

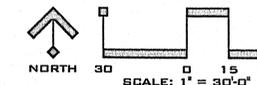
THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO APPLICABLE EDITIONS OF THE SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE COUNTY ENGINEER. I APPROVE THESE PLANS FOR CONSTRUCTION.

COVER SHEET FOR PRAIRIE ORCHARD STREET AND STORM DRAINAGE PLANS SEC. 26, T. 25 N., R. 44 E, W.M. SPOKANE COUNTY, WASHINGTON

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24TH AVENUE STA 16+65.68 TO STA 19+88.56	
BURNS ROAD STA 12+46.66 TO STA 13+47.66	SHEET 2
POND DETAIL SHEET	SHEET 3
EROSION CONTROL PLAN	SHEET 4

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



CLC ASSOCIATES
707 WEST 7TH AVENUE
SUITE 200
SPOKANE
WASHINGTON 99204
P 509 458 6844
F 509 458 6844
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

STREET PLANS
PRAIRIE ORCHARD
COVER SHEET
SPOKANE COUNTY, WASHINGTON



PREPARED UNDER THE
DIRECT SUPERVISION OF
TODD R. WHIPPLE
REGISTERED PROFESSIONAL ENGINEER
NO. 25462 FOR AND ON
BEHALF OF CLC ASSOCIATES

STREET PLANS
REVISIONS TO POND A

DATE: 06/18/03
DESIGNATION: ORIGINAL PREPARATION

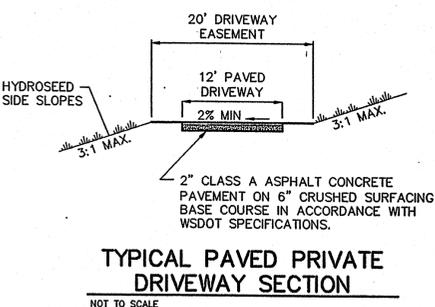
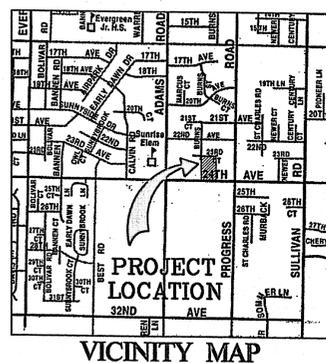
PROJECT # 5020160
DRAWN BY: LDR
DESIGNED BY: SKM
CHECKED BY: DNR

GENERAL NOTES

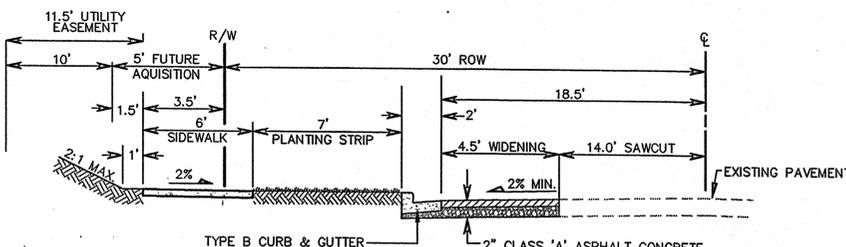
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LEGEND

EXISTING	GENERAL	PROPOSED
---	ROADWAY CENTER LINE	---
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EASEMENT LINE	---
x x	FENCE	x x
-----	CURB	-----
-----	PAVEMENT	-----
-----	GRAVEL	-----
-----	PLAT BOUNDARY	-----
-----	BUILDINGS & STRUCTURES	-----
---	SANITARY SEWER	---
---	SANITARY SEWER MANHOLE	---
---	CLEANOUT	---
---	SEWER SERVICE	---
---	WATER	---
---	WATER LINE VALVE	---
FH	FIRE HYDRANT SERVICE	---
WS	METER	---
---	BLOWOFF	---
---	AIR VACUUM RELIEF STATION	---
---	STORM DRAINAGE	---
---	DRAINAGE LINE MANHOLE	---
DW	DRYWELL	---
CB	CATCH BASIN	---
---	DITCH	---

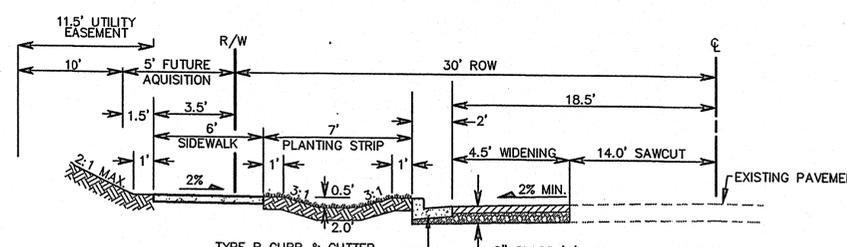


NAV'D '88 DATUM
NAV'D 88 BASED ON A FOUND CHISELED
"+" AT EASTERLY RETURN ON TOP OF
CURB AT 23RD AND BURNS.
ELEVATION=2055.19



24TH AVENUE
STA 16+65.68 TO STA 17+90.00
STA 19+77.80 TO STA 19+88.56

1



24TH AVENUE
STA 17+90.00 TO STA 19+77.80

2

Q. Duil, City Engineer 7.8.03

Bryan W. ...
DEVELOPER'S APPROVAL

7-3-03
DATE

Revised

P-1885

SHEET 1

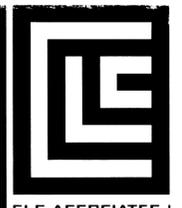
Eng Road & Drainage

COVER SHEET FOR PRAIRIE ORCHARD STREET AND STORM DRAINAGE PLANS

SEC. 26, T. 25 N., R. 44 E, W.M.
SPOKANE COUNTY, WASHINGTON

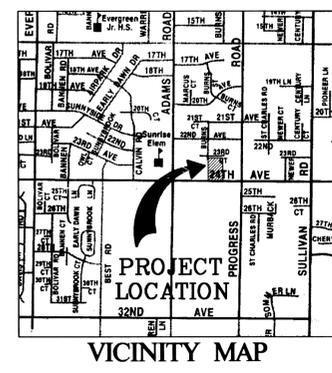
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707 WEST 7TH AVENUE
SUITE 200
SPokane, WASHINGTON 99204
P 509 458 6840
F 509 458 6844
CLCASSOC.COM

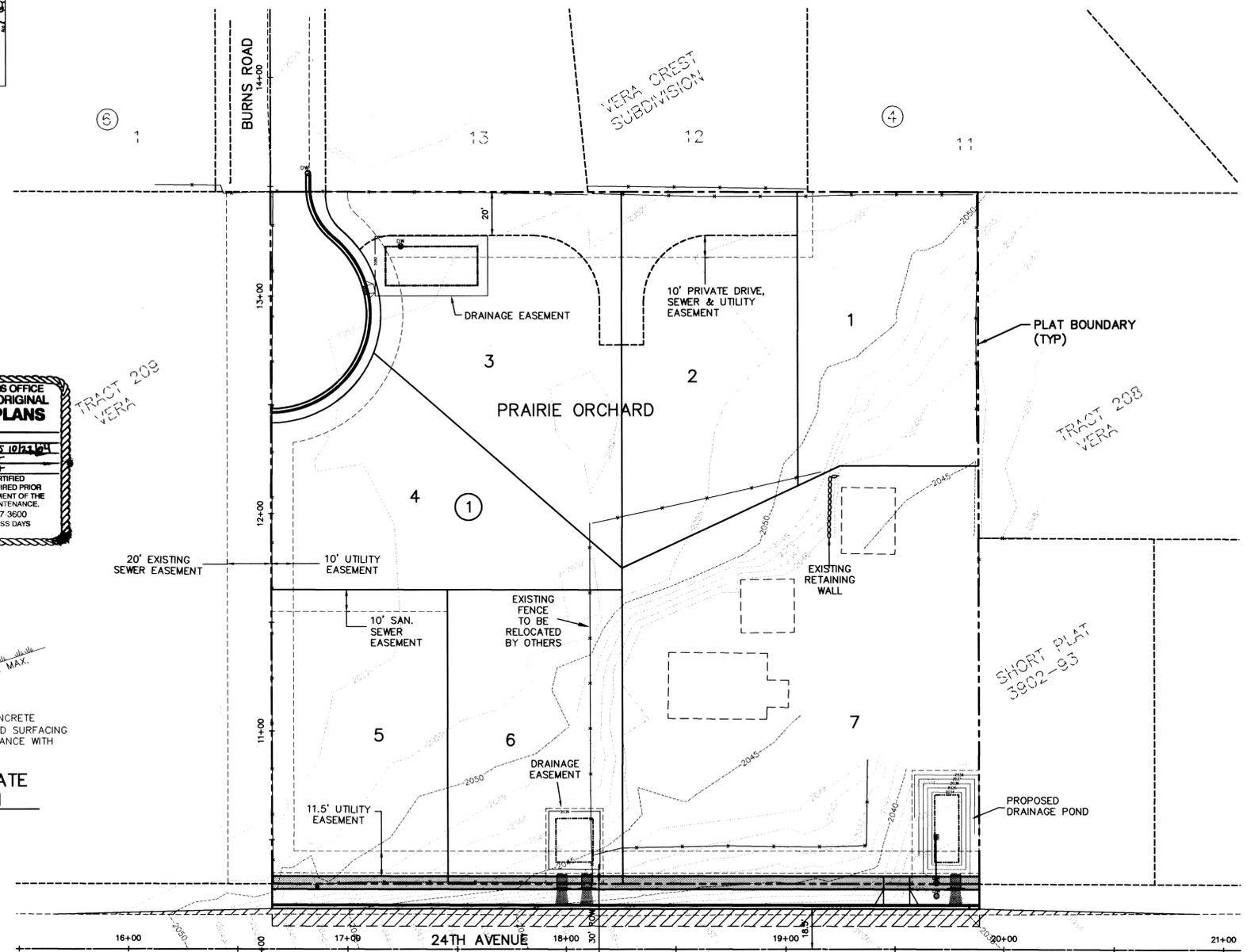
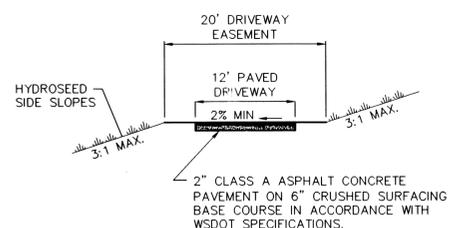
ARCHITECTURE
ENGINEERING PLANNING
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LAND SURVEYING



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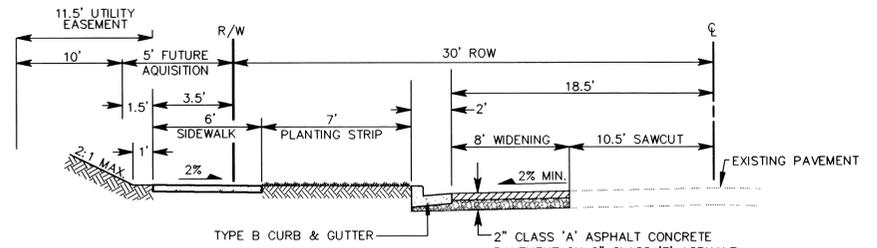
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SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 1885
DATE ACCEPTED: 11/24/03
ACCEPTANCE EXPIRES: 10/23/14
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0
CONSTRUCTION DOCUMENTATION AND CERTIFIED 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



LEGEND

EXISTING	GENERAL	PROPOSED
	ROADWAY CENTER LINE	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EASEMENT LINE	
	FENCE	
	CURB	
	PAVEMENT	
	GRAVEL	
	PLAT BOUNDARY	
	BUILDINGS & STRUCTURES	
	SANITARY SEWER	
	SANITARY SEWER	
	MANHOLE	
	CLEANOUT	
	SEWER SERVICE	
	WATER	
	WATER LINE	
	VALVE	
	FIRE HYDRANT	
	SERVICE	
	METER	
	BLOWOFF	
	AIR VACUUM RELIEF STATION	
	STORM DRAINAGE	
	DRAINAGE LINE	
	MANHOLE	
	DRYWELL	
	CATCH BASIN	
	DITCH	



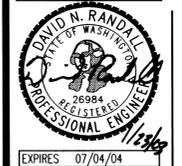
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NAVD'88 DATUM
NAVD 88 BASED ON A FOUND CHISELED "+\"/>

Susan Walker
DEVELOPER'S APPROVAL 1-23-03
DATE

Revised P-1885

STREET PLANS
PRAIRIE ORCHARD
COVER SHEET
SPOKANE COUNTY, WASHINGTON

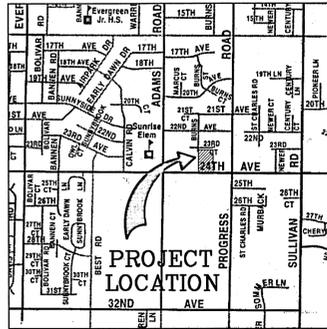


PREPARED UNDER THE DIRECT SUPERVISION OF
DAVID N. RANDALL
WASHINGTON REGISTRATION NO. 26998 FOR AND IN REPLY OF CLC ASSOCIATES

DATE 06/18/02
DESCRIPTION ORIGINAL PREPARATION
DATE 06/18/02

PROJECT #: S020160
DRAWN BY: LDR
DESIGNED BY: SKM
CHECKED BY: DNR

Eng Road & Drainage

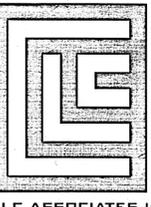
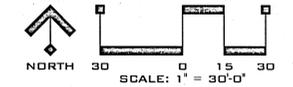


VICINITY MAP

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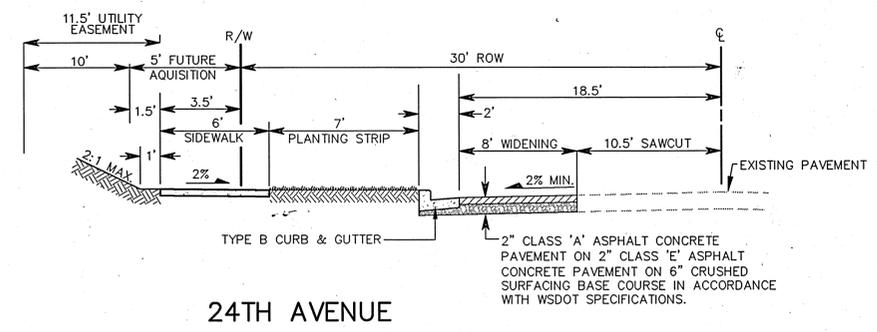
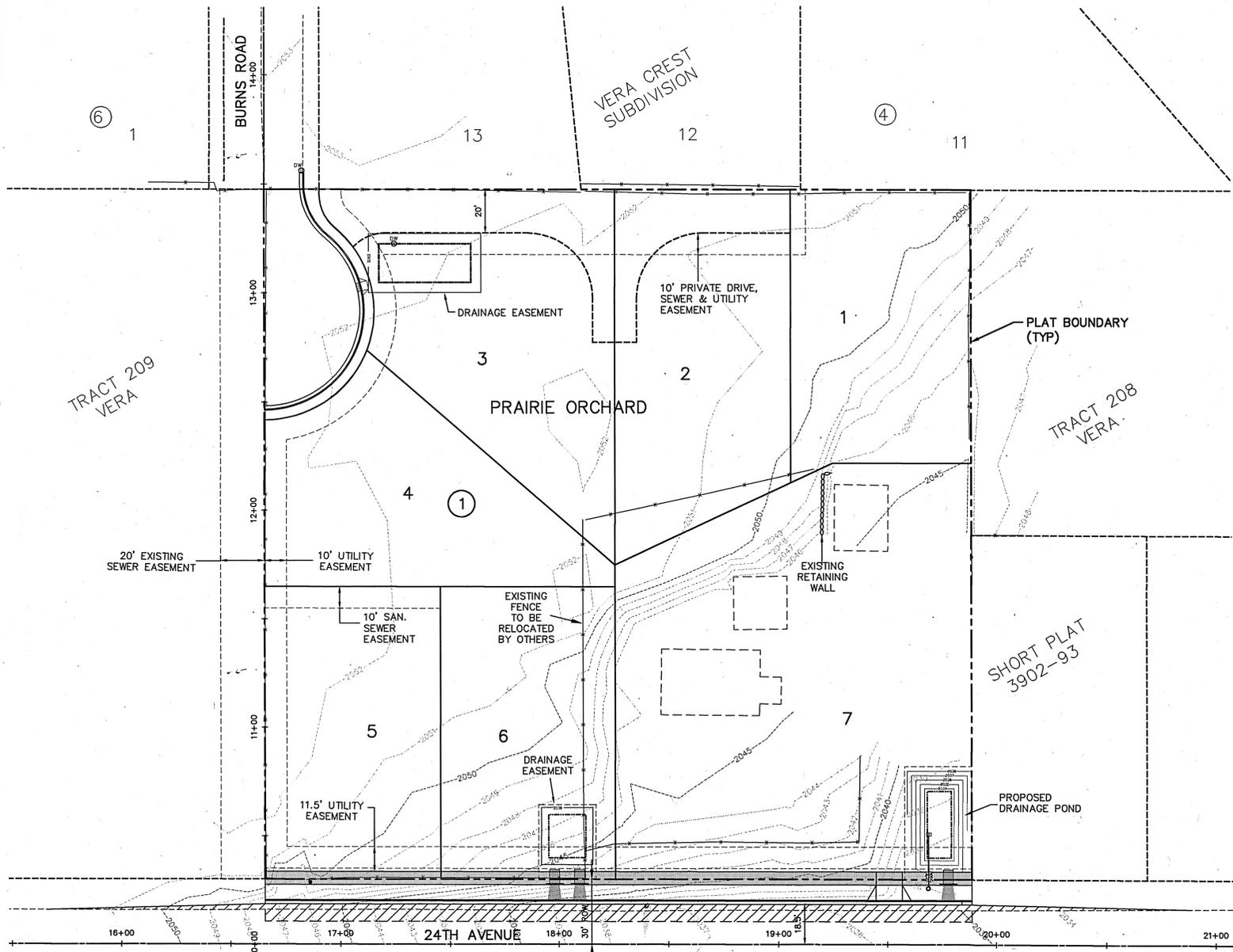


CLC ASSOCIATES
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SPOKANE
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F 509 458 6844
CLC@99CC.COM

ARCHITECTURE
ENGINEERING PLANNING
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16. ALL STORM DRAIN PIPES TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.



SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
 PROJECT #: 21885
 DATE ACCEPTED: 10/22/02
 ACCEPTANCE EXPIRES: 10/22/04
 PROJECT LANE MILES PUBLIC: 0.01
 PROJECT LANE MILES PRIVATE: 0.00
 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

THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO APPLICABLE EDITIONS OF THE SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE COUNTY ENGINEER. I APPROVE THESE PLANS FOR CONSTRUCTION.

EXISTING	GENERAL	PROPOSED
---	ROADWAY CENTER LINE	---
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EASEMENT LINE	---
---	FENCE	---
---	CURB	---
---	PAVEMENT	---
---	GRAVEL	---
---	PLAT BOUNDARY	---
---	BUILDINGS & STRUCTURES	---
---	SANITARY SEWER	---
---	SANITARY SEWER MANHOLE	---
---	CLEANOUT	---
---	SEWER SERVICE	---
---	WATER	---
---	WATER LINE VALVE	---
---	FIRE HYDRANT SERVICE	---
---	METER	---
---	BLOWOFF	---
---	AIR VACUUM RELIEF STATION	---
---	STORM DRAINAGE	---
---	DRAINAGE LINE	---
---	MANHOLE	---
---	DRYWELL	---
---	CATCH BASIN	---
---	DITCH	---

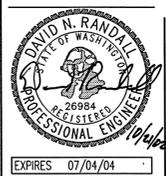
DEVELOPER'S APPROVAL

10-22-02
 DATE

NAVD'88 DATUM
 NAVD 88 BASED ON A FOUND CHISELED "+." AT EASTERLY RETURN ON TOP OF CURB AT 23RD AND BURNS. ELEVATION=2055.19

J:\land\Project\15020160\hwy\ST_COV.dwg, 10/21/2002 05:10:49 PM, SUSANMO

STREET PLANS
PRAIRIE ORCHARD
COVER SHEET
SPOKANE COUNTY, WASHINGTON



PREPARED UNDER THE DIRECT SUPERVISION OF
 DAVID N. RANDALL
 WASHINGTON REGISTRATION NO. 26984 FOR AND ON BEHALF OF CLC ASSOCIATES

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CLC ASSOCIATES, INC.

PROJECT #: 020160
 DRAWN BY: LDR
 DESIGNED BY: SKM
 CHECKED BY: DNR

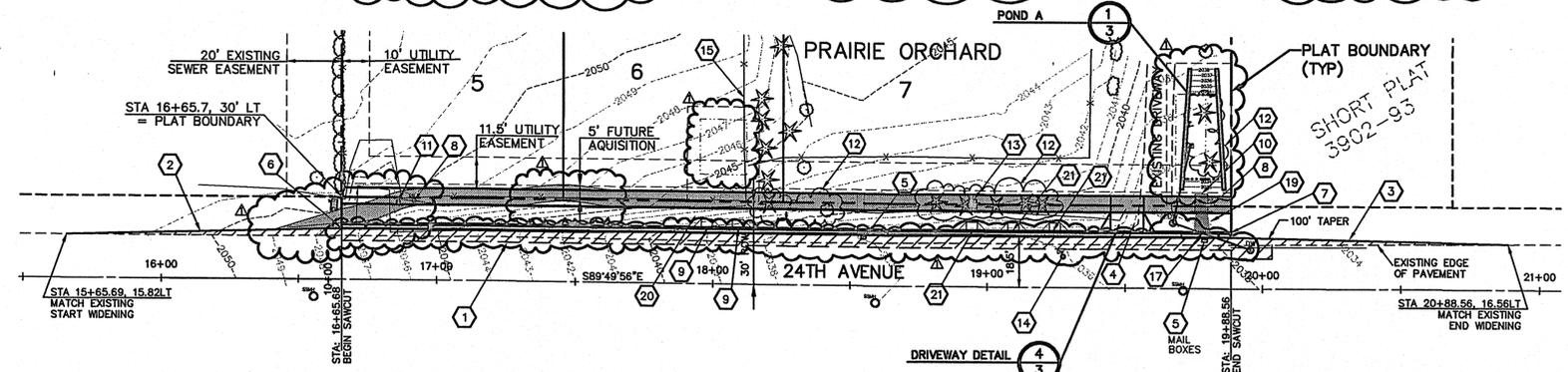
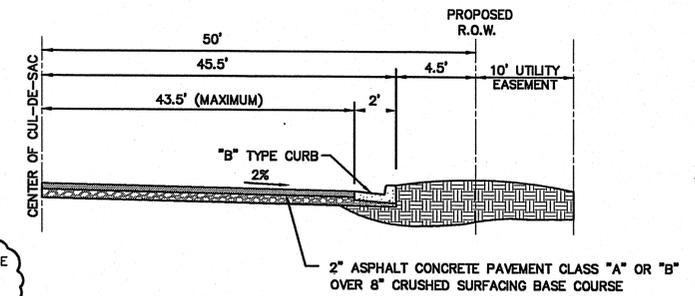
SHEET 1

P1885 Eng Road & Drainage

CONSTRUCTION NOTES

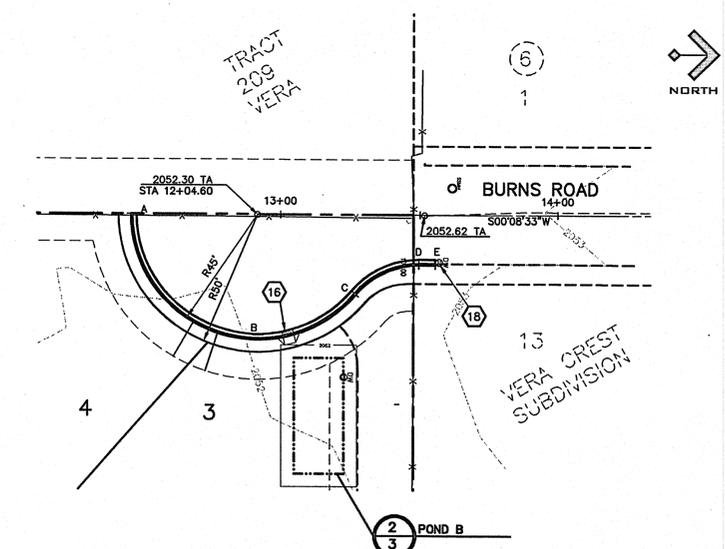
- 1 SAWCUT @ 14' LT. & REMOVE EXISTING PAVEMENT. TACK COAT SAWCUT EDGE PRIOR TO PAVING.
- 2 100' TAPER - STA 15+65.69 MATCH EXISTING TO STA 16+65.70 MATCH PROPOSED GUTTER.
- 3 TAPER - STA 19+88.56 MATCH TO GUTTER, AND STA 20+88.56 MATCH TO EXISTING.
- 4 12' URBAN DRIVEWAY PER SPOKANE COUNTY STANDARD PLAN A-4. CENTERLINE OF DRIVEWAY STA 19+50.66, TC=2035.76. DRIVEWAY TO BE REGRADED TO ALLOW GRADING FOR POND A AS SHOWN, AND ALLOW ACCESS TO EXISTING HOUSE. DRIVEWAY GRADING NOT TO EXCEED 8% W/ IN ROW AND FUTURE ACQUISITION PER SPOKANE COUNTY STANDARD 3.24 2B PAGE 3-21. COORDINATE CONSTRUCTION WITH HOME OWNER.
- 5 REMOVE & RELOCATE EXISTING MAILBOX.
- 6 START CURB AND GUTTER - STA 16+65.68 LT, TC= 2047.70 NOSE DOWN CURB IN LAST 12" TO WEST.
- 7 END CURB AND GUTTER - STA 19+88.56 LT, TC= 2035.19 NOSE DOWN CURB IN LAST 12" TO EAST.
- 8 REMOVE AND RELOCATE EXISTING UTILITY POLE.
- 9 6" CURB INLET TYPE 1 W/2" DEPRESSION PER SPOKANE COUNTY STANDARD PLAN B-8 STA 17+98.11 LT, TC=2039.42 STA 18+09.21 LT, TC=2038.94
- 10 CURB INLET TYPE 2 PER SPOKANE COUNTY STANDARD PLAN B-9, L=4". STA 19+77.80 LT, TOP FRONT OF WALK=2035.39
- 11 WARNING!!! EXISTING GAS LINE.
- 12 EXISTING VEGETATION TO BE REMOVED.
- 13 REMOVE AND RELOCATE EXISTING WATER METER.
- 14 EXISTING DRYWELL. REPLACE LID WITH SOLID COVER AND ABANDON DRYWELL.
- 15 REMOVE AND RELOCATE FENCE; COORDINATE WITH LOT 7 OWNER.
- 16 4" CURB INLET TYPE 1 PER SPOKANE COUNTY STANDARD PLAN B-8 STA 17+18.02, TC ELEV.=2052.12, INSTALL ADDITIONAL 2" SURF.
- 17 5" CURB INLET TYPE 1 W/2" DEPRESSION PER SPOKANE COUNTY STANDARD PLAN B-8 STA 19+77.80LT, TC ELEV.=2035.39
- 18 EXISTING DRYWELL.
- 19 30 L.F. OF 12" PVC. IE(N&S)=2031.76 S=0.00 FT/FT.
- 20 CONSTRUCT CONVEYANCE SWALE FROM STA 17+90 TO STA 19+77.80. SLOPE SWALE WITH ROADWAY. SEE DETAIL 2 ON SHEET.
- 21 4" CURB INLET TYPE 1 W/2" DEPRESSION PER SPOKANE COUNTY STANDARD PLAN B-8 STA 18+94.47 LT, TC=2036.75 STA 19+09.47 LT, TC=2036.51 STA 19+24.47 LT, TC=2036.29

SECTION 26, T.25 N., R44 E., W.M. SPOKANE COUNTY, WASHINGTON



CUL-DE-SAC CROSS SECTION - BURNS ROAD

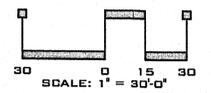
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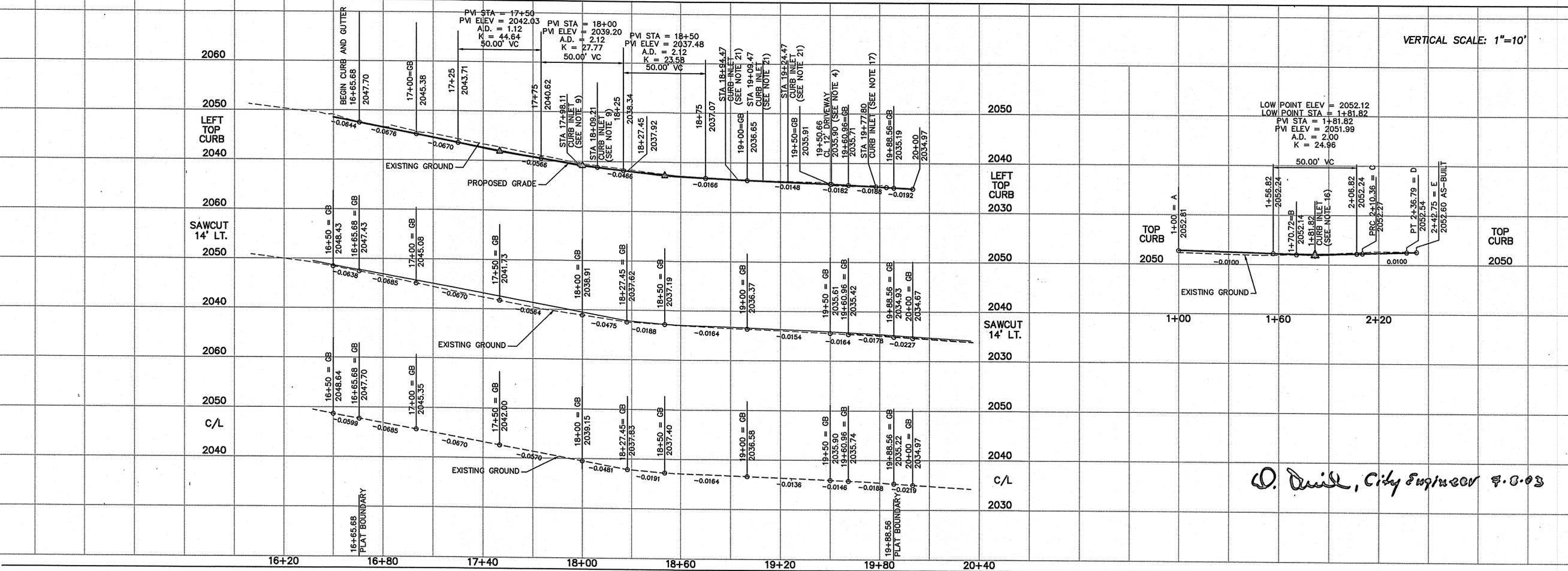
NAVD'88 DATUM
NAVD 88 BASED ON A FOUND CHISELED "+*" AT EASTERLY RETURN ON TOP OF CURB AT 23RD AND BURNS. ELEVATION=2055.19

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

CAUTION: NOTICE TO CONTRACTOR
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 OBTAIN THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



Devan Walker
DEVELOPER'S APPROVAL DATE 6-20-03



O. Duil, City Engineer 7.8.03

CLC ASSOCIATES
707 WEST 7TH AVENUE SUITE 200 SPOKANE WASHINGTON 99204 P 509 458 6840 F 509 458 6844 CLCASSOC.COM
ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING

STREET PLANS

PRAIRIE ORCHARD
24TH AVENUE / BURNS ROAD
STA. 16+65.75 TO STA. 19+88.60
SPOKANE COUNTY, WASHINGTON



EXPIRES 9/24/04
PREPARED UNDER THE DIRECT SUPERVISION OF TODD R. WHIPPLE WASHINGTON REGISTRATION NO. 24462 FOR AND ON BEHALF OF CLC ASSOCIATES

DATE 05/18/02
DESCRIPTION ORIGINAL PREPARATION
DATE 05/09/03
PLAN REVISIONS AS NOTED

PROJECT # 020160
DRAWN BY: LDR
DESIGNED BY: SKM
CHECKED BY: TRW

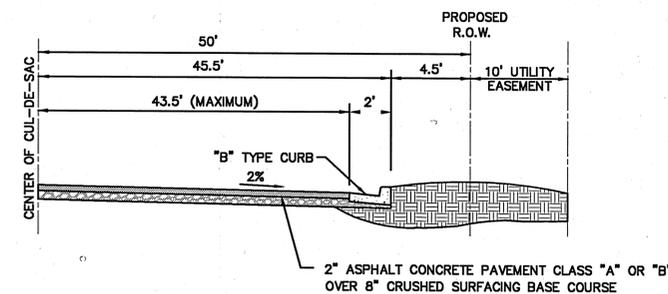
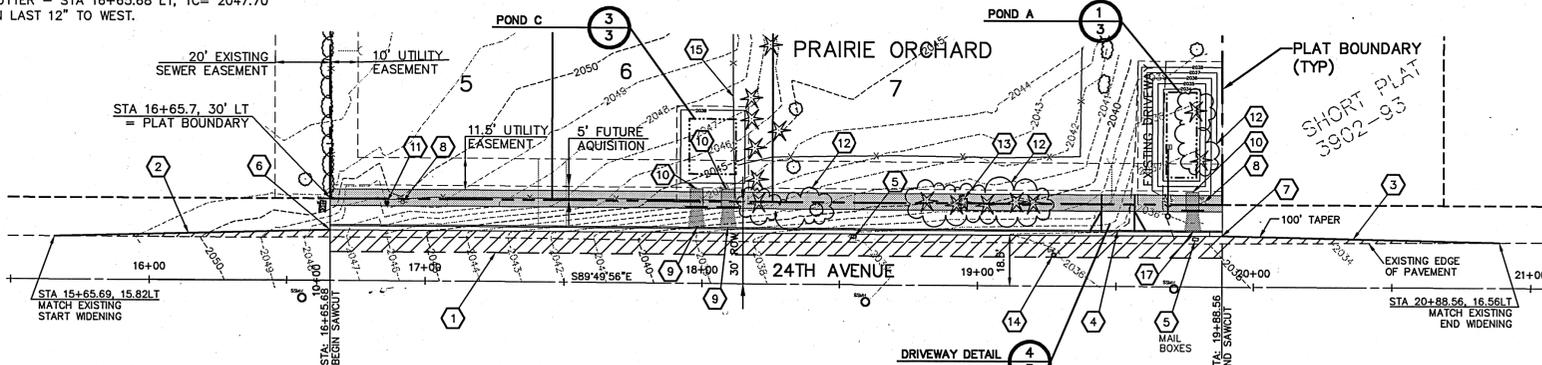
SHEET 2

Revised 11/20/03 P-1885 Eng Road & Driveway

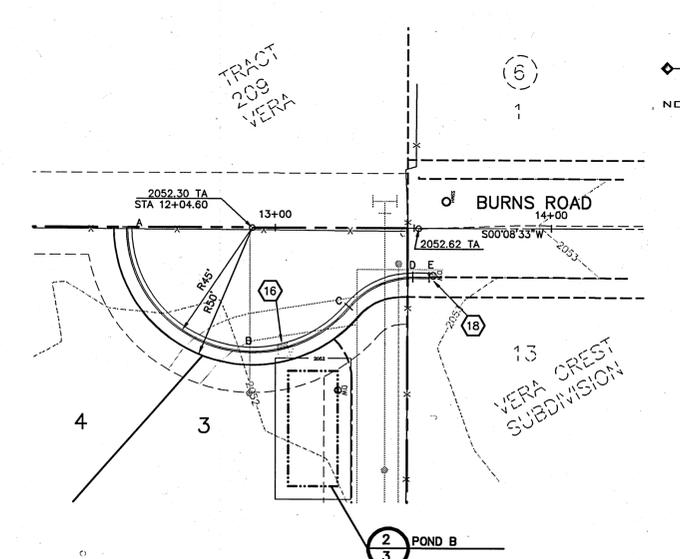
CONSTRUCTION NOTES

- 1 SAWCUT @ 10.5' LT. & REMOVE EXISTING PAVEMENT. TACK COAT SAWCUT EDGE PRIOR TO PAVING.
- 2 100' TAPER - STA 15+65.69 MATCH EXISTING TO STA 16+65.70 MATCH PROPOSED GUTTER.
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- 14 EXISTING DRYWELL TO BE ABANDONED.
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- 16 4" CURB INLET TYPE 1 PER SPOKANE COUNTY STANDARD PLAN B-8. STA. 1+18.82, TC ELEV.=2052.12; INSTALL ADDITIONAL 2" SUMP.
- 17 5" CURB INLET TYPE 1 W/2" DEPRESSION PER SPOKANE COUNTY STANDARD PLAN B-8 STA 19+77.80LT, TC ELEV.=2035.39
- 18 EXISTING DRYWELL.

SECTION 26, T.25 N., R44 E., W.M. SPOKANE COUNTY, WASHINGTON



CUL-DE-SAC CROSS SECTION - BURNS ROAD
NOT TO SCALE



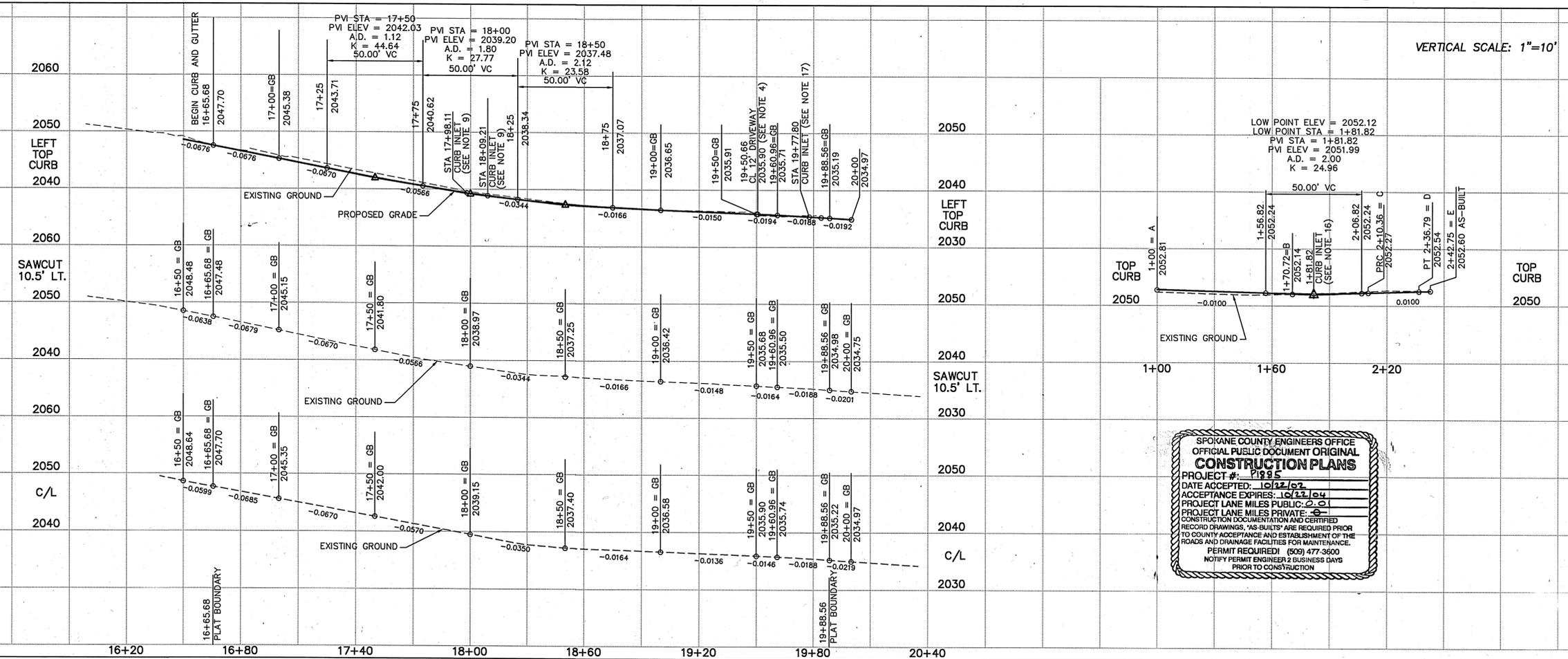
NAVD'88 DATUM
NAVD 88 BASED ON A FOUND CHISELED "+" AT EASTERLY RETURN ON TOP OF CURB AT 23RD AND BURNS. ELEVATION=2055.19

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
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Burns Walker
DEVELOPER'S APPROVAL **10-22-02**
DATE



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 1995
DATE ACCEPTED: 10/22/02
ACCEPTANCE EXPIRES: 10/22/04
PROJECT LANE MILES PUBLIC: 0.01
PROJECT LANE MILES PRIVATE: 0
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

CLC ASSOCIATES
707 WEST 7TH AVENUE
SUITE 200
SPokane, WA 99204
P 509 458 6840
F 509 458 6844
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

STREET PLANS
PRAIRIE ORCHARD
24TH AVENUE / BURNS ROAD
STA. 16+65.75 TO STA. 19+88.60
SPOKANE COUNTY, WASHINGTON

DAVID N. RANDALL
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 07/04/04
PREPARED UNDER THE DIRECT SUPERVISION OF TODD H. WHIPPLE
WASHINGTON REGISTRATION NO. 28463 FOR AND ON BEHALF OF CLC ASSOCIATES

STREET PLANS

DATE: 06/18/02
DESCRIPTION: ORIGINAL PREPARATION

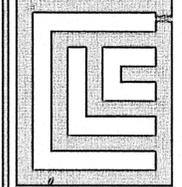
PROJECT #: S020160
DRAWN BY: LDR
DESIGNED BY: SKM
CHECKED BY: DNR

P-1885 Eng Road & Drainage

and Projects\S020160\dwg\ST_24TH.dwg, 10/21/2002 04:54:56 PM, NATHANPR

SEC. 26, T. 25 N., R. 44 E, W.M.
SPOKANE COUNTY, WASHINGTON

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

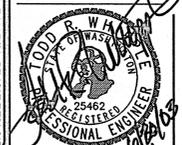


CLC ASSOCIATES

707 WEST 7TH AVENUE
SUITE 300
SPOKANE
WASHINGTON 99204
P 509 436 6840
F 509 436 6844
CLC@GMAIL.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

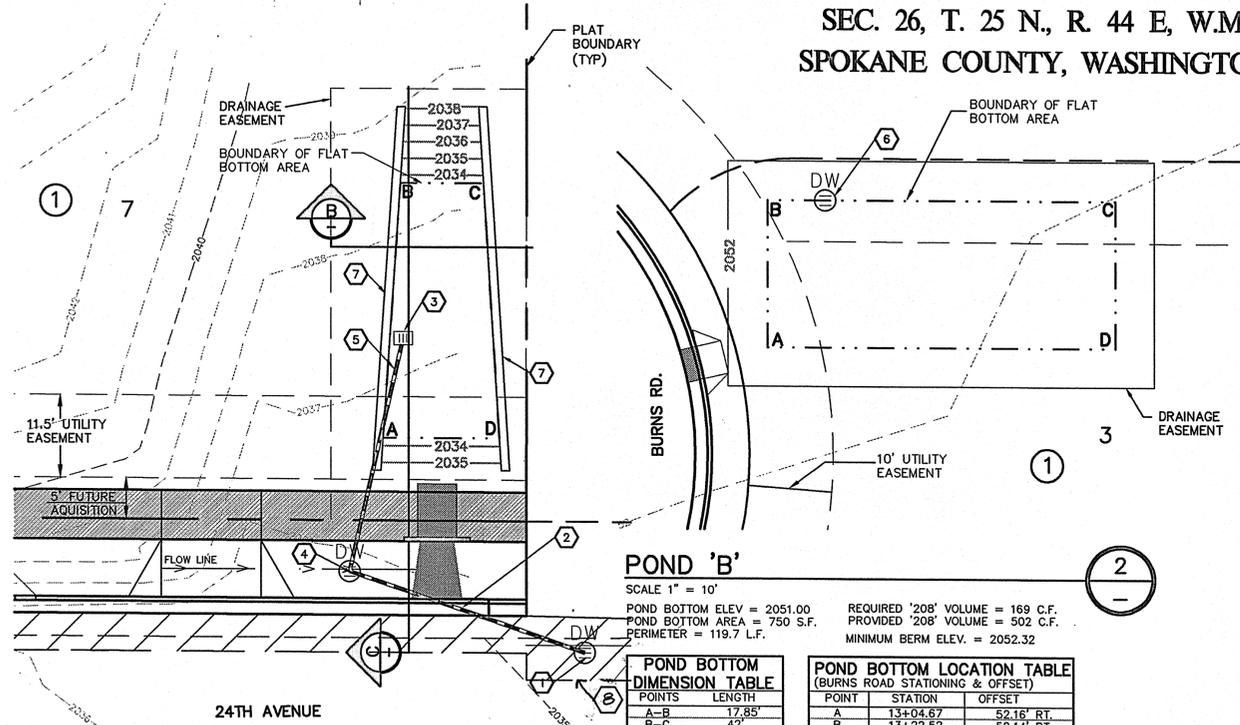
STREET PLANS
PRAIRIE ORCHARD
POND DETAIL
SPOKANE COUNTY, WASHINGTON



EXPIRES 9/24/2024
PREPARED UNDER THE
DIRECT SUPERVISION OF
TODD R. WHIPPLE
WASHINGTON REGISTRATION
NO. 25422 FOR AND ON
BEHALF OF CLC ASSOCIATES

STREET PLANS
DESCRIPTION: ORIGINAL PREPARATION
DATE: 06/18/03
DRAWN BY: ADDITIONAL: JWB
PROJECT #: S020160
LDR
DESIGNED BY: SKM
CHECKED BY: DNR

SHEET 3



POND 'A'
SCALE 1" = 10'
POND BOTTOM ELEV. = 2034.32
POND BOTTOM AREA = 372 S.F.
PERIMETER = 85.9 L.F.
REQUIRED '208' VOLUME = 146 C.F.
PROVIDED '208' VOLUME = 267 C.F.
MINIMUM BERM ELEV. = 2035.53

POND BOTTOM DIMENSION TABLE		POND BOTTOM LOCATION TABLE (24TH AVENUE STATIONING & OFFSET)		
POINTS	LENGTH	POINT	STATION	OFFSET
A-B	30.97'	A	19+75.40	40' LT.
B-C	10'	B	19+75.40	70.9' LT.
C-D	14'	C	19+86.40	70.9' LT.
D-A	30.97'	D	19+86.40	40' LT.

POND 'B'
SCALE 1" = 10'
POND BOTTOM ELEV. = 2051.00
POND BOTTOM AREA = 750 S.F.
PERIMETER = 119.7 L.F.
REQUIRED '208' VOLUME = 169 C.F.
PROVIDED '208' VOLUME = 502 C.F.
MINIMUM BERM ELEV. = 2052.32

POND BOTTOM DIMENSION TABLE		POND BOTTOM LOCATION TABLE (BURNS ROAD STATIONING & OFFSET)		
POINTS	LENGTH	POINT	STATION	OFFSET
A-B	17.85'	A	13+04.67	52.16' RT.
B-C	42'	B	13+22.52	52.14' RT.
C-D	17.85'	C	13+22.55	94.14' RT.
D-A	42'	D	13+04.70	94.16' RT.

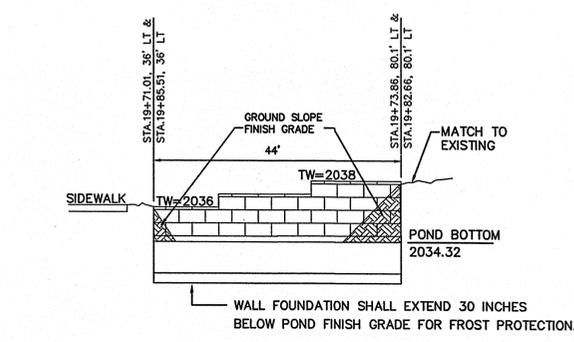
NOTE:
1. PROVIDE FILTER FABRIC (AMOCO 4545 OR EQUAL) BETWEEN THE NATIVE SOIL AND THE WASHED DRAIN ROCK AND BETWEEN THE WASHED DRAIN ROCK AND THE DRYWELL BARREL.
2. WARNING - THE USE OF SILTY LOAM IS PROHIBITED AS POND BOTTOM MATERIAL.

TYPICAL "208" POND - TYPE "1" AND "2" INLET, PLANTING STRIP WITH STRUCTURE
NOT TO SCALE

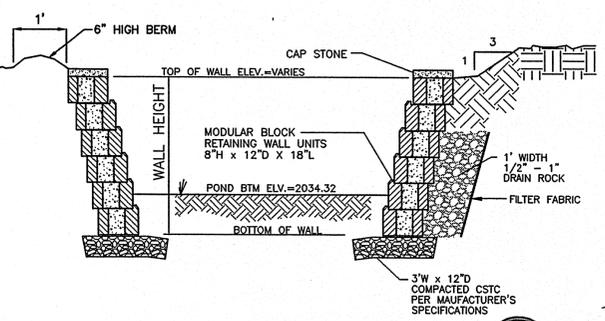
NAV'D88 DATUM
NAV'D 88 BASED ON A FOUND CHISELED "4" AT EASTERLY RETURN ON TOP OF CURB AT 23RD AND BURNS.
ELEVATION=2055.19

NOTE:
TESTING IS REQUIRED AS PART OF THE FINAL INSPECTION FOR THE TOPSOIL SINCE THE DRYWELL GRATE IS GREATER THAN 0.5' ABOVE THE SOD. ONE TEST EACH FOR CATION EXCHANGE CAPACITY AND SOIL ORGANIC MATTER SHALL BE PERFORMED FOR EACH GRASSED PERCOLATION AREA 1500 S.F. OR LESS. AN ADDITIONAL SET OF TESTS MAY BE REQUIRED FOR EACH ADDITIONAL 2000 S.F. OR FRACTION THEREOF. TESTS SHALL BE PERFORMED ON A WELL-MIXED COMPOSITE SAMPLE CONSISTING OF THE TOP 6" OF SOIL FROM AT LEAST FOUR CORES UNIFORMLY DISTRIBUTED OVER THE PERCOLATION AREA. IF THE AVERAGE CATION EXCHANGE CAPACITY IS 15 MILLIEQUIVALENTS/100g OR MORE OR THE SOIL IS 2% ORGANIC CARBON OR MORE, THE SOIL WILL BE CONSIDERED SUITABLE FOR STORMWATER TREATMENT.

GRASS SEEDING NOTE:
EXCAVATION AND EMBANKMENT BANKS AND ALL DISTURBED AREAS WILL REQUIRE STABILIZATION WITH HYDROSEEDING METHODS. THE SEED MIXTURE SHALL CONSIST OF THE FOLLOWING GRASS SPECIES:
10% ELKA PERENNIAL RYE
20% DURAN HARD FESCUE
45% COVAR SHEEP / FESCUE
15% REUBENS CANADIAN BLUEGRASS
GRASS SEED: 90 LBS. / ACRE
FERTILIZER: 16-16-16- TIMED RELEASE AT 300 LBS. / ACRE
ALL SEEDING OF SLOPES SHALL BE PERFORMED IN ACCORDANCE WITH W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 8-01, AND APPENDIX "E" OF THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT.

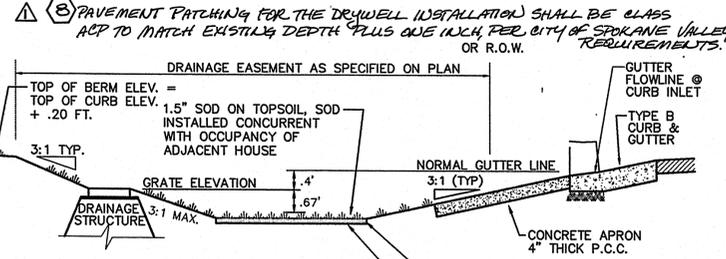


MODULAR RETAINING WALL AND POND SECTION
NOT TO SCALE



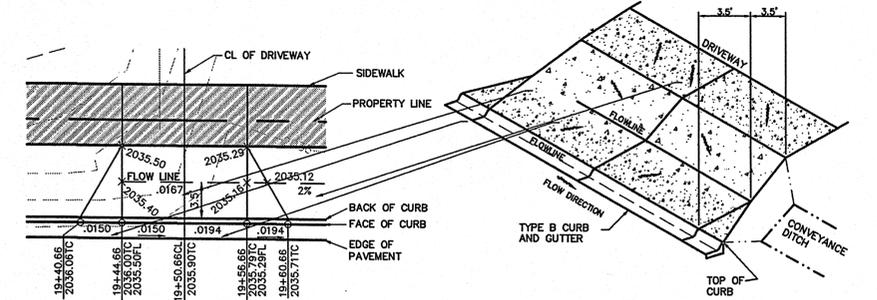
RETAINING WALL CROSS SECTION
NOT TO SCALE

- CONSTRUCTION NOTES:**
- TYPE B DRYWELL WITH TYPE 4 METAL FRAME & SOLID LID PER SPOKANE COUNTY STANDARD PLAN B-1A AND B-15. STA 19+65.68, 14.12' LT, RIM ELEV.=2034.75
 - 30 L.F. OF 12" PVC S=0.00 FT./FT. IE(E&W)=2031.76
 - CONCRETE INLET TYPE 1 WITH TYPE 2 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLAN B-5, B-11 AND B-13. GRATE EL.=2034.99. STA 19+73.5, 52' LT.
 - TYPE B DRYWELL WITH TYPE 4 METAL FRAME & SOLID LID PER SPOKANE COUNTY STANDARD PLAN B-1A AND B-15. STA 19+67.28, 23.8' LT, RIM ELEV.=2035.10
 - 28 L.F. OF 12" PVC S=0.0179 FT./FT. IE(N)=2031.76, IE(S)=2031.26
 - TYPE B DRYWELL WITH TYPE 4 METAL FRAME & GRATE PER SPOKANE COUNTY STANDARD PLAN B-1A AND B-15. STA 1+92.37, 21.63' RT, RIM ELEV.=2051.66.
 - MODULAR BLOCK RETAINING WALL, SEE DETAILS B AND C, THIS SHEET.



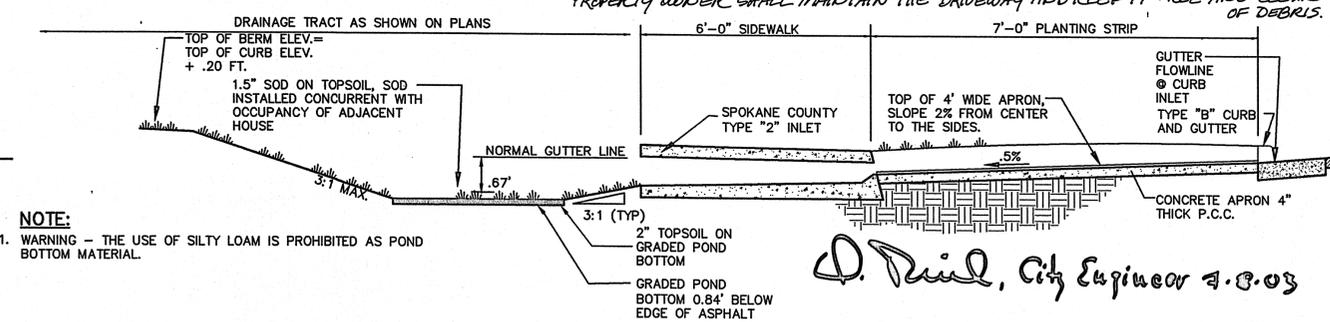
NOTE:
ORGANIC CARBON TESTING IS REQUIRED FOR THE TOPSOIL HYDROSEED IF THE DRYWELL GRATE IS GREATER THAN 0.5' ABOVE SOD SIDE SLOPES
THE USE OF SILTY LOAM IS PROHIBITED AS A POND BOTTOM MATERIAL.
PROVIDE FILTER FABRIC (AMOCO 4545 OR EQUAL) BETWEEN THE NATIVE SOIL AND THE WASHED DRAIN ROCK AND BETWEEN THE WASHED DRAIN ROCK AND THE DRYWELL BARREL.

TYPICAL "208" POND WITH DRAINAGE STRUCTURE
NOT TO SCALE



DRIVEWAY DETAIL
NOT TO SCALE

NOTE: THE CITY OF SPOKANE VALLEY IS NOT RESPONSIBLE FOR ANY DAMAGE DONE TO PRIVATE DRIVEWAYS DUE TO DRAINAGE. THE PROPERTY OWNER SHALL MAINTAIN THE DRIVEWAY AND KEEP IT FREE AND CLEAR OF DEBRIS.



TYPICAL "208" POND - TYPE "1" AND "2" INLET, PLANTING STRIP WITHOUT STRUCTURE
NOT TO SCALE

NOTE:
1. WARNING - THE USE OF SILTY LOAM IS PROHIBITED AS POND BOTTOM MATERIAL.

D. Paul, City Engineer 7.8.03

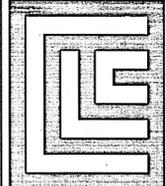
DEVELOPER'S APPROVAL
DATE: 6/20/03

Revised
1/1885

Eng Road-Drainage

SEC. 26, T. 25 N., R. 44 E, W.M.
SPOKANE COUNTY, WASHINGTON

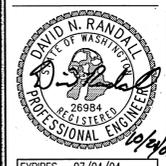
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



LLC ASSOCIATES
707 WEST 7TH AVENUE
SUITE 202
SPOKANE
WASHINGTON 99204
P 509 458 6840
F 509 458 6844
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

STREET PLANS
PRAIRIE ORCHARD
POND DETAIL
SPOKANE COUNTY, WASHINGTON

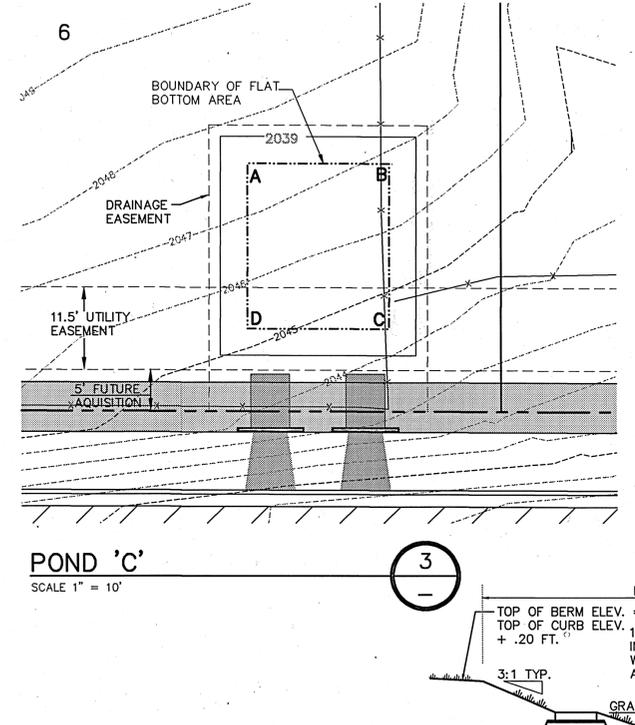
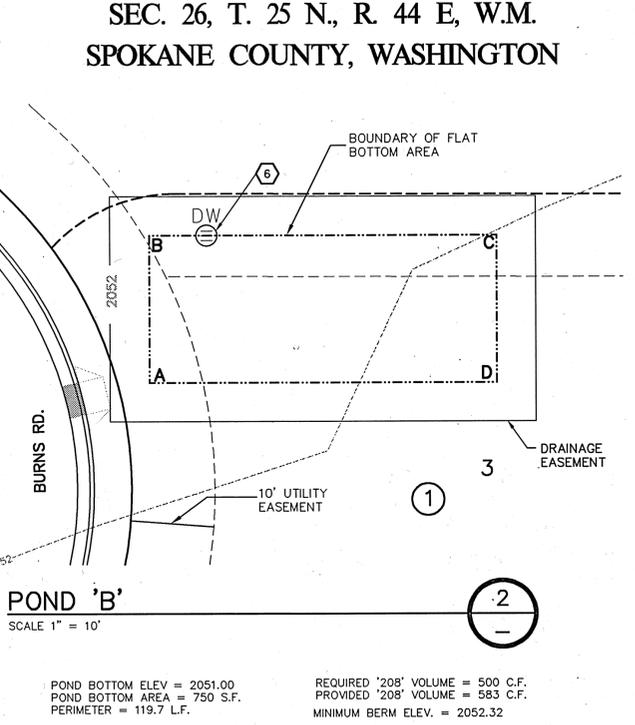
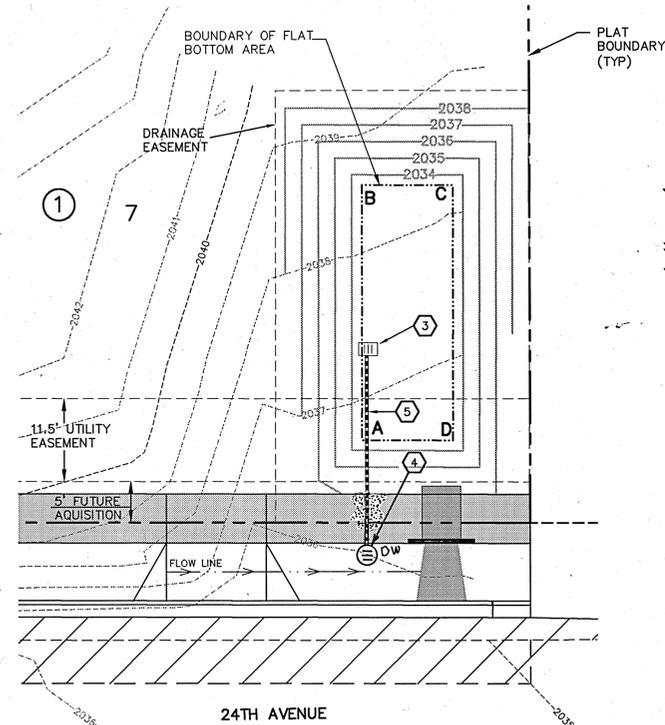


EXPIRES 07/04/04
PREPARED UNDER THE
DIRECT SUPERVISION OF
DAVID N. RANDALL
WASHINGTON REGISTRATION
NO. 26984 FOR AND ON
BEHALF OF LLC ASSOCIATES

DATE 09/18/02
DESCRIPTION ORIGINAL PREPARATION

PROJECT # 18020160
DRAWN BY: LDR
DESIGNED BY: SKM
CHECKED BY: DNR

SHEET 3



POND BOTTOM ELEV = 2037.77
POND BOTTOM AREA = 340 S.F.
PERIMETER = 74 L.F.

POINTS	LENGTH
A-B	17'
B-C	20'
C-D	17'
D-A	20'

POINT	STATION	OFFSET
A	17+95.25	60.00' LT.
B	18+12.25	60.00' LT.
C	18+12.25	40.00' LT.
D	17+95.25	40.00' LT.

POND BOTTOM ELEV = 2051.00
POND BOTTOM AREA = 750 S.F.
PERIMETER = 119.7 L.F.

POINTS	LENGTH
A-B	17.85'
B-C	42'
C-D	17.85'
D-A	42'

POINT	STATION	OFFSET
A	13+04.67	52.16' RT.
B	13+22.52	52.14' RT.
C	13+22.55	94.14' RT.
D	13+04.70	94.16' RT.



POND BOTTOM ELEV = 2034.32
POND BOTTOM AREA = 340 S.F.
PERIMETER = 83.8 L.F.

POINTS	LENGTH
A-B	30.9'
B-C	11'
C-D	11'
D-A	30.9'

POINT	STATION	OFFSET
A	19+68.17	40' LT.
B	19+68.17	70.9' LT.
C	19+79.17	70.9' LT.
D	19+79.17	40' LT.

REQUIRED '208' VOLUME = 213 C.F.
PROVIDED '208' VOLUME = 284 C.F.
MINIMUM BERM ELEV. = 2035.59

CONSTRUCTION NOTES:

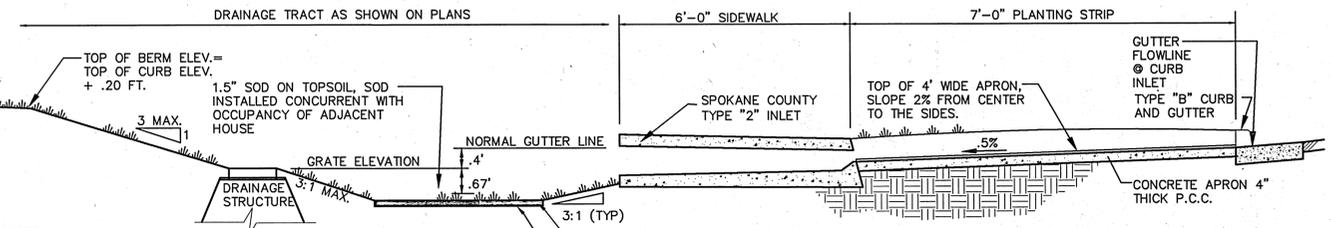
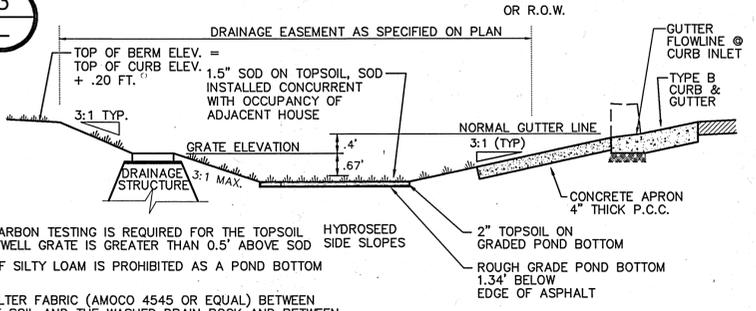
- NOT USED
- NOT USED
- CONCRETE INLET TYPE 1 WITH TYPE 2 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLAN B-5, B-11 AND B-13. GRATE EL=2035.59 STA 19+68.8, 52' LT.
- TYPE B DRYWELL WITH TYPE 4 METAL FRAME & GRATE PER SPOKANE COUNTY STANDARD PLAN B-1A AND B-15. STA 19+69, 26.5' LT, RIM ELEV=2035.5
- 26 L.F. OF 12" PVC S=0.02 FT./FT. IE(N)=2031.76, IE(S)=2031.24
- TYPE B DRYWELL WITH TYPE 4 METAL FRAME & GRATE PER SPOKANE COUNTY STANDARD PLAN B-1A AND B-15. STA 1+92.37, 21.63' RT, RIM ELEV=2051.66.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1885
DATE ACCEPTED: 10/21/02
ACCEPTANCE EXPIRES: 10/21/04
PROJECT LANE MILES PRIVATE: 0.51
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS "AS BUILT" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE. PERMIT REQUIRED! (509) 477-3600 NOTIFY PERMIT ENGINEER 5 BUSINESS DAYS PRIOR TO CONSTRUCTION

NOTE:
ORGANIC CARBON TESTING IS REQUIRED FOR THE TOPSOIL IF THE DRYWELL GRATE IS GREATER THAN 0.5' ABOVE SOD SIDE SLOPES
THE USE OF SILTY LOAM IS PROHIBITED AS A POND BOTTOM MATERIAL.
PROVIDE FILTER FABRIC (AMOCO 4545 OR EQUAL) BETWEEN THE NATIVE SOIL AND THE WASHED DRAIN ROCK AND BETWEEN THE WASHED DRAIN ROCK AND THE DRYWELL BARREL.

TYPICAL '208' POND WITH DRAINAGE STRUCTURE

NOT TO SCALE



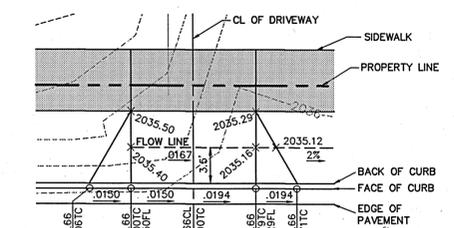
- NOTE:
- PROVIDE FILTER FABRIC (AMOCO 4545 OR EQUAL) BETWEEN THE NATIVE SOIL AND THE WASHED DRAIN ROCK AND BETWEEN THE WASHED DRAIN ROCK AND THE DRYWELL BARREL.
 - WARNING - THE USE OF SILTY LOAM IS PROHIBITED AS POND BOTTOM MATERIAL.

TYPICAL "208" POND - TYPE "1" AND "2" INLET, PLANTING STRIP WITH STRUCTURE

NOT TO SCALE

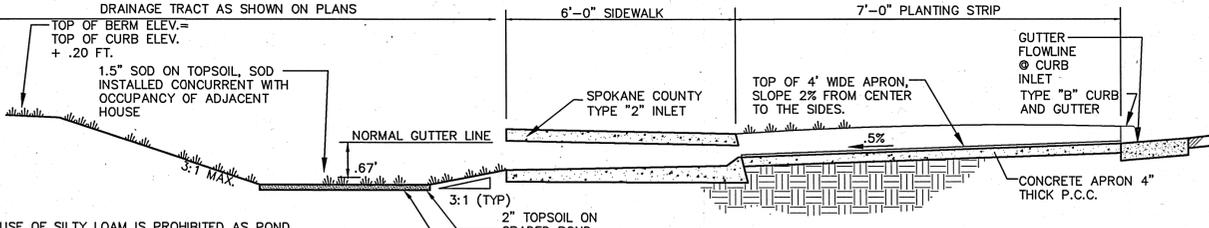
NOTE:
TESTING IS REQUIRED AS PART OF THE FINAL INSPECTION FOR THE TOPSOIL SINCE THE DRYWELL GRATE IS GREATER THAN 0.5' ABOVE THE SOD. ONE TEST EACH FOR CATION EXCHANGE CAPACITY AND SOIL ORGANIC MATTER SHALL BE PERFORMED FOR EACH GRASSED PERCOLATION AREA 1500 S.F. OR LESS. AN ADDITIONAL SET OF TESTS MAY BE REQUIRED FOR EACH ADDITIONAL 2000 S.F. OR FRACTION THEREOF. TESTS SHALL BE PERFORMED ON A WELL-MIXED COMPOSITE SAMPLE CONSISTING OF THE TOP 6" OF SOIL FROM AT LEAST FOUR CORES UNIFORMLY DISTRIBUTED OVER THE PERCOLATION AREA. IF THE AVERAGE CATION EXCHANGE CAPACITY IS 15 MILLIEQUIVALENTS/100g OR MORE OR THE SOIL IS 2% ORGANIC CARBON OR MORE, THE SOIL WILL BE CONSIDERED SUITABLE FOR STORMWATER TREATMENT.

GRASS SEEDING NOTE:
EXCAVATION AND EMBANKMENT BANKS AND ALL DISTURBED AREAS WILL REQUIRE STABILIZATION WITH HYDROSEEDING METHODS. THE SEED MIXTURE SHALL CONSIST OF THE FOLLOWING GRASS SPECIES:
10% ELKA PERENNIAL RYE
20% DURAN HARD FESCUE
45% COVAR SHEEP / FESCUE
15% REUBENS CANADIAN BLUEGRASS
GRASS SEED: 90 LBS. / ACRE
FERTILIZER: 16-16-16- TIMED RELEASE AT 300 LBS. / ACRE
ALL SEEDING OF SLOPES SHALL BE PERFORMED IN ACCORDANCE WITH W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 8-01, AND APPENDIX "E" OF THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT.



DRIVEWAY DETAIL

NOT TO SCALE



TYPICAL "208" POND - TYPE "1" AND "2" INLET, PLANTING STRIP WITHOUT STRUCTURE

NOT TO SCALE

- NOTE:
- WARNING - THE USE OF SILTY LOAM IS PROHIBITED AS POND BOTTOM MATERIAL.

Bryan Walker
DEVELOPER'S APPROVAL

10-22-02
DATE

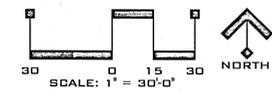
P1885 Eng Road & Drainage

PRAIRIE ORCHARD

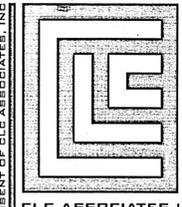
TEMPORARY EROSION CONTROL PLAN

SECTION 26, T. 25 N., R. 44 E, W.M.
SPOKANE COUNTY WASHINGTON

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



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 21885
DATE ACCEPTED: 10/22/02
ACCEPTANCE EXPIRES: 10/22/04
PROJECT LANE MILES PUBLIC: 0.01
PROJECT LANE MILES PRIVATE: 0
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



707 WEST 7TH AVENUE
SUITE 200
SPOKANE
WASHINGTON 99204
P 509 458 6840
F 509 458 6844
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

STREET PLANS
PRAIRIE ORCHARD
TEMPORARY EROSION CONTROL PLAN
SPOKANE COUNTY, WASHINGTON



EXPIRES 07/04/04
PREPARED UNDER THE
DIRECT SUPERVISION OF
TODD R. WHIPPLE
WASHINGTON REGISTRATION
NO. 25462 FOR AND ON
BEHALF OF CLC ASSOCIATES

DESCRIPTION
ORIGINAL PREPARATION
FINAL SUBMITTAL

DATE 08/05/02
10/21/02
PROJECT #: 8020160
DRAWN BY: LDR
DESIGNED BY: SKM
CHECKED BY: DNR

EROSION CONTROL PLAN
SHEET 4

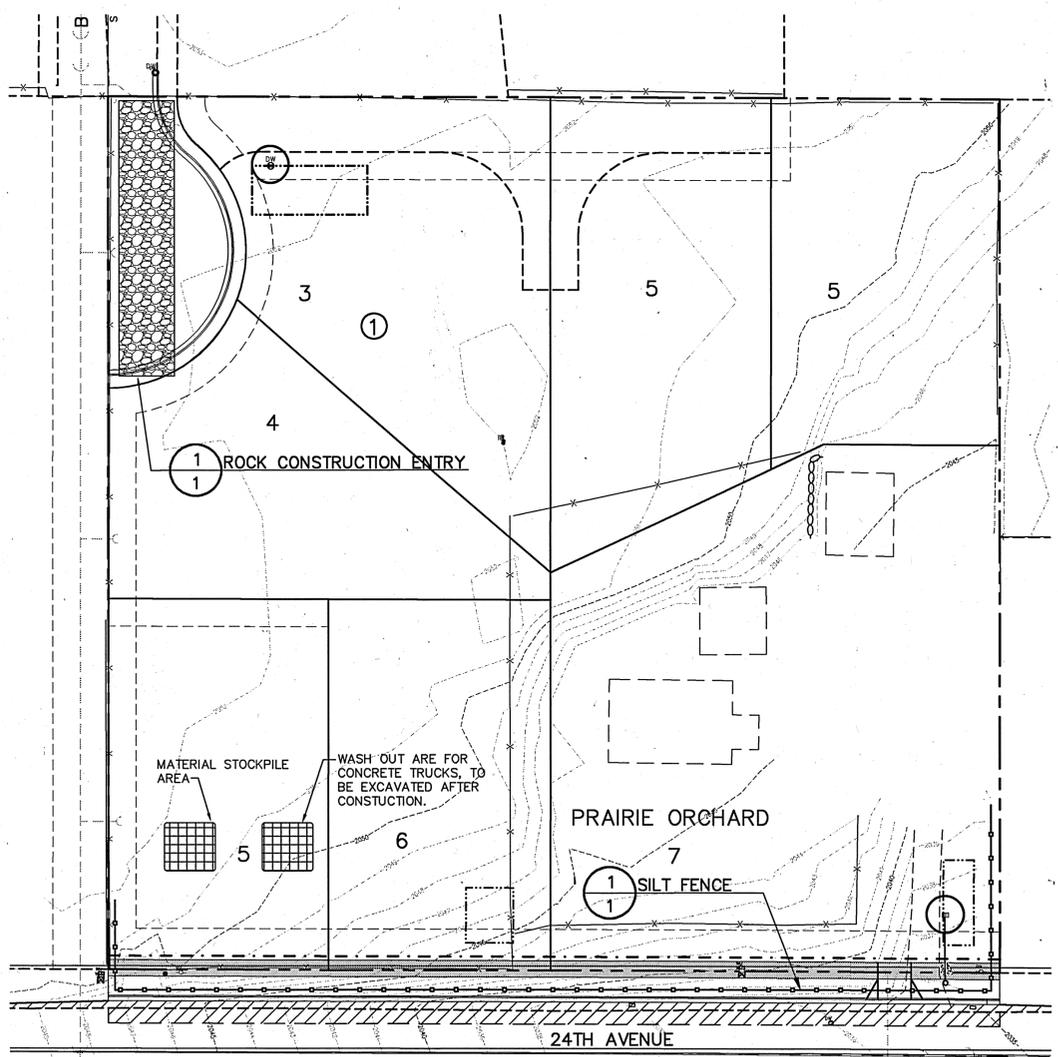
TEMPORARY EROSION & SEDIMENT CONTROL

GENERAL NOTES AND INFORMATION

- A TEMPORARY EROSION/SEDIMENT CONTROL (TESC) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE TESC PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE TESC FACILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL ALL CONSTRUCTION IS COMPLETED AND ACCEPTED BY SPOKANE COUNTY OR UNTIL VEGETATION IS ESTABLISHED THROUGHOUT THE SITE, AND ACCEPTED BY SPOKANE COUNTY, WHICHEVER IS LATER.
- APPROVAL OF THE TESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE TESC PLAN.
- THE TEMPORARY EROSION/SEDIMENT CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE TESC MEASURES DAILY, AND SHALL MAINTAIN AND UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, CULVERTS, OR GRAVEL GALLERIES.
- GEOTEXTILE FABRIC IS TO BE PLACED ON THE RIMS OF DRYWELLS, CATCH BASINS AND INLETS UNTIL SUCH TIME THAT THE VEGETATION ON THE SITE IS ESTABLISHED AND THE THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.
- THE SILT FENCES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO OTHER SITE WORK, AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION, SEE DETAIL 1 THIS SHEET.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE, SEE DETAIL 2 THIS SHEET.
- THE CONTRACTOR IS RESPONSIBLE FOR DESIGNATING A LOCATION WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED OUT, NOT LOCATED NEAR OR DRAINING INTO A STORM DRAINAGE AREA.
- PROPERTY OWNER: LANDWORKS DEVELOPMENT
PERMIT APPLICANT: BRYAN WALKER
CONTACT PERSON ON SITE: BRYAN WALKER
- PROJECT LOCATION: IN THE SPOKANE VALLEY, SOUTH OF BIGELOW GULCH ROAD AND WEST OF ARGONNE ROAD, IN SECTION 26, TOWNSHIP 25 N., RANGE 44 E.W.M.
- PROJECT DESCRIPTION: PRAIRIE ORCHARD IS A RESIDENTIAL SUBDIVISION CONSISTING OF 7 LOTS AND WILL REQUIRE CONSTRUCTION OF SEWER, WATER, ROADS, STORM DRAINAGE AND ELECTRICAL FACILITIES. THE IMPROVEMENTS CONSIST OF APPROXIMATELY 420 LINEAR FEET OF NEW PRIVATE AND PUBLIC STREETS AND CURBS, WITH ASSOCIATED STORM DRAINAGE.
- DESCRIPTION OF TESC MEASURES: USE OF SILT FENCES AND ROCK CONSTRUCTION ENTRANCES. ALL TESC MEASURES MENTIONED ABOVE ARE TEMPORARY AND WILL BE REMOVED AFTER YARDS ARE LANDSCAPED.
- EXISTING VEGETATION: FIELD, GRASS, BRUSH, ROCK.
- PLAN PREPARATION DATE: 10/21/02
- SOILS: GARRISON VERY GRAVELLY LOAM (GmB) ON SITE SOILS INCLUDE STC (SPOKANE VERY ROCKY COMPLEX)
- STABILIZATION OF DENUDED AREAS: ANY DISTURBED AREAS, WHICH WOULD BE LEFT BARE FOR MORE THAN 7 DAYS AND ARE NOT INTENDED TO BE REWORKED WITHIN 30-45 DAYS SHALL BE SEEDED WITH A FAST STARTING NATIVE DRYLAND GRASS SUCH AS ANNUAL RYE, OR APPROVED EQUAL, AT A RATE OF 60 lbs/ACRE.
- CONTROL OF POLLUTANTS: ANY SPILLS WILL BE HANDLED ACCORDING TO D.O.E. AND D.O.H. GUIDELINES.

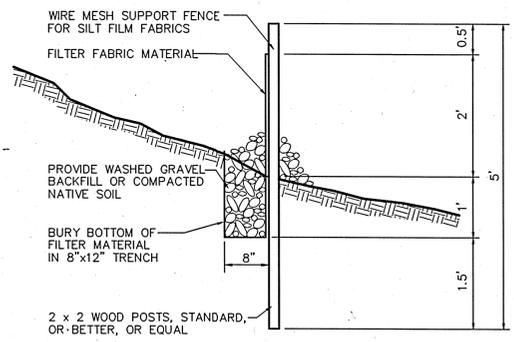
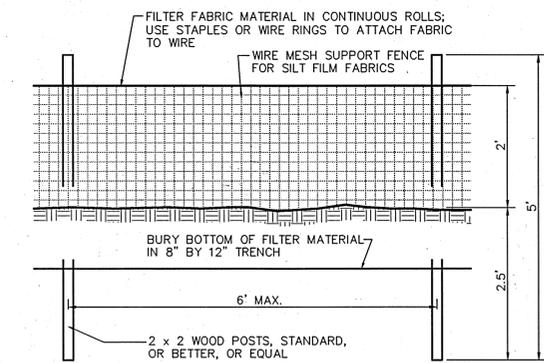
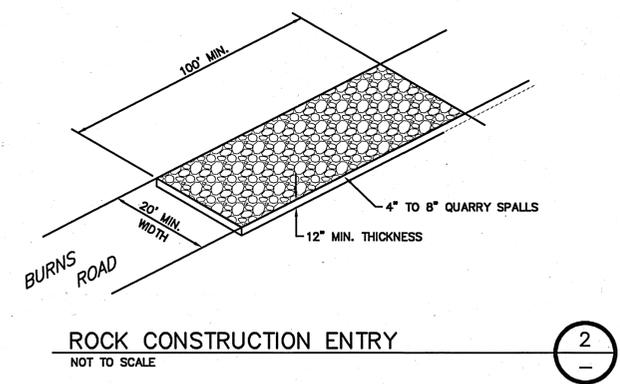
MAINTENANCE

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE TEMPORARY ESC MEASURES.
- SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RUNOFF-PRODUCING RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FILTER FABRIC SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RUNOFF-PRODUCING RAINFALL. DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE TESC STRUCTURE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
- ALL TEMPORARY AND PERMANENT ESC PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
- ALL TEMPORARY ESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD AND OTHER CONSTRUCTION DEBRIS WHICH MAY ACCUMULATE ON PAVED STREETS ADJACENT TO THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING SWEEPING AND WATER TO WASH THE CONSTRUCTION DEBRIS FROM THE STREET.



LEGEND

- STORM DRAINAGE POND - NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
- STORM DRAINAGE STRUCTURE - NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
- SILT FENCE. SEE DETAIL 1 AND GENERAL NOTE 5.
- ROCK CONSTRUCTION ENTRY. SEE DETAIL 2 AND GENERAL NOTE 6.



NAVD'88 DATUM
NAVD 88 BASED ON A FOUND CHISELED
"+" AT EASTERLY RETURN ON TOP OF
CURB AT 23RD AND BURNS.
ELEVATION=2055.19

Bryan Walker
DEVELOPER'S APPROVAL
10-22-02
DATE

P1885 Eng. Road + Drainage

J:\Land Projects\15020160\dwg\ST EROCON.dwg, 10/21/2002 05:24:43 PM, SUSANMO