WANDERMERE HEIGHTS PHASE 3

STREET & DRAINAGE PLANS

SECTION 5, T.26 N., R.43 E., W.M.
SPOKANE COUNTY, WASHINGTON

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
1(800)424-5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

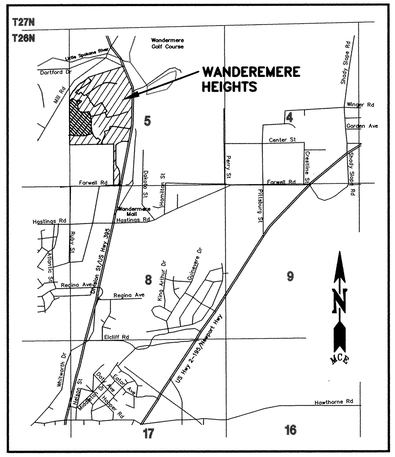
PROJECT CONTACTS

CLIENT CONTACT	WANDERMERE HEIGHTS, LLC CRAIG CONDRON (509) 325-4805 FAX: 327-9562	PROJECT ENGINEER	MOUNTAIN CREST ENTERPRISES, INC. NELSON W. OGREN, P.E. (509) 466-5794 FAX: 466-1514
GOVERNING AGENCY	SPOKANE COUNTY ENGINEERING MATT ZARECOR, P.E. (509) 477-3600 FAX: 477-7655	FIRE DISTRICT	SPOKANE COUNTY FIRE DISTRICT No. 9 DAN WALSH (509) 466-4602

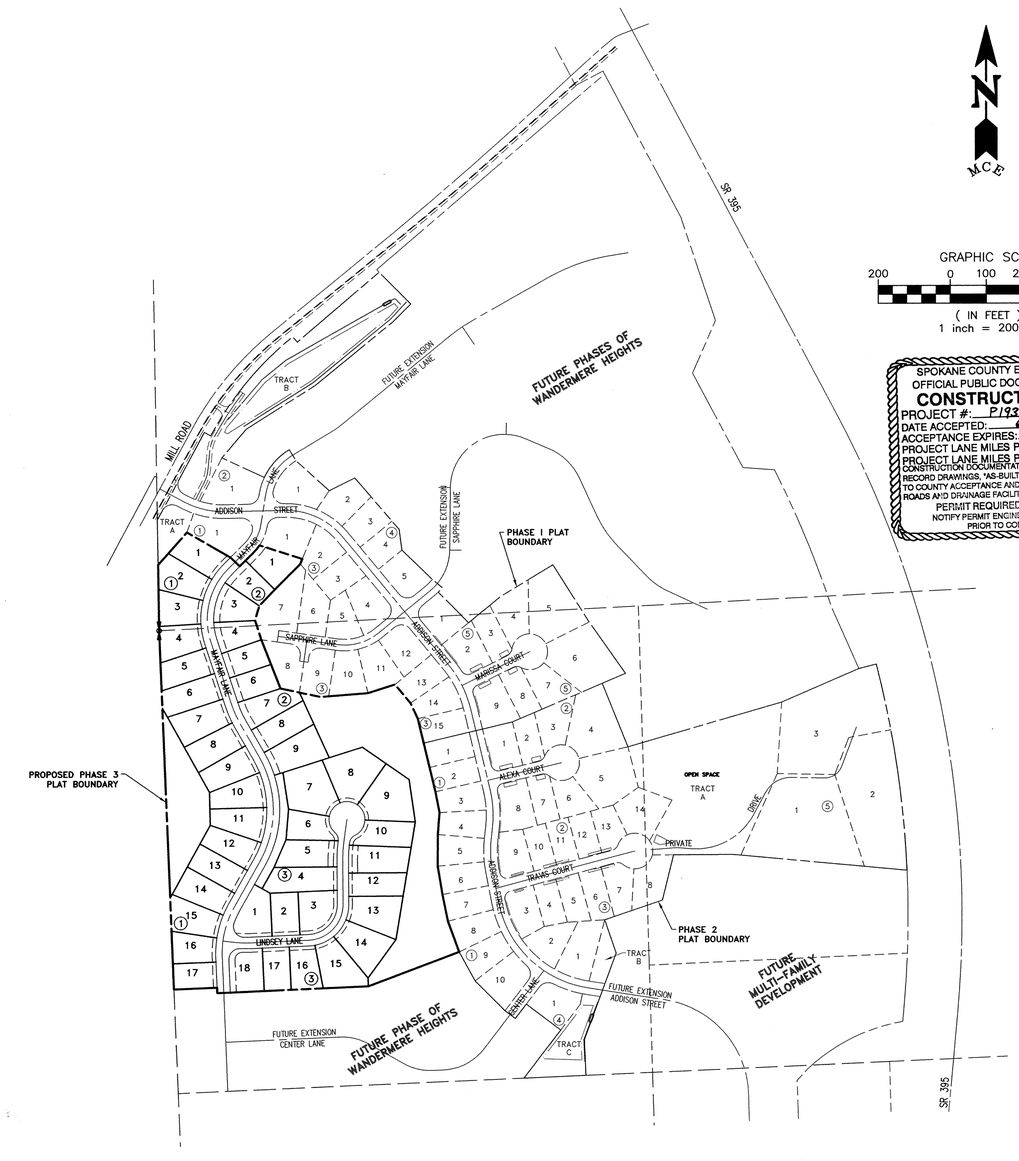
Date	Activity	By
03/22/07	ORIGINAL PREPARATION	NWO
05/01/07	COUNTY REVIEW COMMENTS	NWO
05/22/07	STREET CONSTRUCTION PLANS	NWO

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.

NELSON WINN OGREN — STATE OF WASHINGTON — 37745 — REGISTERED PROFESSIONAL ENGINEER — 5/31/07
EXPIRES 9/24/07



VICINITY MAP



GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1936B
DATE ACCEPTED: 6/6/07
ACCEPTANCE EXPIRES: 6/6/09
PROJECT LANE MILES PUBLIC:
PROJECT LANE MILES PRIVATE: 0.36
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	SURFACE FEATURES	PROPOSED
	PLAT BOUNDARY	
	CENTER LINE	
	RIGHT-OF-WAY LINE	
	PROPERTY LINE	
	EASEMENT LINE	
	CURB LINE	
	SIDEWALK	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	DITCH LINE	
	FENCE LINE	
	BUILDINGS/STRUCTURES	
2000	CONTOUR (MAJOR)	2005
	CONTOUR (MINOR)	
	SANITARY SEWER	
S	SEWER MAIN (w/ Flow)	
S	MANHOLE	
	CLEAN-OUT	
	SIDE SERVICE	
	WATER	
W	WATER MAIN	
	VALVE	
	HYDRANT	
	BLOW-OFF ASSEMBLY	
	AIR/VACUUM RELIEF	
	SERVICE	
	STORM DRAINAGE	
D	STORM MAIN	
	CATCH BASIN	
	MANHOLE	
	DRYWELL	
	POND BOTTOM	
	UTILITIES	
G	GAS MAIN	G
P	POWER LINE	P
T	TELEPHONE	T
P	POWER VAULT	P
	POWER/LIGHT POLE	

GENERAL NOTES – STREET/DRAINAGE

GENERAL:

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION" 2001, AND AS AMENDED.
2. LOCATIONS OF EXISTING UTILITIES SHOWN IN THESE 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.
3. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE ACCEPTED ROAD AND DRAINAGE PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND THE SPOKANE COUNTY ENGINEER'S OFFICE.
5. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC (AMOCO 4545 OR APPROVED EQUIVALENT) BETWEEN THE WASHED DRAINROCK AND THE NATIVE SOILS.
6. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 1(800)424-5555 BEFORE YOU DIG.
7. GEOTEXTILE FABRIC SHALL BE PLACED BETWEEN THE RIMS AND GRATES OF DRYWELLS, CATCH BASINS AND INLETS UNTIL SUCH TIME THE VEGETATION ON THE SITE IS ESTABLISHED AND THE THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.

GRASSED PERCOLATION AREA (GPA) – WHEN APPLICABLE:

8. 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 VERIFYING 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 AND/OR 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.

EROSION/SEDIMENTATION CONTROL (ESC) – WHEN APPLICABLE: (SEE SHEET 2)

9. AN EROSION/SEDIMENTATION CONTROL (ESC) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE ESC PLAN, AND CONSTRUCTION, MAINTENANCE AND UPGRADING OF THE ESC 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, WHICH EVER IS LATER.
10. APPROVAL OF THE ESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE ESC PLAN.
11. THE EROSION/SEDIMENTATION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS THE CONTRACTOR SHALL INSPECT AND MAINTAIN THE ESC MEASURES DAILY, AND SHALL MAINTAIN AND UPGRADE THE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN RUNOFF FROM EITHER FLOWING OFF THE SITE OR INTO NEW AND/OR EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, CULVERTS, INLETS, CATCH BASINS OR GRAVEL GALLERIES.
12. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE.

DATUM

NAVD '88
WSDOT GPS MON "GP32395-201" SR 395 MP 167.350
BRASS CAP SET IN CONCRETE IN CASE AND COVER
ELEVATION = 1748.385 FEET

SHEET INDEX

SHEET TITLE	SHEET No.
COVER	1
EROSION CONTROL	2
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MAYFAIR LANE STA 11+52.55 TO 18+00	4
LINDSEY LANE STA 10+00 TO 16+30	5
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Craig A. Condron — DEVELOPER'S APPROVAL
May 31, 2007 — DATE

Plat 1936-B Eng Rd + Drainage

Mountain Crest Enterprises Inc.
4024 East First Street
P.O. Box 1800, Mead, WA 99021
(509) 466-5794 Fax: 466-1514

WANDERMERE HEIGHTS PHASE 3
COVER SHEET
SPOKANE COUNTY, WA

STREET PLANS
County Plat No.: P-1936
MCE Project No.: 06-249
Sheet: 1 of 8

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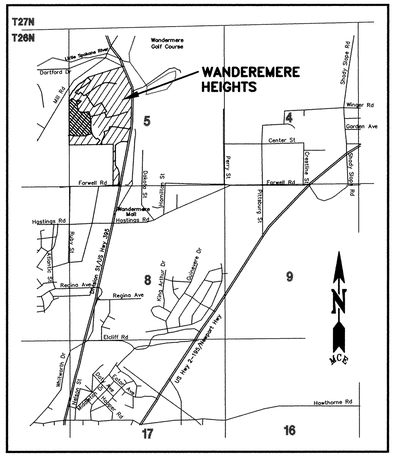
SEC. 5, T.26 N., R.43 E.,W.M.



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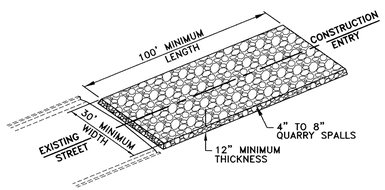
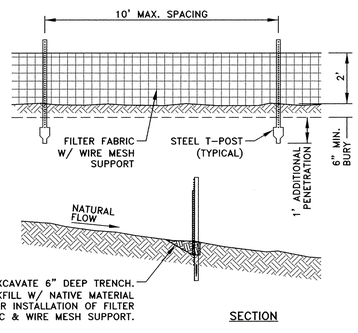
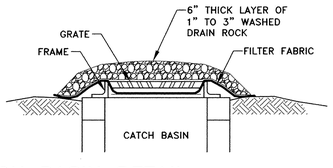


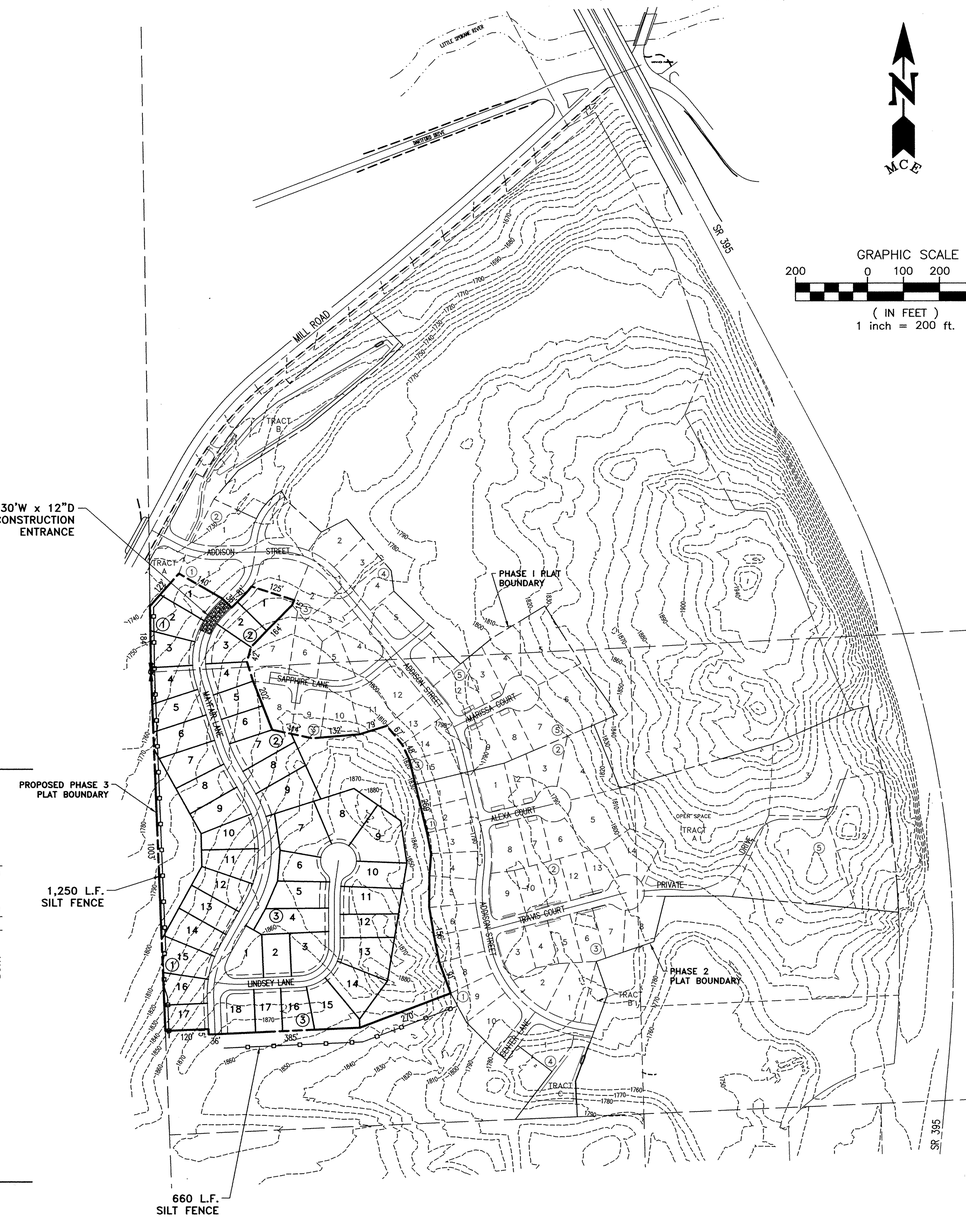
CONSTRUCTION ENTRY DETAIL



SILT FENCE DETAIL



CATCH BASIN DETAIL



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THE REQUIREMENTS SPECIFIED ON THIS EROSION CONTROL PLAN MEET THE ESC PLAN REQUIREMENTS AS LISTED IN CHAPTER 4.5 OF THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT.

Date	Activity	By
03/22/07	ORIGINAL PREPARATION	NWO
05/01/07	COUNTY REVIEW COMMENTS	NWO
05/22/07	STREET CONSTRUCTION PLANS	NWO

NELSON WINN OGREN STATE OF WASHINGTON 37451 REGISTERED PROFESSIONAL ENGINEER 5/21/07
EXPIRES 9/24/07

EROSION & SEDIMENT CONTROL

1. AN EROSION AND SEDIMENT CONTROL (ESC) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE ESC PLAN, AND CONSTRUCTION, MAINTENANCE AND UPGRADING OF THE ESC 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.
2. APPROVAL OF THE ESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE ESC PLAN.
3. THE ESC MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE MEASURES DAILY, AND SHALL MAINTAIN AND UPGRADE AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF SITE OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, INLETS, STORM PIPES OR CULVERTS.
4. SILT FENCE (SEE DETAIL, THIS SHEET) SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO ANY SITE WORK, AND MAINTAINED THROUGH THE DURATION OF CONSTRUCTION. THE LENGTH OF SILT FENCE SPECIFIED IS THE MINIMUM LENGTH REQUIRED. ADDITIONAL SILT FENCE MAY BE NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE.
6. GEOTEXTILE FABRIC IS TO BE PLACED BETWEEN THE RIMS AND GRATES 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.
7. 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.
8. ALL DRAINAGE CHANNELS SHALL BE EVALUATED FOR EROSION POTENTIAL. THOSE DRAINAGE COURSES WHICH ARE TO RECEIVE CONCENTRATED STORMWATER RUNOFF AND ARE FOUND TO BE SUBJECT TO EROSION FROM THE ANTICIPATED POST DEVELOPMENT RUNOFF SHALL BE EITHER LINED OR RIP-RAPPED TO MINIMIZE THE POTENTIAL FOR EXCESSIVE EROSION.
9. PROPERTY DEVELOPER: WANDERMERE HEIGHTS, L.L.C.
10. PERMIT APPLICANT: WANDERMERE HEIGHTS, L.L.C.
11. PROJECT SITE CONTACT: CRAIG CONDRON, WANDERMERE HEIGHTS, L.L.C. (325-4865)
12. PROJECT LOCATION: NORTH OF THE CITY OF SPOKANE, WEST OF US HIGHWAY 395, SOUTH OF MILL ROAD, IN SPOKANE COUNTY, WASHINGTON.
13. PROJECT LEGAL DESCRIPTION:
    That portion of the Northwest Quarter of Section 5, Township 26 North, Range 43 East, W.M. in the County of Spokane, State of Washington lying westerly of the westerly margin of S.R. No. 395 and southerly of Mill Road; TOGETHER WITH that portion of the North Half of the Southwest Quarter of said section lying westerly of the westerly margin of S.R. No. 395 and westerly and northerly of the following described line:

    Commencing at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said section; thence S87°26'13"W along the north line of said Southwest Quarter of the Southwest Quarter, a distance of 185.29 feet to the True Point of Beginning of this line description; thence N02°33'47"W a distance of 100.00 feet; thence N20°03'15"E a distance of 257.77 feet; thence N18°56'20"W a distance of 97.69 feet; thence N71°03'40"E a distance of 169.71 feet; thence N13°41'44"E a distance of 130.00 feet; thence N89°41'56"E a distance of 166.12 feet; thence S84°39'40"E a distance of 485.00 feet to its intersection with said westerly margin of S.R. No. 395 and terminus of this line description.

    Containing 87.35 acres more or less.
14. PROJECT DESCRIPTION: THIRD PHASE (PHASE 3) OF A MULTI-PHASED, 200 LOT RESIDENTIAL DEVELOPMENT.
15. DESCRIPTION OF ESC MEASURES: SILT FENCES AND ROCK CONSTRUCTION ENTRANCES.
16. EXISTING VEGETATION: NATIVE PONDEROSA PINE AND FIR TREES, NATIVE GRASSES AND UNDERBRUSH.
17. NATIVE SOILS: SPRINGDALE GRAVELY SANDY LOAM (SwB), SPOKANE VERY ROCKY COMPLEX (SIc), AND SPOKANE EXTREMELY ROCKY COMPLEX (SuE), BASED ON SHEET 46 OF THE SCS SOILS SURVEY OF SPOKANE COUNTY, WASHINGTON.
18. PLAN PREPARATION DATE: MARCH 2007.

MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL TEMPORARY ESC MEASURES.
2. SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RUNOFF-PRODUCING RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FILTER FABRIC SHALL BE ACCOMPLISHED PROMPTLY.
4. 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.
5. ANY SEDIMENT DEPOSIT REMAINING IN PLACE AFTER THE ESC STRUCTURE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
6. ALL TEMPORARY AND PERMANENT ESC PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
7. ALL TEMPORARY ESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY FACILITIES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
8. 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 WATER UNDER PRESSURE. SWEEPING AND WATER SHALL BE USED WHEN WATER PRESSURE ALONE WILL NOT WASH THE CONSTRUCTION DEBRIS FROM THE STREET.
9. DUST CONTROL: AN APPROVED METHOD OF DUST CONTROL, MEETING THE REQUIREMENTS OF LOCAL REGULATIONS SHALL BE UTILIZED DURING THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MATERIALS WHICH SPILL ONTO LOCAL STREETS DURING THE TRANSPORTATION OF THE EQUIPMENT. SHOULD A SPILL OCCUR, THE CONTRACTOR SHALL REMOVE THE MATERIAL, BY THE END OF THE DAY. NO MATERIAL SHALL BE ALLOWED TO SET, DRY OR BE WASHED INTO ADJACENT STORM DRAINAGE FACILITIES.

DRYLAND GRASS SEED MIX

PER APPENDIX E, SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT

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

- 10% - ELKA PERENNIAL RYE
- 20% - DURAR HARD FESCUE
- 45% - COVAR SHEEP/FESCUE
- 15% - REUBENS CANADIAN BLUEGRASS
- 10% - OTHER

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

GRASS SEED: 90 LBS. PER ACRE
FERTILIZER: 16-16-16 TIME RELEASE COMPOSITION, 300 LBS. PER ACRE

ALL SEEDING OF SLOPES SHALL BE DONE IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATION, SECTION 8-01.

DATUM

NAVD '88
WSDOT GPS MON "GP32395-201" SR 395 MP 167.350
BRASS CAP SET IN CONCRETE IN CASE AND COVER
ELEVATION = 1748.385 FEET

Craig C. Condron
DEVELOPER'S APPROVAL

May 31, 2007
DATE

Plat 1936-B Eng Rd + Drainage

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P.O. Box 1800, Mead, WA 99021
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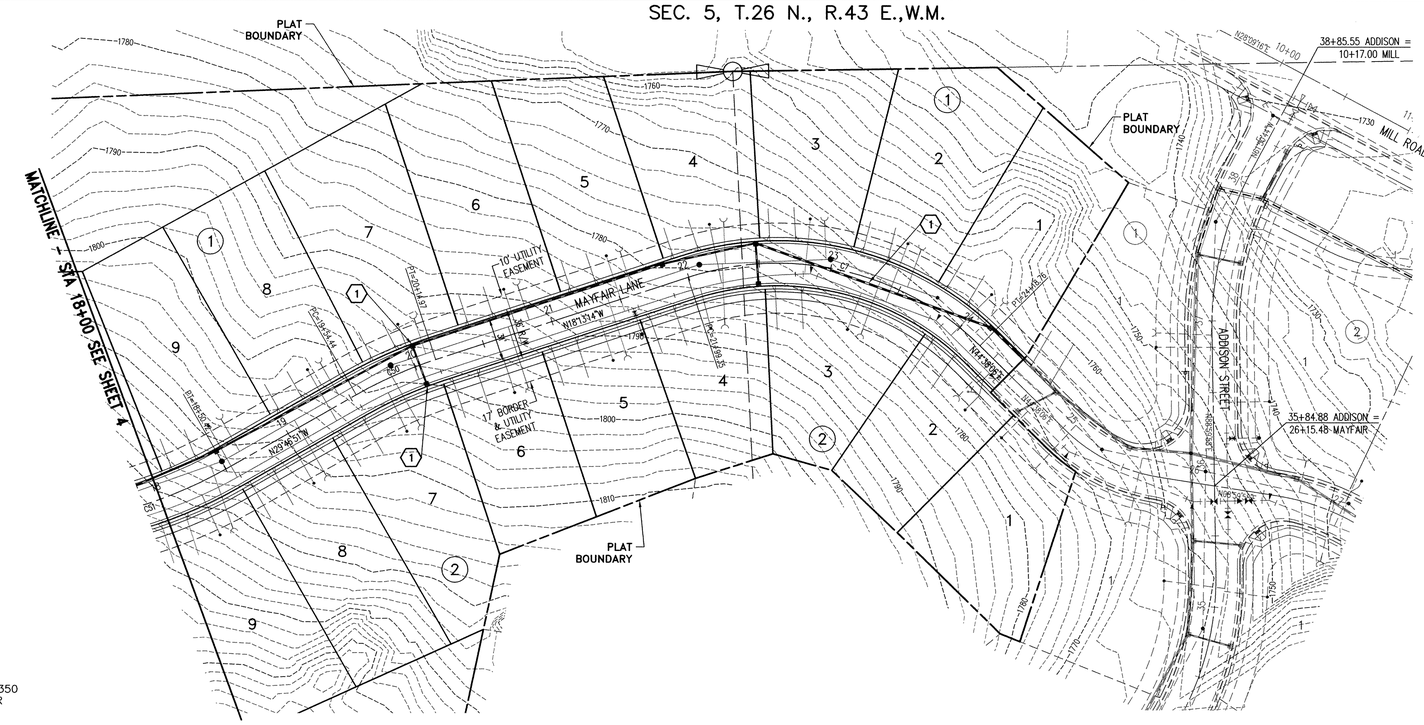
WANDERMERE HEIGHTS PHASE 3
EROSION CONTROL PLAN
SPOKANE COUNTY, WA

STREET PLANS
County Plat No.: P-1936
MCE Project No.: 06-249

Sheet: 2 of 8

SEC. 5, T.26 N., R.43 E.,W.M.



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.
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CONSTRUCTION NOTES

1. SEE DRAINAGE DETAILS SHEET 6.

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CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C7	219.41	200.00	122.21	208.57	62°51'19"
C50	60.53	300.00	30.37	60.43	11°33'38"
C51	309.19	300.00	169.90	295.68	59°03'00"

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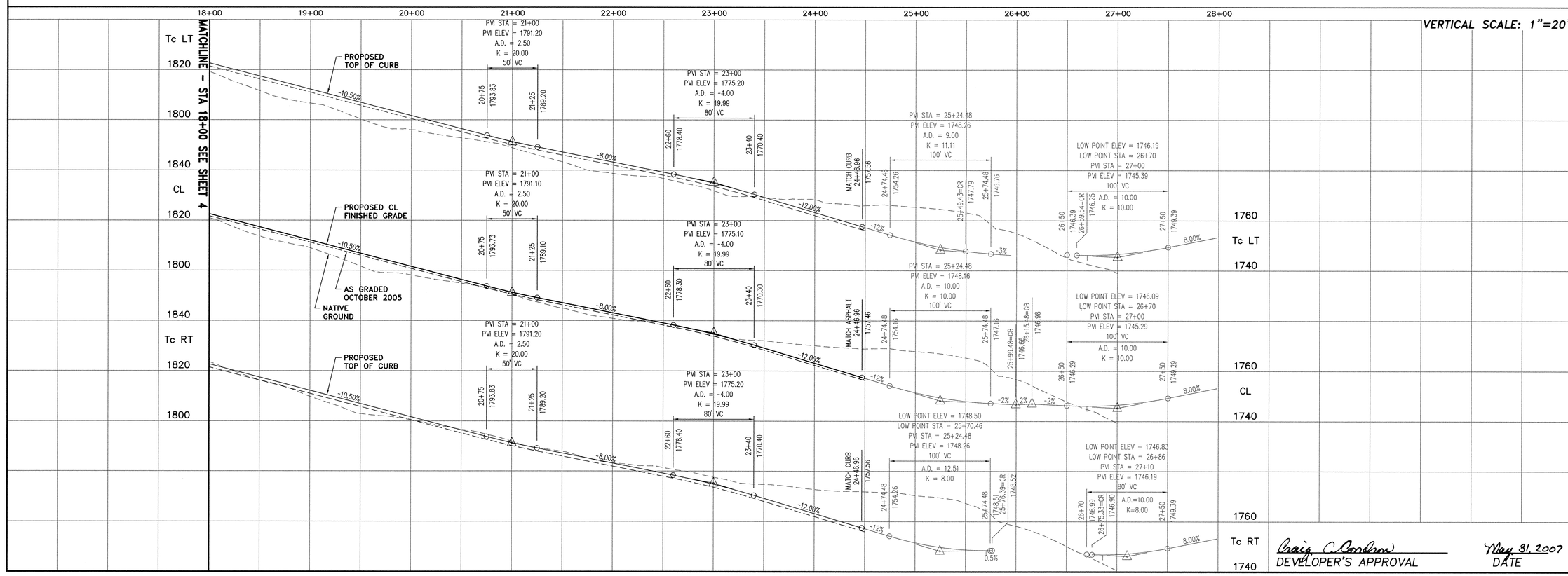

Craig C. Condron
DEVELOPER'S APPROVAL

May 31, 2007
DATE

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37451
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Sheet: 3 of 8

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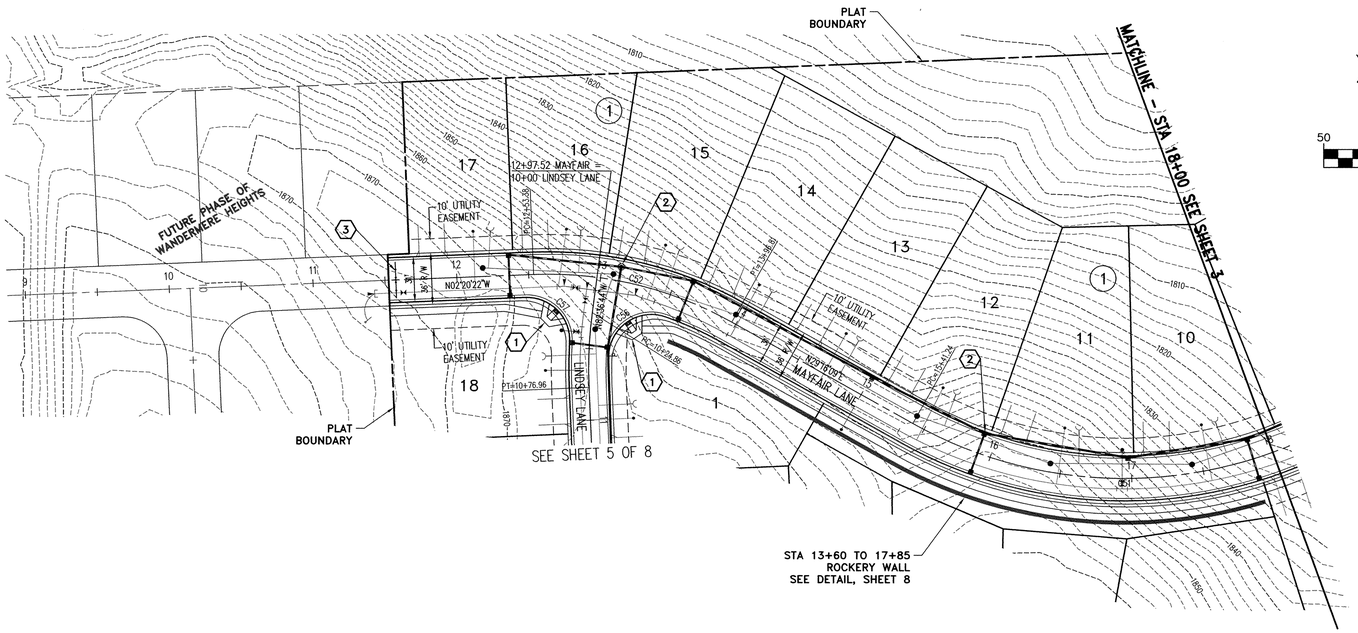

MCE

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NELSON WINN OGREN STATE OF WASHINGTON 22748 REGISTERED PROFESSIONAL ENGINEER 5/16/07
EXPIRES 9/24/07

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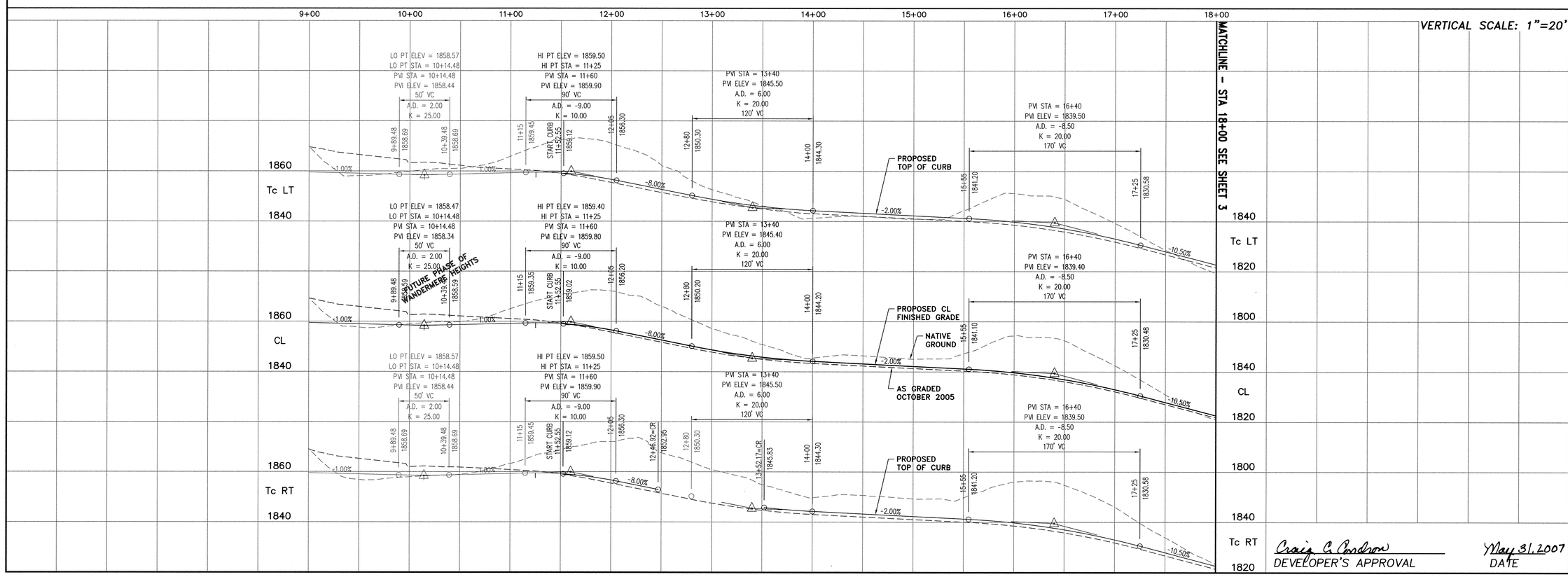
05/22/07	STREET CONSTRUCTION PLANS	NWO

CONSTRUCTION NOTES

1. CURB RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DESIGN "B".
2. SEE DRAINAGE DETAILS SHEET 7.
3. WSDOT TYPE III BARRICADE WITH "END OF ROADWAY" SIGN.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C51	309.19	300.00	169.90	295.68	59°03'00"
C52	143.44	260.00	73.59	141.62	31°36'31"
C56	56.40	30.00	41.08	48.45	107°43'03"
C57	50.05	30.00	33.08	44.44	95°35'06"

DATUM
NAVD '88
WSDOT GPS MON "GP32395-201" SR 395 MP 167.350
BRASS CAP SET IN CONCRETE IN CASE AND COVER
ELEVATION = 1748.385 FEET



Craig C. Gordon
DEVELOPER'S APPROVAL

May 31, 2007
DATE

Plat 1936-B Eng Rd + Drainage

Mountain Crest Enterprises Inc.
4024 East First Street
P.O. Box 1800, Mead, WA 99021
(509) 466-5794 Fax: 466-1514

WANDERMERE HEIGHTS PHASE 3
MAYFAIR LANE
STA 11+52.55 TO 18+00

STREET PLANS
County Plat No.: P-1936
MCE Project No.: 06-249
Sheet: 4 of 8

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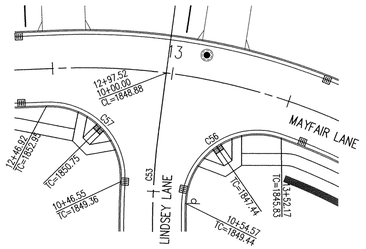
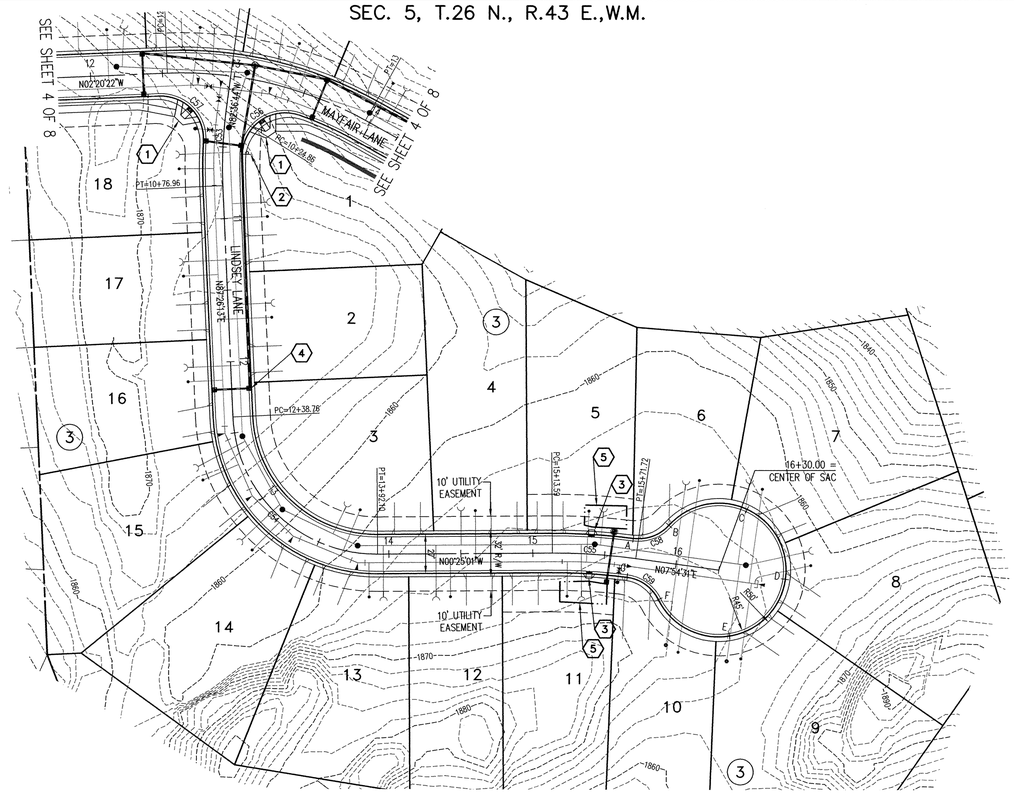
SEC. 5, T.26 N., R.43 E.,W.M.



INTERSECTION DETAIL

SCALE: 1" = 30'



UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
1(800)424-5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.
Contour Interval: 2 Feet

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1936B
DATE ACCEPTED: 6/6/07
ACCEPTANCE EXPIRES: 6/6/09
PROJECT LANE MILES PUBLIC: 1.1
PROJECT LANE MILES PRIVATE: 0.36
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

Date	Activity	By
03/22/07	ORIGINAL PREPARATION	NWO
05/01/07	COUNTY REVIEW COMMENTS	NWO
05/22/07	STREET CONSTRUCTION PLANS	NWO

NELSON WINNA OGREN STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER 5/31/07
EXPIRES 9/24/07

CONSTRUCTION NOTES

1. CURB RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DESIGN "B".
2. STOP SIGN AND STREET NAME SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
3. TYPE 1 CURB INLET, PER SPOKANE COUNTY STANDARD PLAN B-8. L=4' (TYPICAL)
4. SEE DRAINAGE DETAILS SHEET 7.
5. SEE DRAINAGE DETAILS SHEET 8.

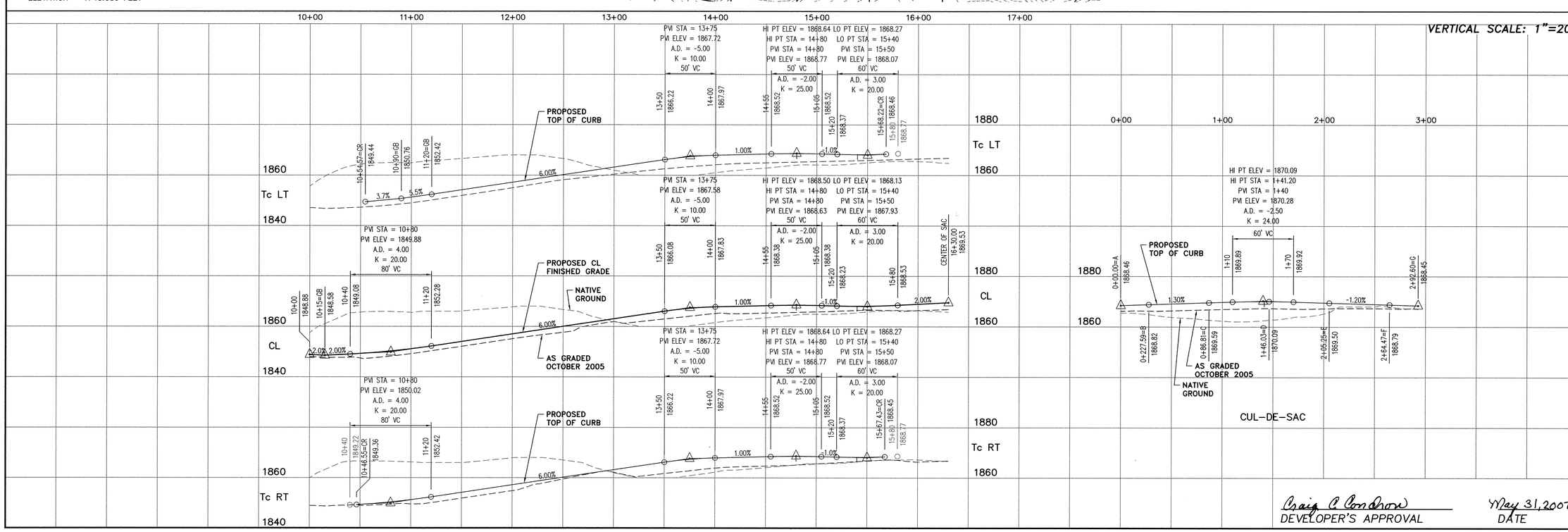
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C53	52.10	300.00	26.12	52.04	9°57'03"
C54	153.33	100.00	96.32	138.75	87°51'14"
C55	58.12	400.00	29.11	58.07	8°19'32"
C56	56.40	30.00	41.08	48.45	107°43'03"
C57	50.05	30.00	33.08	44.44	95°35'06"
C58	27.59	28.50	14.98	26.52	55°27'32"
C59	28.12	28.50	15.33	27.00	56°32'23"

DATUM

NAVD '88
WSDOT GPS MON "GP32395-201" SR 395 MP 167.350
BRASS CAP SET IN CONCRETE IN CASE AND COVER
ELEVATION = 1748.385 FEET

VERTICAL SCALE: 1"=20'



Craig A. Condrow
DEVELOPER'S APPROVAL

May 31, 2007
DATE

Plat 1936-B Eng Rd + Drainage

Mountain Crest Enterprises Inc.
4024 East First Street
P.O. Box 1800, Mead, WA 99021
(509) 466-5794 Fax: 466-1514

WANDERMERE HEIGHTS PHASE 3
LINDSEY LANE
STA 10+00 TO 16+30

STREET PLANS
County Plat No.: P-1936
MCE Project No.: 06-249
Sheet: 5 of 8

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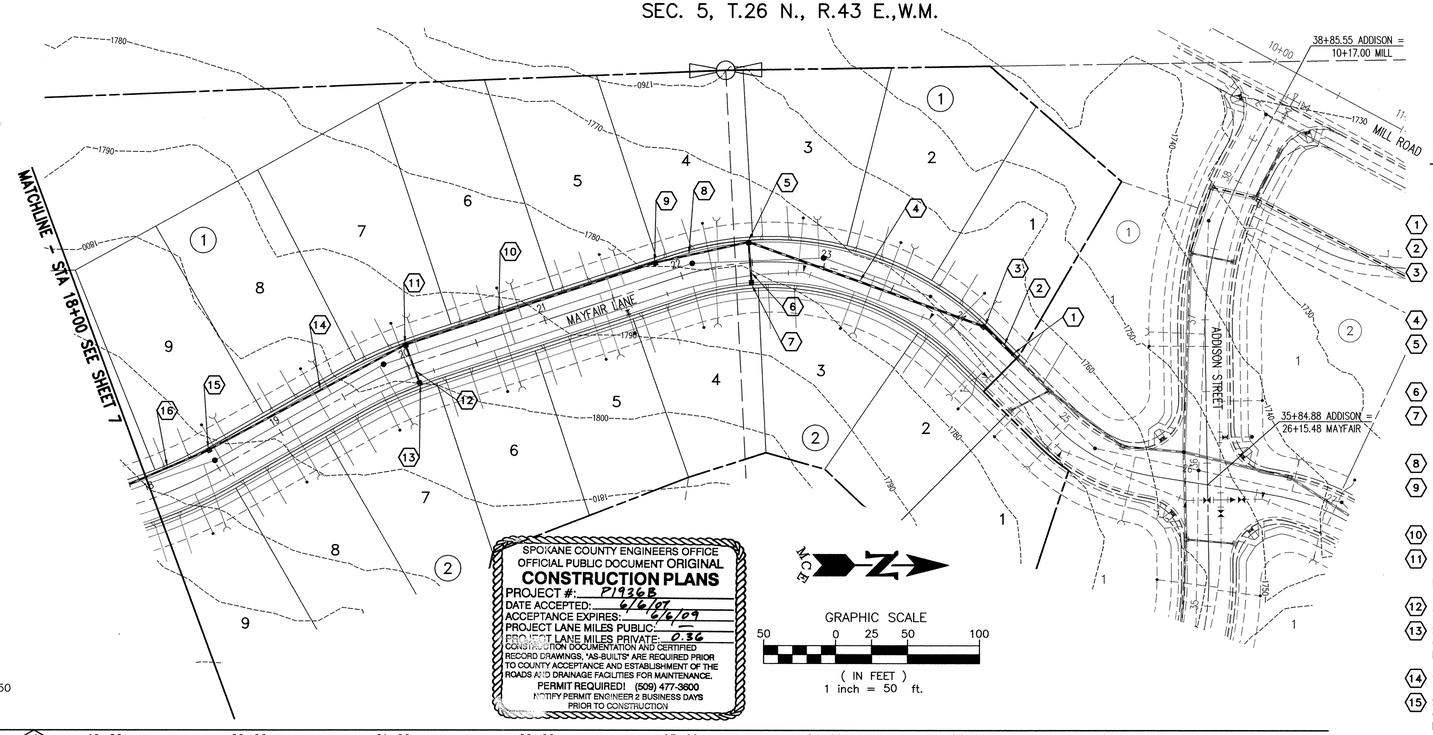
SEC. 5, T.26 N., R.43 E.,W.M.



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1936B
DATE ACCEPTED: 6/6/07
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UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
1(800)424-5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

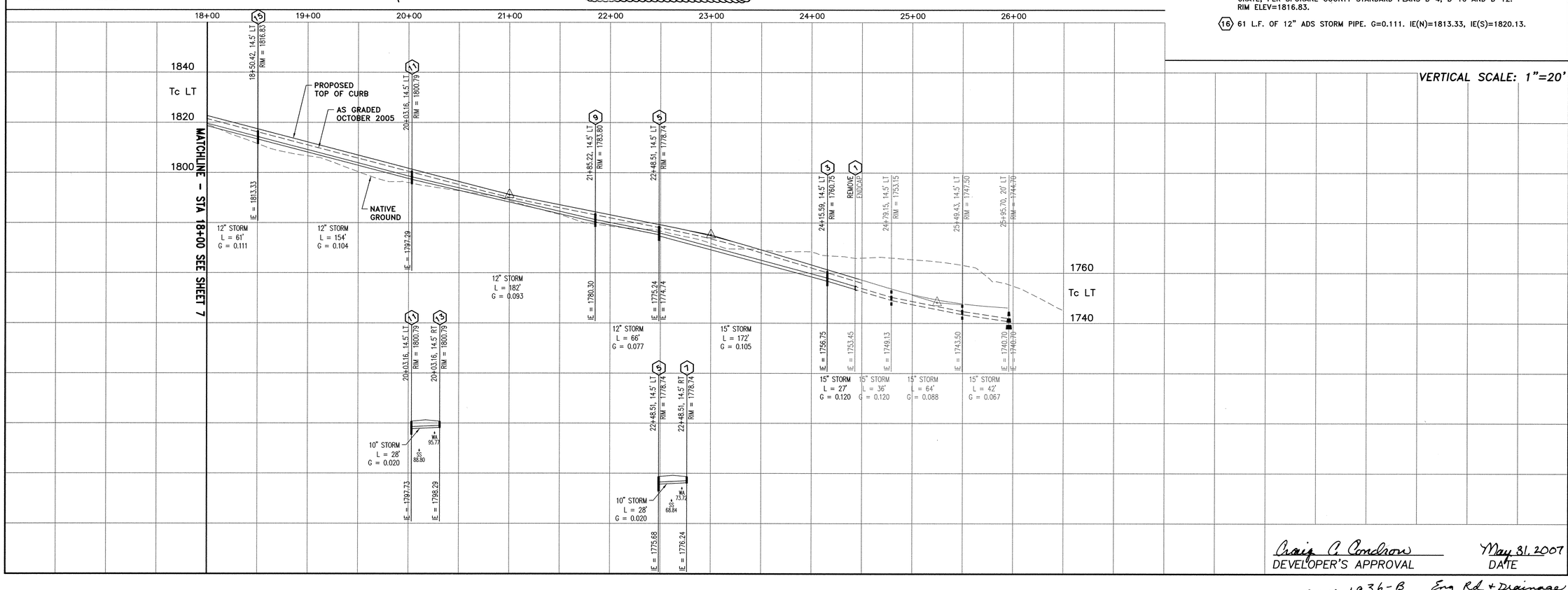
CONSTRUCTION NOTES

- ALL INLET STRUCTURES SHALL BE INSTALLED WITH 1" DEEP GUTTER DEPRESSION PER SPOKANE COUNTY STANDARD PLAN B-18. RIM ELEVATIONS NOTED INCLUDE 1" DEPRESSION.

1. STA 24+43, REMOVE EXISTING ENDCAP AND EXTEND 15" STORM PIPE.
2. 27 L.F. OF 15" ADS STORM PIPE. G=0.120. IE(E)=1753.45, IE(W)=1756.75.
3. STA 24+15.59, 14.5' LT. TYPE 1L CATCH BASIN, PER WSDOT STANDARD PLAN B-1A, WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-10 AND B-12. RIM ELEV=1760.75.
4. 172 L.F. OF 15" ADS STORM PIPE. G=0.105. IE(NE)=1756.75, IE(SW)=1774.74.
5. STA 22+48.51, 14.5' LT. TYPE 1L CATCH BASIN, PER WSDOT STANDARD PLAN B-1A, WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-10 AND B-12. RIM ELEV=1778.74.
6. 28 L.F. OF 10" ADS STORM PIPE. G=0.020. IE(E)=1776.24, IE(W)=1775.68.
7. STA 22+48.51, 14.5' RT. TYPE 1 CONCRETE INLET WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-5, B-10 AND B-12. RIM ELEV=1778.74.
8. 66 L.F. OF 12" ADS STORM PIPE. G=0.077. IE(N)=1775.24, IE(S)=1780.30.
9. STA 21+85.22, 14.5' LT. TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-4, B-10 AND B-12. RIM ELEV=1783.80.
10. 182 L.F. OF 12" ADS STORM PIPE. G=0.093. IE(N)=1780.30, IE(S)=1797.29.
11. STA 20+03.16, 14.5' LT. TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-4, B-10 AND B-12. RIM ELEV=1800.79.
12. 28 L.F. OF 10" ADS STORM PIPE. G=0.020. IE(E)=1798.29, IE(W)=1797.73.
13. STA 20+03.16, 14.5' RT. TYPE 1 CONCRETE INLET WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-5, B-10 AND B-12. RIM ELEV=1800.79.
14. 154 L.F. OF 12" ADS STORM PIPE. G=0.104. IE(N)=1797.29, IE(S)=1813.33.
15. STA 18+50.42, 14.5' LT. TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-4, B-10 AND B-12. RIM ELEV=1816.83.
16. 61 L.F. OF 12" ADS STORM PIPE. G=0.111. IE(N)=1813.33, IE(S)=1820.13.

DATUM

NAVD '88
WSDOT GPS MON "GP32395-201" SR 395 MP 167.350
BRASS CAP SET IN CONCRETE IN CASE AND COVER
ELEVATION = 1748.385 FEET



Date	Activity	By
03/22/07	ORIGINAL PREPARATION	NWO
05/01/07	COUNTY REVIEW COMMENTS	NWO
05/22/07	STREET CONSTRUCTION PLANS	NWO

NELSON WINN OGDEN STATE OF WASHINGTON 37451 REGISTERED PROFESSIONAL ENGINEER
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EXPIRES 9/24/07

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WANDERMERE HEIGHTS PHASE 3
MAYFAIR LANE
STORM SEWER SYSTEM

Craig A. Condron
DEVELOPER'S APPROVAL

May 31, 2007
DATE

STREET PLANS
County Plat No.: P-1936
MCE Project No.: 06-249
Sheet: 6 of 8

Plat 1936-B Eng Rd + Drainage

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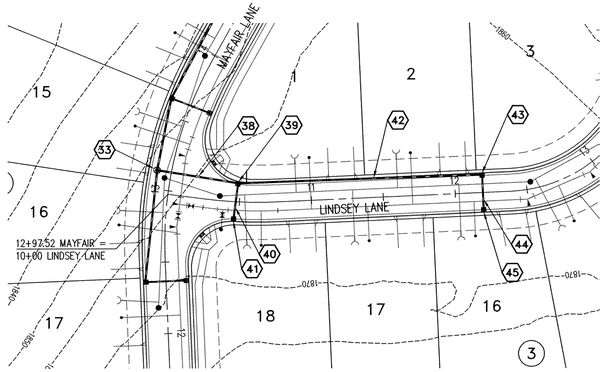
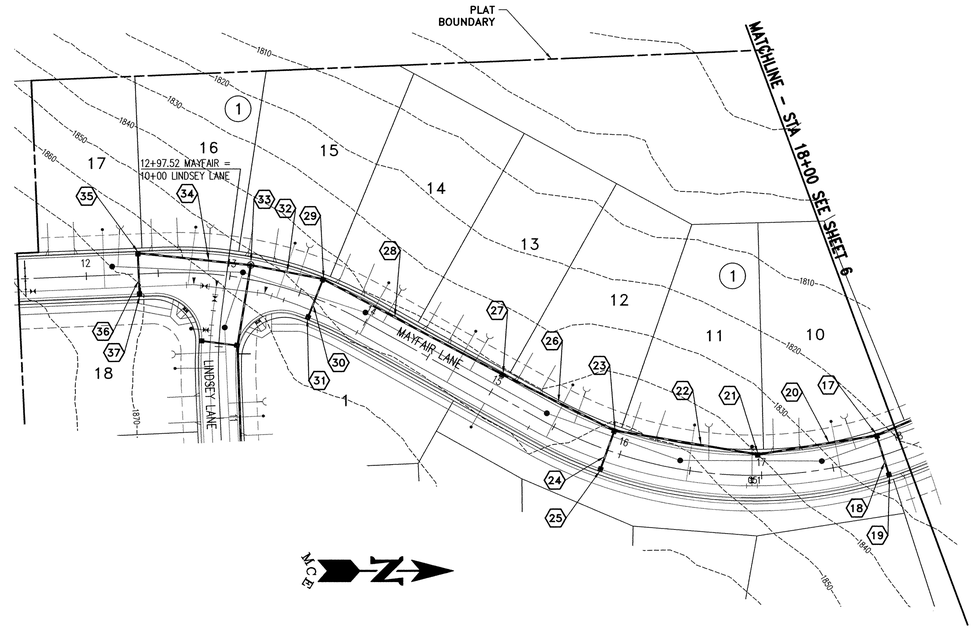
SEC. 5, T.26 N., R.43 E.,W.M.





GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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DATUM
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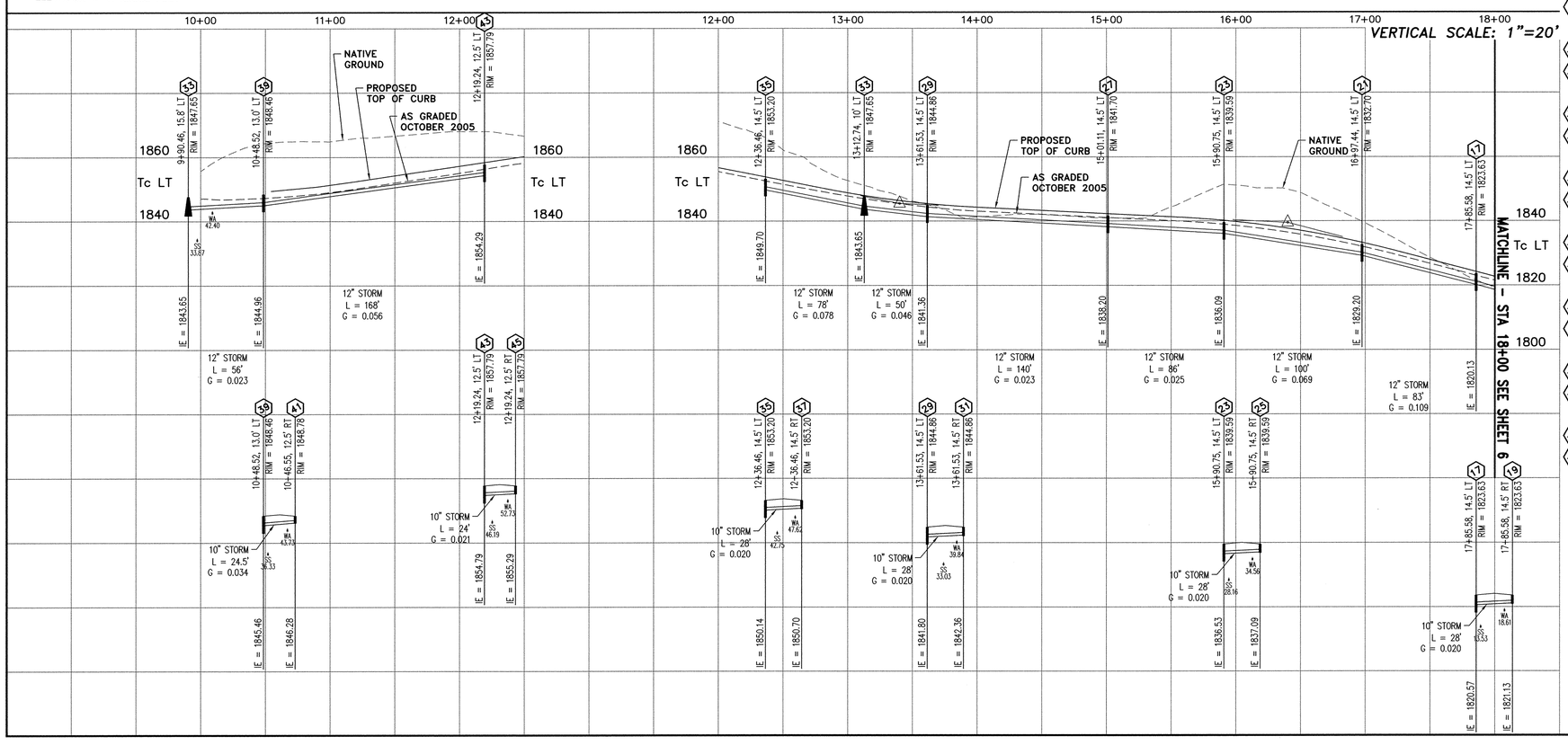

CONSTRUCTION NOTES

– ALL INLET STRUCTURES SHALL BE INSTALLED WITH 1" DEEP GUTTER DEPRESSION PER SPOKANE COUNTY STANDARD PLAN B-18. RIM ELEVATIONS NOTED INCLUDE 1" DEPRESSION.

(17) STA 17+85.58, 14.5' LT. TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-4, B-10 AND B-12. RIM ELEV=1823.63.

(18) 28 L.F. OF 10" ADS STORM PIPE. G=0.020. IE(E)=1821.13, IE(W)=1820.57.

(19) STA 17+85.58, 14.5' RT. TYPE 1 CONCRETE INLET WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-5, B-10 AND B-12. RIM ELEV=1823.63.

(20) 83 L.F. OF 12" ADS STORM PIPE. G=0.109. IE(N)=1820.13, IE(S)=1829.20.

(21) STA 16+97.44, 14.5' LT. TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-4, B-10 AND B-12. RIM ELEV=1832.70.

(22) 100 L.F. OF 12" ADS STORM PIPE. G=0.069. IE(N)=1829.20, IE(S)=1836.09.

(23) STA 15+90.75, 14.5' LT. TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-4, B-10 AND B-12. RIM ELEV=1839.59.

(24) 28 L.F. OF 10" ADS STORM PIPE. G=0.020. IE(E)=1837.09, IE(W)=1836.53.

(25) STA 15+90.75, 14.5' RT. TYPE 1 CONCRETE INLET WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-5, B-10 AND B-12. RIM ELEV=1839.59.

(26) 86 L.F. OF 12" ADS STORM PIPE. G=0.025. IE(N)=1836.09, IE(S)=1838.20.

(27) STA 15+01.11, 14.5' LT. TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-4, B-10 AND B-12. RIM ELEV=1841.70.

(28) 140 L.F. OF 12" ADS STORM PIPE. G=0.023. IE(N)=1838.20, IE(S)=1841.36.

(29) STA 13+61.53, 14.5' LT. TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-4, B-10 AND B-12. RIM ELEV=1844.86.

(30) 28 L.F. OF 10" ADS STORM PIPE. G=0.020. IE(E)=1842.36, IE(W)=1841.80.

(31) STA 13+61.53, 14.5' RT. TYPE 1 CONCRETE INLET WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-5, B-10 AND B-12. RIM ELEV=1844.86.

(32) 50 L.F. OF 12" ADS STORM PIPE. G=0.046. IE(N)=1841.36, IE(S)=1843.65.

(33) STA 13+12.74, 10' LT. TYPE I-48 MANHOLE WITH MANHOLE RING AND SOLID COVER, PER SPOKANE COUNTY STANDARD PLANS U-5 (W/O CHANNEL), AND U-14. RIM ELEV=1847.65.

(34) 78 L.F. OF 12" ADS STORM PIPE. G=0.078. IE(N)=1843.65, IE(S)=1849.70.

(35) STA 12+36.46, 14.5' LT. TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-4, B-10 AND B-12. RIM ELEV=1853.20.

(36) 28 L.F. OF 10" ADS STORM PIPE. G=0.020. IE(E)=1850.70, IE(W)=1850.14.

(37) STA 12+36.46, 14.5' RT. TYPE 1 CONCRETE INLET WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-5, B-10 AND B-12. RIM ELEV=1853.20.

(38) 56 L.F. OF 12" ADS STORM PIPE. G=0.023. IE(E)=1844.96, IE(W)=1843.65.

(39) STA 10+48.52, 13.0' LT (LINDSEY LANE). TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-4, B-10 AND B-12. RIM ELEV=1848.46.

(40) 24.5 L.F. OF 10" ADS STORM PIPE. G=0.034. IE(N)=1845.46, IE(S)=1846.28.

(41) STA 10+48.52, 12.5' RT (LINDSEY LANE). TYPE 1 CONCRETE INLET WITH TYPE 2 FRAME (W/ HOOD) AND TYPE 3 GRATE, PER SPOKANE COUNTY STANDARD PLANS B-5, B-11 AND B-14. RIM ELEV=1848.78.

(42) 168 L.F. OF 12" ADS STORM PIPE. G=0.056. IE(E)=1854.29, IE(W)=1844.96.

(43) STA 12+19.24, 12.5' LT (LINDSEY LANE). TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-4, B-10 AND B-12. RIM ELEV=1857.79.

(44) 24 L.F. OF 10" ADS STORM PIPE. G=0.021. IE(N)=1854.79, IE(S)=1855.29.

(45) STA 12+19.24 12.5' RT (LINDSEY LANE). TYPE 1 CONCRETE INLET WITH TYPE 1 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-5, B-10 AND B-12. RIM ELEV=1857.79.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1936B
DATE ACCEPTED: 6/6/07
ACCEPTANCE EXPIRES: 6/6/09
PROJECT LANE MILES PUBLIC:
PROJECT LANE MILES PRIVATE: 0.36
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

Craig A. Condron — DEVELOPER'S APPROVAL
May 31, 2007 — DATE

Plat 1936-B Eng Rd + Drainage

Date	Activity	By
03/22/07	ORIGINAL PREPARATION	NWO
05/01/07	COUNTY REVIEW COMMENTS	NWO
05/22/07	STREET CONSTRUCTION PLANS	NWO

NELSON WINN OGREN — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — 37451 — 5/31/07
EXPIRES 9/24/07

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WANDERMERE HEIGHTS PHASE 3
MAYFAIR LANE/COURT STORM SEWER SYSTEM

STREET PLANS
County Plat No.: P-1936
MCE Project No.: 06-249
Sheet: 7 of 8

N:\Projects\06-249\dwg\Street_Details.dwg, 5/23/2007 3:33:45 PM, NWO

SEC. 5, T.26 N., R.43 E.,W.M.

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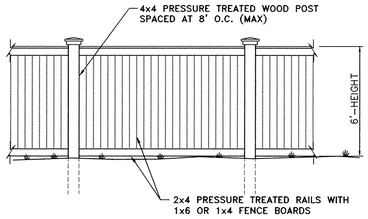
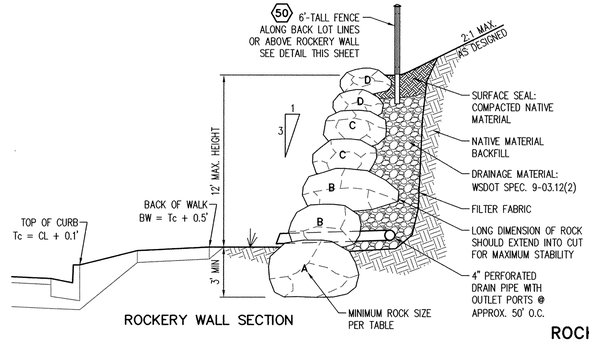
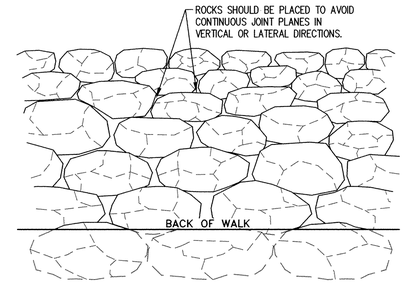


ROCKERY FENCE DETAIL

NOT TO SCALE



ROCKERY WALL SECTION



ROCK TABLE		
ROCK	MINIMUM DIAMETER (FT)	APPROXIMATE WEIGHT (LBS)
A	5.0'	5,000 TO 6,000
B	4.5'	4,000 TO 5,000
C	4.0'	2,000 TO 4,000
D	3.0'	750 TO 2,000

WSDOT SPEC. 9-03.12(2)

GRAVEL BACKFILL FOR WALLS:

SIEVE:	PASSING:
4"	100%
1/4"	25-70%
#200	5.0% MAX.
S.E.	52 MIN.

ROCKERY WALL CONSTRUCTION NOTES

THE LARGER THE ROCK, THE MORE COMPETENT THE ROCKERY WALL SHOULD BE. LARGEST SIZE ROCK MUST BE PLACED IN THE LOWER PORTION OF THE ROCKERY.

ALL ROCK SHALL CONSIST OF ANGULAR LEDGE ROCK, NO ROUNDED BOULDERS.

EACH ROCK SHOULD BEAR ON TWO OR MORE ROCKS BELOW IT, WITH GOOD FLAT-TO-FLAT CONTACT.

MAXIMUM INCLINATION OF SLOPE ABOVE AND BEHIND THE ROCKERY IS 2H:1V.

MINIMUM THICKNESS OF DRAINAGE MATERIAL BEHIND THE ROCKERY IS 12"

BACKFILL SHALL BE PLACED IN 8 TO 10 INCH LOOSE LIFTS AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557.

ROCKERY WALLS GREATER THAN 8' IN HEIGHT SHALL BE INSTALLED UNDER PERIODIC OBSERVATION OF THE CONSTRUCTION INSPECTOR.

CONSTRUCTION NOTES

- DETENTION PONDS SHALL BE SEEDED WITH DRYLAND GRASS SEED MIX, AT A MINIMUM, PER SPECIFICATIONS NOTED ON SHEET 2.

46 STA 15+53.0, 18.0' RT. TYPE 1 CONCRETE INLET WITH TYPE 1 FRAME AND TYPE 2 GRATE, PER SPOKANE COUNTY STANDARD PLANS B-5, B-10 AND B-13. RIM ELEV=1867.50.

47 34 L.F. OF 10" ADS STORM PIPE. G=0.0735. IE(E)=1865.00, IE(W)=1862.50.

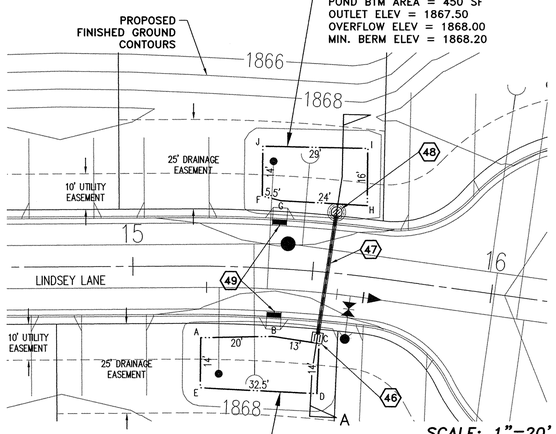
48 STA 15+55.0, 17.0' LT. TYPE A DRYWELL WITH TYPE 4 FRAME AND GRATE, PER SPOKANE COUNTY STANDARD PLANS B-1 AND B-15. RIM ELEV=1867.50.

49 TYPE 1 CURB INLET, PER SPOKANE COUNTY STANDARD PLAN B-8. L=4' (TYPICAL).

50 6'-TALL CEDAR FENCE (OR EQUIVALENT) ALONG BACK LOT LINES OR ABOVE ROCKERY WALL, PER DETAILS THIS SHEET.

NELSON WINN OGREN STATE OF WASHINGTON 37145 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9/24/07

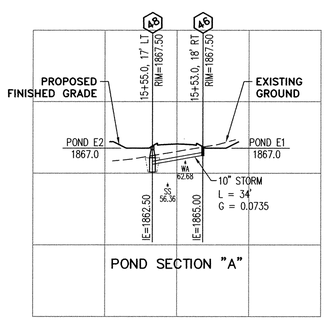
POND E2:
Tc AT INLET = 1868.27
POND BTM ELEV = 1867.00
POND BTM AREA = 450 SF
OUTLET ELEV = 1867.50
OVERFLOW ELEV = 1868.00
MIN. BERM ELEV = 1868.20



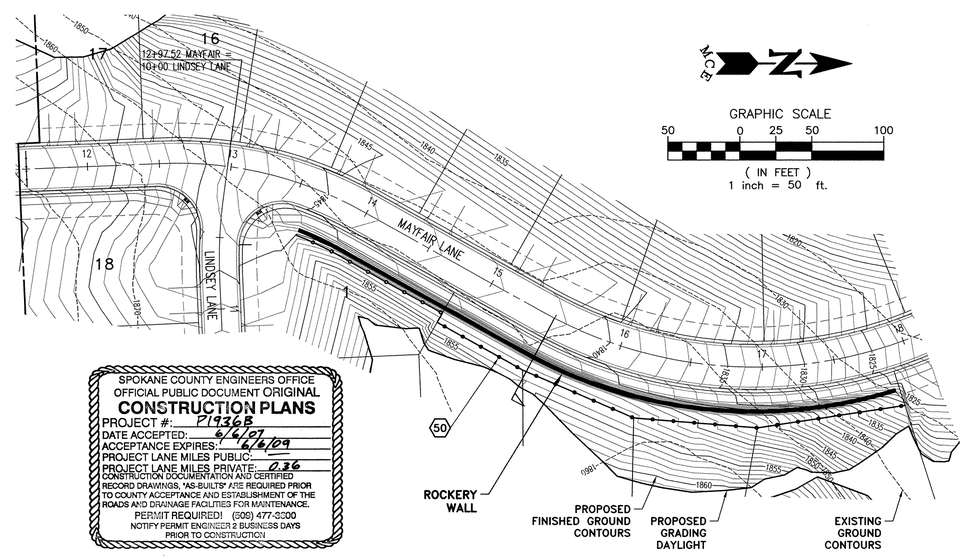
POND E1:
Tc AT INLET = 1868.27
POND BTM ELEV = 1867.00
POND BTM AREA = 470 SF
OUTLET ELEV = 1867.50
OVERFLOW ELEV = 1868.00
MIN. BERM ELEV = 1868.20

POND CORNERS

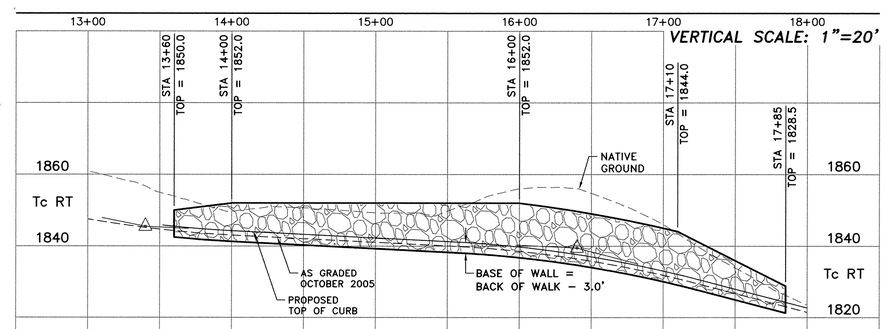
STATION AND OFFSET FROM LINDSEY LANE			
POND	POINT	STATION	OFFSET
E1	A	15+19.0	20.0'
	B	15+40.0	19.0'
	C	15+53.6	20.0'
	D	15+54.5	34.0'
	E	15+19.0	34.0'
E2	F	15+35.0	20.0'
	G	15+40.0	19.0'
	H	15+62.9	19.8'
	I	15+61.3	35.7'
	J	15+34.5	34.0'



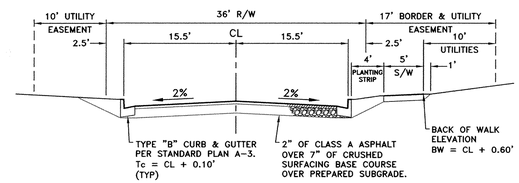
POND SECTION "A"



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1936B
DATE ACCEPTED: 6/6/07
ACCEPTANCE EXPIRES: 6/6/09
PROJECT LANE MILES PUBLIC:
PROJECT LANE MILES PRIVATE: 0.36
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) 477-3300
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

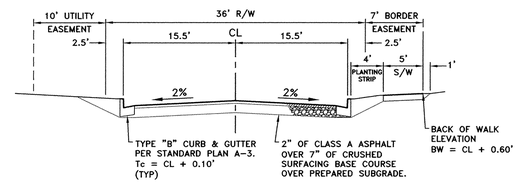


ROCKERY WALL PROFILE



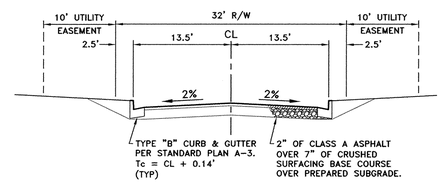
MAYFAIR LANE

STA 11+52.55 TO 13+00 AND STA 18+00 TO 24+46.96 NOT TO SCALE



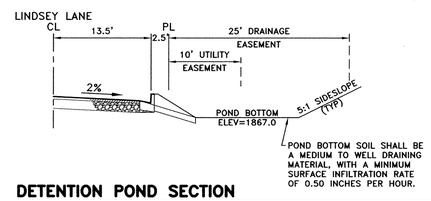
MAYFAIR LANE

STA 13+00 TO 18+00 NOT TO SCALE



LINDSEY LANE

NOT TO SCALE



DETENTION POND SECTION

NOT TO SCALE

DATUM
NAVD '88
WSDOT GPS MON "GP32395-201" SR 395 MP 167.350
BRASS CAP SET IN CONCRETE IN CASE AND COVER
ELEVATION = 1748.385 FEET

Craig A. Condron
DEVELOPER'S APPROVAL

May 31, 2007
DATE

P1936-B Eng Rd + Drainage

Mountain Crest Enterprises Inc.
4024 East First Street
P.O. Box 1800, Mead, WA 99021
(509) 466-5794 Fax: 466-1514

WANDERMERE HEIGHTS PHASE 3
STREET & DRAINAGE DETAILS

STREET PLANS
County Plat No.: P-1936
MCE Project No.: 06-249
Sheet: 8 of 8

N:\Projects\06-249\dwg\Street_Details.dwg, 5/23/2007 3:34:30 PM, NWO