NE 1/4 SECTION 29, T. 27N., R. 43 E., W.M.

RECORD DRAWING

WINDSOR PHASE ~~IIA~~ III

STREET AND DRAINAGE PLANS

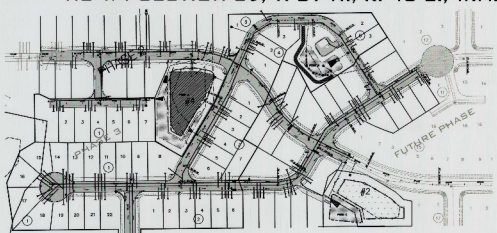
SPOKANE COUNTY, WASHINGTON

NE 1/4 SECTION 29, T. 27 N., R. 43 E., W.M.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL ONE WORKING DAYS
BEFORE YOU DIG

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	ROADWAY CENTER LINE	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EASEMENT LINE	
	EDGE	
	CURB	
	PAVEMENT	
	GRAVEL	
	CONCRETE	
	BUILDINGS & STRUCTURES	
	MONUMENT	
	SEWER	
	SANITARY SEWER	
	MANHOLE	
	CLEANOUT	
	SEWER SERVICE	
	WATER	
	WATER LINE	
	VALVE	
	FIRE HYDRANT	
	SERVICE	
	METER	
	BLOWOFF	
	AIR VACUUM RELIEF STATION	
	DRAINAGE	
	DRAINAGE LINE	
	MANHOLE	
	CATWELL	
	CATCH BASIN	
	GRATE	
	GAS	
	GAS LINE	
	VALVE	
	METER	
	TELE-POWER	
	BURIED TELEPHONE	
	POWER OR TELEPHONE POLE	
	GUY WIRE ANCHOR	
	TRANSFORMER PAD	
	TELEPHONE RISER	
	TELEPHONE VAULT	
	OVERHEAD POWER	
	POWER RISER	
	POWER VAULT	
	LIGHT POLE	



SITE PLAN
1"=100'

VICINITY MAP

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OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # 2004-0638
DATE ACCEPTED 2/26/18

ABBREVIATIONS

ACT.	ACTUAL, LENGTH	CB	GRADE BREAK	PRC	POINT OF REVERSE CURVE
BCR	BEGINNING OF CURVE RADIUS	F.L.P.L.	FECT PER FOOT	PT	POINT OF TANGENCY
BDRY	BOUNDARY	HYD.	HYDRANT	RIM EL.	RIM ELEVATION
CO	CHECK OUT, CLEANOUT	I.E.	INVERT ELEVATION	RC	ROAD CROWN
CS10	CRUSHED SURFACE	LN	LANE	R	RADIUS
CSR	CURVE SURVEY	MH	MANHOLE	SI	SANITARY INTERSECTION
CT	COURT	MH	MANHOLE	S	SANITARY SEWER
DIA.	DIAMETER	MCR	MIDDLE OF CURVE RADIUS	STA.	STATION
ECR	END OF CURVE RADIUS	MIN.	MINIMUM, MINIMUM	TOTAL LEN.	TOTAL LENGTH
CKED	CHECKED	PCE	PERVIOUS CLAY	TC	TOP OF GRATE
G	GRADE	PI	POINT OF INTERSECTION	TC	TOP OF CURB

COUNTY DATUM
VERTICAL DATUM NORTH AMERICAN VERTICAL DATUM
DERIVED FROM THE NORTH AMERICAN DATUM 1983 (NAD 83) SPOKANE COUNTY GRID COORDINATE SYSTEM
BASED ON NGS STATION "PIN" PID DJ0140 WITH A GRID SCALE FACTOR OF 1.00020 AND A GRID ROTATION OF 0°00'00" SPOKANE COUNTY GRID COORDINATES

DEVELOPER'S APPROVAL DATE

NO.	DATE	BY	PROPOSED
	2/26/18		RECORD DRAWING BY INLAND PACIFIC ENGINEERING COMPANY

SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: NONE

PROJ #: 2004-0638
DATE: 7/18/18
DRAWN: MEK
REVIEWED: TRW

IWCE
IAMES & COWLITZ-WIDEMAN ENGINEERS
CONSULTING ENGINEERS
E. 1803 SPRAGUE AVE., SPOKANE
PH. 509-455-1011 FAX: 509-455-1311

2-26-18

I HAVE REVIEWED THE CONSTRUCTION AND TO THE KNOWLEDGE AND BELIEF TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD IMPROVEMENTS REPORT ACCEPTED.

SPOKANE COUNTY PUBLIC WORKS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONTRACTOR PLANS
PROJECT #
DATE ACCEPTED
ACCEPTANCE EXPIRES
PROJECTS LANE MILES: PUBLIC
PROJECT LANE MILES: PRIVATE
CONSTRUCTION DOCUMENTATION AND ASSETS ACCEPTED FOR OWNERSHIP BY THE PUBLIC WORKS DIRECTOR AS AN AGENT OF SPOKANE COUNTY, WASHINGTON. ACCEPTANCE EXPIRES ONE YEAR FROM THE DATE OF PERMIT PRINTED ON THIS DAY.
MARK HOLLIS, DIRECTOR
SPOKANE COUNTY PUBLIC WORKS

WINDSOR ESTATES PHASE ~~IIA~~ III

COVER SHEET

NORTH HATCH ROAD
SPOKANE COUNTY, WASHINGTON

SHEET
C0.0

JOB NUMBER
2004-0638

NE 1/4 SECTION 29, T. 27N., R. 43 E., W.M.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SITE WORK STANDARDS AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN **THE SPOKANE COUNTY** REGULATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY **THE SPOKANE COUNTY INSPECTOR.** INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY DESIGNEE OF PROJECT SPONSOR/OWNER.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY **SPOKANE COUNTY** AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.

4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH **SPOKANE COUNTY** AND ALL UTILITY COMPANIES WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION, AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.

5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND ONE (1) COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO: EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.

7. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

9. FOR WORK AFFECTING PUBLIC ROADWAYS OR IF REQUIRED BY **SPOKANE COUNTY,** THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL AND PHASING PLAN IN ACCORDANCE WITH M.U.T.C.D. FOR APPROVAL. PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY SAID PLANS. PRIOR TO INSTALLATION, A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH **SPOKANE COUNTY.**

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED OR RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.

11. PER AGENCY STANDARDS THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING RECORD INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE AND AVAILABLE TO **THE SPOKANE COUNTY INSPECTOR** AT ALL TIMES.

13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. FOR ADDITIONAL INFORMATION CONTACT THE ENGINEER FOR CLARIFICATION AND NOTE ON THE RECORD DRAWINGS.

14. ALL EROSION AND SEDIMENT CONTROL **(E.S.C.)** MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION PRIOR TO GROUND DISTURBING ACTIVITY. ALL **E.S.C.** MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

15. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN, AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF **THE SPOKANE COUNTY** ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

17. ALL CONSTRUCTION OPERATIONS, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE TIME PERIOD APPROVED BY **SPOKANE COUNTY.**

18. BASED ON REQUIREMENTS FROM **SPOKANE COUNTY,** THE ENGINEER OR HIS DESIGNEE SHALL PERFORM MATERIALS TESTING AND QUALITY CONTROL ON THE PROJECT AND SHALL SUBMIT COPIES OF DAILY REPORTS, TEST REPORTS, PROJECT CERTIFICATION AND RECORD DRAWINGS TO **THE SPOKANE COUNTY** ENGINEER.

19. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT APPROVAL OF **THE SPOKANE COUNTY ENGINEERS** AND NOTIFICATION OF THE ENGINEER OF RECORD.

20. ON-SITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED **GRADING PLAN** AND **E.S.C.** PLAN. ANY IMPORT OR EXPORT OF MATERIAL SHALL BE FROM A PREAPPROVED SOURCE/DESTINATION AND COORDINATED WITH THE **SPOKANE COUNTY** DEPARTMENT OF BUILDING AND PLANNING AT **509-477-3675.** GRADING ON THIS SITE OR ANY OTHER SITE MUST COMPLY WITH ALL DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO: GRADING PERMITS, S.E.P.A. REVIEW, TIMBER HARVEST PERMITS, CRITICAL AREAS, FLOOD PLAINS, DESIGNATED DRAINAGE WAYS, ETC.

21. THE CONTRACTOR IS CAUTIONED THAT IT IS THE UNDERSTANDING OF THE OWNER AND THE ENGINEER THAT SHOULD A CONFLICT OR DISCREPANCY IN THESE PLANS, SPECIFICATIONS, GENERAL NOTES OR PLANS ET.AL. DETERMINED TO BE PART OF THE OVERALL PROJECT, INCLUDING BUT NOT LIMITED TO THE ARCHITECTURAL PLANS, MECHANICAL PLANS, ELECTRICAL PLANS, LANDSCAPE PLANS, GENERAL SPECIAL PROVISIONS, ETC., THAT WITHOUT WRITTEN CLARIFICATION FROM THE ENGINEER, OWNER OR OTHER PROFESSIONAL, DURING THE BIDDING PROCESS, THAT IN ALL INSTANCES THE CONTRACTOR WILL BE REQUIRED TO BID THE HIGHER STANDARD. FAILURE TO DO SO MAY RESULT IN THE HIGHER STANDARD BEING REQUIRED BY THE OWNER, ENGINEER OR OTHER PROFESSIONAL WITH NO CHANGE IN VALUE TO THE CONTRACT VIA CHANGE ORDER OR OTHER MECHANISM.

22. CONSTRUCTION OF EVERY DRYWELL, INCLUDING FABRIC AND DRAINROCK, SHALL BE OBSERVED BY THE ON-SITE INSPECTOR TO CONFIRM THAT IT MEETS THE DESIGN DETAILS AND SPECIFICATIONS. DRYWELLS NOT OBSERVED SHALL HAVE THEIR PERFORMANCE VERIFIED BY A FULL-SCALE DRYWELL TEST.

23. DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ANY AND ALL INCONSISTENCIES BETWEEN THESE PLANS AND CONSTRUCTION STAKING. CONTRACTOR ASSUMES RESPONSIBILITY TO CONSTRUCT TO THESE PLANS IN LIEU OF FIELD STAKING. SHOULD INCONSISTENCIES BE APPARENT THE CONTRACTOR SHALL CONTACT THE ENGINEER, OWNER, AND SURVEYOR TO RECTIFY THE DISCREPANCY PRIOR TO CONSTRUCTION EFFORT BEING APPLIED.

GENERAL GRADING NOTES

1. CONTOURS AND/OR ELEVATIONS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.

2. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEEDED, FERTILIZED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

3. IF DURING THE OVERLOT GRADING PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE SOILS ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.

4. UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.

5. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.

6. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.

7. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCH MARKS BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

8. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

9. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

10. SPOT ELEVATIONS REPRESENT FLOW LINE OR TOP OF ASPHALT UNLESS OTHERWISE NOTED.

11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

12. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

13. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.

14. PRE CAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.

15. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIR AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

16. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 2 FOOT INTERVALS.

17. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

18. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

19. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

20. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY THE OWNER. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

21. ALL UNSURFACED AREA DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. (CONTRACTOR SHALL PLACE SOD OR HYDROSEED DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND MAINTAINED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.)

22. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND SITE SHALL BE CONSTRUCTED TO SAME.

23. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.

24. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

25. ENGINEER SHALL BE NOTIFIED WHEN 'CURBING STRING LINE' HAS BEEN SET, PRIOR TO CURBING BEING INSTALLED.

RECORD DRAWING

PAUL T. NELSON — STATE OF WASHINGTON — 37220 — REGISTERED PROFESSIONAL ENGINEER

2-26-18

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 STREET NOTES

THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT AND INSTALL TO PROPER WORKING ORDER. ALL IMPROVEMENTS AS DETAILED OR CALLED OUT ON THESE PLANS.

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

2. THE CONTRACTOR IS REQUIRED TO HAVE A VALID CONSTRUCTION PERMIT ON SITE AT ALL TIMES. THE ABSENCE OF THE PERMIT WILL RESULT IN AN IMMEDIATE SHUTDOWN OF WORK AND THE POSSIBLE REMOVAL OF THOSE ITEMS CONSTRUCTED WITHOUT THE PERMIT.

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, TODD R WHIPPLE, P.E., @ 893-2617, THE SITE/PROJECT INSPECTING ENGINEER OR HIS REPRESENTATIVE, ALLWEST, PAUL T. NELSON, P.E., @ 534-4411 AND THE SPOKANE COUNTY ENGINEER'S OFFICE, CONSTRUCTION ENGINEER, @ 477-3600.

6. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC, "AMOCO" 4545 OR APPROVED EQUAL, BETWEEN THE DRYWELL BARREL AND THE WASHED DRAINROCK AND BETWEEN THE WASHED DRAINROCK AND NATIVE SOILS PER SPOKANE COUNTY STANDARD DETAIL B-1c.

7. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 811 BEFORE YOU DIG.

8. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL CATCH BASINS AND DRYWELLS FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED. IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS THE CONTRACTOR WILL BE REQUIRED TO CLEAN OUT THE DRYWELL OR CATCH BASIN TO THE SATISFACTION OF THE CERTIFYING ENGINEER.

9. THE CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO VERIFY THAT THE CROSS-GUTTER FORMS ARE 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.

10. ALL DRYWELL CONNECTION PIPES SHALL BE PLACED BELOW THE DRYWELL CONE AND SHALL FLOW AS DIRECTED IN THE PLANS.

11. 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.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

STORM DRAINAGE NOTES

1. SEE STREET PLAN AND PROFILE SHEETS FOR DRYWELL AND CATCH BASIN TYPES AND LOCATIONS.

2. PONDS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THESE DRAWINGS INCLUDING GRADING, SOD, AND DRYWELL INSTALLATION. ALL PONDS WITHIN TRACTS SHALL INCLUDE AN IRRIGATION SYSTEM. ALL IRRIGATION SHALL CONFORM TO SPOKANE COUNTY POND IRRIGATION SYSTEM GUIDELINES.

3. ALL "208" PONDS SHOWN SHALL BE ROUGH GRADED PRIOR TO PAVING OF ADJACENT ROADWAY.

4. CONTRACTOR SHALL PROVIDE SPOKANE COUNTY WITH AS-BUILT IRRIGATION PLANS UPON COMPLETION OF ALL POND CONSTRUCTION

5. INSTALL "AMOCO" #4545 FILTER FABRIC (OR APPROVED EQUAL) IN ALL DRYWELLS. SEE SPOKANE COUNTY STANDARDS (1999 EDITION) SHEET B-1a FOR INSTALLATION LOCATIONS.

6. ALL PONDS WITHIN THE COUNTY RIGHT-OF-WAY, IN THE AREA ASSOCIATED WITH THIS PROJECT, SHALL BE COMPLETED DURING THE CONSTRUCTION OF THE ROADWAY. THE CONTRACTOR SHALL PERFORM THE POND GRADE WORK, INSTALL THE IRRIGATION SYSTEM, AND PLACE THE SOD WITHIN THE PONDS FOLLOWING THE ROAD PAVING WORK.

7. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL DRAINAGE STRUCTURES FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED. IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS, THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE DRYWELL OR CATCH BASIN OUT TO THE SATISFACTION OF THE CERTIFYING ENGINEER.

8. ALL LANDSCAPE AREAS ('208' PONDS) ARE TO BE IRRIGATED BY AN AN AUTOMATIC IRRIGATION SYSTEM INSTALLED BY OR UNDER THE DIRECTION OF THE LANDSCAPE CONTRACTOR. THE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES (90 DAY GUARANTEE). AN APPROVED BACKFLOW DEVICE SHALL BE INSTALLED TO PREVENT WATER FROM GOING BACK INTO THE WATER SUPPLY.

SLEEVING: PROVIDE SLEEVING AS REQUIRED UNDER SIDEWALKS, PATHS, CURBING, PAVING, ETC. AS NEEDED FOR IRRIGATION ACCESS. ALL SLEEVING TO BE 4" PVC. WITH AT LEAST 12" OF COVER (1) FOOT BELOW FINISH GRADE. THE OWNER/GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVING BEFORE CURBING, SIDEWALKS, PAVING, ETC. IS INSTALLED. PATCH ASPHALT AS NEEDED.

LAWN AREAS: LAWN AREAS ARE TO BE IRRIGATED WITH TORO POP-UP HEADS OR EQUIVALENT. (TEST SYSTEM BEFORE BACKFILLING).

ADJUSTMENT: AFTER INSTALLATION, ADJUST VALVES, HEADS, EMITTERS, ETC. TO PROVIDE UNIFORM COVERAGE AND TO MINIMIZE OVER SPRAY ON WALLS, FENCES, WALKS, DRIVES, ETC.

WATER POWER SUPPLY: THE OWNER/ GENERAL CONTRACTOR IS TO SUPPLY WATER TAPS FOR HOOK-UP AND SUPPLY POWER FOR CONTROLLER.

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.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1953C
DATE ACCEPTED: 10/16/18

SPOKANE COUNTY PUBLIC WORKS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: ______
DATE ACCEPTED: ______
ACCEPTANCE EXPIRES: ______
PROJECTS LANE MILES: PUBLIC: ______
PROJECT LANE MILES PRIVATE: ______
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE. PERMIT REQUIRED: (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

TODD R. WHIPPLE — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

COUNTY DATUM
VERTICAL DATUM BASED ON FOUND TEMPORARY BENCH MARK LOCATED AT (GENERAL LOCATION) 3.4 MILES NORTH OF THE JUNCTION OF SR 395 AND SR 002. TBM - (WSDOT BRASS DISK IN CONC. #GP32095-632 & 523.24 M NAVD88 (CALCULATED 1716.67 FT).

DEVELOPER'S APPROVAL DATE

NO.	DATE	BY	REVISIONS
	2/2018		RECORD DRAWING BY INLAND PACIFIC ENGINEERING COMPANY

SCALE:	
HORIZONTAL:	N/A
VERTICAL:	N/A

PROJ #:	2004-063E
DATE:	7/12/13
DRAWN:	MEK
REVIEWED:	TRW

☒ CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER

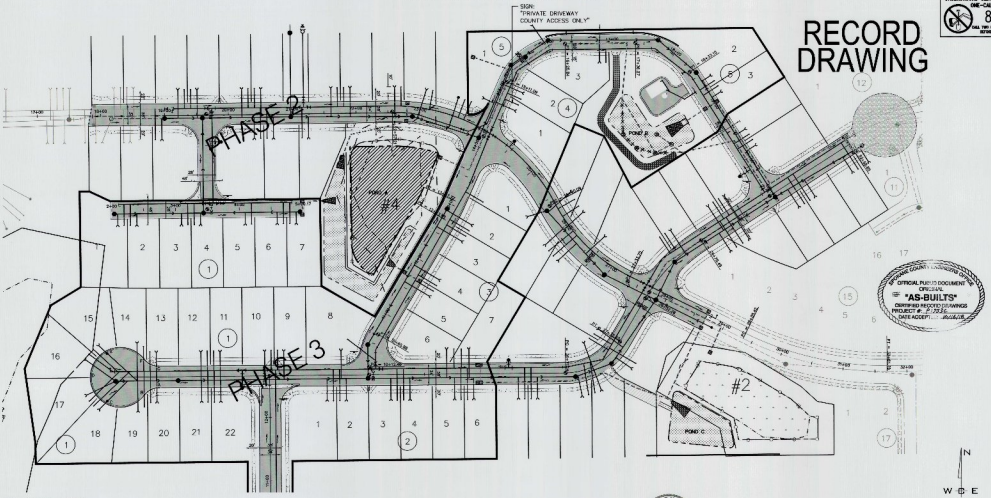
WCE
WHIPPLE CONSULTING ENGINEERS
2528 NORTH SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PH 509 893 2617 FAX 509 926 0227

WINDSOR ESTATES PHASE ~~II-A~~ III
GENERAL NOTES
NORTH HATCH ROAD
SPOKANE COUNTY, WASHINGTON

SHEET C1.0

JOB NUMBER 2004-063E

NE 1/4 SECTION 29, T. 27N., R. 43 E., W.M.



PHASING PLAN

SCALE: 1"=50'

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WASHINGTON.

I HEREBY CERTIFY THAT THE CONSTRUCTION AND COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

2-26-18

PROJECT INTENT - PHASE 2A

THE INTENT OF THIS PROJECT IS TO BUILD OUT PHASE 2 IN THREE MINIMUM SUB-PHASES. THE INDIVIDUAL SUB-PHASES OF PHASE 2 WILL BE PHASE 2A, PHASE 2B, AND PHASE 2C. AS THE REST OF THE SUB-PHASES BECOME READY FOR CONSTRUCTION, SEPARATE CONSTRUCTION DRAWINGS WILL BE PREPARED FOR APPROVAL.

PHASE 2A WILL INCLUDE FULLY CONSTRUCTING SILVER PINE ROAD FROM THE EAST LIMIT OF PHASE 1 TO THE INTERSECTION OF SILVER PINE ROAD / NEVADA STREET. ALL UTILITIES WILL BE INSTALLED IN SILVER PINE ROAD. AT THIS TIME, A TEMPORARY CUL-DE-SAC WILL BE CONSTRUCTED AT THIS INTERSECTION UNTIL THE REST OF THE ROADS (COOPER STREET, NEVADA STREET, SILVER PINE ROAD) ARE READY TO BE FULLY CONSTRUCTED. NEVADA STREET WILL BE PARTIALLY CONSTRUCTED IN PHASE 2A AS A 15' WIDE GRAVEL ROAD, AS SHOWN ON THE PHASE 2A NEVADA STREET TYPICAL SECTION ON SHEET 2 OF THE STREET PLANS. ALL UTILITIES WILL BE INSTALLED IN NEVADA STREET TO THE LIMITS OF PHASE 2A AS SHOWN ON THE PLANS.

ALL HAND-CAP ROUTES OF TRAVEL, I.E. SIDEWALK, SIDEWALK RAMPS, CROSSWALKS, ETC. MUST BE BUILT WITH NO GREATER THAN 4% LONGITUDINAL SLOPE AND NO GREATER THAN 2% CROSS SLOPE AS REQUIRED PER ADA STANDARDS.

COUNTY DATUM

VERTICAL DATUM SHOWN ON PLANS TEMPORARY
BENCH MARK LOCATED IN MANHOLE LOCATED ON
AN EXTENSION OF THE CENTERLINE OF BRIDGE AVENUE
NEAR BRIDGE BRIDGE JOB NO. 1.0 ON C. FORTGEORGE
ELEV 1.0 = NAVD88 (CA-CSM-8771) = 1.94' (T)

DEVELOPER'S APPROVAL DATE

NO	DATE	BY	REVISIONS
	2/26/18		RECORD DRAWING BY INLAND PACIFIC ENGINEERING COMPANY

SCALE:	
HORIZONTAL:	1"=50'
VERTICAL:	N/A

PROJ #	2004-063E
DATE:	7/12/13
DRAWN:	MEK
REVIEWED:	TRW

30	PRELIMINARY
60	FINAL
90	RECORD
100	SCALE
	ENGINEER'S
	SEAL

IWCE
INLAND PACIFIC ENGINEERING CORP.
SPOKANE OFFICE
SPOKANE, WA 99201
PH: (509) 327-1007 FAX: (509) 326-5011

WINDSOR ESTATES PHASE II & III

PHASING PLAN

NORTH HATCH ROAD
SPOKANE COUNTY, WASHINGTON

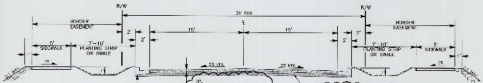
SHEET
C1.1

JOB NUMBER
2004-063E

NE 1/4 SECTION 29, T. 27N., R. 43 E., W.M.

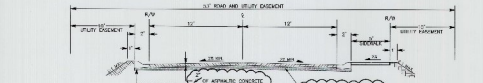
RECORD DRAWING

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
811
WA. STATE LAW REQUIRES NOTICE BEFORE YOU DIG



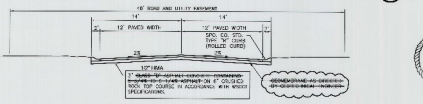
PUBLIC ROAD TYPICAL SECTION (A)

NOT TO SCALE
SILVER PINE ROAD ~~(PHASE 2A)~~
COOPER ROAD ~~(PHASE 2B)~~
NEVADA STREET ~~(PHASE 2B)~~



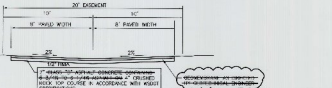
NEVADA LANE TYPICAL SECTION ~~(PHASE 2B & FUTURE PHASES)~~ (B)

NOT TO SCALE



PRIVATE STREET TYPICAL SECTION (D)

NOT TO SCALE
MORTON LANE ~~(PHASE 2B)~~
HAMILTON LANE ~~(PHASE 2A)~~



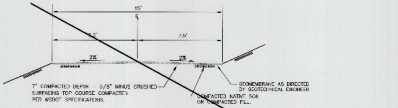
PRIVATE DRIVEWAY TYPICAL SECTION ~~(FUTURE PHASE)~~ (D)

NOT TO SCALE
LIFT STATION

SPOKANE COUNTY ENGINEERS
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # 2004-065E
DATE ACCEPTED 8/16/18

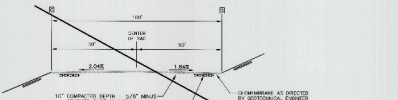
HAMILTON ROAD TYPICAL SECTION ~~(PHASE 2B)~~ (E)

NOT TO SCALE
CONTINUOUS SIDEWALK FROM 19-08 (11-30 INTERLINGTON HEIGHTS)



NEVADA LANE TYPICAL SECTION (PHASE 2B) (F)

NOT TO SCALE



TEMPORARY TURNAROUND SECTION (PHASE 2A) (F)

NOT TO SCALE

STATE OF WASHINGTON
JAMES A. BUTTS
PROFESSIONAL ENGINEER
8-16-18

I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE AND BELIEF THE SAME IS SUBSTANTIALLY CONFORMING TO THE APPROVED PLANS AND AND CHANGES SPECIFICATIONS EXCEPT AS NOTED.

SPOKANE COUNTY PUBLIC WORKS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #
DATE ACCEPTED:
PROJECT NAME: WINDSOR ESTATES
PROJECT LANE MILES: PUBLIC
PROJECT LANE MILES: PRIVATE
CONSTRUCTION INSPECTION AND REVIEW WAS PERFORMED TO ENSURE CONFORMANCE WITH SPOKANE COUNTY STANDARDS AND CONFORMANCE OF THE PROJECT TO THE APPROVED PLANS AND PERMIT PROVISIONS AS NOTED.
WORK DONE UNDER A BONDED GUA
BONDED AMOUNT $
SPOKANE COUNTY PUBLIC WORKS

STATE OF WASHINGTON
JAMES A. BUTTS
PROFESSIONAL ENGINEER

COUNTY DATUM
VERTICAL: ESTIMATED BY DIGITAL COMPUTER
BASED ABOUT LOCALLY ESTABLISHED BENCHMARK
NORTHEAST CORNER OF SECTION 29 T.25 N.R.43 E.W.M.
ELEVATION 2,000.00 (NGVD 1929 VERTICAL DATUM)
DRAWN IN AUTOCAD ON COUNTY NAD 83/91

DEVELOPER'S APPROVAL DATE

NO.	DATE	BY	REVISION
	2/23/18		RECORD DRAWING BY INLAND PACIFIC ENGINEERING COMPANY

SCALE:	
HORIZONTAL:	NTS
VERTICAL:	N/A

PROJ #:	2004-065E	
DATE:	7/18/13	SHEETS
DRAWN:	MEA	1 OF 1
REVIEWED:	TRW	1 OF 1

IWCE
INLAND PACIFIC ENGINEERING
4115 N. MONROE, SPOKANE, WA 99205
PHONE (509) 327-7948
FAX (509) 326-7212

WINDSOR ESTATES PHASE II-A III

STREET SECTIONS

NORTH HATCH ROAD
SPOKANE COUNTY, WASHINGTON

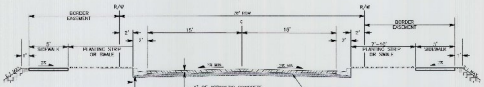
SHEET
C3.0

JOB NUMBER
2004-065E

NE 1/4 SECTION 29, T. 27N., R. 43 E., W.M.

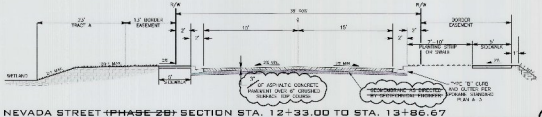
RECORD DRAWING

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO WORKING DAYS BEFORE YOU DIG



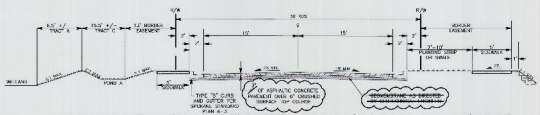
TYPICAL SECTION NEVADA STREET, COOPER ROAD — A

NOT TO SCALE



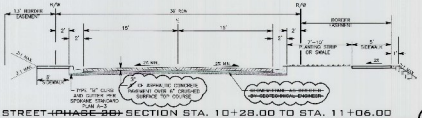
NEVADA STREET ~~(PHASE 2B)~~ SECTION STA. 12+33.00 TO STA. 13+86.67 — A1

NOT TO SCALE



NEVADA STREET ~~(PHASE 2B)~~ SECTION STA. 11+06.00 TO STA. 12+33.00 — A2

NOT TO SCALE



NEVADA STREET ~~(PHASE 2B)~~ SECTION STA. 10+28.00 TO STA. 11+06.00 — A3

NOT TO SCALE

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
AS-BUILTS
CERTIFIED RECORD DRAWINGS
PROJECT # 2004-062E
"NOT ACCEPTED" 2-26-18

2-26-18

HAVE REVIEWED THE CONSTRUCTION AND FOUND CONDITIONS PRESENT TO BE A SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS REGARDING:

SPOKANE COUNTY PUBLIC WORKS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #
DATE ACCEPTED
ACCEPTANCE EXPIRES
PROJECTS LANE MILES - PUBLIC
PROJECT LANE MILES PRIVATE
NOTE: ACCEPTANCE OF THESE PLANS DOES NOT STAND ALONE. ADDITIONAL ACTIONS ARE REQUIRED PRIOR TO COUNTY APPROVAL FOR RECORDING OF THE FINAL PLAT. THESE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF ACCEPTANCE.
NOTE: THESE PLANS ARE VALID ONLY WITH THE ORIGINAL SEAL
NOTE: IN CONSTRUCTION

COUNTY DATUM
VERTICAL DATUM BASED ON NAVD 1988 (NGVD 29 VALUES IN CITATION LOCATION)
VERTICAL ACCURACY: 0.5 FOOT (NGS 2ND ORDER)
BASED ON NGS MONUMENT "AP" (PID DE0000) & "AQ" (PID DE0001)

DEVELOPER'S APPROVAL DATE

NO.	DATE	BY	REVISIONS
	2/2018		RECORD DRAWING BY INLAND PACIFIC ENGINEERING COMPANY

SCALE:	
HORIZONTAL:	NTS
VERTICAL:	N/A

PROJ #:	2004-062E
DATE:	7/12/13
DRAWN:	SMO
REVIEWED:	TRW

SHEET INDEX
TITLE SHEET
SECTIONS
PLAN AND PROFILE
CHECK DAMS
TREE

WCE
WEST COAST ENGINEERING
INFO@WCE-INC.COM (509) 924-9301
FAX (509) 924-9311 PO BOX 1486
SPOKANE VALLEY, WA 99037
WA CITY OF SPOKANE VALLEY "TRANSMITTAL"

WINDSOR ESTATES PHASE II-A III

STREET SECTIONS

NORTH HATCH ROAD
SPOKANE COUNTY, WASHINGTON

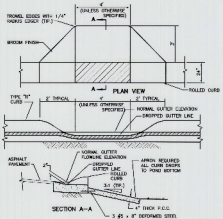
SHEET
C3.0A

JOB NUMBER
2004-062E

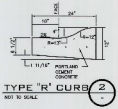
NE 1/4 SECTION 29, T. 27N., R. 43 E., W.M.

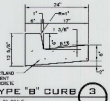
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL FOR MARKING DATA BEFORE YOU DIG

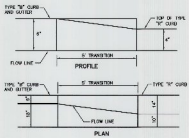
RECORD DRAWING

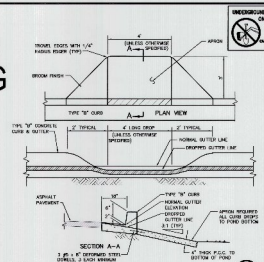


"R" TYPE CURB INLET — 1
NOT TO SCALE

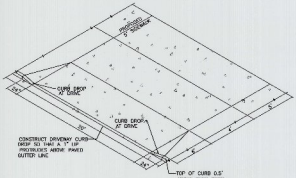






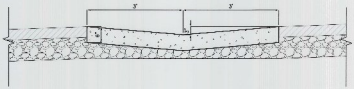


"B" TYPE CURB INLET — 5
NOT TO SCALE

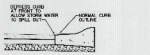


TYPICAL DRIVEWAY DETAIL
TYPE "B" CURB — 6
NOT TO SCALE

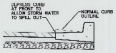
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # 2004-062E
DATE ACCEPTED: 12/8/14



CONCRETE CROSS GUTTER SECTION — 7
NOT TO SCALE



TYPE "R" SPILL CURB DETAIL — 8
NOT TO SCALE



TYPE "B" SPILL CURB DETAIL — 9
NOT TO SCALE

2-26-18

I HAVE INSPECTED THE CONSTRUCTION AND STORM WATER FACILITIES TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD SPECIFICATIONS (EXCEPT AS NOTED).

SPOKANE COUNTY PUBLIC WORKS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT NAME: _____
DATE ACCEPTED: _____
ACCEPTANCE EXPIRES: _____
PROJECTS LINE MILES: PUBLIC _____
PROJECT LINE MILES: PRIVATE _____
"AS-BUILTS" CERTIFICATE ATTACHED: _____
ASSIST-OWNER, "AS-BUILTS" ARE REQUIRED PRIOR TO CONTRACT ACCEPTANCE AND CONFORMANCE OF THE PROJECT TO THE ORIGINAL CONSTRUCTION PLANS
FIRST REVISION DATE: 11/1/04
NORTH HATCH ROAD PROJECT
SPOKANE COUNTY, WASHINGTON

COUNTY DATUM
APPROX. DATUM INFORMATION AS PROVIDED BY SPOKANE COUNTY PUBLIC WORKS DEPARTMENT. THE JURISDICTIONAL DATUM FOR THIS PROJECT IS THE SPOKANE COUNTY DATUM. THE ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON NAVD 88 (GEODETIC ADJUSTMENT).

DEVELOPERS APPROVAL DATE

	2/2015	RECORD DRAWING BY INLAND PACIFIC ENGINEERING COMPANY	
PROJ. CALC. BY		REVISIONS	

SCALE:
HORIZONTAL: 1"=50'
VERTICAL: N/A

PROJ #: 2004-062E
DATE: 7/15/13
DRAWN: MBK
REVIEWED: TRW

NO. REVISIONS
DATE (YR)
REVISED
BY
APPROVED
DATE

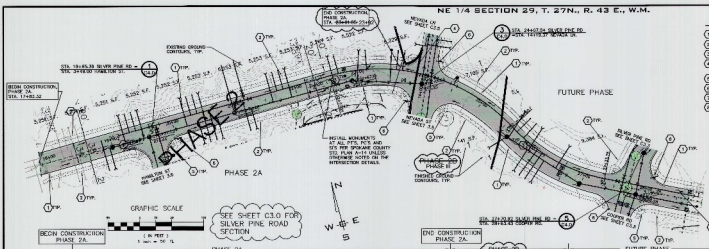
IWCE
INTEGRY CONSULTANTS INC.
SPOKANE VALLEY, WASHINGTON
PH 509-924-9077 FAX 509-924-9082

WINDSOR ESTATES PHASE II-A III
STREET DETAILS
NORTH HATCH ROAD
SPOKANE COUNTY, WASHINGTON

SHEET
C3.1

JOB NUMBER
2004-062E

NE 1/4 SECTION 29, T. 27N., R. 43 E., W.M.

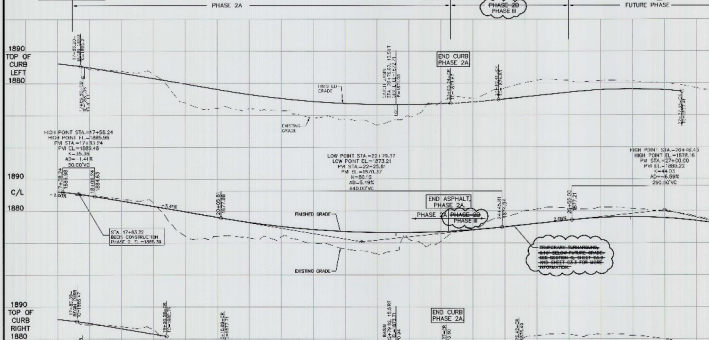


CONSTRUCTION NOTES

1. PROVIDE AND INSTALL "V" TYPE CURB PER SPOKANE COUNTY STANDARD PLAN A-5.
2. PROVIDE AND INSTALL 5' CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-1.
3. PROVIDE AND INSTALL PAVEMENT PER SECTION, SHEET C3.0.
4. PROVIDE AND INSTALL CONCRETE CROSS GUTTER. SEE INTERSECTION DETAIL SHEET C4.0 FOR ADDITIONAL INFORMATION.
5. PROVIDE AND INSTALL CURB RAMP DESIGN "A" PER SPOKANE COUNTY STANDARD PLAN A-5.
6. INSTALL INTERSECTION STREET NAME SIGN PER SPOKANE COUNTY STANDARD PLAN A-16.
7. NOT USED.
8. PROVIDE AND INSTALL TYPE 3 BARRICADE PER WSDOT STANDARDS.

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL TOLL FREE NUMBER
811
CALL TWO WORKING DAYS BEFORE YOU DIG

RECORD DRAWING



LINE TABLE			
LINE	LENGTH	BEARING
L1	10.00'	N 89°59'00"E
L2	20.00'	N 89°59'00"E
L3	37.00'	S 89°59'00"W
L4	37.00'	N 89°59'00"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	47.11'	30.00'	30.00'	42.42'	90°00'00"
C2	47.11'	30.00'	30.00'	42.42'	90°00'00"
C3	47.11'	30.00'	30.00'	42.42'	90°00'00"
C4	47.11'	30.00'	30.00'	42.42'	90°00'00"
C5	46.76'	30.00'	29.73'	42.09'	89°21'00"
C6	46.76'	30.00'	29.73'	42.09'	89°21'00"
C7	39.03'	30.00'	23.47'	36.61'	74°34'24"
C8	39.03'	30.00'	23.47'	36.61'	74°34'24"
C9	39.03'	30.00'	23.47'	36.61'	74°34'24"
C10	39.03'	30.00'	23.47'	36.61'	74°34'24"
C11	39.03'	30.00'	23.47'	36.61'	74°34'24"
C12	39.03'	30.00'	23.47'	36.61'	74°34'24"
C13	46.80'	30.00'	29.78'	42.12'	89°37'00"
C14	46.80'	30.00'	29.78'	42.12'	89°37'00"

HAVE REVIEWED THE CONSTRUCTION AND FUTURE WORK FOR PHASE III (SEE IN SUBSEQUENT CONFORMANCE WITH THE APPROVED CONTRACT PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

2-26-18

OFFICIAL PUBLIC DOCUMENT ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT # 2004-063E
DATE ACCEPTED 02/18/08

SPOKANE COUNTY ENGINEERS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
"BUILTS"
RECORD DRAWINGS

SPOKANE COUNTY PUBLIC WORKS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #
SITE PLAN #
PROJECT LANE MILES
PROJECTS LANE MILES (PUBLIC)
PROJECT LANE MILES (PRIVATE)
SIGNATURE BELOW INDICATES THAT THE ENGINEER HAS REVIEWED THE DRAWINGS FOR COMPLIANCE WITH THE STANDARDS OF THE SPOKANE COUNTY ENGINEERING DESIGN STANDARDS MANUAL, SPOKANE COUNTY STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND CONCRETE CONSTRUCTION, AND THE APPROVED PRELIMINARY PLAN.

COUNTY DATUM
VERTICAL DATUM BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)
BASIS NGS R-34 ELEV. 2292.10 FOR CP 5A (NGS-PID DY0142)
TBM - CROSS OF REBAR 50M N. OF CENTER LINE APPROXIMATELY 1000 FT. NORTH OF COUNTY LINE SET.

DEVELOPER'S APPROVAL DATE

NO.	DATE	BY	REVISIONS
	2/20/08		RECORD DRAWING BY INLAND PACIFIC ENGINEERING COMPANY

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1"=10'

PROJ #: 2004-063E
DATE: 7/1/13
DRAWN: MEK
REVIEWED: TPW

CHK'D
DESIGN
DRAWING
REVIEW
APPROVED
R.O.W.

IWCE
INLAND PACIFIC ENGINEERING CORPORATION
CIVIL ENGINEERS • LAND SURVEYORS
E. 9103 SPRAGUE AVE. SUITE
SPOKANE, WASHINGTON 99212
PH. 509-926-0121 • FAX 509-926-0122

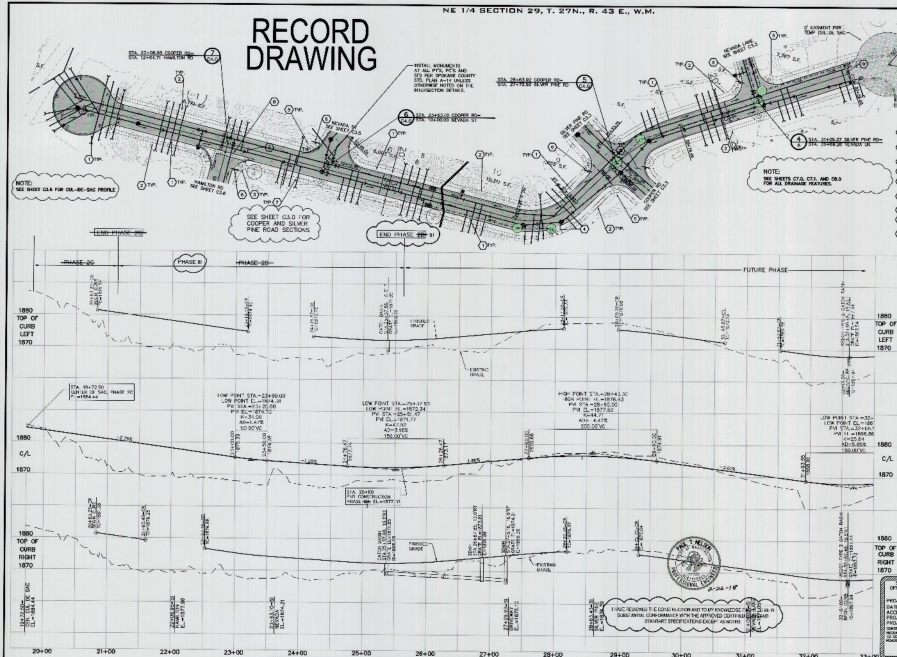
WINDSOR ESTATES PHASE II-A III
SILVER PINE / COOPER ROAD
PLAN & PROFILE
NORTH HATCH ROAD
SPOKANE COUNTY, WASHINGTON

SHEET
C3.2

JOB NUMBER
2004-063E

RECORD DRAWING

NE 1/4 SECTION 29, T. 27N., R. 43 E., W.M.



UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CONSTRUCTION NOTES

1. PROVIDE AND INSTALL "B" TYPE CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
2. PROVIDE AND INSTALL 5' CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-1.
3. PROVIDE AND INSTALL PAVEMENT PER SECTION, SHEET C3.0.
4. PROVIDE AND INSTALL DRIVEWAY PER DETAIL 8 SHEET C3.1.
5. PROVIDE AND INSTALL CURB RAMP DESIGN "A" PER SPOKANE COUNTY STANDARD PLAN A-5.
6. INSTALL INTERSECTION STREET NAME SIGN PER SPOKANE COUNTY STANDARD PLAN A-16.
7. NOT USED.
8. PROVIDE AND INSTALL CONCRETE CROSS GUTTER. SEE INTERSECTION DETAIL FOR ADDITIONAL INFORMATION.
9. PROVIDE AND INSTALL TYPE 3 BARRICADE PER WSDOT STANDARDS.

LINE TABLE

LINE	LENGTH	BEARING
L8	148.95	S57°02'31"W
L9	128.41	S57°02'31"W
L10	78.45	S30°32'41"W
L11	308.05	S89°22'43"W
L12	156.15	S89°22'43"W
L13	234.45	S89°22'43"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C11	48.20	30.00	31.10	43.18	92°03'23"
C12	39.88	30.00	23.51	37.00	76°09'28"
C13	57.68	30.00	42.84	49.18	110°07'08"
C14	44.83	30.00	27.78	40.78	85°37'27"
C15	127.20	275.00	64.75	126.07	26°30'11"
C16	102.68	100.00	56.39	98.23	58°50'03"
C17	47.12	30.00	30.00	42.43	90°00'00"
C18	47.12	30.00	30.00	42.43	90°00'00"
C21	63.44	30.00	53.20	52.28	121°09'57"
C22	39.88	30.00	23.51	37.01	76°10'12"
C23	53.41	100.00	27.36	52.78	30°36'16"
C25	47.13	30.00	30.00	42.43	90°00'17"
C28	47.12	30.00	30.00	42.42	89°59'43"
C29	27.62	30.00	14.82	26.57	52°53'59"
C30	27.62	30.00	14.82	26.57	52°53'59"

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

SPOKANE COUNTY PUBLIC WORKS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: ____
DATE ACCEPTED: ____
ACCEPTANCE EXPIRES: ____
PROJECTS LANE MILES: PUBLIC ____
PROJECT LANE MILES PRIVATE: ____
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE
PERMIT REQUIRED (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

COUNTY DATUM
VERTICAL DATUM BASED ON FOUND TEMPORARY BENCH MARK LOCATED AT (GENERAL LOCATION) 3.4 MILES NORTH OF THE JUNCTION OF SR 395 AND SR 002 TBM - (WSDOT BRASS DISK IN CONC. #GP32095-202 & 523.24 M - NAVD88 (CALCULATED 1716.67 FT).

DEVELOPER'S APPROVAL DATE

NO	DATE	BY	REVISIONS
	2/2018		RECORD DRAWING BY INLAND PACIFIC ENGINEERING COMPANY

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1"=10'

PROJ #: 2004-063E
DATE: 7/12/13
DRAWN: MEK
REVIEWED: TRW

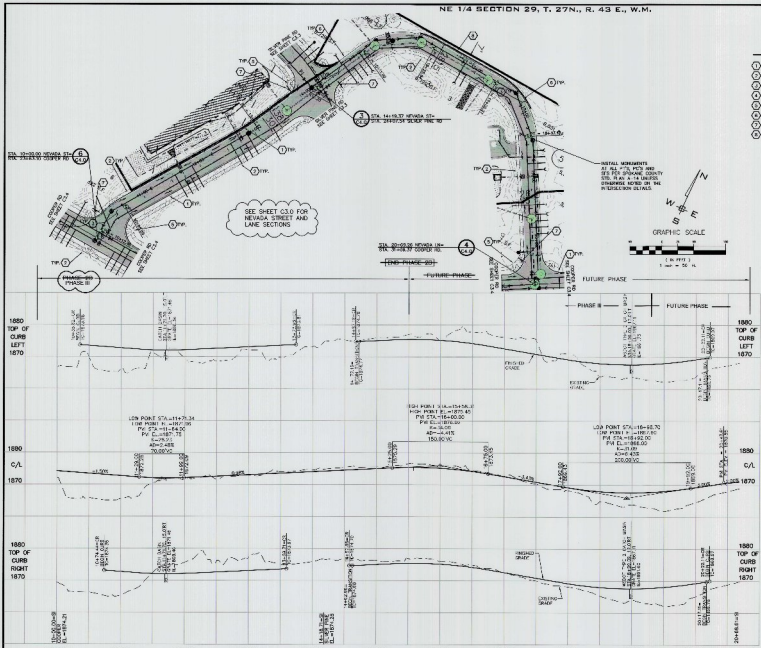
CIVIL / STRUCTURAL / SURVEYING / TRAFFIC / PLANNING / LANDSCAPE / OTHER

WCE
WHIPPLE CONSULTING ENGINEERS

WINDSOR ESTATES PHASE ~~II-A~~ III
SILVER PINE / COOPER ROAD
PLAN & PROFILE
NORTH HATCH ROAD
SPOKANE COUNTY, WASHINGTON

SHEET C3.4
JOB NUMBER 2004-063E

NE 1/4 SECTION 29, T. 27N., R. 43 E., W.M.



CONSTRUCTION NOTES

1. PROVIDE AND INSTALL "B" TYPE CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
2. PROVIDE AND INSTALL 5' CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-1.
3. PROVIDE AND INSTALL PAVEMENT PER SECTION, SHEET C3.0.
4. NOT USED.
5. PROVIDE AND INSTALL CURB RAMP DESIGN "A" PER SPOKANE COUNTY STANDARD PLAN A-5.
6. PROVIDE AND INSTALL "A" TYPE CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
7. INSTALL INTERSECTION STREET NAME SIGN PER SPOKANE COUNTY STANDARD PLAN A-18.
8. PROVIDE AND INSTALL 4' SEGMENTAL BLOCK RETAINING WALL PER ENGINEER'S DESIGN.

NOTE:
SEE SHEETS C3.0, C3.1, AND C8.0 FOR ALL DRAINAGE FEATURES.

RECORD DRAWING

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.27	N03°28'22"E
L2	28.00	N88°31'38"W
L3	23.46	S05°57'38"E
L4	23.46	N05°57'38"W
L5	28.00	S88°31'38"E
L6	116.91	N03°28'22"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	39.76	25.00	25.52	35.78	91°06'04"
C2	39.76	25.00	25.52	35.78	91°06'04"
C3	39.81	25.00	25.57	35.83	91°15'07"
C4	47.07	30.00	30.20	42.33	89°52'00"
C5	47.07	30.00	30.20	42.33	89°52'00"
C6	15.70	10.00	10.08	14.13	89°52'00"
C7	150.86	100.00	96.23	136.66	86°46'47"
C8	150.86	100.00	96.23	136.66	86°46'47"
C9	31.42	100.00	15.79	31.29	18°00'00"
C10	31.42	100.00	15.79	31.29	18°00'00"
C11	314.16	100.00	100.00	200.00	180°00'00"
C12	31.42	100.00	15.79	31.29	18°00'00"
C13	31.42	100.00	15.79	31.29	18°00'00"

"OFFICIAL PUBLIC DOCUMENT ORIGINAL"
"AS-BUILTS"
SPOKANE COUNTY PUBLIC WORKS
PRINTS
REVISED

MAY 1, 2018
PROFESSIONAL ENGINEER
5-2-18

I HAVE REVIEWED THE CONSTRUCTION AND TEMP HYDRAULIC EVENT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERTIFIED PLANS AND STANDARD ENGINEERING PRACTICE.

SPOKANE COUNTY PUBLIC WORKS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #
DATE ACCEPTED
PROJECT LANE MILES
PROJECT LANE MILES PUBLIC
PROJECT LANE MILES PRIVATE
CONSTRUCTION SUPERVISOR - AS STATED
THE ACCEPTANCE OF THESE PLANS DOES NOT IMPLY THE SPOKANE COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROAD(S) SHOWN HEREON AS A COUNTY IMPROVEMENT.
PLANS REVIEWED UNDER CPG-1000
SEE PROJECT FILE FOR ADDITIONAL DATA
PROJECT ENGINEER

COUNTY DATUM
VERTICAL DATUM NAVD88 (U.S. NAVD88 DATUM)
BENCHMARK (CONTROL POINT) LOCATION:
MILES ROAD: 12 MILE JUNCTION 12 SR-290 (MILE 0.50)
TBD - 290 SR BRIDGE TOP & FLOW: #27 (FIELD 4.93)
COUNTY: SPOKANE COUNTYWIDE - TBD

DEVELOPER'S APPROVAL DATE

NO.	DATE	BY	REVISIONS
	2/2018		RECORD DRAWING BY INLAND PACIFIC ENGINEERING COMPANY

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1"=10'

PROJ #: 2004-063E
DATE: 7/12/18
DRAWN: MBA
REVIEWED: TRW

IWCE
INTERIS CONSULTING ENGINEERS
1212 NORTH WASHINGTON, SUITE 100
SPOKANE VALLEY, WA. 99205
TELEPHONE: (509) 924-9500

WINDSOR ESTATES PHASE II-A, III
NEVADA STREET / LANE
PLAN & PROFILE
NORTH HATCH ROAD
SPOKANE COUNTY, WASHINGTON

SHEET C3.5

JOB NUMBER 2004-063E

NE 1/4 SECTION 29, T. 27N., R. 43 E., W.M.

CONSTRUCTION NOTES

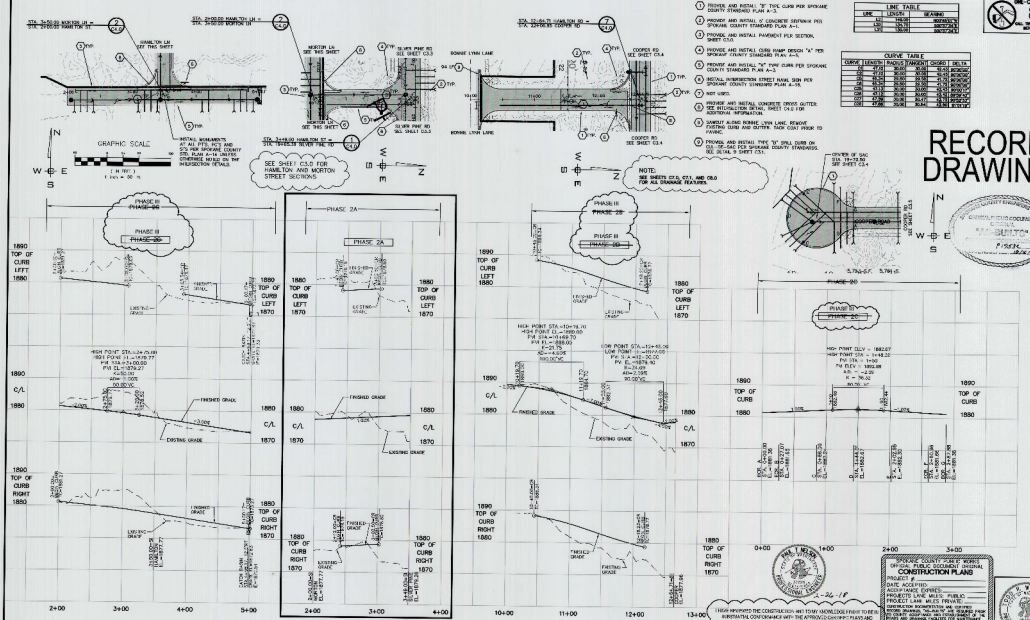
1. REMOVE AND INSTALL "B" TYPE CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
2. REMOVE AND INSTALL 6" CONCRETE DRIVEWAY PER SPOKANE COUNTY STANDARD PLAN A-4.
3. REMOVE AND INSTALL PAVEMENT PER SECTION, SHEET C3.4.
4. REMOVE AND INSTALL CURB RAMP DESIGN "A" PER SPOKANE COUNTY STANDARD PLAN A-5.
5. REMOVE AND INSTALL "B" TYPE CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
6. INSTALL INTERSECTION STREET NAME SIGN PER SPOKANE COUNTY STANDARD PLAN A-18.
7. NOT USED.
8. REMOVE AND INSTALL CONCRETE CROSS GUTTER. SEE INTERSECTION DETAIL, SHEET C4.2 FOR ADDITIONAL INFORMATION.
9. SAWCUT ALONG ROBINS LYNN LANE. REMOVE PAVEMENT, CURB AND GUTTER. TACK COAT PRIOR TO PAVING.
10. REMOVE AND INSTALL TYPE "B" SPILL CURB ON ON-OF-GAC PER SPOKANE COUNTY STANDARDS. SEE DETAIL 9, SHEET C3.1.

LINE TABLE		
LINE	LENGTH	BEARING
L1	140.00	S89°30'26.5"E
L2	126.79	S89°30'26.5"E
L3	30.00	S89°30'26.5"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	47.12	30.00	30.00	S45°30'26.5"E	90°00'00.0"
C2	47.12	30.00	30.00	N44°29'33.5"E	90°00'00.0"
C3	47.12	30.00	30.00	S45°30'26.5"E	90°00'00.0"
C4	47.12	30.00	30.00	N44°29'33.5"E	90°00'00.0"
C5	47.12	30.00	30.00	S45°30'26.5"E	90°00'00.0"
C6	47.12	30.00	30.00	N44°29'33.5"E	90°00'00.0"
C7	47.12	30.00	30.00	S45°30'26.5"E	90°00'00.0"
C8	47.12	30.00	30.00	N44°29'33.5"E	90°00'00.0"

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
ALL TIES REQUIRED MUST BE MADE TO THE

RECORD DRAWING



COUNTY DATUM
VERTICAL DATUM BASED ON A PORTION OF GROUP SPOKAN MAPS CONTROL AT ELEV. 1,224.1 (NGVD 29)
AS PER NOTES OF 1-1-4 AND 1-1-5 OF SPOKAN AND CO. DATA
1.24 - ANGLE BRACKETS IN CONC. 7'x7' BRIDGE STA.
1.25 - BRASS CAP ELEV. 1,224.1 (NGVD 29)

DEVELOPERS APPROVAL DATE

1/2016	RECORD DRAWING BY RUSSO PAULSEN ENGINEERING COMPANY		
MO.	DAY	YR.	BY

REVISIONS

SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 10'

PROJ #:	2004-063E
DATE:	7/13/13
DRAWN:	MEN
REVIEWED:	TRW

SURVEY	
DESIGN	MEN
DRAWN	MEN
CHECKED	TRW
PM	TRW

WCE
WINDSOR CIVIL ENGINEERS, INC.
9204 N. NEVADA, SUITE 101
SPOKANE, WA. 99217
PH 509 326-7000 FAX 509 326-7001

WINDSOR ESTATES PHASE-II-A III
MORTON, HAMILTON LN./RD.
PLAN & PROFILE
NORTH HATCH ROAD
SPOKANE COUNTY, WASHINGTON

SHEET
C3.6

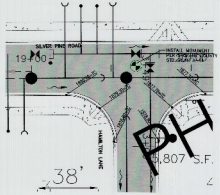
JOB NUMBER
2004-063E

NE 1/4 SECTION 29, T. 27N., R. 43 E., W.M.

UNDERGROUND SERVICE ALERT
DIG-CALL NUMBER
811
TWO WORKING DAYS
BEFORE YOU DIG

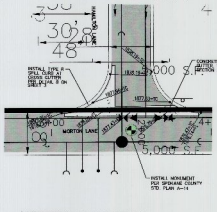
OFFICIAL PUBLIC DOCUMENT
COUNTY
"AS-BUILT"
INFORMATION ONLY
PROJECT # 2004-063E
DATE 10/29/2018

PHASE 2A



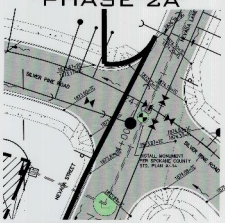
SILVER PINE / HAMILTON INTERSECTION DETAIL (1)
NOT TO SCALE

PHASE III
~~PHASE 2A~~



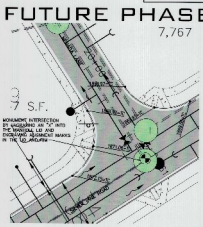
MORTON / HAMILTON INTERSECTION DETAIL (2)
NOT TO SCALE

PHASE III
~~PHASE 2A~~



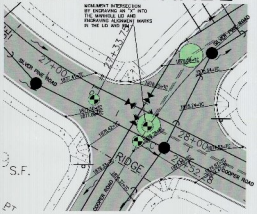
SILVER PINE / NEVADA INTERSECTION DETAIL (3)
NOT TO SCALE

FUTURE PHASE



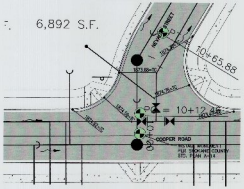
NEVADA / SILVER PINE INTERSECTION DETAIL (4)
NOT TO SCALE

FUTURE PHASE



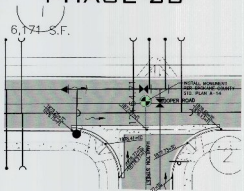
SILVER PINE / COOPER INTERSECTION DETAIL (5)
NOT TO SCALE

PHASE III
~~PHASE 2B~~



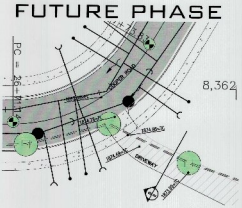
COOPER / NEVADA INTERSECTION DETAIL (6)
NOT TO SCALE

PHASE III
~~PHASE 2B~~



COOPER / HAMILTON INTERSECTION DETAIL (7)
NOT TO SCALE

FUTURE PHASE



COOPER / DRIVEWAY INTERSECTION DETAIL (8)
NOT TO SCALE

RECORD DRAWING

N
W E
S

GRAPHIC SCALE
20 0 20 40
1 inch = 20 ft.

SPOKANE COUNTY PUBLIC WORKS
OFFICIAL PUBLIC DOCUMENT PROJECT
CONSTRUCTION PLANS
PROJECT #
DATE ACCEPTED:
ACCEPTABLE EXPIRES:
PROJECTS LAKE WILES - PUBLIC
PROJECT LAKE WILES - PRIVATE
CONSTRUCTION DOCUMENTATION AND COVERED ASSETS (BONDED) "AS BUILT" OR RECORD DRAWINGS ARE ON FILE WITH THE PROJECT ENGINEER AND SPOKANE COUNTY PUBLIC WORKS DEPARTMENT
REPRESENTS SPOKANE COUNTY ASSETS
PUBLIC WORKS DIRECTOR

IN INDEPENDENCE THE CONSTRUCTION WAS TO MY KNOWLEDGE IN ACCORDANCE WITH THE APPROVED PLANS AND STANDARD SPECIFICATIONS IN EFFECT AT THE TIME OF CONSTRUCTION

COUNTY DATUM
VERTICAL DATUM USED FOR ALL HORIZONTAL CONTROL IS NAVD 88 (GEOID 12A) BASED ON THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT "AH" PID DL0000 (NGS DESIGNATION AH 1337) ELEVATION = 1,892.00 FEET
DEVELOPER'S APPROVAL DATE

NO.	DATE	BY	REVISIONS
	2/2018		RECORD DRAWING BY INLAND PACIFIC ENGINEERING COMPANY

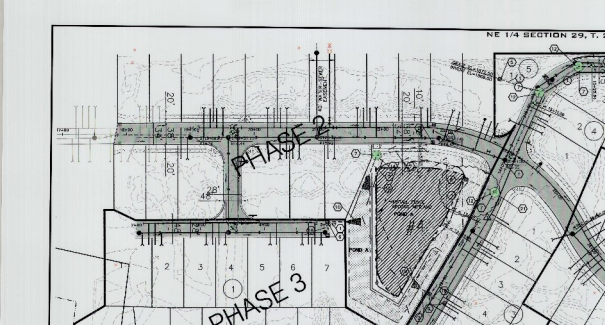
SCALE:
HORIZONTAL:
VERTICAL:

PROJ #:	2004-063E	DESIGNED:
DATE:	7/12/13	DRAWN:
DRAWN:	MEK	CHECKED:
REVIEWED:	TRW	APPROVED:

IWCE
INTERPLE CONSULTING, INC.
CIVIL ENGINEERS • SURVEYORS
PLANNERS • LAND DEVELOPMENT
2111 N. MOLTER, SPOKANE, WA 99205
PH. 509-326-4591 • FAX 509-326-4592

WINDSOR ESTATES PHASE II-A III
INTERSECTION DETAILS
NORTH HATCH ROAD
SPOKANE COUNTY, WASHINGTON

SHEET
C4.0
JOB NUMBER
2004-063E



UNDERGROUND SERVICE ALERT
UNC-CALL NUMBER
811
TWO WORKING DAYS BEFORE YOU DIG

GENERAL NOTES

- ALL METHODS AND MATERIALS SHALL COMPLY WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, THE SPOKANE COUNTY STANDARDS FOR ROADS AND SEWER CONSTRUCTION, AWWA, APWA, AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES, RULES, AND REGULATIONS.

DRAINAGE NOTES

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE PROJECT SITE BEFORE STARTING WORK AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RETURNED TO THE EQUIVALENT OF THEIR PRECONSTRUCTION CONDITION.
3. ALL APPROVED DEVIATIONS FROM THESE PLANS SHALL BE RECORDED ON A SET OF "AS-BUILT" DRAWINGS WHICH SHALL BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO PROJECT COMPLETION AND ACCEPTANCE.
4. SLOPE OF FINISHED GRADE SHALL BE CONSTANT BETWEEN FINISHED CONTOURS OR SPOT ELEVATIONS SHOWN.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TEMPORARY EROSION CONTROL, PROJECT MARKERS, EXISTING BALANCES, STREETS, WALKWAYS, UTILITIES, AND OTHER IMPROVEMENTS AND EXCAVATIONS AGAINST LOSS OF SPOILS OR CAVING DISTURBANCES.
6. SURVEY INFORMATION AND UNDERGROUND UTILITY LOCATIONS USED IN THE PREPARATION OF THESE DRAWINGS WERE FURNISHED BY OTHERS. WHIPPLE CONSULTING ENGINEERS ASSUMES NO RESPONSIBILITY FOR THEIR COMPLETENESS OR ACCURACY.
7. ALL LOCATIONS BY EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEYS OR OBTAINED FROM AVAILABLE RECORDS AND SHALL TRANSFORM BE CONSIDERED APPROXIMATE. IT IS THE NECESSARY COMPETENCY OF THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION, DEPTH, SIZE, TYPE, AND CONDITION OF UTILITIES SHOWN ON THESE DRAWINGS AND TO TAKE AN APPROVED LOCATING SERVICE (459-8000) LOCAL AND DEPARTY UTILITIES WITHIN THE CONSTRUCTION AREA.
8. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES AS REQUIRED TO PREVENT EROSION AND TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT LEAVE THE CONSTRUCTION SITE.
9. EXISTING UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND SHALL BE REPORTED BY THE ENGINEER OF RECORD.
10. PIPE LENGTHS SHOWN ON PLANS ARE APPROXIMATE AND MAY CHANGE DUE TO FIELD CONDITIONS.
11. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR CONSTRUCTION IDENTIFIED ON THESE PLANS.
12. ALL DISTURBED SOIL AREAS SHALL BE SEEDED OR STABILIZED BY OTHER APPROVED METHODS FOR PREVENTION OF ON-SITE EROSION WITHIN THE COMPLETION OF CONSTRUCTION.

STORM DRAINAGE NOTES

1. ALL POND SURFACE SHALL BE 3:1 UNLESS OTHERWISE SPECIFIED.
2. ALL FORESTS SHALLS SHOWN ON THE PLANS SHALL BE INSTALLED INCLUDING THE FOLLOW GRADING AND DRAINAGE INSTALLATION CONFORMING WITH THE FINAL PARKING LOT CONSTRUCTION. FOLLOWING THE PARKING, THE POND/ TRENCH SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS. THE TRENCH SHALL BE INSTALLED AS SHOWN WITH GRAVEL. THE POND SHALL BE SEEDED. SHALL BE INSTALLED BY OR UNDER THE DIRECT SUPERVISION OF A LANDSCAPE ARCHITECT. THE IRRIGATION SYSTEM SHALL COMPLY WITH SPOKANE COUNTY STANDARDS AND ALL LOCAL CODES AND ORDINANCES (90 DAY GUARANTEE). AND SHALL BE INSTALLED BY AN APPROVED BIDDER FOR IRRIGATION SYSTEM.
3. THE LANDSCAPE CONTRACTOR SHALL PROVIDE SPOKANE COUNTY WITH AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM.
4. THE OWNER/CONTRACTOR IS RESPONSIBLE TO PROVIDE SEEDING AS REQUIRED BY THE SPOKANE COUNTY STANDARDS. THE OWNER/CONTRACTOR SHALL DRAWING SEEDING AS PER THE PLANS AND SPOKANE COUNTY STANDARDS.
5. VALVES, HEADS, EMITTERS, ETC. SHALL BE ADJUSTED UPON COMPLETION OF THE INSTALLATION TO PROVIDE COVERAGE AND TO MINIMIZE WASTE WATER.
6. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER TAPS AND PAYING FOR WATER USAGE.
7. PROVIDE FILTER FABRIC (AMOCO 4545 OR EQUAL) BETWEEN THE NATIVE SOIL AND WASHED GRAVEL ROCK.

CONSTRUCTION NOTES

1. PROVIDE AND INSTALL 12" CPEP STORM DRAINAGE PIPE PER LENGTH AND GRADE SHOWN ON PIPE PROFILES, SHEET C7.1
2. PROVIDE AND INSTALL 18" CPEP STORM DRAINAGE PIPE PER LENGTH AND GRADE SHOWN ON PIPE PROFILES, SHEET C7.1
3. PROVIDE AND INSTALL 24" CPEP STORM DRAINAGE PIPE PER LENGTH AND GRADE SHOWN ON PIPE PROFILES, SHEET C7.1
4. PROVIDE AND INSTALL TYPE 1 CATCH BASIN W/ TYPE 2 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS B-1, B-2, B-11 AND B-14. SEE PROFILE SHEET C7.1 FOR GRATE AND INVERT ELEVATIONS.
5. PROVIDE AND INSTALL TYPE 1 CATCH BASIN W/ TYPE 2 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS B-1, B-2, B-11 AND B-14. SEE PROFILE SHEET C7.1 FOR GRATE AND INVERT ELEVATIONS.
6. PROVIDE AND INSTALL TYPE 1 CATCH BASIN W/ TYPE 1 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS B-1, B-2, B-11 AND B-14. SEE PROFILE SHEET C7.1 FOR GRATE AND INVERT ELEVATIONS.
7. PROVIDE AND INSTALL TYPE 1 FRAME AND SOLID COVER MARKED "STORM" PER SPOKANE COUNTY STANDARD PLAN B-15. SEE PROFILE SHEET C7.1 FOR GRATE AND INVERT ELEVATIONS.
8. PROVIDE AND INSTALL TYPE 2 (DETAIL) W/ TYPE 4 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS B-14 AND B-15.
9. PROVIDE AND INSTALL TYPE 1 CONCRETE INLET W/ METAL FRAME AND SLOTTED COVER MARKED "STORM" PER SPOKANE COUNTY STANDARD PLANS B-10 AND B-11. SEE PROFILE SHEET C7.1 FOR GRATE AND INVERT ELEVATIONS.
10. PROVIDE AND INSTALL TYPE 1 CONCRETE INLET W/ METAL FRAME AND SLOTTED COVER MARKED "STORM" PER SPOKANE COUNTY STANDARD PLANS B-10 AND B-11. SEE PROFILE SHEET C7.1 FOR GRATE AND INVERT ELEVATIONS.
11. PROVIDE AND INSTALL STORM DRAINAGE PIPE PER LENGTH AND GRADE SHOWN ON PIPE PROFILES, SHEET C7.1
12. PROVIDE AND INSTALL 12" D.I. STORM DRAINAGE PIPE PER LENGTH AND GRADE SHOWN ON PIPE PROFILES, SHEET C7.1
13. PROVIDE AND INSTALL 18" D.I. STORM DRAINAGE PIPE PER LENGTH AND GRADE SHOWN ON PIPE PROFILES, SHEET C7.1
14. PROVIDE AND INSTALL 24" D.I. STORM DRAINAGE PIPE PER LENGTH AND GRADE SHOWN ON PIPE PROFILES, SHEET C7.1
15. PROVIDE AND INSTALL TYPE 2 FRAME AND SOLID COVER MARKED "STORM" PER SPOKANE COUNTY STANDARD PLAN B-15. SEE PROFILE SHEET C7.1 FOR GRATE AND INVERT ELEVATIONS.
16. PROVIDE AND INSTALL TYPE 2 FRAME AND SOLID COVER MARKED "STORM" PER SPOKANE COUNTY STANDARD PLAN B-15. SEE PROFILE SHEET C7.1 FOR GRATE AND INVERT ELEVATIONS.
17. PROVIDE AND INSTALL TYPE 2 (DETAIL) W/ TYPE 4 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS B-14 AND B-15.
18. PROVIDE AND INSTALL ACCESS ROAD FOR MAINTENANCE OF POND CATCH BASINS AND MANHOLES.
19. INSTALL CATCH BASIN AND 12" PIPE. INCLUDE CAP AS PART OF PHASE 2A CONSTRUCTION. SEE NOTES 1 AND 2.

DRYLAND SEED MIX SPECIFICATION

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

15 PERCENT	ELKA PERENNIAL RYE
25 PERCENT	BARON HARD FESCUE
40 PERCENT	LINAR SHEEP/FESCUE
15 PERCENT	CANADIAN BLUE GRASS

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

GRASS SEED: 80 LBS. PER ACRE
FERTILIZER: 16-16-16 TABLE RELEASE COMPOSITION 200 LBS. PER ACRE

ALL SEEDING OF SLOPES SHALL BE DONE AND MEET THE STANDARD SPECIFICATIONS, SEC. 8-01.

TRENCH DETAIL

NOT TO SCALE

SPOKANE COUNTY PUBLIC WORKS
DEVELOPMENT ENGINEERING
CONSTRUCTION PLANS
PROJECT #:
DATE ACCEPTED:
PROJECT NAME:
PROJECTS LAND WILES PUBLIC
CONSTRUCTION PLANS ACCEPTED
CONDITIONS REGARDING RED LINES
WITHIN STORMS "AS-BUILT" OR RECORD DRAWS
ARE REQUIRED BY THE ENGINEER OF RECORD
PRIOR TO ACCEPTANCE OF THE PLANS
PUBLIC WORKS DIRECTOR
DATE
THIS "AS-BUILT" DRAWING IS STAMPED WITH
THE "AS-BUILT" STAMP

COUNTY DATUM
VERTICAL DATUM (NGVD) (NAVD) (MSL) (TBM) (TBD)
HORIZONTAL DATUM (NAD) (NAD 83) (WASHINGTON STATE PLANE COORDINATES) (TRUE NORTH) (GRID NORTH)
TBM - DESCRIPTION: BRASS TOP NAIL IN CONC. FOUNDATION
DESCRIPTION: MONTH/DAY/YEAR 11:00:00 PM

DEVELOPER'S APPROVAL DATE

NO.	DATE	REVISIONS
1	2/2018	RECORD DRAWING BY RANDALL PACIFIC ENGINEERING COMPANY
2	11-14-18	1.5 MPH, ADDED CATCH BASIN, PIPE, AND STORM DRAIN NOTE

RECORD DRAWING BY RANDALL PACIFIC ENGINEERING COMPANY

HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE AND I FOUND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND STRUCTURAL SPECIFICATIONS EXCEPT AS NOTED.

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

PROJ. #	2004-0638
DATE	7/13/13
DRAWN	KJM
REVIEWED	TRW

PLAN	
STRUCTURAL	
ARCHITECTURAL	
ELECTRICAL	
PLUMBING	
MECHANICAL	
S.E.P.A.	

WCE
WHIPPLE CONSULTING ENGINEERS
11405 E. SPRAGUE AVE.
SPOKANE VALLEY, WA. 99206
PH 509-924-7693 FAX 509-924-9231
E-MAIL: WCE@WCE-INC.COM

WINDSOR ESTATES PHASE 1-A III

OVERALL DRAINAGE PLAN

NORTH HATCH ROAD
SPOKANE COUNTY, WASHINGTON

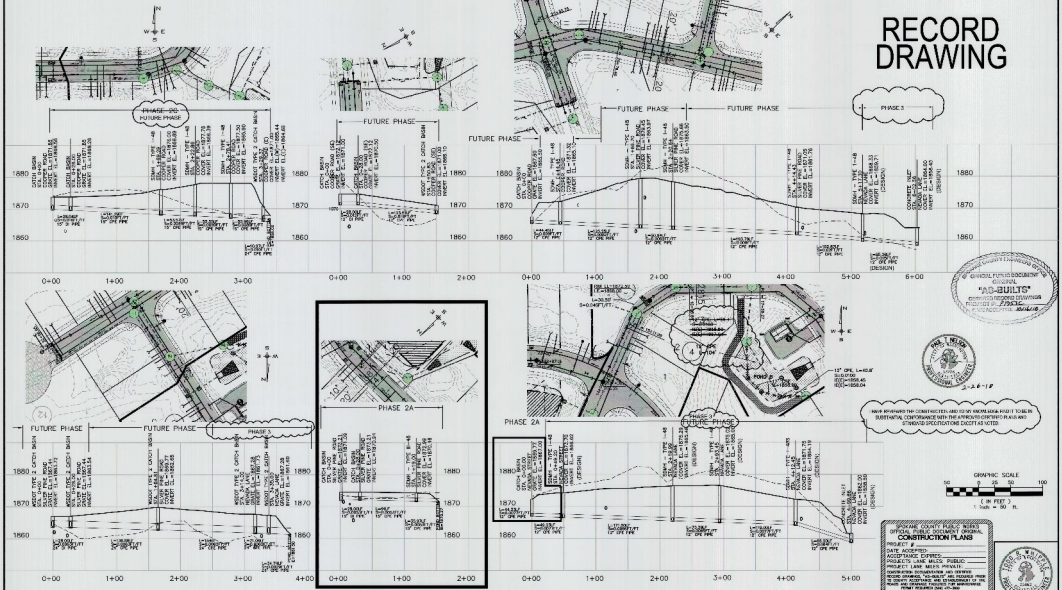
SHEET
C7.0

JOB NUMBER
2004-063E

NE 1/4 SECTION 29, T. 27N., R. 43 E., W.M.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO WORKING DAYS BEFORE YOU DIG

RECORD DRAWING



"AS-BUILTS"
ORIGINAL PLANS DOCUMENT
REPRESENTS PROJECT CONDITIONS
3-26-18

NEW REPAIRED THE CONSTRUCTED AND TO WE KNOWLEDGE AND BELIEF TO BE SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DRAWINGS AND AND OTHERWISE SPECIFICATIONS EXCEPT AS NOTED.

SPOKANE COUNTY PUBLIC WORKS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #
RATE ACCEPTED
PROJECT: WINDSOR ESTATES
PROJECTS: LAKE MILLS PUBLIC
PROJECT: LAKE MILLS PRIVATE
REVIEW CONDITIONS: "ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE THE ACCEPTANCE OF THE PROJECT FOR COUNTY MAINTENANCE AND DEVELOPMENT IS THE SOLE RESPONSIBILITY OF THE DEVELOPER/OWNER."
SPOKANE COUNTY, WA.
VERIFY PLANS REVISED & SIGNED BY COUNTY PRIOR TO CONSTRUCTION

COUNTY DATUM
SYSTEM: ESTIMATED FROM ROUND TOPOGRAPHY
DATUM: NAVD 1988 (GEOID12A) - CONTINUOUS LOCATION 1
BENCHMARK: CP 1000 - ELEVATION: 2.1 - NR 2000 (NAD 27 - NGVD 29 NAD 83 - NGVD 88) - ACCURACY: 0.1
SITE NO: 1 - NGVD29 CONVERSION: 0.1 FEET (NGVD29 - NAVD88)

DEVELOPER'S APPROVAL DATE

NO.	DATE	BY	REVISIONS
	2/2018		REVISED DRAWING BY INLAND PACIFIC ENGINEERING COMPANY

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

PROJ #: 2004-083E
DATE: 7/12/10
DRAWN: MEK
REVISED: TRW

REVISIONS
SURVEYED
DRAWN
REVIEWED
APPROVED

IWCE
INLAND PACIFIC ENGINEERING
1115 N. CONFEDERATE AVENUE
SPOKANE VALLEY, WA 99212
TEL: (509) 927-9660
FAX: (509) 927-9661
IN ASSOCIATION WITH SAUNDERS

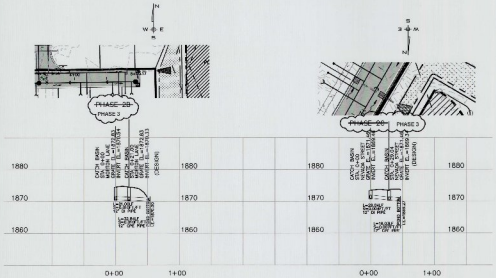
WINDSOR ESTATES PHASE-II-A III
STORM PLAN & PROFILES
NORTH HATCH ROAD
SPOKANE COUNTY, WASHINGTON

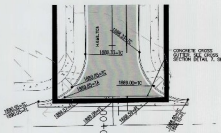
SHEET
C7.1
JOB NUMBER
2004-083E

NE 1/4 SECTION 29, T. 27N., R. 43 E., W.M.

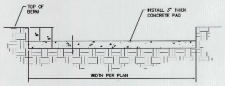
RECORD DRAWING

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

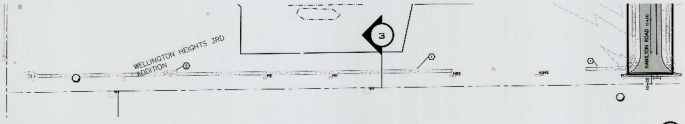




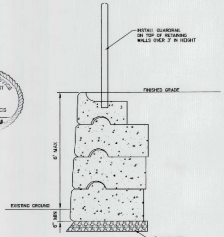
INTERSECTION DETAIL ~~(PHASE 2B)~~ PHASE 3
NOT TO SCALE



WEIR DETAIL
NOT TO SCALE
FUTURE
1



BONNIE LYNN LANE DETAIL ~~(PHASE 2B)~~
1"=50'
FUTURE
2

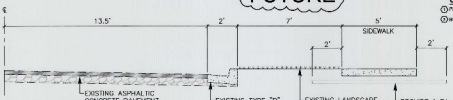


RETAINING WALL DETAIL
NOT TO SCALE
4

OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
APPROVED FOR CONSTRUCTION
BY: 2/26/18

CONSTRUCTION NOTES

1. PROVIDE AND INSTALL SIDEWALK ALONG BONNIE LYNN LANE, AS SHOWN.
2. INSTALL SIDEWALK AROUND EXISTING FIRE HYDRANT AS SHOWN.



TYPICAL BONNIE LYNN LANE CROSS SECTION
NOT TO SCALE
3

GRAPHIC SCALE
50 0 25 50 100
1 IN. REPT 1
1 inch = 50 ft.

OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT NAME: _____
PROJECT NO: _____
ACCEPTANCE EXPIRES: _____
PROJECTS LANE MILES: PUBLIC: _____
PROJECT LANE MILES: PRIVATE: _____
CONSTRUCTION COMMENCED AND COMPLETED BY PRIVATE CONTRACTORS UNDER DIRECT SUPERVISION OF COUNTY ENGINEERS AND CONSTRUCTED IN THE FOLLOWING MANNER: _____
PERMIT REQUIRED (YES / ?) ____
NOTIFY PUBLIC WORKS 24 HOURS PRIOR TO CONSTRUCTION
CONTACT: _____ PHONE: _____
SPOKANE COUNTY PUBLIC WORKS
OFFICIAL PUBLIC DOCUMENT ORIGINAL

JAN 1 MEAN
2-26-18

I HAVE REVIEWED THE CONSTRUCTION PLANS "STORMWATER" (NO. 1 TO SET) "A" SUBDIVISION, LONG DRAWING NO. 1 TO 16, APPROVED CERTIFIED FOR AND AND STANDARD SPECIFICATIONS EXCEPT AS NOTED

COUNTY DATUM
ELEVATIONS BASED ON CONTINUOUSLY OPERATING REFERENCE STATION (CORS) ID: AB4000, LOCATED 24 MILES NORTH OF THE JUNCTION OF BROADWAY AVENUE AND HARVARD ROAD IN LIONS PARK IN CHENEY, WASHINGTON. (NAD83/2002 LAT/LONG - NAVD88 ELEV. IN METERS) (1.96 ft)

DEVELOPERS APPROVAL DATE

NO	DATE	BY	REVISIONS
	2/2018		RECORD DRAWING BY INLAND PACIFIC ENGINEERING COMPANY

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

PROJ #:	2004-063E
DATE:	7/18/13
DRAWN:	MBK
REVIEWED:	TBW

WCE
WHITLAM CONSULTING ENGINEERS
SPOKANE VALLEY, WASHINGTON
(509) 926-1177 FAX: 926-1616
E-CONSULTANT - E-MAIL:WCE@

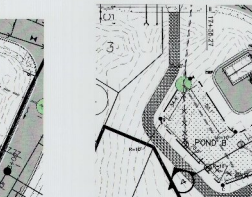
WINDSOR ESTATES PHASE II & III
STORM PLAN & PROFILES
NORTH HATCH ROAD
SPOKANE COUNTY, WASHINGTON

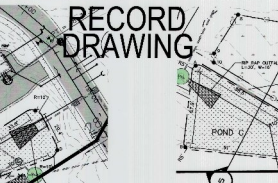
SHEET
C7.2
JOB NUMBER
2004-063E

NE 1/4 SECTION 29, T. 27N., R. 43 E., W.M.

RECORD DRAWING

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL 2 BUSINESS DAYS
BEFORE YOU DIG





POND B
POND BOTTOM ELEV = 1869.00
208 AREA PROV = 8,067 SF
208 AREA REQD = 8,067 SF
POND VOL PROV = 16,634 CF
POND VOL REQD = 16,634 CF
POND AREA PROV = 8234 SF
POND VOL PROV = 21,919 CF

POND CORNER LOCATIONS (OFFSET FROM NEVADA LANE)			
CORNER	STATION	OFFSET DISTANCE	DISTANCE BETWEEN CORNERS
A	17+20.00	80.70 RT	54.00
B	18+07.43	118.52 RT	37.00
C	18+44.43	118.52 RT	70.00
D	19+14.43	48.52 RT	84.00
E	19+98.43	52.52 RT	84.00
	19+78.85	52.52 RT	19.00
		(A-D) 200.00'	

PHASE 3

POND B DETAIL 1"=30'

FUTURE PHASE 2

POND C

POND BOTTOM ELEV = 1864.00
208 AREA REQD = 5,763 SF
208 AREA PROV = 5,934 SF
POND VOL REQD = 1,962 CF
POND VOL PROV = 1,962 CF

WETLAND
BOTTOM ELEV = 1863.00

POND CORNER LOCATIONS (OFFSET FROM COOPER STREET)			
CORNER	STATION	OFFSET DISTANCE	DISTANCE BETWEEN CORNERS
A	27+81.11	120.42 RT	54.00
B	27+27.11	120.42 RT	60.00
C	27+27.11	208.42 RT	54.00
D	27+81.11	208.42 RT	60.00
		(A-D) 60.00'	

WETLAND CORNER LOCATIONS (OFFSET FROM COOPER STREET)			
CORNER	STATION	OFFSET DISTANCE	DISTANCE BETWEEN CORNERS
1	27+27.11	208.42 RT	11.00
2	27+27.11	197.42 RT	13.00
3	26+20.50	197.42 RT	13.00
4	26+21.61	184.42 RT	12.00
5	26+24.58	184.42 RT	28.42
6	26+24.58	156.00 RT	28.42
7	26+21.61	156.00 RT	12.00
8	26+20.50	143.77 RT	10.00
9	26+18.21	143.77 RT	48.24
10	27+66.30	147.05 RT	8.00
11	27+66.00	154.99 RT	8.00

POND C DETAIL 1"=30'

FUTURE PHASE 3

POND A

POND BOTTOM ELEV = 1869.27
208 AREA REQD = 5,153 SF
208 AREA PROV = 5,153 SF
POND VOL REQD = 4,077 CF
POND VOL PROV = 4,078 CF

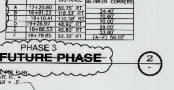
WETLAND
BOTTOM ELEV = 1868.27

POND CORNER LOCATIONS (OFFSET FROM NEVADA STREET)			
CORNER	STATION	OFFSET DISTANCE	DISTANCE BETWEEN CORNERS
1	12+00.24	101.61 LT	30.00
2	12+00.24	71.61 LT	110.00
3	11+10.24	124.00 LT	110.00
4	11+10.24	14.00 LT	29.82
5	12+39.79	12.89 LT	130.00
6	12+39.79	142.89 LT	30.00
7	11+30.19	144.27 LT	30.00
8	11+29.88	174.26 LT	48.10

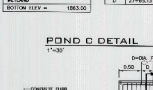
WETLAND CORNER LOCATIONS (OFFSET FROM NEVADA STREET)			
CORNER	STATION	OFFSET DISTANCE	DISTANCE BETWEEN CORNERS
1	11+40.24	39.27 LT	30.00
2	12+05.79	24.00 LT	30.00
3	12+11.79	54.00 LT	30.00
4	11+41.79	55.27 LT	30.00
5	11+38.81	85.30 LT	43.00
6	11+37.04	128.27 LT	22.00
7	11+36.57	72.27 LT	56.00

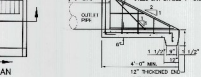
POND A DETAIL 1"=30'

PHASE 2A 1



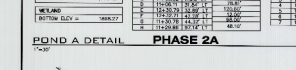
POND B SECTION
NOT TO SCALE
FUTURE PHASE
PHASE 3 4





CONCRETE HEADWALL WITH TRASH RACK
NOT TO SCALE 8

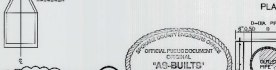
POND C SECTION
NOT TO SCALE
FUTURE PHASE 5



POND A SECTION
NOT TO SCALE
PHASE 2A 6

I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FEEL IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND STANDARDS OF LOCAL SOIL & WATER CONSERVATION DISTRICT.

RIP RAP OUTFALL
NOT TO SCALE 7



SPOKANE COUNTY PUBLIC WORKS
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #
DATE ACCEPTED
PRIVATE: MILES PUBLIC
PROJECT LANE MILES PUBLIC
PROJECT LANE MILES PRIVATE:
CERTIFICATION: INCLUDES ALL AS-BUILTS
PROJECT ENGINEER CERTIFIES THAT THE PROJECT WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS
AS-BUILTS REQUIRED: YES / NO
AS-BUILTS RECEIVED: YES / NO
AS-BUILTS REVIEWED: YES / NO
NOTE: PROJECT ENGINEER TO SIGN ON COVER SHEET ORIGINAL MYLAR

COUNTY DATUM
NGVD29, EAST BASIS OF BEARING: PER PLAT OF COUNTY
NAD83 (HARN) SPCS, WA SOUTH ZONE, US SURVEY FEET
VERTICAL DATUM: 2-DIM CONTROL OF PER PLAT OF COUNTY
TRU: UNITED STATES GEOLOGICAL SURVEY, 7.5 MINUTE SERIES
LOCATION: NAD83 SCALE FACTOR 1.0 AT 47°
DEVELOPER'S APPROVAL DATE

DATE	BY	REVISION
3/2015		RECORD DRAWING BY INLAND PACIFIC ENGINEERING COMPANY
NO DATE	BY	REVISION

SCALE:
HORIZONTAL: 1" = 60'
VERTICAL: 1" = 10'

PROJ #: 2004-063E
DATE: 7/12/13
DRAWN: MRK
REVIEWED: TRW

SIGN	DATE
DESIGN	
DRAWN	
CHECKED	
APPROVED	
PROJ MGR	

IWCE
INLAND PACIFIC ENGINEERING COMPANY
SPOKANE, WASHINGTON 99202
(509) 535-7146 FAX (509) 535-7147
E-MAIL: INFO@IWCE.COM

WINDSOR ESTATES PHASE II-A III
POND DETAILS
NORTH HATCH ROAD
SPOKANE COUNTY, WASHINGTON

SHEET
C8.0

JOB NUMBER
2004-063E