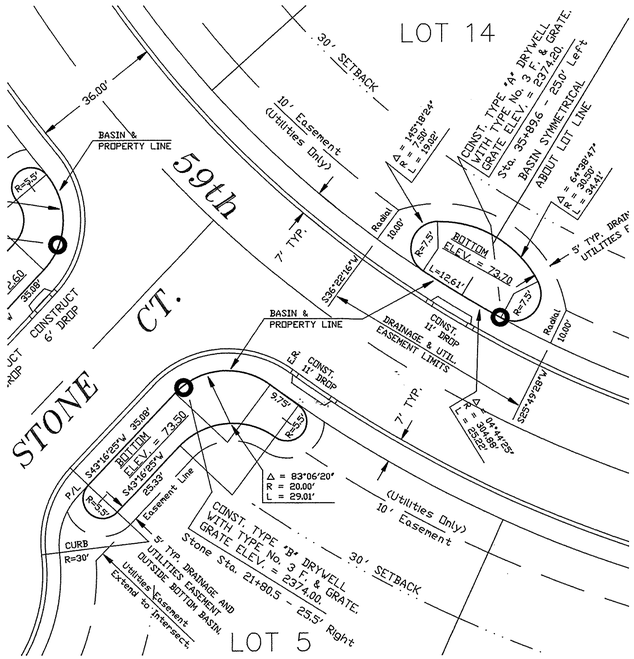
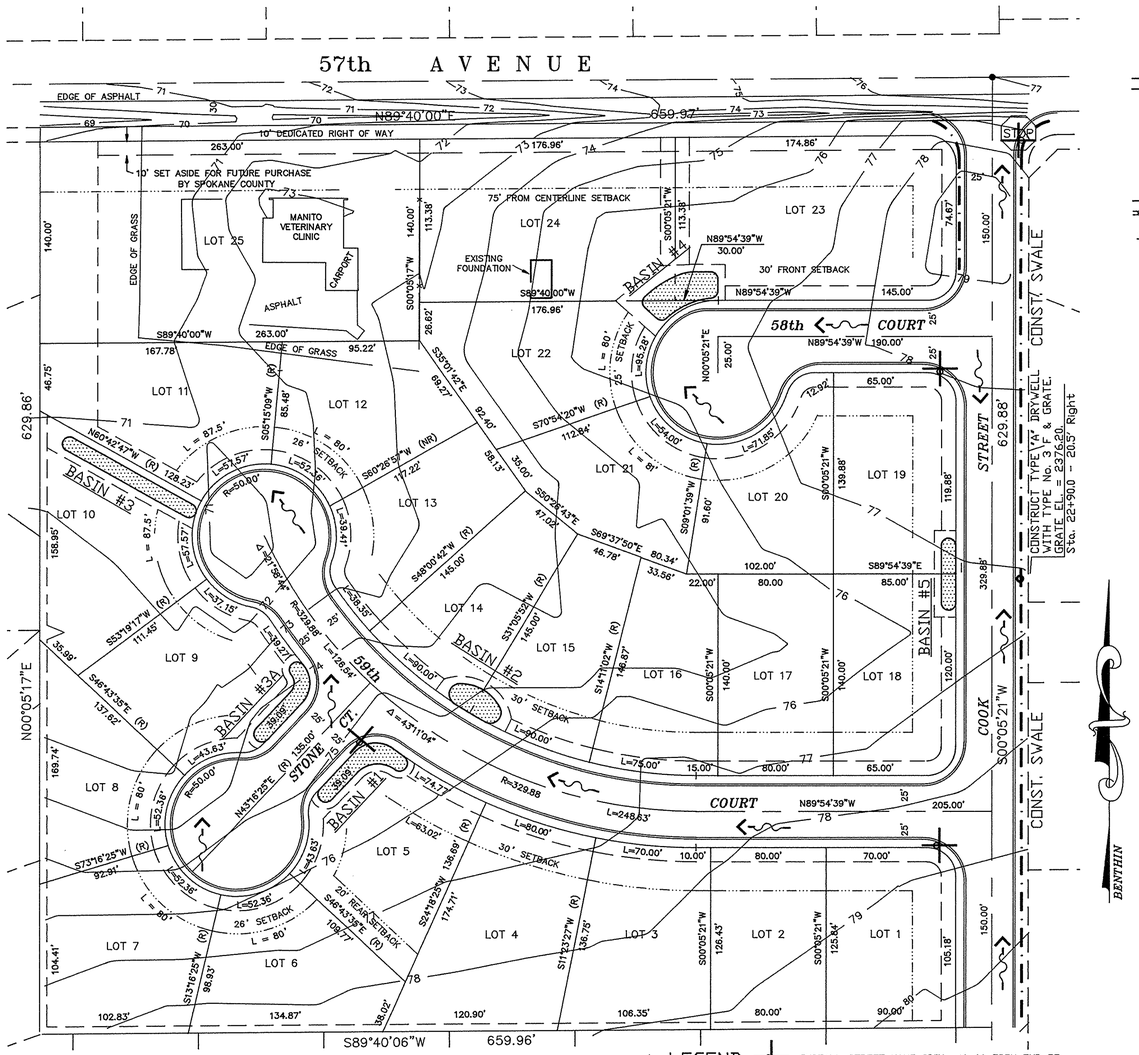


BASIN No.1 and BASIN No. 2

Scale 1" = 20'



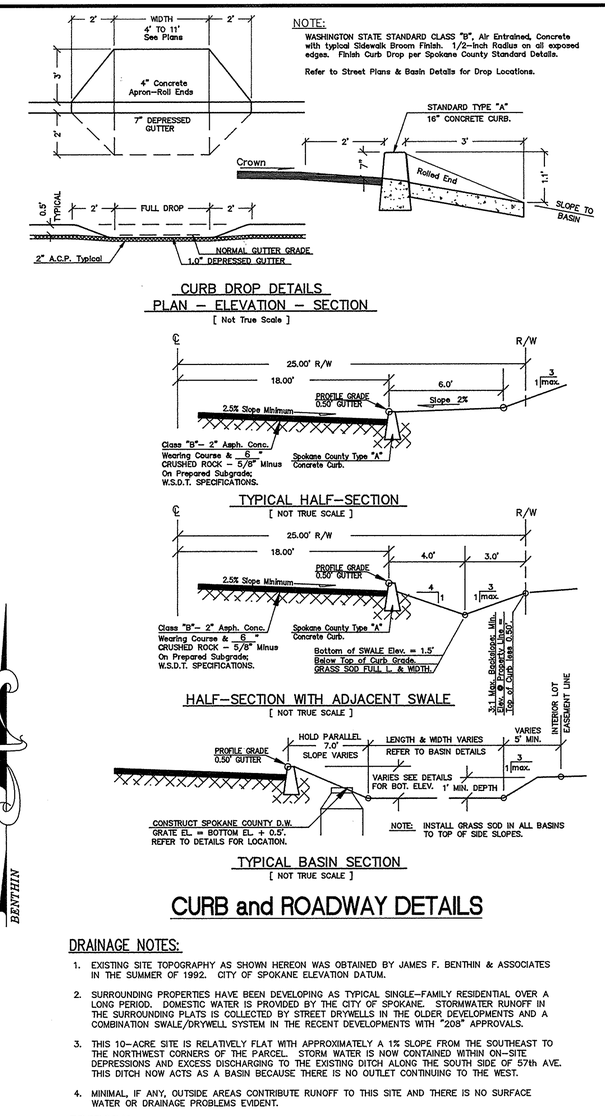
EXISTING SITE + DEVELOPMENT PLAN

Scale 1" = 50'

LEGEND

INSTALL STREET NAME SIGN. 10-ft FROM END OF RADIUS AND 2-ft BEHIND FACE OF CURB ON THE APPROACH STREET, UNLESS OTHERWISE DIRECTED BY THE ENGINEER - 4 INTERSECTIONS TYPICAL.

STORM DRAINAGE FLOW DIRECTION. STREETS HAVE ℄ CROWNS, EXCEPT STONE COURT. SEE STREET PLANS.



NOTE:

WASHINGTON STATE STANDARD CLASS "B". Air Entrained, Concrete with typical Sidewalk Broom Finish. 1/2-Inch Radius on all exposed edges. Finish Curb Drop per Spokane County Standard Details.

Refer to Street Plans & Basin Details for Drop Locations.

CURB DROP DETAILS
PLAN – ELEVATION – SECTION
[Not True Scale]

TYPICAL HALF-SECTION
[NOT TRUE SCALE]

HALF-SECTION WITH ADJACENT SWALE
[NOT TRUE SCALE]

NOTE: INSTALL GRASS SOD IN ALL BASINS TO TOP OF SIDE SLOPES.

TYPICAL BASIN SECTION
[NOT TRUE SCALE]

CURB and ROADWAY DETAILS

DRAINAGE NOTES:

1. EXISTING SITE TOPOGRAPHY AS SHOWN HEREON WAS OBTAINED BY JAMES F. BENTHIN & ASSOCIATES IN THE SUMMER OF 1992. CITY OF SPOKANE ELEVATION DATUM.
2. SURROUNDING PROPERTIES HAVE BEEN DEVELOPING AS TYPICAL SINGLE-FAMILY RESIDENTIAL OVER A LONG PERIOD. DOMESTIC WATER IS PROVIDED BY THE CITY OF SPOKANE. STORMWATER RUNOFF IN THE SURROUNDING PLATS IS COLLECTED BY STREET DRYWELLS IN THE OLDER DEVELOPMENTS AND A COMBINATION SWALE/DRYWELL SYSTEM IN THE RECENT DEVELOPMENTS WITH "208" APPROVALS.
3. THIS 10-ACRE SITE IS RELATIVELY FLAT WITH APPROXIMATELY A 1% SLOPE FROM THE SOUTHEAST TO THE NORTHWEST CORNERS OF THE PARCEL. STORM WATER IS NOW CONTAINED WITHIN ON-SITE DEPRESSIONS AND EXCESS DISCHARGING TO THE EXISTING DITCH ALONG THE SOUTH SIDE OF 57th AVE. THIS DITCH NOW ACTS AS A BASIN BECAUSE THERE IS NO OUTLET CONTINUING TO THE WEST.
4. MINIMAL, IF ANY, OUTSIDE AREAS CONTRIBUTE RUNOFF TO THIS SITE AND THERE IS NO SURFACE WATER OR DRAINAGE PROBLEMS EVIDENT.

PROPOSAL:

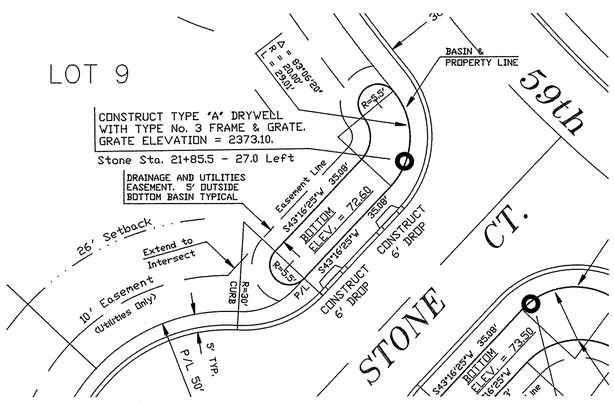
A. STORM WATER RUNOFF FROM THIS SITE WILL BE COLLECTED WITHIN THE STREETS AND DIRECTED TO PERCOLATION SWALES AND BASINS PER SPOKANE COUNTY STORM WATER MANAGEMENT GUIDELINES.

B. FIVE INDIVIDUAL COLLECTING BASINS AND SWALES ALONG COOK STREET WILL BE CONSTRUCTED AS A PART OF THIS DEVELOPMENT AS INDICATED HEREON. 57th AVENUE ROADWAY CONSTRUCTION AND DRAINAGE WILL BE ADDRESSED LATER BY AN AREA IMPROVEMENT DISTRICT OR CO. ROAD PROJECT.

C. DRAINAGE BASINS AND SWALES ARE TO REMAIN FREE OF OBSTRUCTIONS AND NO DRIVEWAY ACCESS WILL BE ALLOWED WITHIN THE DRAINAGE BASIN FOOTPRINT AREAS.

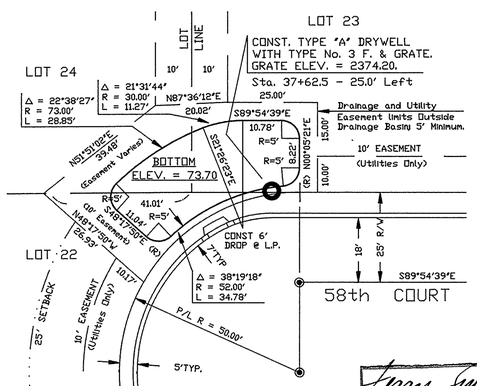
GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP REQUIRED UNDER THIS PROJECT SHALL CONFORM TO THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, SPOKANE COUNTY ROAD STANDARDS AND THE APPROVED PLANS.
2. STREET NAME SIGNS SHALL BE INSTALLED BY THE DEVELOPER AT THE 4-INTERSECTIONS SHOWN INCLUDING, A STOP SIGN AT 57th Ave. & COOK St. ALL INSTALLATIONS SHALL CONFORM WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND SPOKANE COUNTY STANDARDS.
3. THE DRYWELLS INSTALLED UNDER THIS PROJECT ARE TO CONFROM WITH THE SPOKANE COUNTY STANDARD DETAILS AND ADDITIONALLY TO REQUIRE A FILTER FABRIC WRAP, AMOCO #4545 or Equal, AROUND THE FULL HEIGHT OF THE CONCRETE BARREL, AND AROUND THE WALL OF EXCAVATION, ON THE OUTSIDE OF THE WASHED GRAVEL, INCLUDING THE TOP, TO PROVIDE FULL ENCLOSURE.
4. JOINT DRAINAGE AND UTILITY EASEMENTS EXIST AT EACH OF THE 5 DRAINAGE BASINS WITHIN THIS PROJECT. PRIVATE PROPERTY LIMITS OF THE EASEMENTS ARE AS SHOWN IN THE BASIN DETAILS ON THIS SHEET. ALL DRAINAGE AND UTILITY EASEMENTS ARE DEDICATED AS PART OF THE PLAT, AND THE PLAT DEDICATION CONTAINS BINDING DEVELOPMENT CONDITIONS.



BASIN No. 3 and 3A

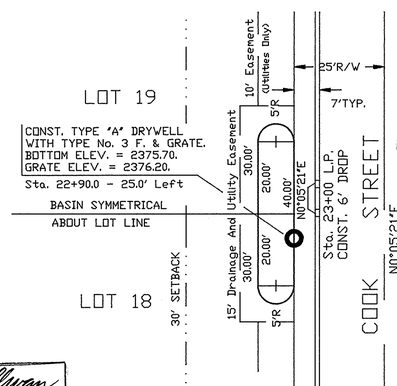
Scale 1" = 20'



BASIN No. 4

Scale 1" = 20'

Terry Sullivan
DEVELOPER APPROVAL
DATE 8-11-93



BASIN No. 5

Scale 1" = 20'

APPROVED FOR CONSTRUCTION
SPOKANE COUNTY ENG.
BY 8-12-93

PERMIT REQUIRED!
NOTIFY THE PERMIT ENGINEER
456-3600
24 HRS. PRIOR TO CONSTRUCTION

KENNETH R. SEILER
STATE OF WASHINGTON
9190
8-12-93
REGISTERED PROFESSIONAL ENGINEER

EXPIRES 8/31/93

MORAN PLACE ADDITION
DRAINAGE PLAN & DETAILS

SEILER ENGINEERING
Spokane, Washington
Tel. (509) 535-0483

SH. 3 of 3

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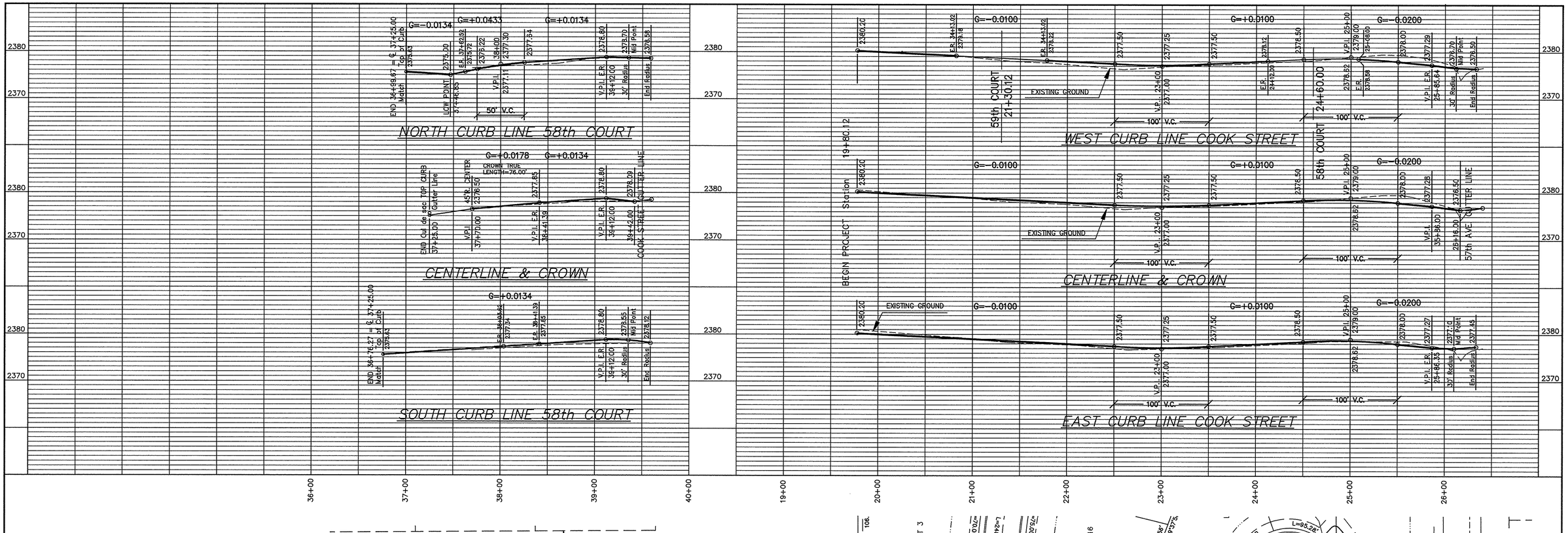
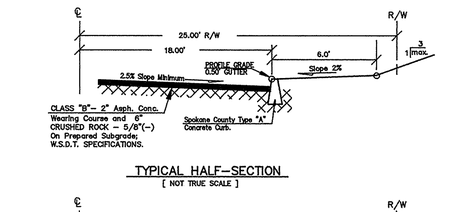
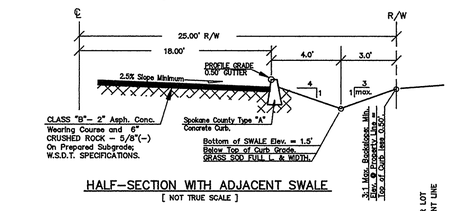
1650

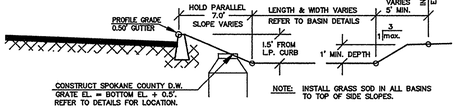




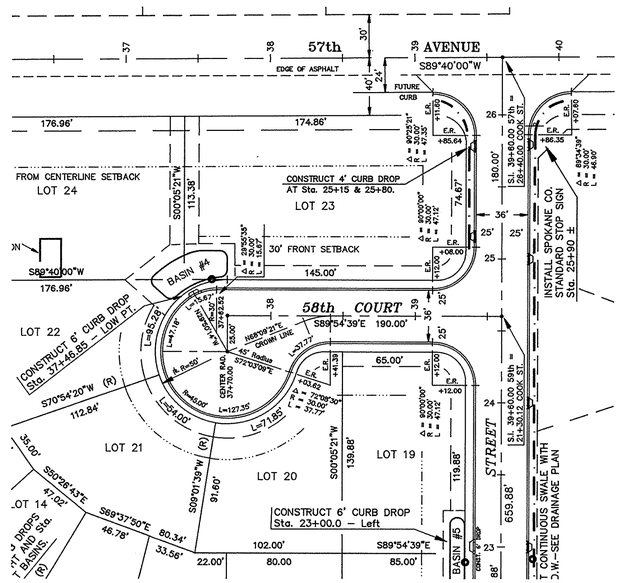
TYPICAL HALF-SECTION
[NOT TRUE SCALE]

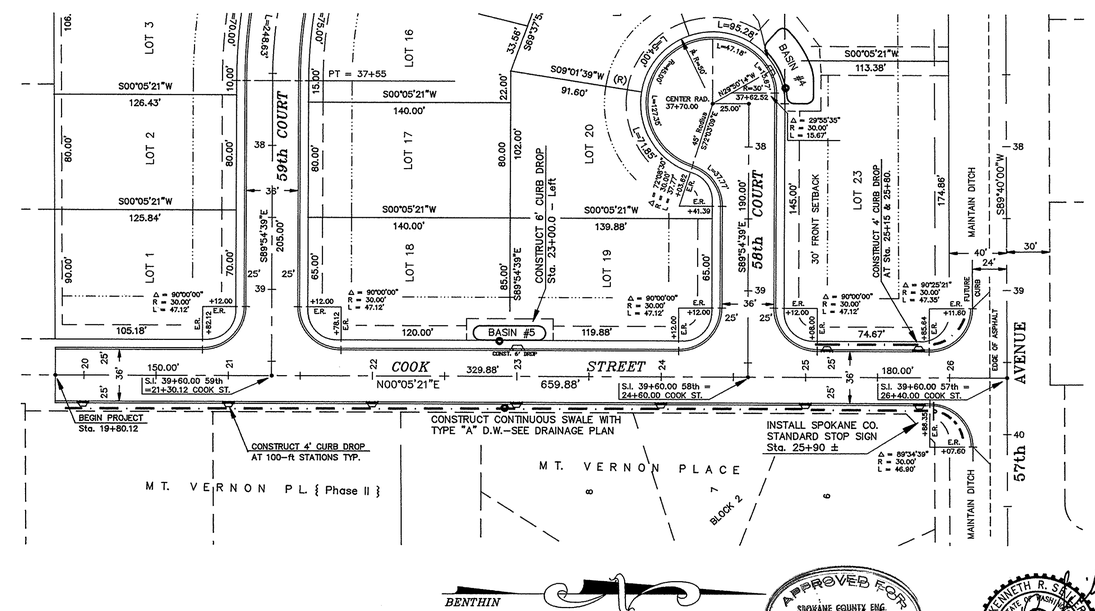


HALF-SECTION WITH ADJACENT SWALE
[NOT TRUE SCALE]



TYPICAL BASIN SECTION
[NOT TRUE SCALE]





Jerry Sullivan
DEVELOPER APPROVAL
DATE 8-11-93

APPROVED FOR CONSTRUCTION
SPOKANE COUNTY ENG.
BY
8-12-93

PERMIT REQUIRED
NOTIFY THE PERMIT ENGINEER
456-3600
24 HRS. PRIOR TO CONSTRUCTION

KENNETH R. SAILER
STATE OF WASHINGTON
9496
REGISTERED PROFESSIONAL ENGINEER
8-12-93
6-18-93
EXPIRES 8/31/93

SPECIAL DRAINAGE NOTE: *Joint Drainage and Utility Easements Exist at Each of the FIVE Drainage Basins within this Project. Refer to Sheet 3, DRAINAGE PLAN & DETAILS, for Easement Dimensions. All Other Easements Indicated Hereon are Utility Easements Only, Refer Also to the OFFICIAL PLAT and PLAT DEDICATION.*

CITY DATUM	SCALE	DATE		MORAN PLACE ADDITION	58th COURT — West of COOK ST.	TYPE OF IMPROVEMENT: STREET
C.B.M. NO. NO NUMBER	HORIZONTAL 1"=50'		DRAWN krs	SEILER ENGINEERING	COOK STREET South of 57th St.	PROJECT NUMBER / PLAN NUMBER
ELEVATION	VERTICAL 1"=10'		CHECKED	Spokane, Washington	SPOKANE COUNTY, WASHINGTON	SULLIVN4 / SH. 2 of 3
LOCATION			APPROVED	Tel. (509) 535-0483	SE 1/4, SEC 4-T24N-R43E.W.M.	

CALL BEFORE YOU DIG: 456-8000

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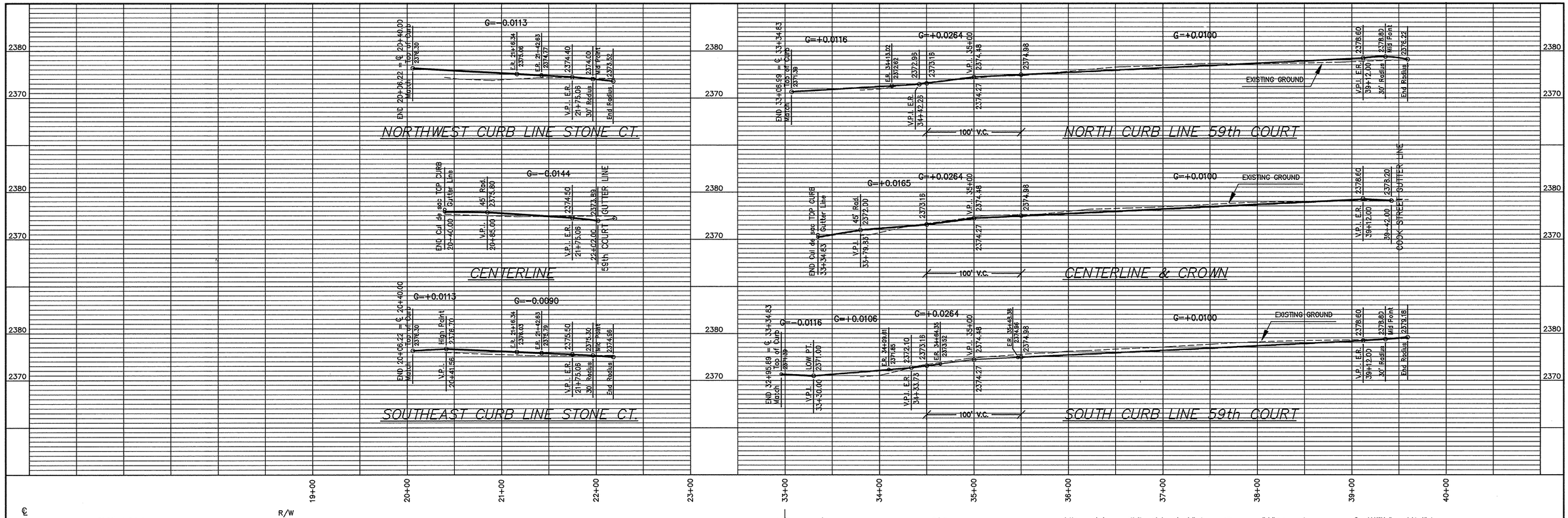
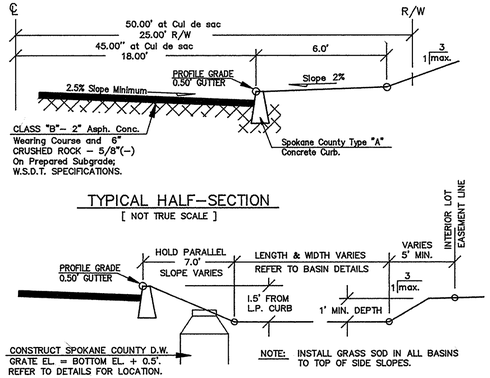


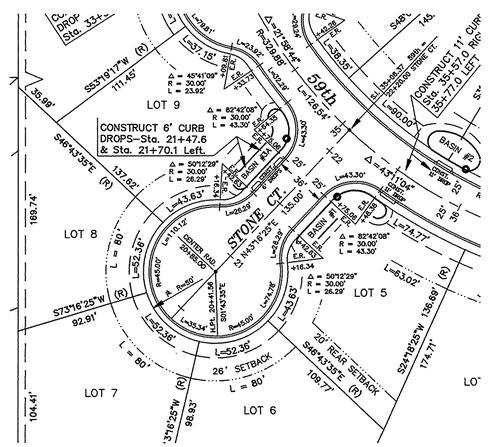


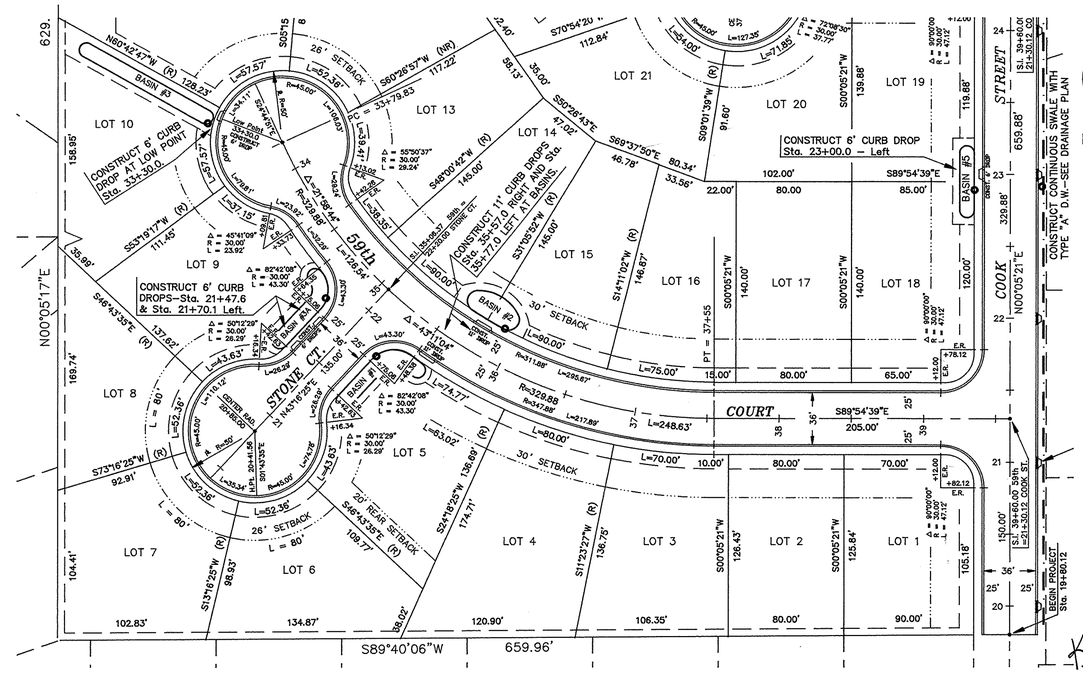
TYPICAL HALF-SECTION

[NOT TRUE SCALE]

TYPICAL BASIN SECTION

[NOT TRUE SCALE]





APPROVED FOR CONSTRUCTION
SPOKANE COUNTY ENG.
BY
456-3600

PERMIT REQUIRED!
NOTIFY THE PERMIT ENGINEER
24 HRS. PRIOR TO CONSTRUCTION

KENNETH R. SEILER
STATE OF WASHINGTON
9139
REGISTERED PROFESSIONAL ENGINEER
6-18-93

EXPIRES 8/31/93

GENERAL NOTES:

A. A SPOKANE COUNTY ROAD CONSTRUCTION PERMIT IS REQUIRED FOR THIS PROJECT. NO WORK SHALL COMMENCE WITHOUT WRITTEN AUTHORITY FROM THE COUNTY ENGINEERING DEPARTMENT.

B. ALL MATERIALS AND WORKMANSHIP REQUIRED UNDER THIS PROJECT SHALL CONFORM TO THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION SPOKANE COUNTY ROAD STANDARDS AND THE APPROVED PLANS.

C. SPOKANE COUNTY WILL INSPECT ALL WORK UNDER THIS PROJECT IN ACCORDANCE WITH THEIR ADOPTED ROAD STANDARDS SPECIFICATION. "BLUE TOP" GRADE STAKES ARE REQUIRED FOR FINISH GRADING. AS-BUILT PLANS AND PRIVATE CERTIFICATION FOR THE COMPLETED WORK IS A REQUIREMENT.

D. INSTALLATION OF WATER & SEWER MAINS IN THIS PLAT ARE TO CONFORM WITH THE STANDARD SPECIFICATIONS FOR MUNICIPAL PUBLIC WORKS CONSTRUCTION OF THE AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, AND THE SUPPLEMENTAL ADDITIONS THERETO OF THE CITY OF SPOKANE.

E. VERTICAL CONTROL IS BASED ON THE CITY OF SPOKANE DATUM. SEE BELOW FOR BENCHMARK DESCRIPTION.

F. JAMES F. BENTHIN & ASSOCIATES HAS ESTABLISHED THE HORIZONTAL CONTROL AND HAS SET ALL LOT CORNERS FOR THE MORAN PLACE ADDITION.

SPECIAL DRAINAGE NOTE: Joint Drainage and Utility Easements Exist at Each of the FIVE Drainage Basins within this Project. Refer to Sheet 3, DRAINAGE PLAN & DETAILS, for Easement Dimensions. All Other Easements Indicated Hereon are Utility Easements Only, Refer Also to the OFFICIAL PLAT and PLAT DEDICATION.

OWNER/AGENT APPROVAL:

Terry Sullivan June 21, 1993.
TERRY SULLIVAN

CITY DATUM	SCALE	DATE		MORAN PLACE ADDITION	59th COURT – West of COOK ST.	TYPE OF IMPROVEMENT: STREET
C.B.M. NO. NO NUMBER	HORIZONTAL 1"=50'		DRAWN krs	SEILER ENGINEERING	STONE COURT – S.W. of 59th CT.	PROJECT NUMBER / PLAN NUMBER
ELEVATION	VERTICAL 1"=10'		CHECKED	Spokane, Washington	SPOKANE COUNTY, WASHINGTON	SULLIVN4 / SH. 1 of 3
LOCATION			APPROVED	Tel. (509) 535-0483	SE 1/4, SEC 4–T24N–R43E.W.M.	

CALL BEFORE YOU DIG: 456-8000

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