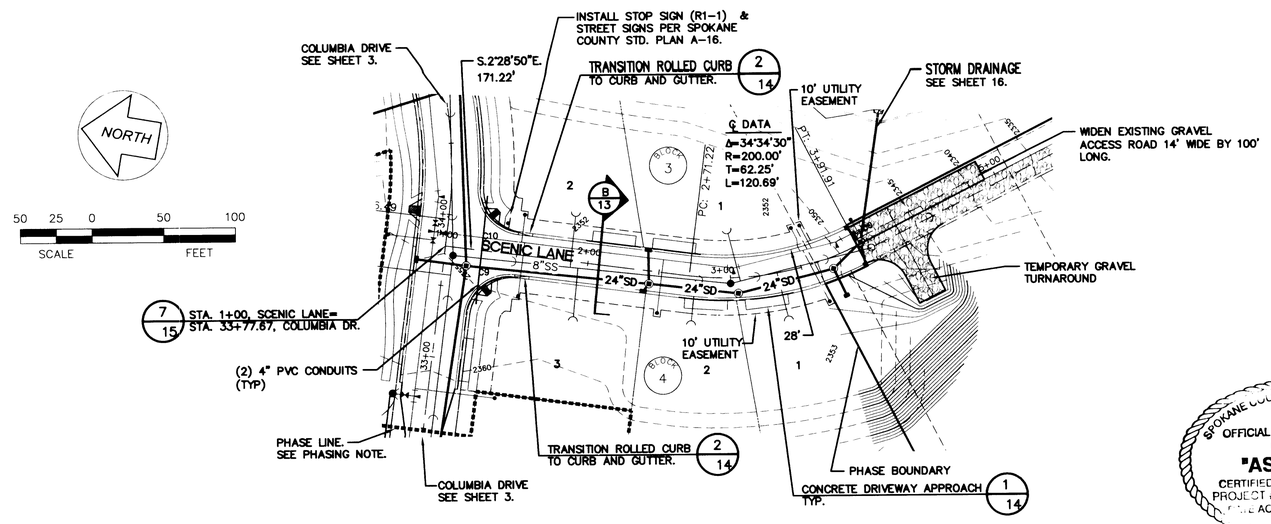
SCALE
HOR. 1"=50'
VERT. 1"=10'

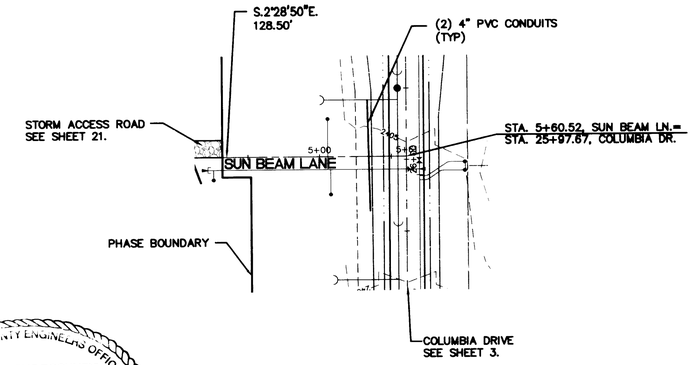
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

ROAD SHEET
4 OF 24

P-1951 Engr's Built

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

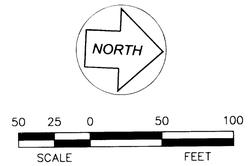




T.B.M.

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

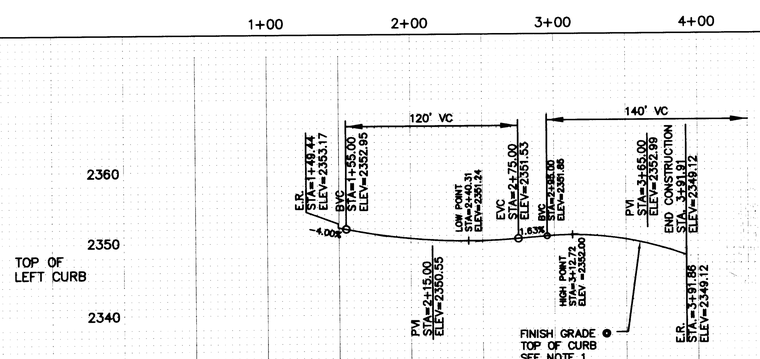
T.B.M. #2 FOUND REBAR IN CENTER OF CUL-DE-SAC ON COLUMBIA DRIVE. EL. 2347.75

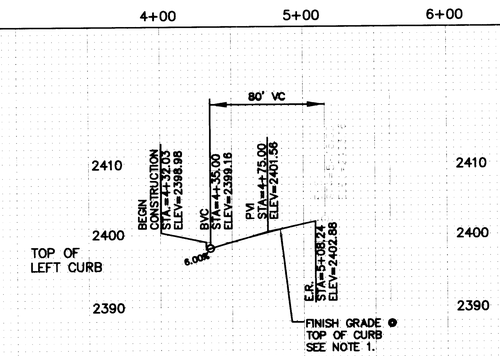


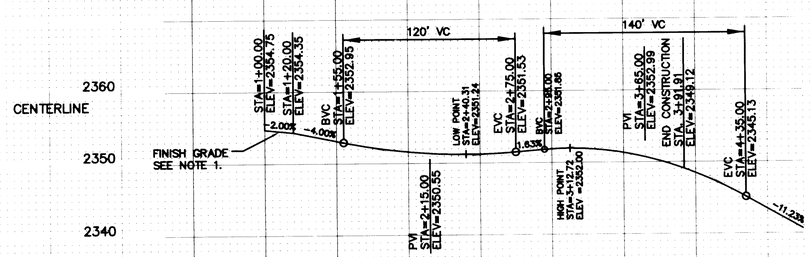
NOTE:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.

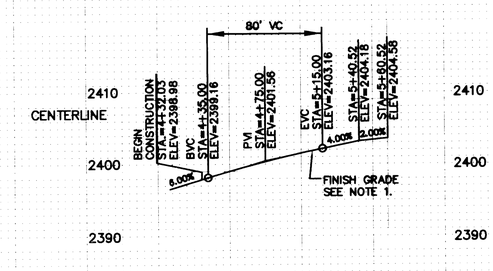
SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # 1-12-5
DATE ACCEPTED: _____

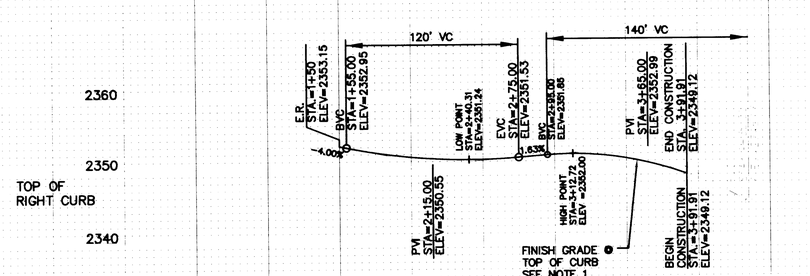
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456·8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

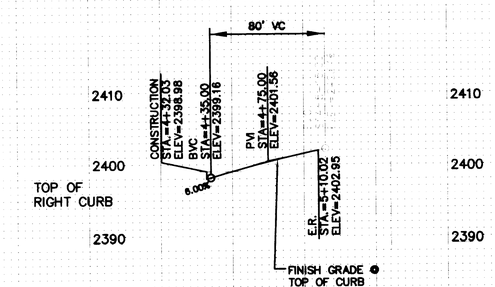












PHASING NOTE:

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landworks ENGINEERING, INC.
721 N. PINES RD., SPOKANE VALLEY, WA 99206
PHONE: (509) 922-7400 FAX: (509) 924-9728

VALLEY SPRINGS ADDITION

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

STATE OF WASHINGTON
CLAYTON R. GALLINGER
40377
REGISTERED PROFESSIONAL ENGINEER
1/18/10

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

VERTICAL DATUM - NAVD 88
ESTABLISHED ON BTS. BY GPS. SW CORNER OF SE QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY. W=SECTION. EL.=2425.34

#	DATE	BY	REVISION
-	8-29-07	GRG	ORIGINAL SUBMITTAL
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 I ONLY

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

1/21/10
DEVELOPER'S APPROVAL
DATE

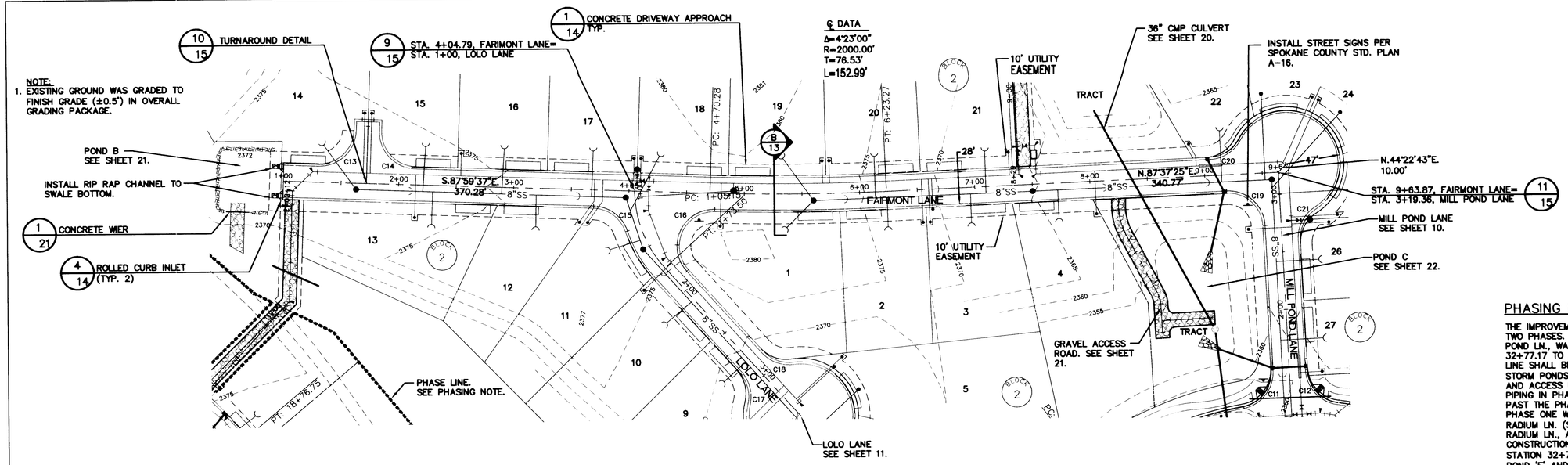
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

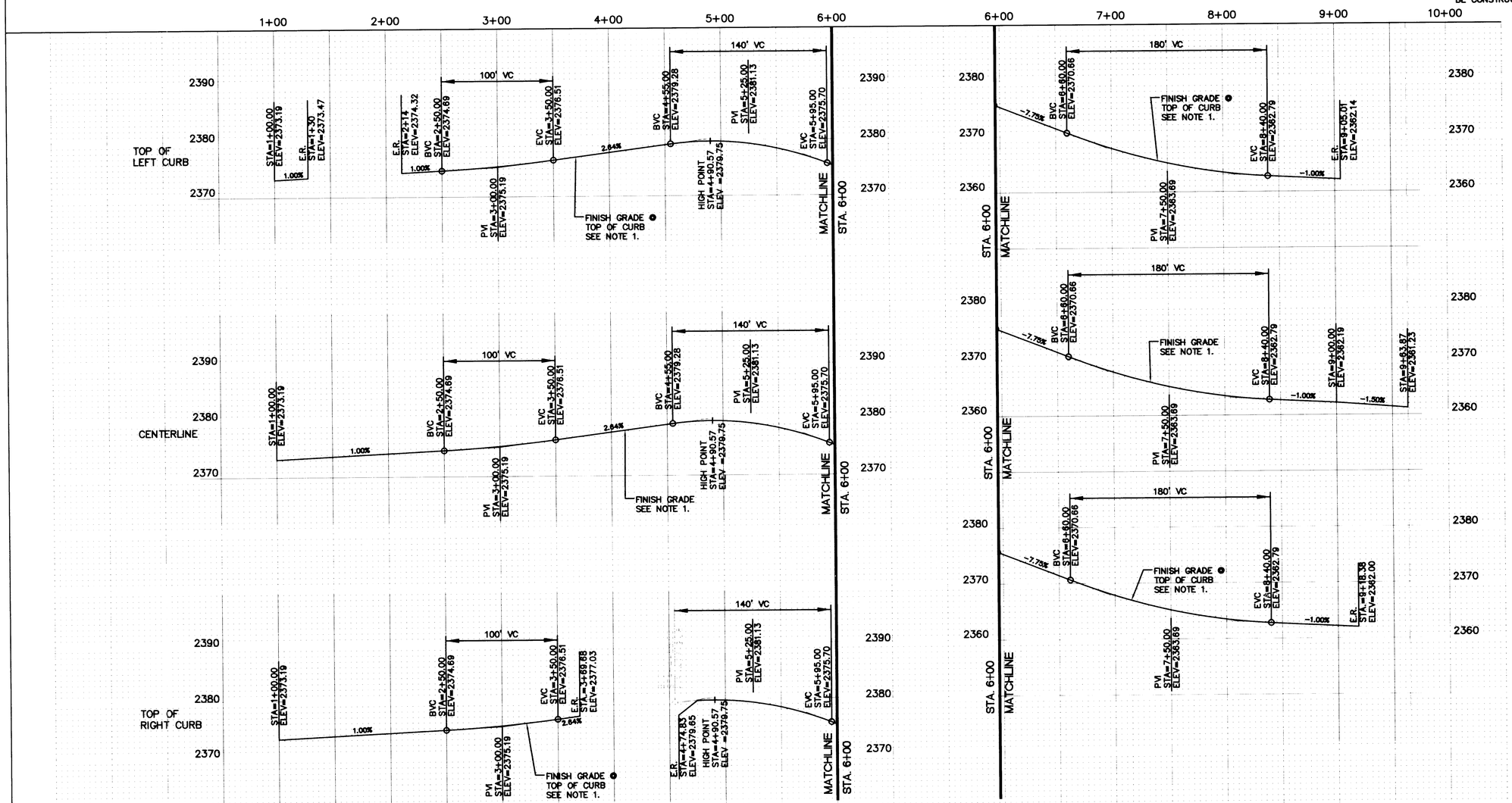
ROAD SHEET
8 OF 24

P. 1951 Eng As Built

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.





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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

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

Curve #	Length	Radius	Delta	Tangent
C13	47.12'	30.00'	90°00'00"	30.00'
C14	47.12'	30.00'	90°00'00"	30.00'
C15	36.58'	30.00'	69°51'38"	20.95'
C16	70.18'	30.00'	134°01'35"	70.72'
C19	46.94'	30.00'	89°39'10"	29.82'
C20	31.12'	30.00'	59°26'27"	17.13'

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: 5-1951
DATE ACCEPTED:

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

landworks ENGINEERING, INC.
721 N. PINES RD. SPOKANE VALLEY, WA 99206
PHONE: (509) 922-1021 FAX: (509) 924-9720

VALLEY SPRINGS ADDITION

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

GARY R. GALLINGER, STATE OF WASHINGTON, 40377, REGISTERED PROFESSIONAL ENGINEER
1/18/10

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

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

#	DATE	BY	REVISION
	8-29-07	GRG	ORIGINAL SUBMITTAL
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

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

DEVELOPER'S APPROVAL

1/20/10
DATE

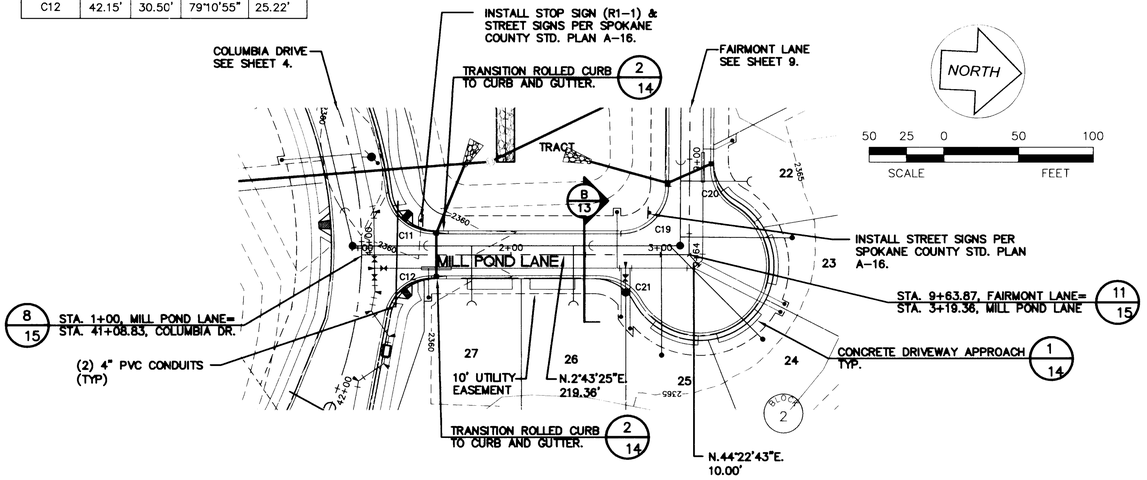
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

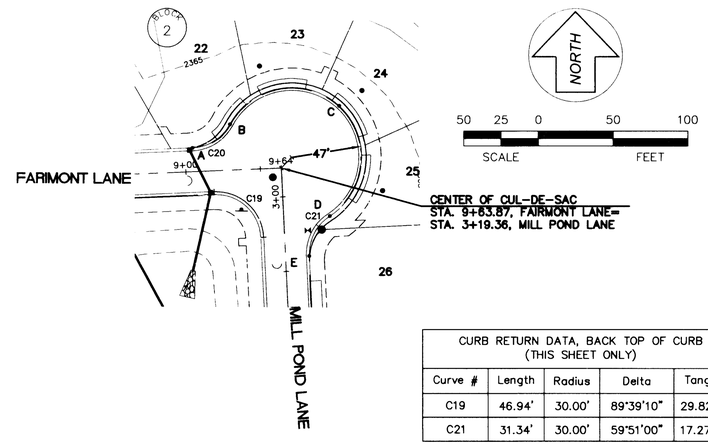
ROAD SHEET
9 OF 24

P.1951 Eng As Built

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

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





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

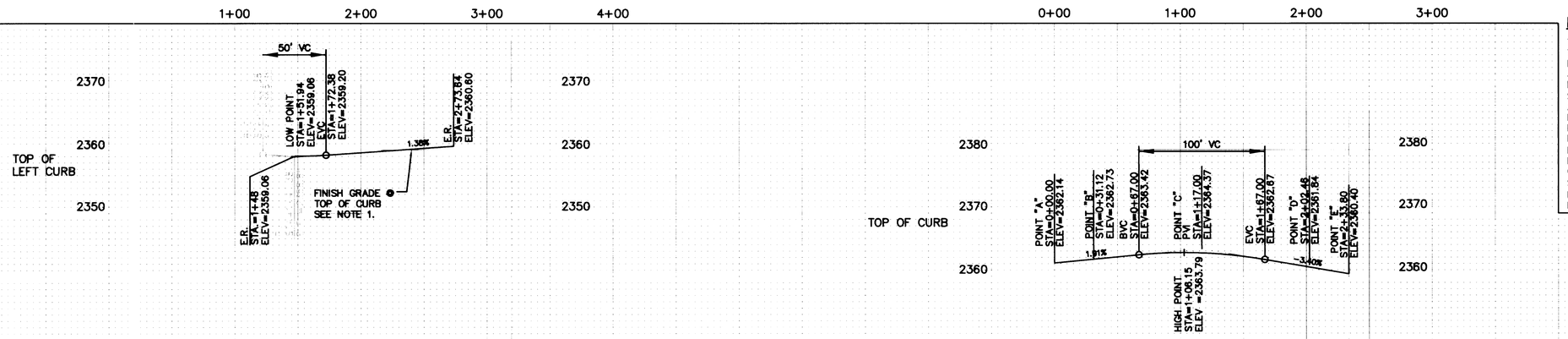
T.B.M.

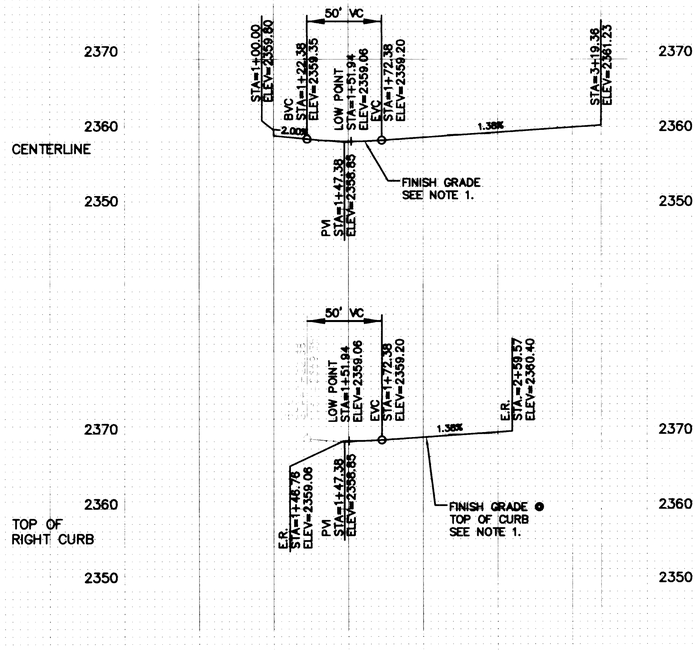
T.B.M. #1 IRON PIPE NW CORNER OF SITE IN THIERMAN ROAD. EL. 2425.34

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

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

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





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SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P-1951
DATE ACCEPTED: 1/20/12

landworks
ENGINEERING, INC.
2316 E. SPRAGUE AVENUE, SPOKANE, WA 99202
PHONE (509) 922-7400 FAX: (509) 924-9728

VALLEY SPRINGS ADDITION

MILL POND LANE
STA. 1+00 TO STA. 3+19.36

GARY R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
1/18/10

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

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

#	DATE	BY	REVISION
	8-29-07	GRG	ORIGINAL SUBMITTAL
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

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

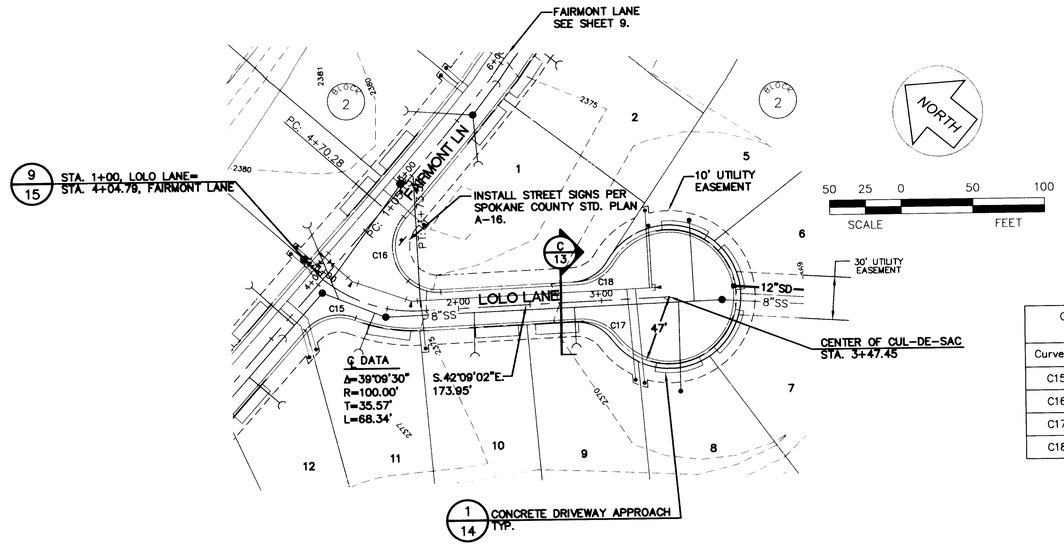
1/20/12
DATE
DEVELOPER'S APPROVAL

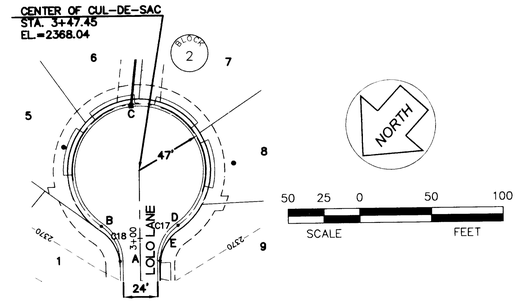
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

ROAD SHEET
10 OF 24

P-1951 Eng As Built

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





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

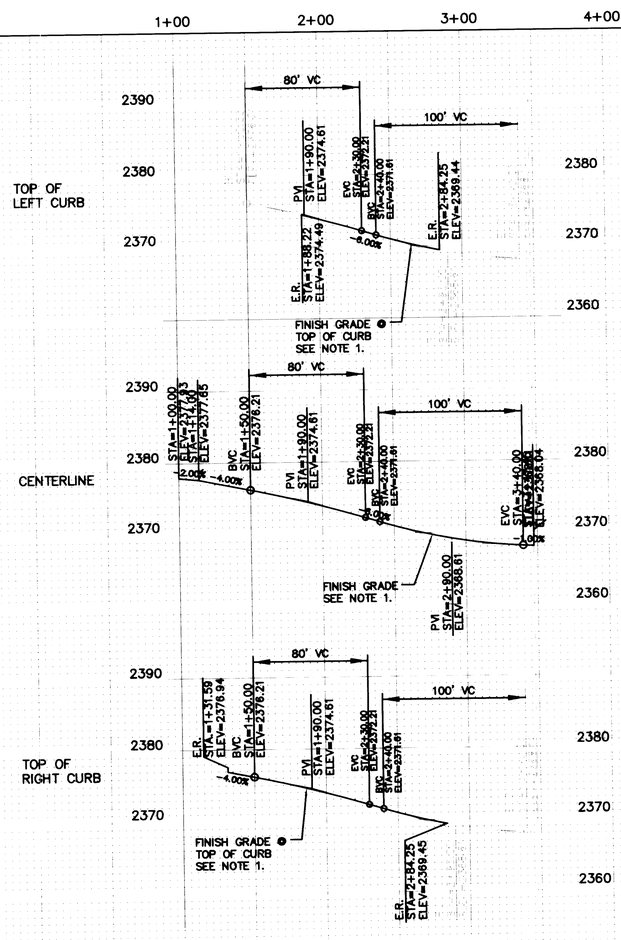
NOTE:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.

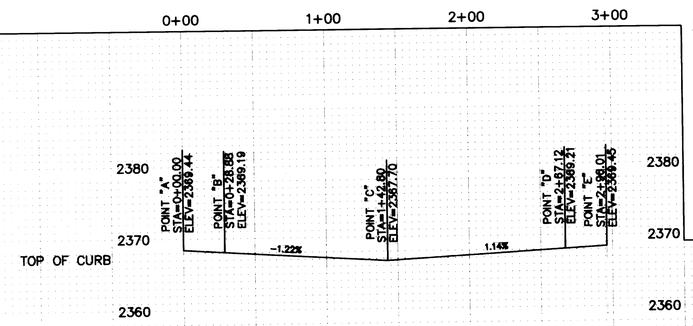
T.B.M.

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

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

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





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SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: 06-003
DATE ACCEPTED:

landworks ENGINEERING, INC.
CIVIL • SURVEYING • LAND PLANNING
PO BOX 1202 SPOKANE VALLEY, WA 99016
PHONE (509) 922-7400 FAX: (509) 924-9728

VALLEY SPRINGS ADDITION

LOLO LANE
STA. 1+00 TO 3+47.45

GARY R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
1/8/10

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

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

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2	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
3	4-7-09	GRG	RECORD DRAWINGS - PHASE 1 ONLY

1/20/10
DEVELOPER'S APPROVAL — DATE

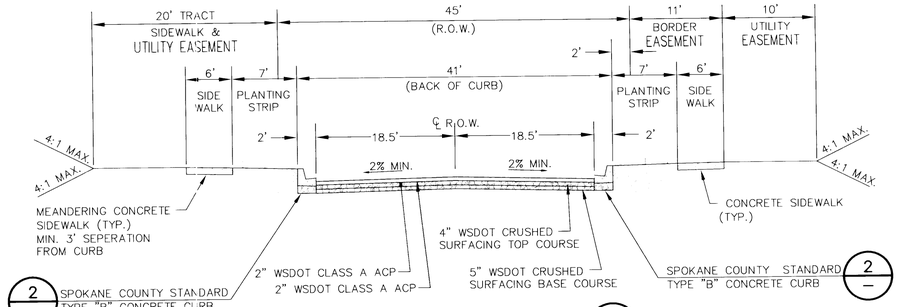
SCALE
HOR. 1"=50'
VERT. 1"=10'

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

ROAD SHEET
11 OF 24

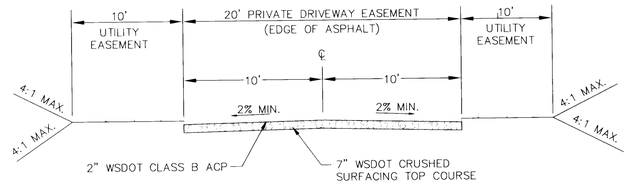
P.1951 End As Built

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



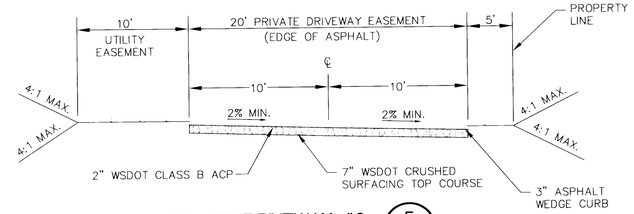
TYPICAL ARTERIAL ROAD SECTION (A / 3-4)

NOT TO SCALE



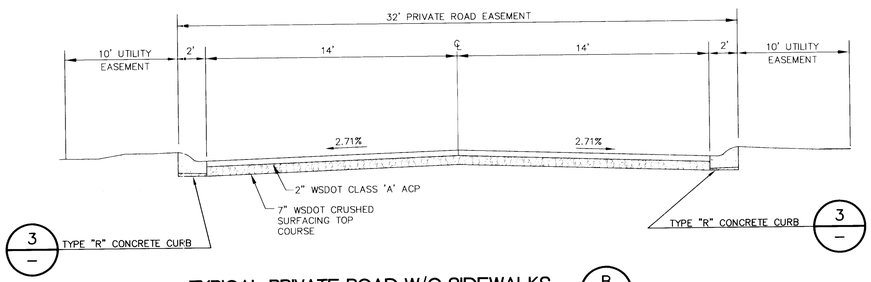
PRIVATE DRIVEWAY #1 (D / 12)

NOT TO SCALE



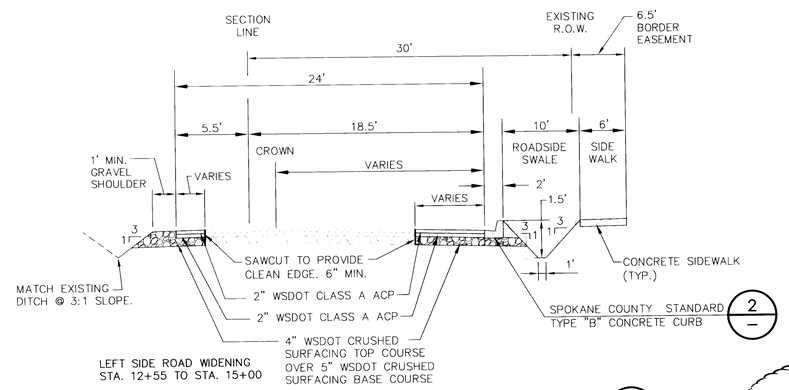
PRIVATE DRIVEWAY #2 (E / 12)

NOT TO SCALE



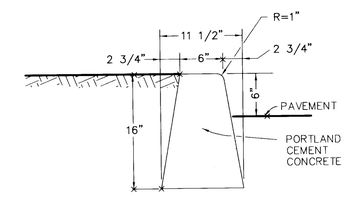
TYPICAL PRIVATE ROAD W/O SIDEWALKS (B / 5-10)

NOT TO SCALE



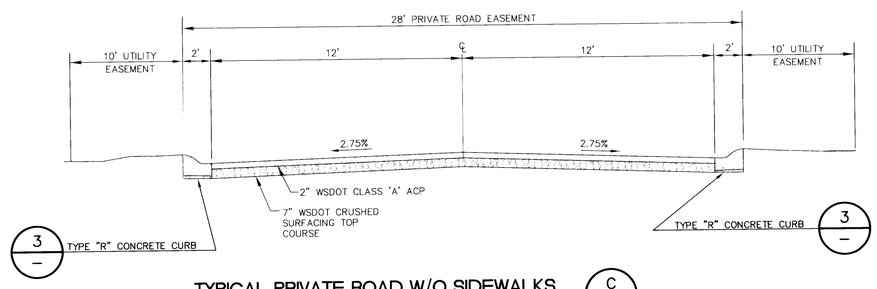
TYPICAL THIERMAN RD. WIDENING SECTION (F / 2)

NOT TO SCALE



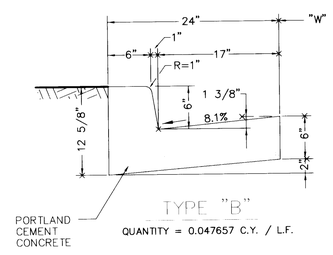
TYPE "A" CURB (1 / 3-4)

NOT TO SCALE



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

NOT TO SCALE

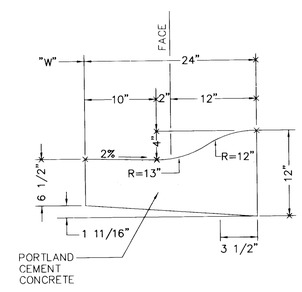


GENERAL NOTES

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 (2 / —)

SPOKANE COUNTY STD. PLAN A-3
NOT TO SCALE



TYPE "R" CURB AND GUTTER (3 / —)

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.

"AS BUILT" CERTIFIED RECORD DRAWINGS PROJECT # P-1951 DATE ACCEPTED

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

landworks ENGINEERING, INC.
721 N. PINE RD. SPOKANE, WA 99206
PHONE (509) 922-1000 FAX (509) 924-9728

VALLEY SPRINGS ADDITION

ROAD SECTION AND DETAIL SHEET

GARY R. GALLINGER — STATE OF WASHINGTON — 40377 — REGISTERED PROFESSIONAL ENGINEER — 1/18/10

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

VERTICAL DATUM - NAVD 88
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED NOVEMBER 2006. IRON PIPE AT NW CORNER OF SE QUARTER OF SECTION 36, T26N, R44E, W.M. SPOKANE COUNTY, WASHINGTON. EL.=2425.34.

#	DATE	BY	REVISION
-	8-29-07	GRG	ORIGINAL SUBMITTAL
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

1/20/10 DATE

DEVELOPER'S APPROVAL

SCALE
HOR. N/A
VERT. N/A

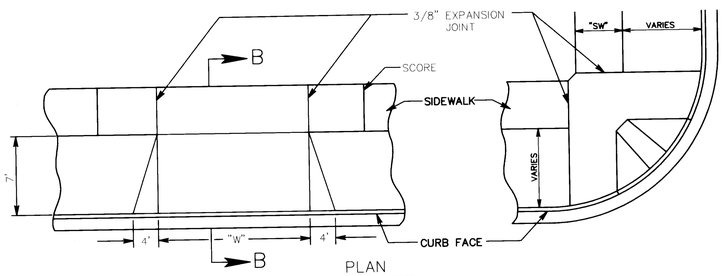
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

DETAIL SHEET

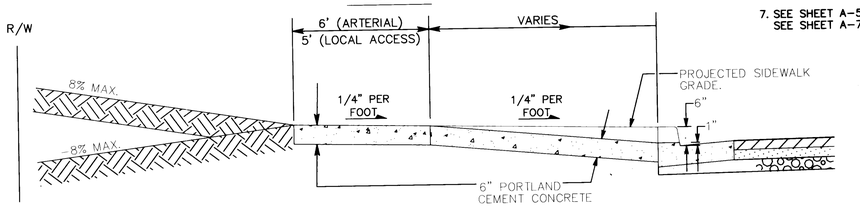
13 OF 24

P-1951 Eng As Built

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



PLAN



SECTION B-B

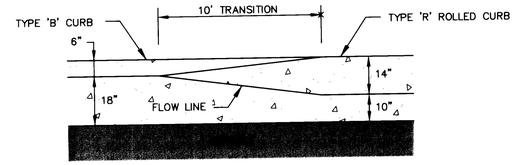
CONCRETE DRIVEWAY APPROACH (1 / 5-1)

SPOKANE COUNTY STD. PLAN A-4
NOT TO SCALE

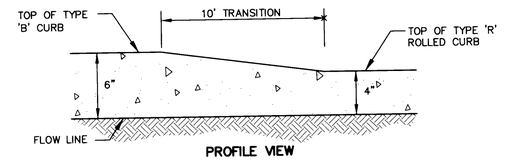
GENERAL NOTES

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)

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1951
DATE ACCEPTED: 1/27/10



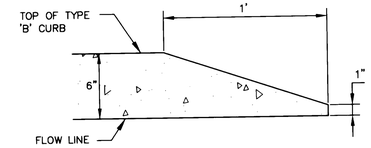
PLAN VIEW



PROFILE VIEW

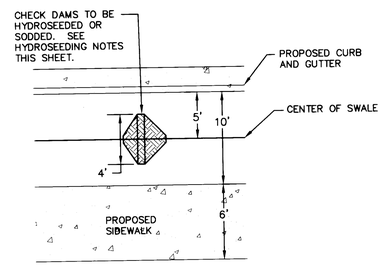
CURB TRANSITION (2 / 6,8,10)

NOT TO SCALE

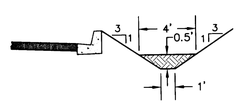


CURB END TAPER (3 / 2)

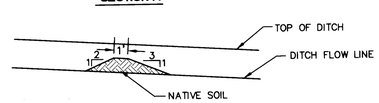
NOT TO SCALE



PLAN VIEW



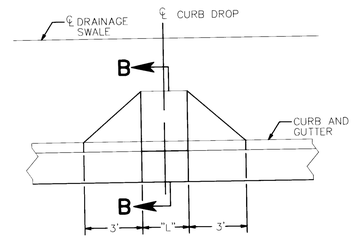
SECTION A

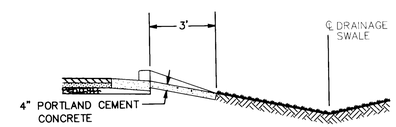


SECTION B

CHECK DAM (5 / 2)

NOT TO SCALE

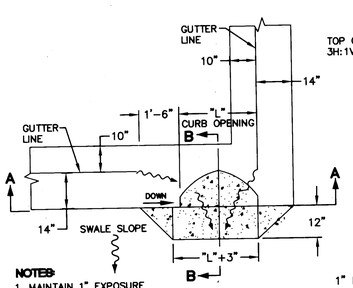




SECTION B-B

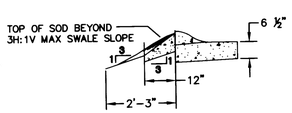
CURB INLET TYPE 1 (6 / 2)

NOT TO SCALE

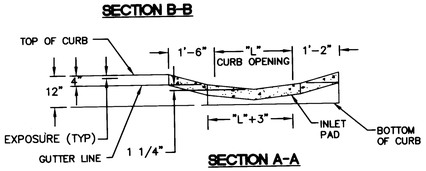


NOTES:
1. MAINTAIN 1" EXPOSURE BETWEEN TOP OF SOD & TOP OF CONCRETE.

PLAN VIEW



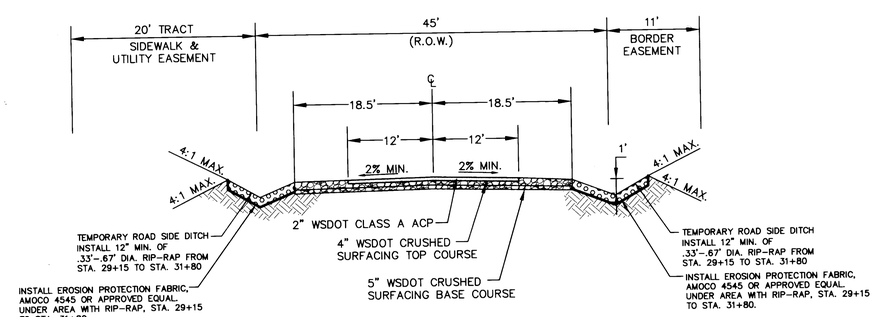
SECTION B-B



SECTION A-A

ROLLED CURB INLET (4 / 9)

NOT TO SCALE



TEMPROARY PHASE ONE COLUMBIA DRIVE SECTION (7 / 3)

STA. 24+28.67 TO STA. 32+75.00±
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% 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.

UTILITY STATEMENT

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

landworks ENGINEERING, INC.
721 N. PINES RD. SPOKANE VALLEY, WA 99206
PHONE: (509) 922-1407 FAX: (509) 922-1348

VALLEY SPRINGS ADDITION

ROAD SECTION AND DETAIL SHEET

GARY R. GALLAGHER, STATE OF WASHINGTON, 40377, REGISTERED PROFESSIONAL ENGINEER
1/18/10

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

VERTICAL DATUM - NAVD 88
ESTABLISHED ON: BASIS OF BEARINGS PER RIGHT OF WAY MONUMENTS FOUND ON THE SOUTH QUARTER OF SECTION 36, T.26N., R.43E., W.M. AND THE NORTH QUARTER OF SECTION 1, T.25N., R.43E., W.M. SPOKANE COUNTY, WASHINGTON. EL.=2123.34

#	DATE	BY	REVISION
1	8-29-07	GRG	ORIGINAL SUBMITTAL
2	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
3	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
4	4-7-09	GRG	RECORD DRAWINGS - PHASE 1 ONLY

SCALE
HOR. N/A
VERT. N/A

1/22/10
DATE

DEVELOPER'S APPROVAL

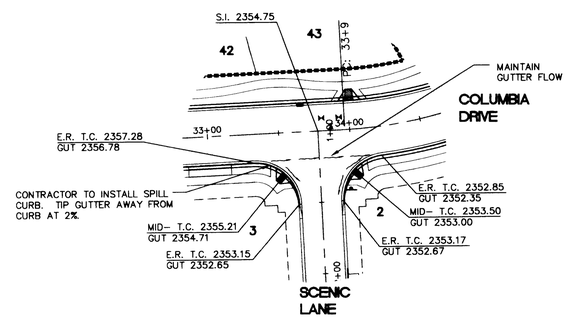
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

DETAIL SHEET

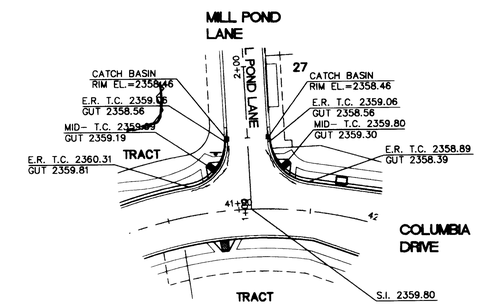
P-1951 Eng As Built

LP1951 - DT - 06-14

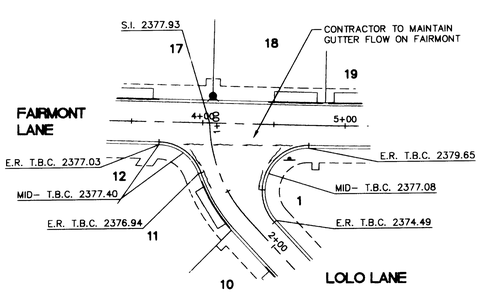
VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.



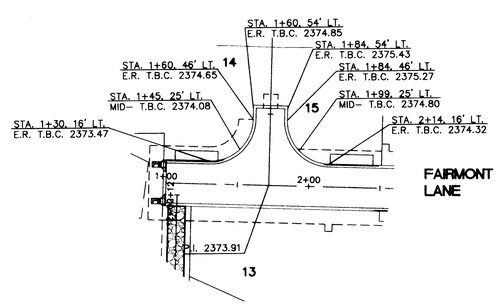
7 / 3,8 INTERSECTION DETAIL
SCALE 1"=50'



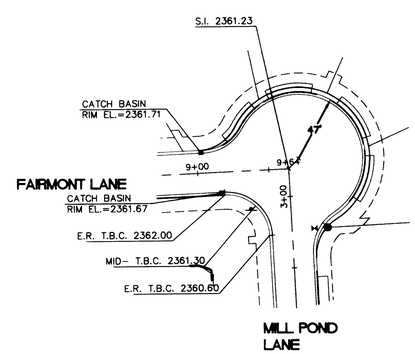
8 / 4,10 INTERSECTION DETAIL
SCALE 1"=50'



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



10 / 9 TURNAROUND DETAIL
SCALE 1"=50'



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

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1951
DATE ACCEPTED: 1/27/10

UTILITY STATEMENT

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

P.1951 Eng As Built

Landworks ENGINEERING, INC.
721 N. MAIN RD. SPOKANE VALLEY, WA 99206
PHONE: (509) 927-9500 FAX: (509) 924-9378

VALLEY SPRINGS ADDITION

INTERSECTION DETAIL SHEET

STATE OF WASHINGTON — GARY R. GALLINGER — 40377 — REGISTERED PROFESSIONAL ENGINEER
1/18/10

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1926 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3604

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

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3	4-7-09	GRG	RECORD DRAWINGS - PHASE I ONLY

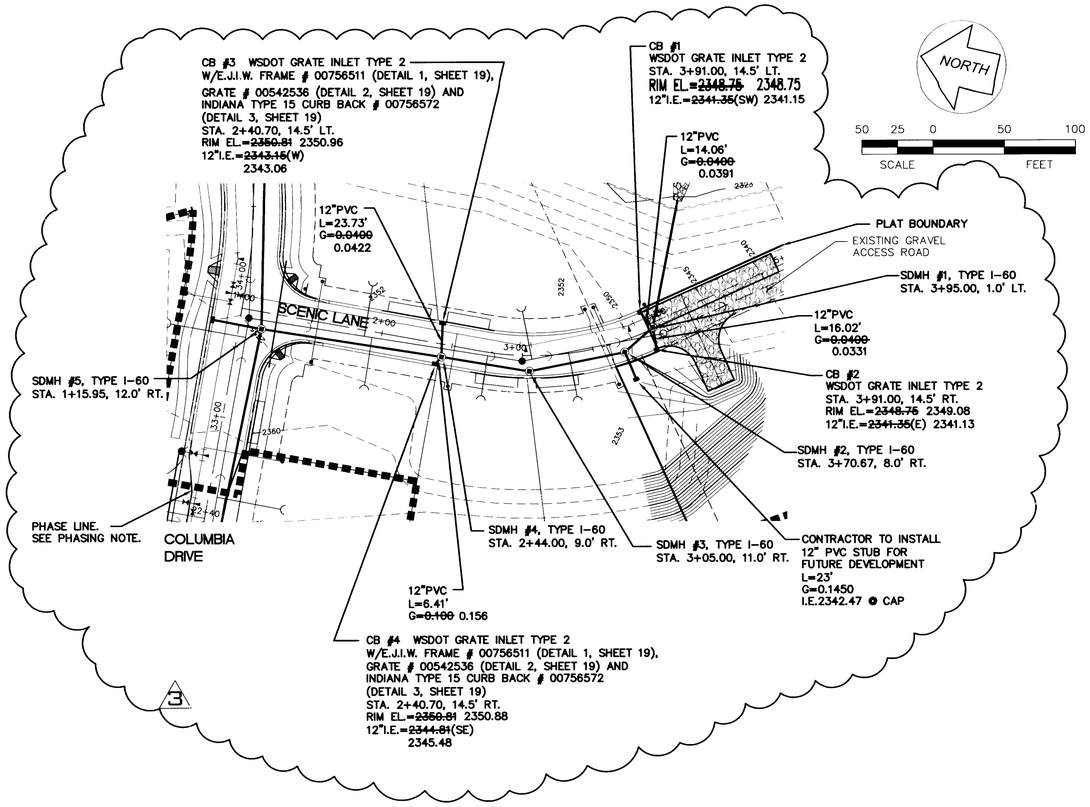
SCALE
HOR. N/A
VERT. N/A

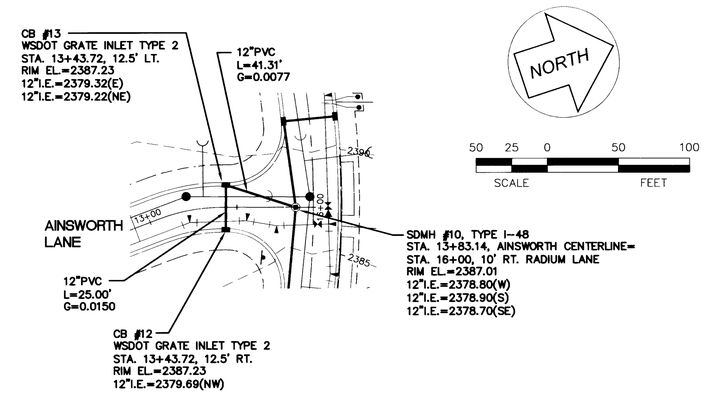
DEVELOPER'S APPROVAL — DATE 1/8/10

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

DETAIL SHEET
15 OF 24

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





T.B.M.

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

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

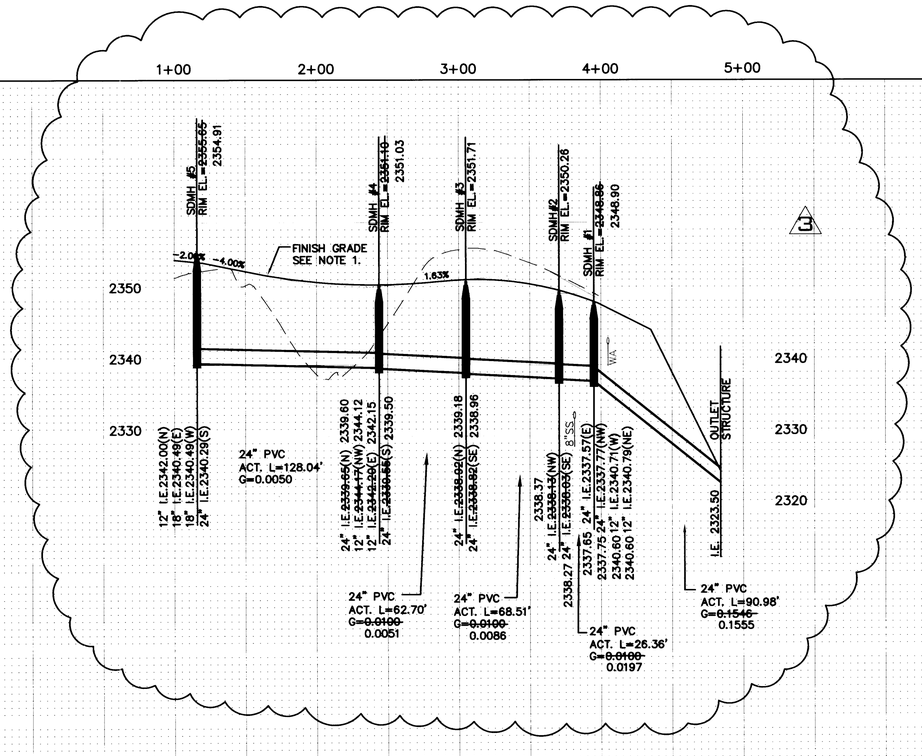
NOTES:
1. EXISTING GROUND WAS GRADED TO FINISH GRADE (±0.5') IN OVERALL GRADING PACKAGE.
2. SEE DRAINAGE NOTES ON SHEET 19.

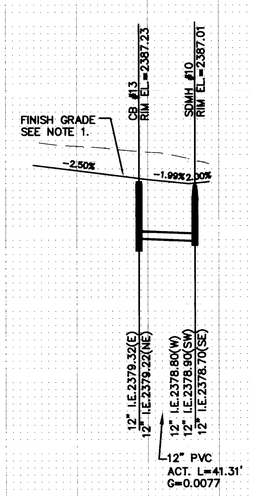
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456·8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

PHASING NOTE:

THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN TWO 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 7, SHEET 14. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. ALL PIPING IN PHASE ONE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED. 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). PHASE TWO INCLUDES RADIUM LN., AINSWORTH LN., SUNBEAM LN. AND THE REMAINING CONSTRUCTION OF COLUMBIA DRIVE FROM STATION 24+28.67 TO STATION 32+77.17 (SEE DETAIL A, SHEET 13). ADDITIONALLY, STORM POND 'E' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE TWO.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1951
DATE ACCEPTED: 1/27/10





Landworks ENGINEERING, INC.
721 N. PINES RD. SPOKANE VALLEY, WA 99206
PHONE (509) 921-9700 FAX (509) 924-9795

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

GARY R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
1/18/10

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

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

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1/28/10
DEVELOPER'S APPROVAL DATE

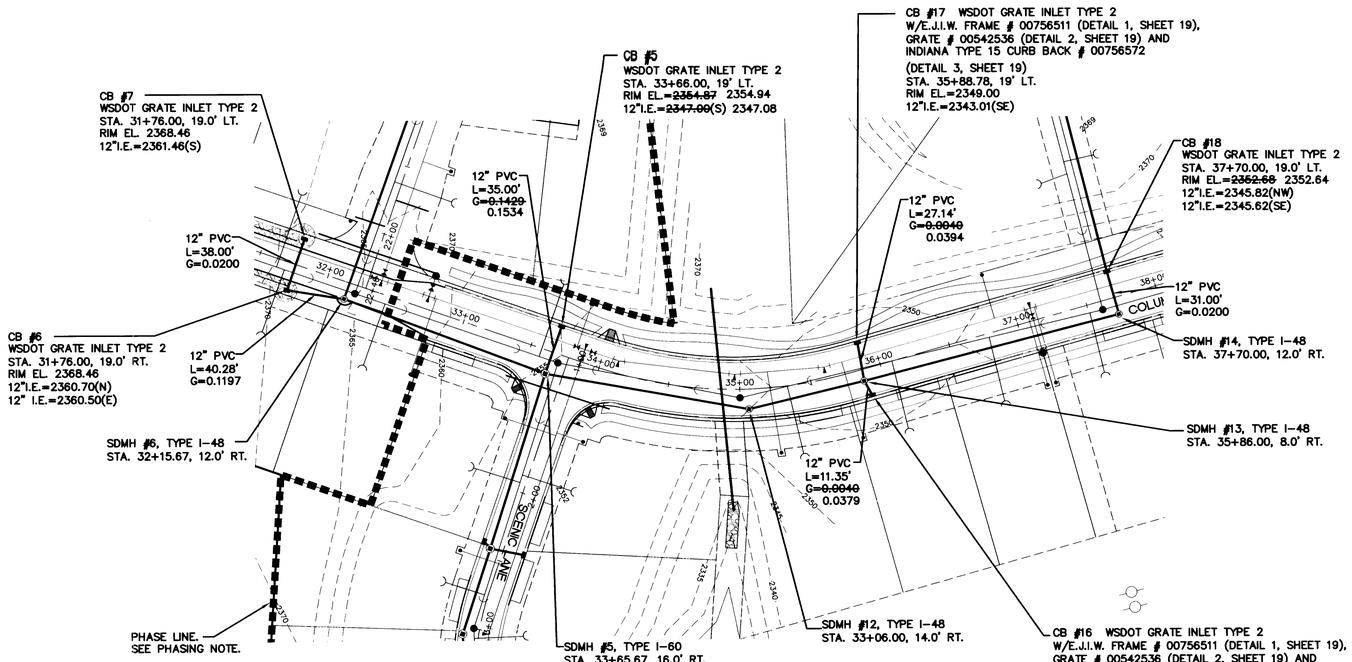
SCALE
HOR. 1"=50'
VERT. 1"=10'

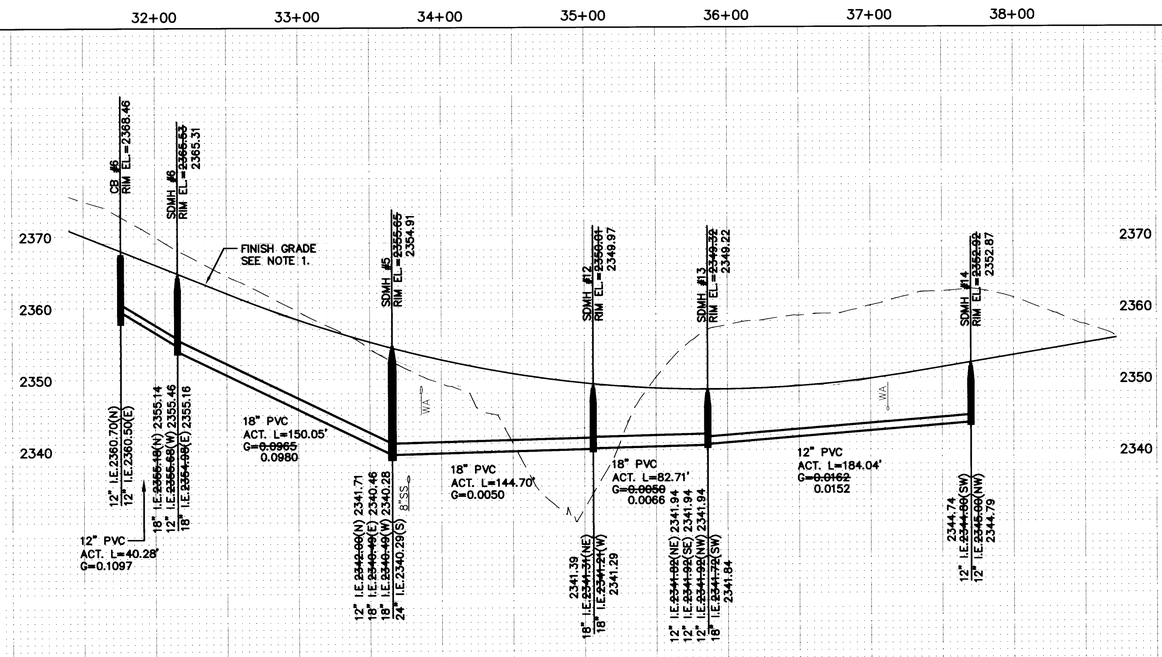
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

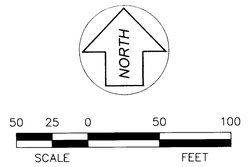
STORM SHEET

P.1951 Eng As Built

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







T.B.M.

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

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

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1951
DATE ACCEPTED: 1/27/10

UNDERGROUND SERVICE ALERT
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PHASING NOTE:

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NOTES:

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

landworks ENGINEERING, INC.
721 N. PINES RD. SPOKANE VALLEY, WA 99206
PHONE: (509) 922-7450 FAX: (509) 924-9728

VALLEY SPRINGS ADDITION

COLUMBIA DRIVE
STA. 24+28.67 TO 36+00

GARY R. GALLINGER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
1/13/10

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, T26N, R43E, W.M. SPOKANE COUNTY, WASHINGTON. EL.=2425.34'

#	DATE	BY	REVISION
-	8-29-07	GRG	ORIGINAL SUBMITTAL
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

1/13/10
DEVELOPER'S APPROVAL DATE

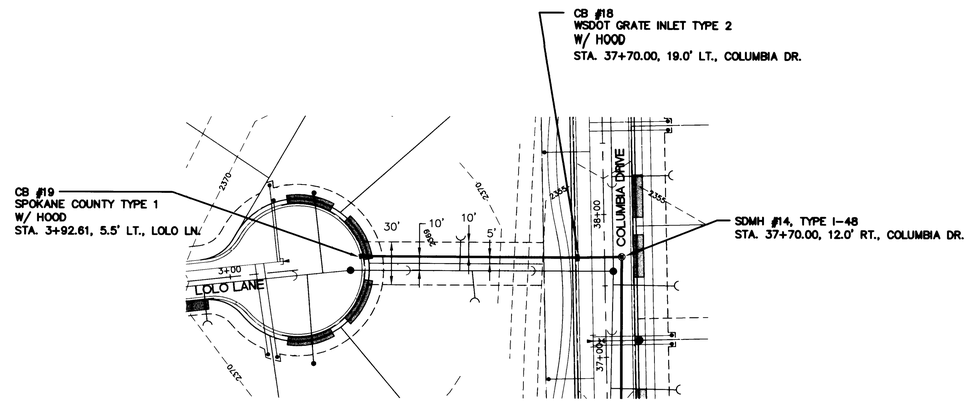
SCALE
HOR. 1"=50'
VERT. 1"=10'

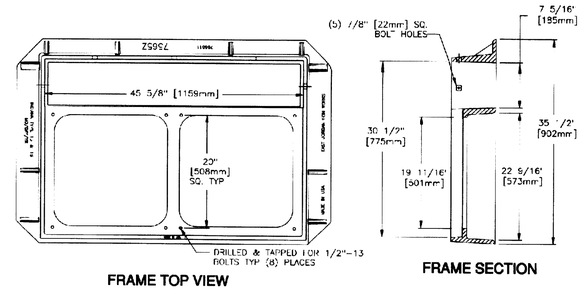
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

STORM SHEET

P.1951 Eng As Builts

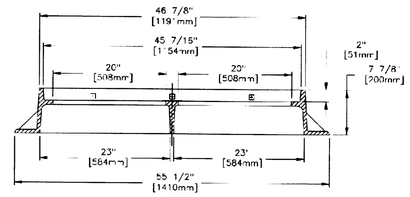
VALLEY SPRINGS ADDITION
S. 36, T.26N., R.43E., W.M.





FRAME TOP VIEW

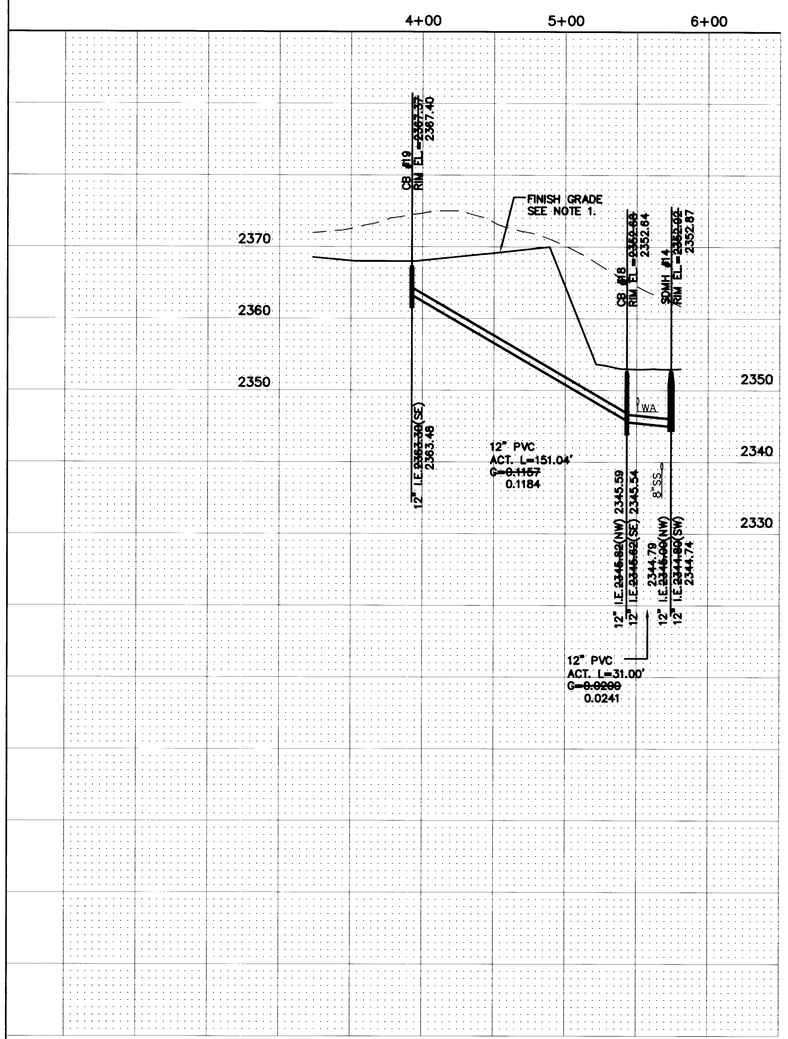
FRAME SECTION

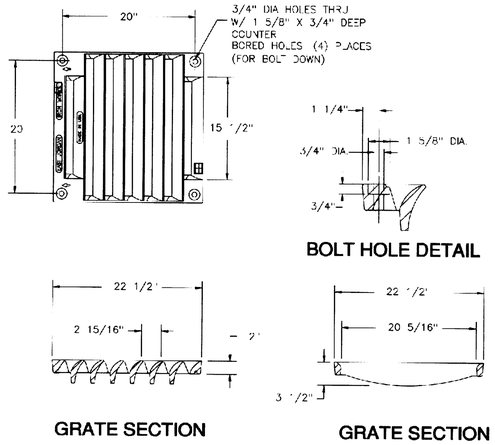


FRAME SECTION

E.J.I.W. FRAME # 00756511 — 1 / 16-17

N.T.S.





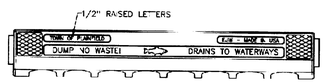
BOLT HOLE DETAIL

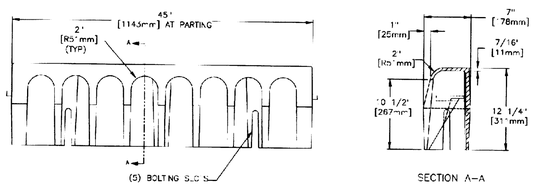
GRATE SECTION

GRATE SECTION

E.J.I.W. GRATE # 00542536 — 2 / 16-17

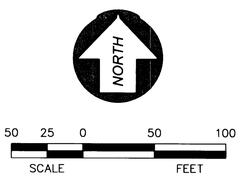
N.T.S.





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

N.T.S.



50 25 0 50 100
SCALE FEET

T.B.M.

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

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

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

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1951
DATE ACCEPTED: 1/27/10

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.

PHASING NOTE:

THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN TWO 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 7, SHEET 14. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. ALL PIPING IN PHASE ONE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED. 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). PHASE TWO INCLUDES RADIUM LN., AINSWORTH LN., SUNBEAM LN. AND THE REMAINING CONSTRUCTION OF COLUMBIA DRIVE FROM STATION 24+28.67 TO STATION 32+77.17 (SEE DETAIL A, SHEET 13). ADDITIONALLY, STORM POND 'E' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE TWO.

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

landworks ENGINEERING, INC.
2721 W. WHITE BIRCH CIRCLE, SPOKANE, WA 99208
PHONE: (509) 922-7400 FAX: (509) 924-9728

VALLEY SPRINGS ADDITION

UTILITY EASEMENT
STA. 3+92.61 TO COLUMBIA DRIVE

GARY R. GALLINGER — STATE OF WASHINGTON — 40377 — REGISTERED PROFESSIONAL ENGINEER
1/18/10

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

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

#	DATE	BY	REVISION
-	8-29-07	GRG	ORIGINAL SUBMITTAL
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

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

DEVELOPER'S APPROVAL — DATE 1/21/10

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

STORM SHEET
19 OF 24

P.1951 Eng As Builts

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

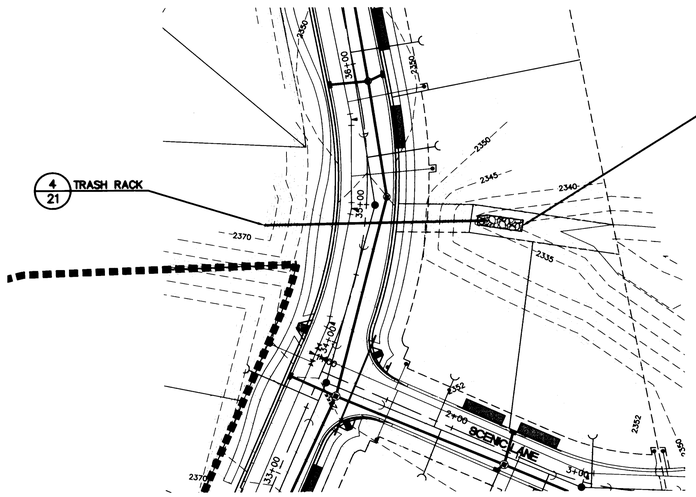
NORTH

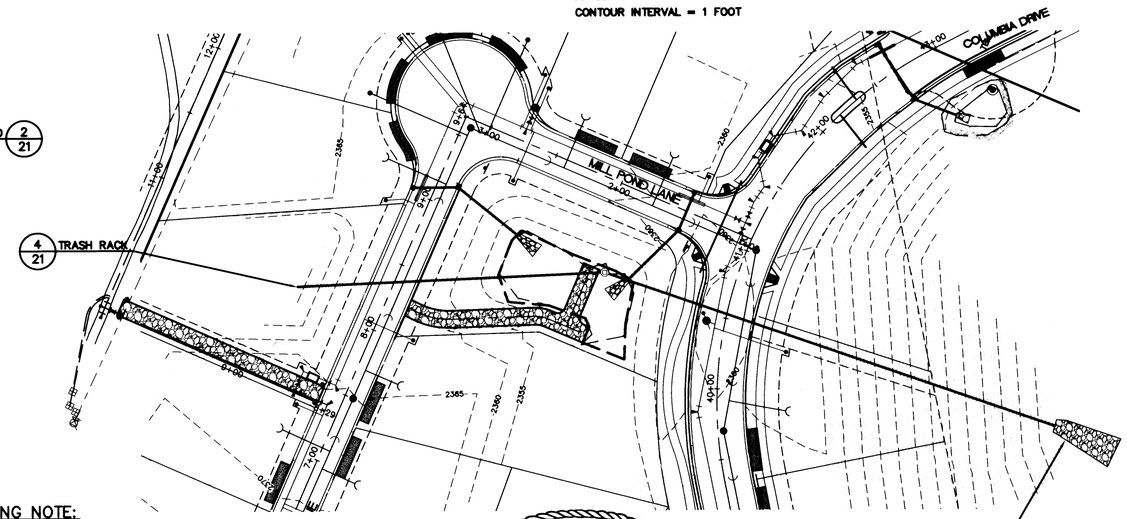
50 25 0 50 100
SCALE FEET
CONTOUR INTERVAL = 1 FOOT

T.B.M.

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

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





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2. SEE DRAINAGE NOTES ON SHEET 19.

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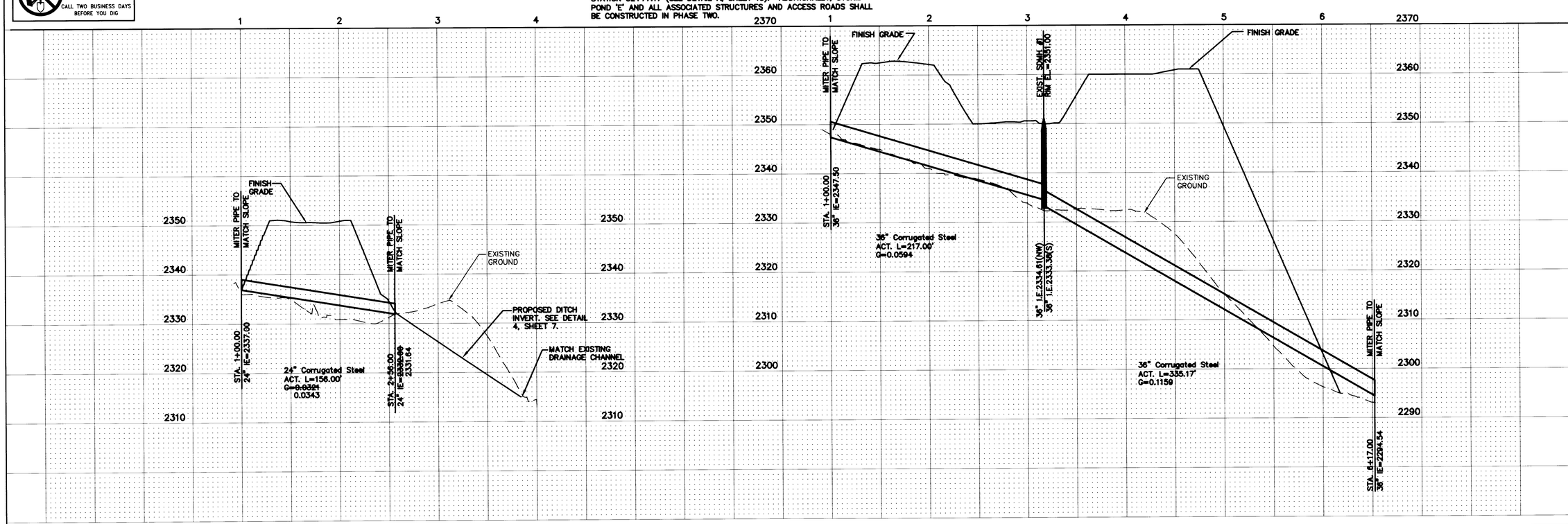
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1951
DATE ACCEPTED: 1/27/10

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



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 S.P.C. SUR. CORNER OBSERVED MONUMENT FOR THE NORTHWEST CORNER OF SECTION 36, T.26N., R.43E., W.M. EL.=2425.34
SPOKANE COUNTY, WASHINGTON

Landworks ENGINEERING, INC.
PO BOX 2142 SPOKANE, WA 99206
PHONE (509) 922-7400 FAX (509) 924-9728

VALLEY SPRINGS ADDITION

CULVERT PROFILES

GARY R. GALLINER
STATE OF WASHINGTON
40377
REGISTERED PROFESSIONAL ENGINEER
1/13/10

#	DATE	BY	REVISION
-	8-29-07	GRG	ORIGINAL SUBMITTAL
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3	4-7-09	GRG	RECORD DRAWINGS - PHASE 1 ONLY

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

DEVELOPER'S APPROVAL — DATE

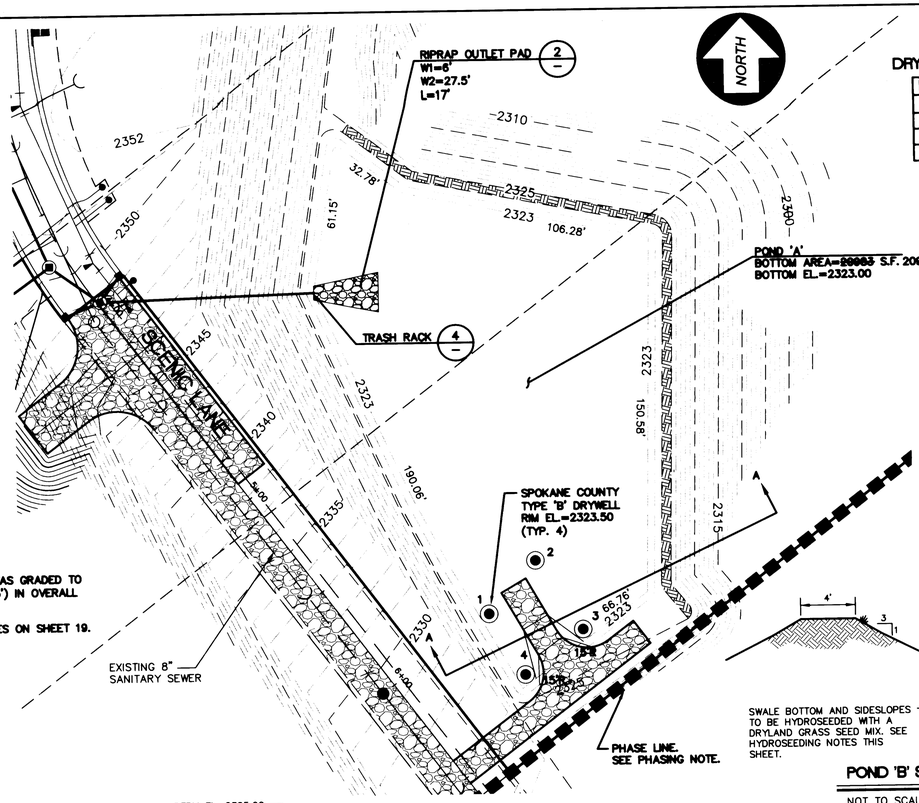
PROJECT #: 06-003
DESIGNED BY: GRG
CHECKED BY: GRG

STORM SHEET

P.1951 Engr's Built

LP1951-RP-PP, 20

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



NOTES:

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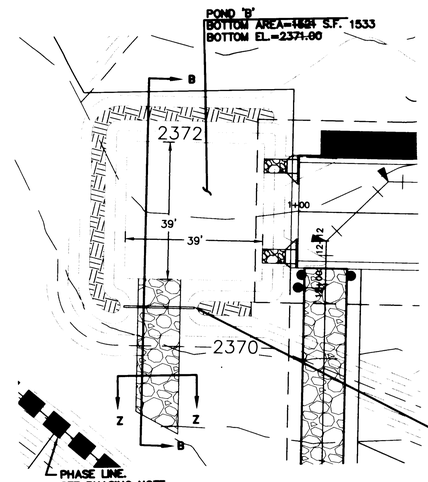
2. SEE DRAINAGE NOTES ON SHEET 19.

DRYWELL SCHEDULE

NUMBER	TYPE
1	B
2	B
3	B
4	B



POND 'B' DETAILS

SCALE: 1"=20'

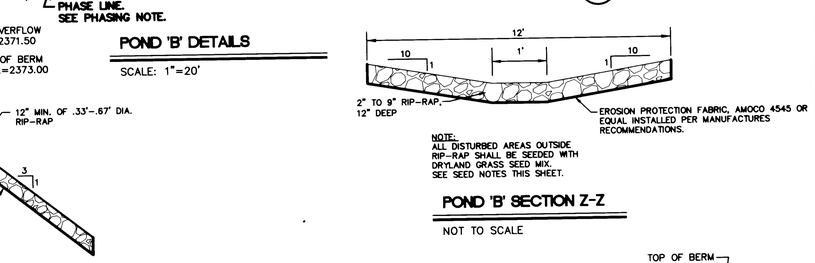
HYDROSEEDING NOTES:

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% 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.



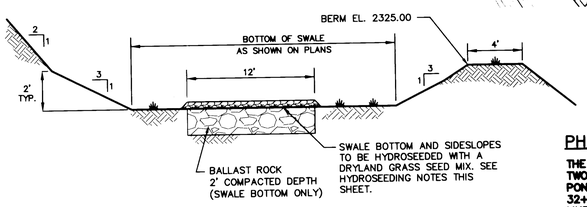
NOTE:
ALL DISTURBED AREAS OUTSIDE RIP-RAP SHALL BE SEEDED WITH DRYLAND GRASS SEED MIX.
SEE SEED NOTES THIS SHEET.

POND 'B' SECTION B-B

NOT TO SCALE

POND 'B' SECTION Z-Z

NOT TO SCALE

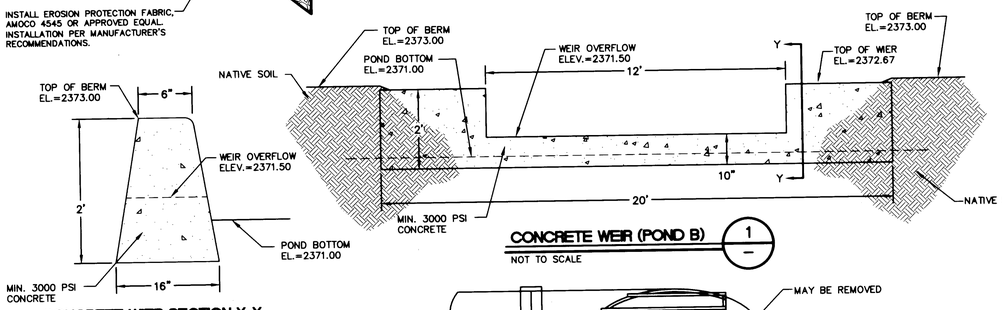


POND 'A' DETAILS

SCALE: 1"=30'

POND 'A' SECTION A-A

SCALE: 1"=30'



CONCRETE WIER SECTION Y-Y

CONCRETE WEIR (POND B) 1

NOT TO SCALE

PHASING NOTE:

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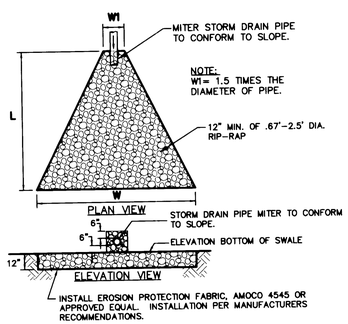
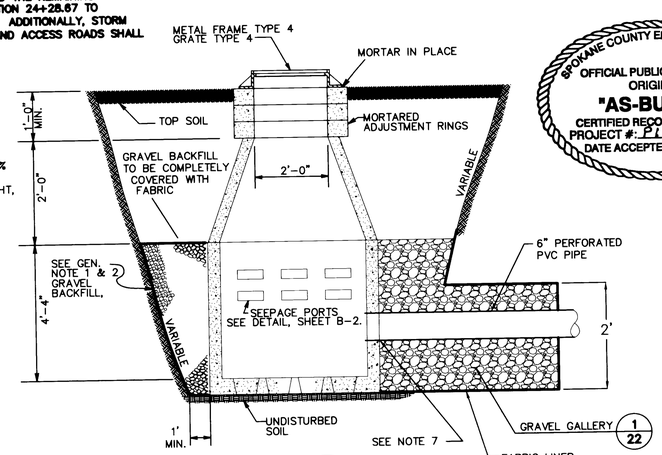
GENERAL NOTES

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



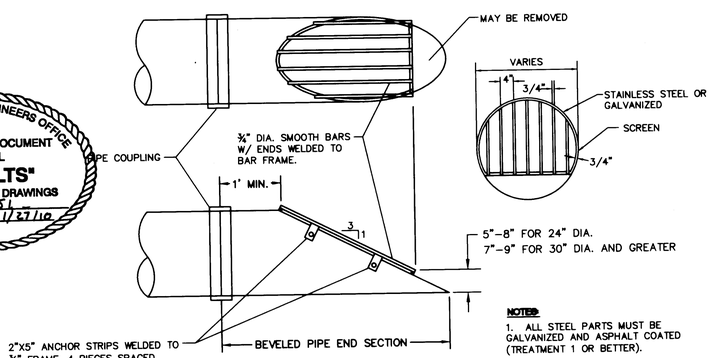
RIPRAP OUTLET PAD 2/21,22

NOT TO SCALE



TYPE 'A' DRYWELL 3/22

SPOKANE COUNTY STD. PLAN B-1A
NTS



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

TRASH RACK 4/21,22

NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1951
DATE ACCEPTED: 1/27/10

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

landworks ENGINEERING, INC.
721 N. PINES RD. SPOKANE VALLEY, WA 99206
PHONE: (509) 922-7404 FAX: (509) 747-3728

VALLEY SPRINGS ADDITION

POND DETAIL SHEET

CABE R. GALLINGER, STATE OF WASHINGTON, 40377, REGISTERED PROFESSIONAL ENGINEER
1/18/10

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

VERTICAL DATUM - NAVD 88
ESTABLISHED ON: SET 5/8" REBAR WITH CAP STAMPED "LS 18706" AT THE NW CORNER OF SE QUARTER OF SECTION 36, T.26N., R.43E., W.M., SPOKANE COUNTY, WASHINGTON, EL.=2363.3

#	DATE	BY	REVISION
1	8-29-07	GRG	ORIGINAL SUBMITTAL
2	9-25-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 9-13-07
3	10-12-07	KWE	REVISED PER SPOKANE COUNTY COMMENTS DATED 10-3-07
4	4-7-09	GRG	RECORD DRAWINGS - PHASE I ONLY

1/18/10
DATE

DEVELOPER'S APPROVAL

SCALE
HOR. N/A
VERT. N/A

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

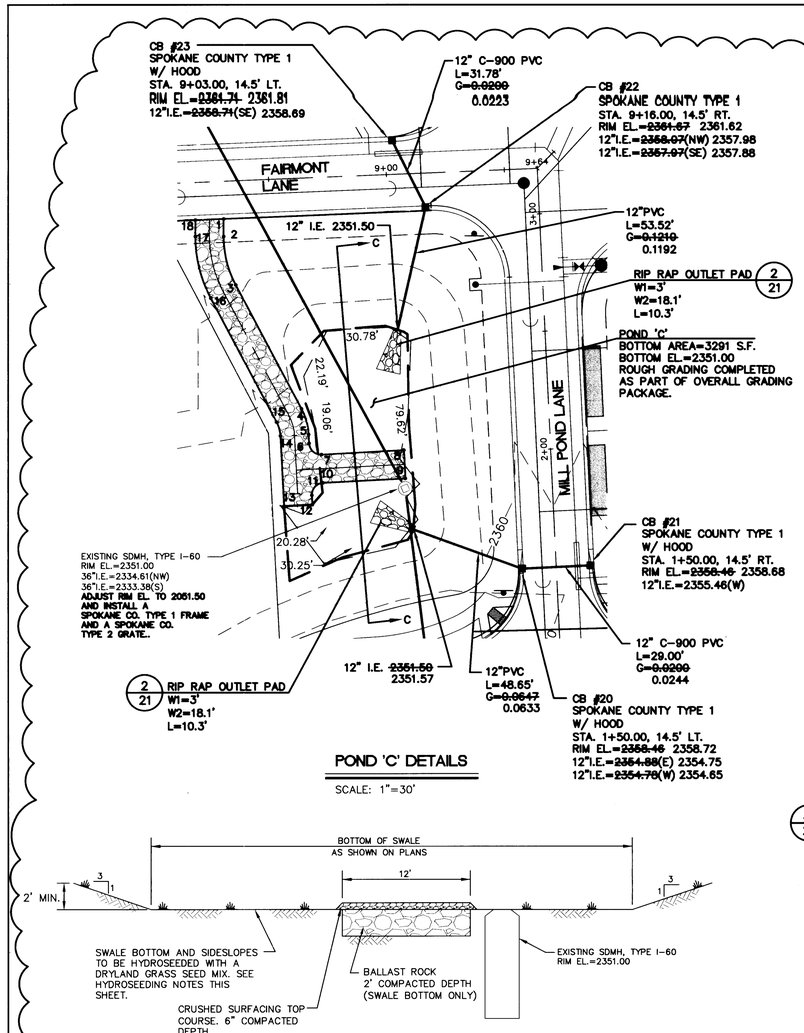
DETAIL SHEET

P.1951

Eng A. Bullet

LP1951-DT-RD-21

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



POND 'C' DETAILS

SCALE: 1"=30'

ACCESS ROAD

ITEM	ELEVATION
1	2362.80
2	2362.75
3	2360.50
4	2353.75
5	2352.95
6	2352.85
7	2351.80
8	2351.50
9	2351.50
10	2351.80
11	2352.20
12	2352.20
13	2353.15
14	2353.75
15	2354.00
16	2360.50
17	2362.85
18	2363.00

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1951
DATE ACCEPTED: 1/27/10

HYDROSEEDING NOTES:

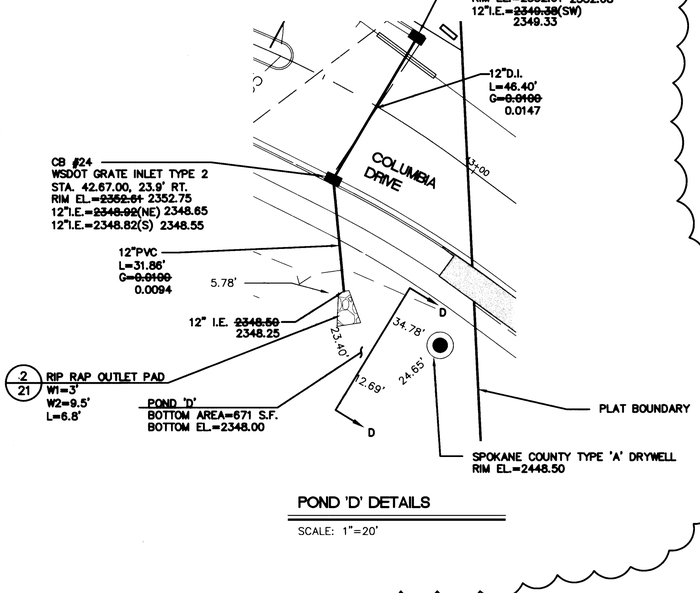
1. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE OF PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PERCENTAGE AS FOLLOWS:

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:

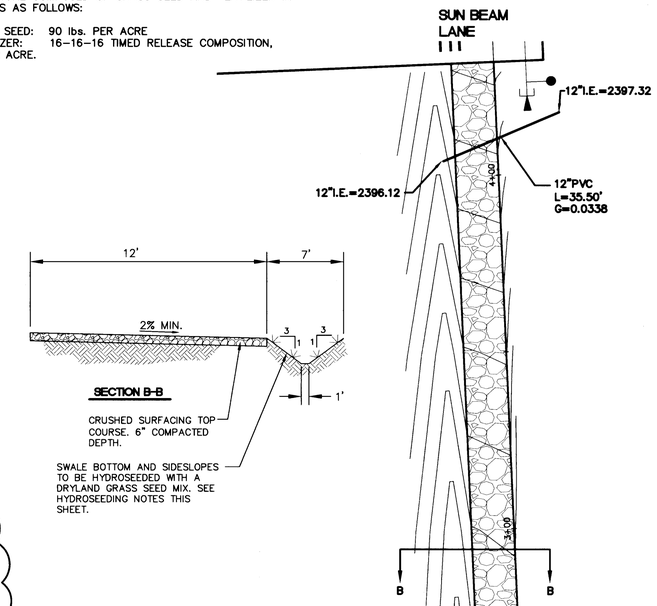
GRASS SEED: 90 lbs. PER ACRE
FERTILIZER: 16-16-16 TIMED RELEASE COMPOSITION, 300 lbs PER ACRE.

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



POND 'D' DETAILS

SCALE: 1"=20'

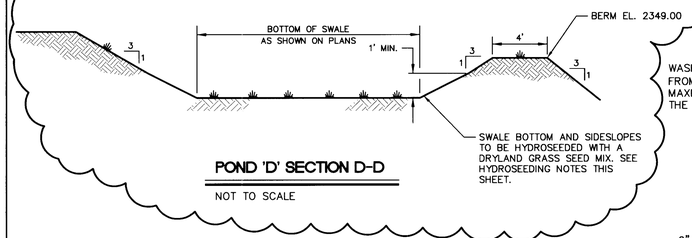


POND 'C' SECTION C-C

NOT TO SCALE

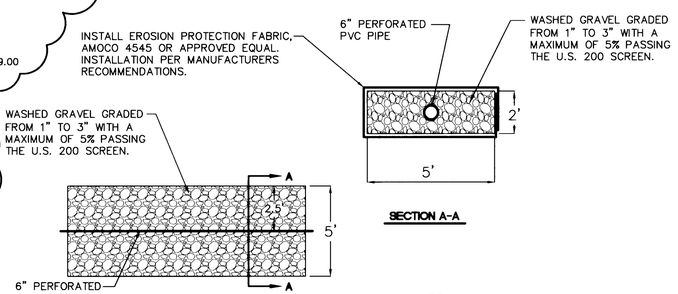
ACCESS ROAD

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



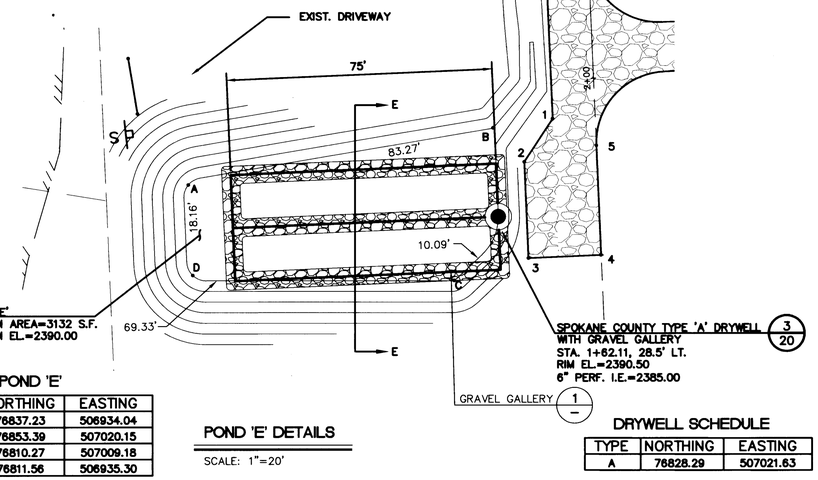
POND 'D' SECTION D-D

NOT TO SCALE



GRAVEL GALLERY (1 / 21,22)

NOT TO SCALE



POND 'E'

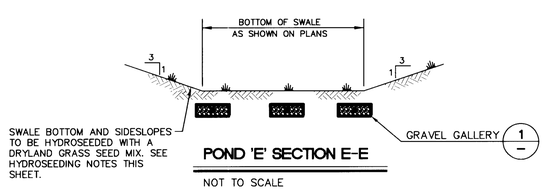
ITEM	NORTHING	EASTING
A	76837.23	506934.04
B	76853.39	507020.15
C	76810.27	507009.18
D	76811.56	506935.30

POND 'E' DETAILS

SCALE: 1"=20'

DRYWELL SCHEDULE

TYPE	NORTHING	EASTING
A	76828.29	507021.63



POND 'E' SECTION E-E

NOT TO SCALE

PHASING NOTE:

THE IMPROVEMENTS IN THESE PLAN SHEETS WILL BE CONSTRUCTED IN TWO 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 7, SHEET 14. ADDITIONALLY, STORM PONDS 'A', 'B', 'C' AND 'D' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE ONE. ALL PIPING IN PHASE ONE SHALL BE STUBBED OUT A MINIMUM OF 10 FEET PAST THE PHASE LINE AND CAPPED. 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). PHASE TWO INCLUDES RADIUM LN., AINSWORTH LN., SUNBEAM LN. AND THE REMAINING CONSTRUCTION OF COLUMBIA DRIVE FROM STATION 24+28.67 TO STATION 32+77.17 (SEE DETAIL A, SHEET 13). ADDITIONALLY, STORM POND 'E' AND ALL ASSOCIATED STRUCTURES AND ACCESS ROADS SHALL BE CONSTRUCTED IN PHASE TWO.

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

landworks ENGINEERING, INC.
PO BOX 1300 CHENEY, WA 99004
PHONE: (509) 922-7400 FAX: (509) 924-9728

VALLEY SPRINGS ADDITION

POND DETAIL SHEET

GARY R. GALLINGER, STATE OF WASHINGTON, 40377, REGISTERED PROFESSIONAL ENGINEER — 1/18/10

SPOKANE COUNTY PUBLIC WORKS
DIVISION OF ROADS & ENGINEERING
W. 1026 BROADWAY AVE.
SPOKANE, WA 99260
PHONE #: 477-3684

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. ELEV.=2329.34

#	DATE	BY	REVISION
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3	4-7-09	GRG	RECORD DRAWINGS - PHASE I ONLY

1/20/10
DATE

DEVELOPER'S APPROVAL

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

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

DETAIL SHEET

P.1951 Eng As Built