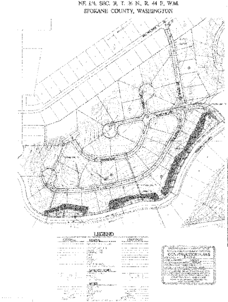
COVER SHEET FOR
HIGH POINT - WOODLAND ESTATES

STREET AND STORM DRAINAGE PLANS

NE 1/4, SEC. 31, T. 25 N., R. 44 E. W.M.
SPOKANE COUNTY, WASHINGTON

STREET GENERAL NOTES

STORM DRAINAGE NOTES



VICINITY MAP

LEGEND

NAVD 88 DATUM

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BLUE SPRUCE LANE AND COURT STA. 10+00 TO STA. 19+00	SHEET 2
BLUE SPRUCE LANE AND COURT STA. 19+00 TO STA. 27+05.21	SHEET 3
BLACK OAK LANE AND COURT STA. 10+00 TO STA. 18+27.34	SHEET 4
CYPRESS LANE AND COURT STA. 10+00 TO STA. 13+85.08	SHEET 5
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DEVELOPER'S APPROVAL DATE

HIGH POINT - WOODLAND ESTATES
COVER SHEET

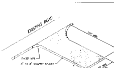
COVER SHEET

1 OF 14

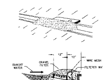
HIGH POINT - WOODLAND ESTATES

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

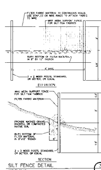
SECTION 31, T. 26 N., R. 44 E., W.M.
SPOKANE COUNTY, WASHINGTON



ROCK CONSTRUCTION EXIT (1)
NOT TO SCALE



GRAVEL FILTER DETAIL (2)
NOT TO SCALE



SILT FENCE DETAIL (3)
NOT TO SCALE

VICINITY MAP

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 3 AND GENERAL NOTE 5.
- LIMIT OF SOIL DISTURBANCE
- ROCK CONSTRUCTION EXIT. SEE DETAIL 1 AND GENERAL NOTE 6.
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM DRYWELL
- PROPOSED STORM DRAIN PIPE
- GRAVEL FILTER AND FILTER FABRIC INLET PROTECTION (GENERAL NOTES 4 AND 7) SEE DETAIL 2.

TABLE OF CONTENTS

COVER SHEET	SHEET 1
EROSION CONTROL PLAN	SHEET 2

LEGAL DESCRIPTION

31-26-44 & VISTA PLACE WOODLAND ESTATES UNPLATTED PTN LYING SOUTH OF BULL PINE – WOODLAND EST PUD & SOUTHWEST OF VISTA PLACE – WOODLAND EST PUD & NORTH OF WOODLAND EST & NORTH OF WOODLAND PARK DR LYING WITHIN NE1/4 TOGETHER WITH PORTION LOT 1 BLOCK 2 OF VISTA PLACE WOODLAND ESTATES DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID LOT 1, THENCE N54°08'55"W ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 124 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE N35°51'05"W ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 30 FEET; THENCE N54°08'55"E A DISTANCE OF 20 FEET; THENCE N72°14'27"E A DISTANCE OF 108.74 FEET TO THE POINT OF BEGINNING. ALSO TOGETHER WITH PORTION OF LOT 2 OF BLOCK 1 OF VISTA PLACE WOODLAND ESTATES DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE N35°51'05"W ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 10 FEET; THENCE N54°08'55"E A DISTANCE OF 141.77 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 164 FEET FROM WHICH POINT A RADIAL LINE BEARS N79°28'52"E; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°48'30" AN ARC DISTANCE OF 10.90 FEET TO THE SE CORNER OF SAID LOT 2; THENCE S54°08'55"W ALONG THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 137.44 FEET TO THE POINT OF BEGINNING.

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.

NAVD 88 DATUM
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED 11/21/00 BASED ON WSDOT MONUMENT GP 33290-143 AND GP 33290-147

UNDERGROUND SERVICE ALERT
ONE-CALL MEMBER
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 CALL 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.

DEVELOPER'S APPROVAL DATE

EROSION & SEDIMENT CONTROL GENERAL NOTES AND INFORMATION

1. A TEMPORARY EROSION/SEDIMENT CONTROL (T.E.S.C.) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE T.E.S.C. PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE T.E.S.C. 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 T.E.S.C. PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE T.E.S.C. PLAN.

3. THE EROSION/SEDIMENT CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE T.E.S.C. 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.

4. GEOTEXTILE FABRIC IS TO BE PLACED ON THE RIMS, 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.

5. THE SILT FENCES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO OTHER SITE WORK, AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION EXITS AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE. SEE DETAIL 1, THIS SHEET.

7. 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.

8. PROPERTY OWNER: LANDWORKS DEVELOPMENT LLC, (509) 922-7400
PERMIT APPLICANT: BRYAN WALKER, LANDWORKS DEVELOPMENT LLC, (509) 922-7400
CONTACT PERSON ON SITE: BRYAN WALKER, (509) 922-7400

9. PROJECT LOCATION: IN SPOKANE COUNTY, NORTH OF WOODLAND PARK DRIVE AND WEST OF NORTHWOOD DRIVE, IN SECTION 31, TOWNSHIP 26 NORTH, RANGE 44 EAST, W.M.

10. PROJECT DESCRIPTION: HIGH POINT IS A RESIDENTIAL SUBDIVISION CONSISTING OF 48 LOTS AND WILL REQUIRE CONSTRUCTION OF ROADS, SANITARY SEWER, WATER, AND STORM DRAINAGE FACILITIES. THE IMPROVEMENTS CONSIST OF APPROXIMATELY 3300 LINEAR FEET OF PRIVATE ROADWAY AND CURB.

11. DESCRIPTION OF T.E.S.C. MEASURES: USE OF SILT FENCES, GRAVEL FILTERS AND ROCK CONSTRUCTION EXITS. ALL T.E.S.C. MEASURES MENTIONED ABOVE ARE TEMPORARY AND WILL BE REMOVED AFTER YARDS ARE LANDSCAPED.

12. EXISTING VEGETATION: CONIFERS AND DRYLAND GRASS

13. PLAN PREPARATION DATE: JAN. 19, 2005

14. SOILS: BhB BERNHILL SILT LOAM, 0-20% SLOPES
SfC SPOKANE VERY ROCKY COMPLEX, 0-30% SLOPES
SkE SPOKANE EXTREMELY ROCKY COMPLEX, 30-70% SLOPES

15. 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 90 lbs/ACRE.

16. CONTROL OF POLLUTANTS:
ANY SPILLS WILL BE HANDLED ACCORDING TO D.O.E. AND D.C.H. GUIDELINES.

17. SEED MIX:
EXCAVATION AND EMBANKMENT BANKS AND ALL DISTURBED AREAS WILL REQUIRE STABILIZATION WITH HYDROSEEDING METHODS. THE SEED MIXTURE SHALL CONSIST OF THE FOLLOWING GRASS SPECIES:

20% ELKA PERENNIAL RYE
20% DURAN HARD FESCUE
45% COVAR SHEEP / FESCUE
15% RELIGENS CANADIAN BLUEGRASS

GRASS SEED: 90 LBS. / ACRE
FERTILIZER: 16 16 16 TIMED RELEASE AT 300 LBS. / ACRES

18. 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.

MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE TEMPORARY E.S.C. 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 DEPOSITS REMAINING IN PLACE AFTER THE E.S.C. STRUCTURE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

6. ALL TEMPORARY AND PERMANENT E.S.C. PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

7. ALL TEMPORARY E.S.C. 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.

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 SWEEPING TO REMOVE THE CONSTRUCTION DEBRIS FROM THE STREET.

9. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY USING WATER. APPLICATIONS OF WATER MAY BE REQUIRED SEVERAL TIMES PER DAY DURING CONSTRUCTION ACTIVITY.

CERTIFICATION STATEMENT: I CERTIFY THAT THIS EROSION AND SEDIMENT CONTROL PLAN MEETS THE E.S.C. REQUIREMENTS AS LISTED IN CHAPTER 4.5 OF THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT.

MARK L. KRIGBAUM, P.E.

CLC ASSOCIATES

TEMPORARY EROSION CONTROL
HIGH POINT - WOODLAND ESTATES
SPOKANE, WASHINGTON

EROSION CONTROL COVER

DATE / REVISION / DESCRIPTION: ORIGINAL PREPARATION

PROJECT #
DRAWN BY: LCR
DESIGNED BY: SKF
CHECKED BY: MLK

P-1729'd Eng Road Drainage

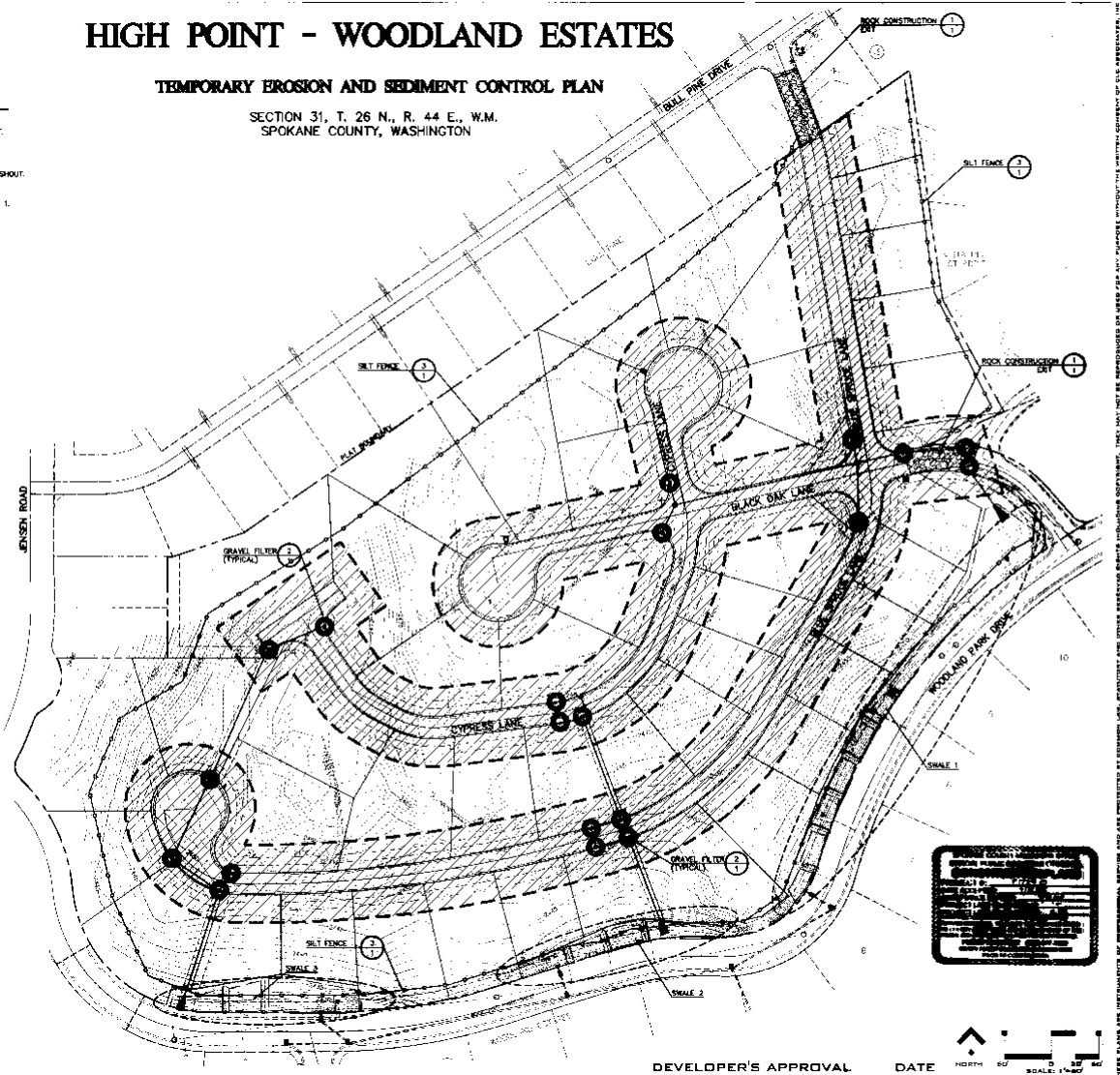
HIGH POINT - WOODLAND ESTATES

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SECTION 31, T. 26 N., R. 44 E., W.M.
SPOKANE COUNTY, WASHINGTON

LEGEND

- STORM DRAINAGE POND – NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7, SHEET 1.
- STORM DRAINAGE STRUCTURE – NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7, SHEET 1.
- SILT FENCE. SEE DETAIL 1 AND GENERAL NOTE 5, SHEET 1.
- LIMIT OF SOIL DISTURBANCE
- ROCK CONSTRUCTION ENTRY. SEE DETAL 1 AND GENERAL NOTE 6, SHEET 1.
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM DRYWELL
- PROPOSED STORM DRAIN PIPE
- GRAVEL FILTER AND FILTER FABRIC INLET PROTECTION (GENERAL NOTES 4 AND 7, SHEET 1) SEE DETAIL 3, SHEET 1.



NAVD 88 DATUM
ESTABLISHED ON-SITE BY GPS
SURVEY PERFORMED 11/21/00
BASED ON WSDOT MONUMENT
GP 32290-143 AND GP 33290-147

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DEVELOPER'S APPROVAL DATE

NORTH SCALE: 1"=80'

ELE ASSOCIATES
13130 E. INDIANA PKWY.
SUITE 101
SPOKANE VALLEY
WASHINGTON 99216
PHONE 509-924-9656
FAX 509-924-9657
OLYMPIA OFFICE

PROVIDING CIVIL ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE AND LAND SURVEYING

TEMPORARY EROSION CONTROL
HIGH POINT - WOODLAND ESTATES
SPOKANE, WASHINGTON

MARK L. KRUEGER
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
9-5-03
EXPIRES 4/14/2004
PREPARED UNDER THE DIRECT SUPERVISION OF MARK L. KRUEGER REGISTRATION NO. 19508 AND ON BEHALF OF ELE ASSOCIATES

NO.	DESCRIPTION	DATE
1	ORIGINAL PREPARATION	9-5-03

EROSION CONTROL PLAN

PROJECT #: 8041.01
DRAWN BY: LDS
DESIGNED BY: ACP
CHECKED BY: MLK

2 OF 2

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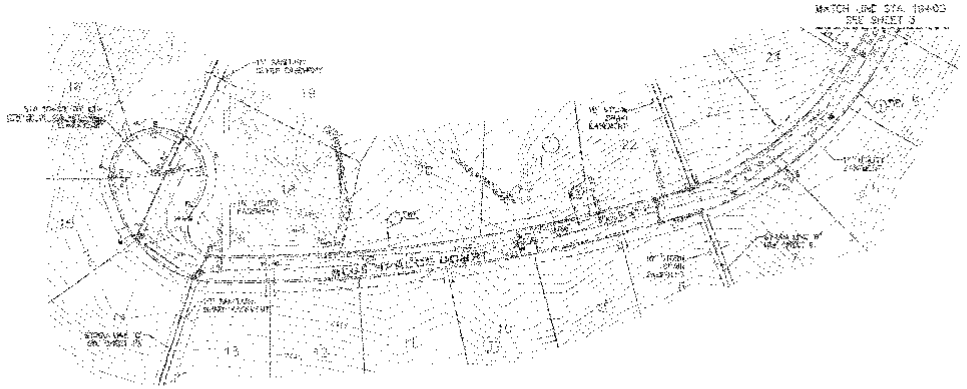
P-1729 'O' Elk Road - Prairie

SEC 31, T. 26 N., R. 44 E., W.M.
SPOKANE COUNTY, WASHINGTON

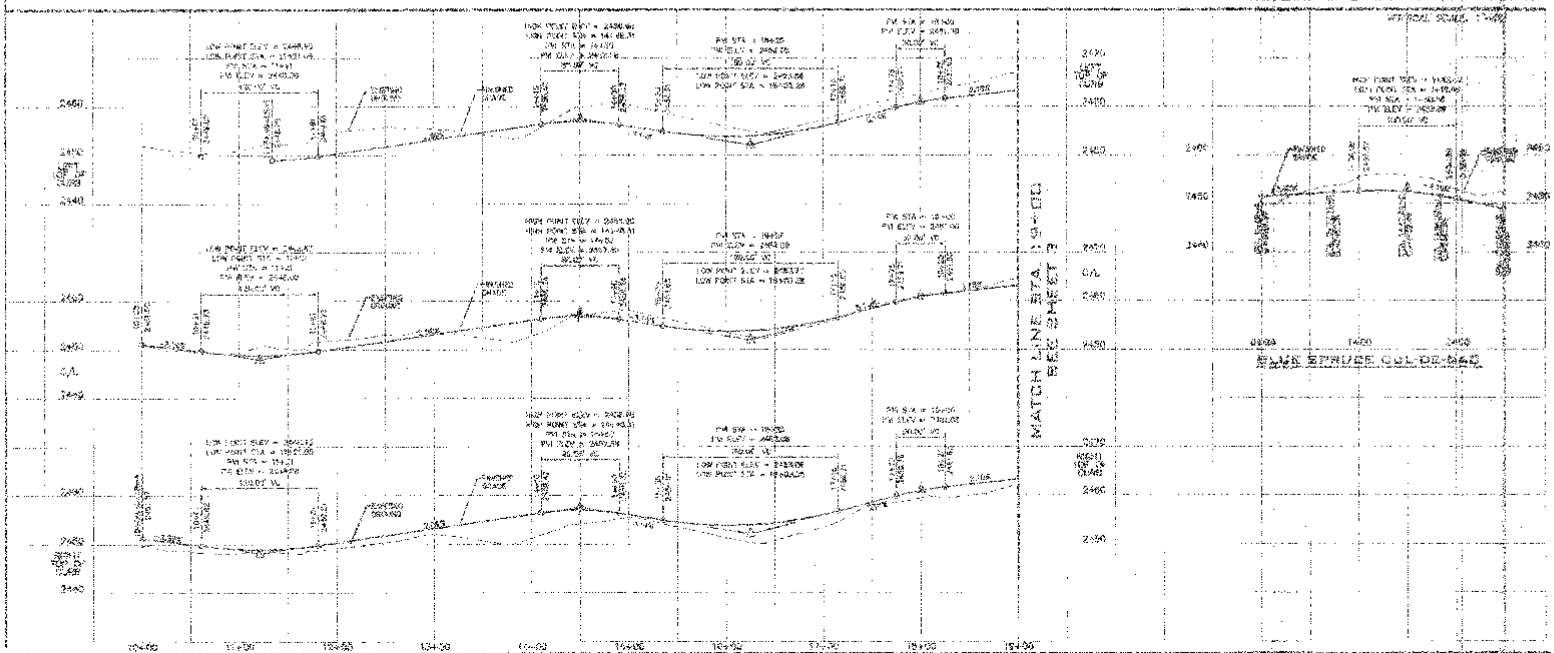


MAYO'S DATUM

CONSTRUCTION NOTES

GENERAL NOTES

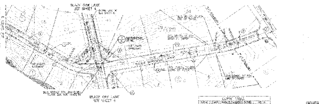
DEVELOPER'S APPROVAL



STREET AND STORM DRAINAGE PLANS
HIGH POINT
WOODLAND ESTATES
BLUE SPRUCE LANE & COURT
STA. 10+00 TO STA. 19+00
SPOKANE COUNTY, WASHINGTON

BLUE SPRUCE LANE P & P

SEC. 3, T. 26 N., R. 44 E., W.M.
SPOKANE COUNTY, WASHINGTON



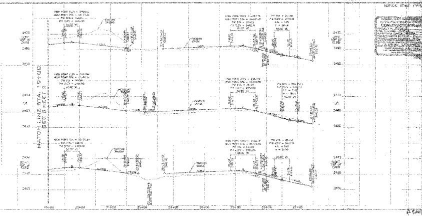
NAVD'88 DATUM

CONSTRUCTION NOTES

CURVE TABLE

GENERAL NOTES

DEVELOPER'S APPROVAL



STREET AND STORM DRAINAGE PLANS

HIGH POINTE

WOODLAND ESTATES

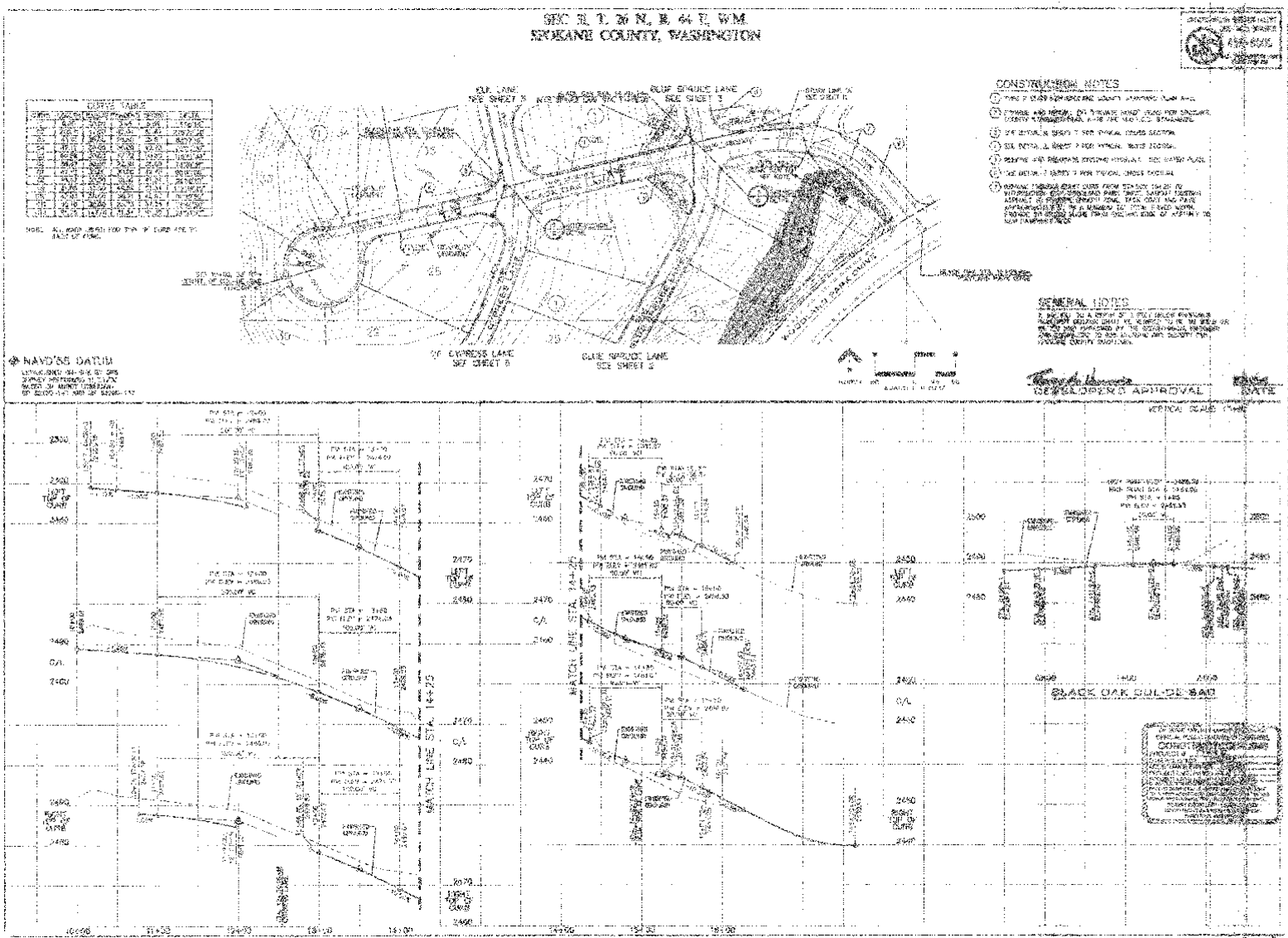
BLUE SPRUCE LANE & COURT

STA. 19+00 TO STA. 27+91.12

SPOKANE COUNTY, WASHINGTON

BLUE SPRUCE LANE P & P

SEC 31, T. 26 N., R. 44 E., W.M.
SPOKANE COUNTY, WASHINGTON

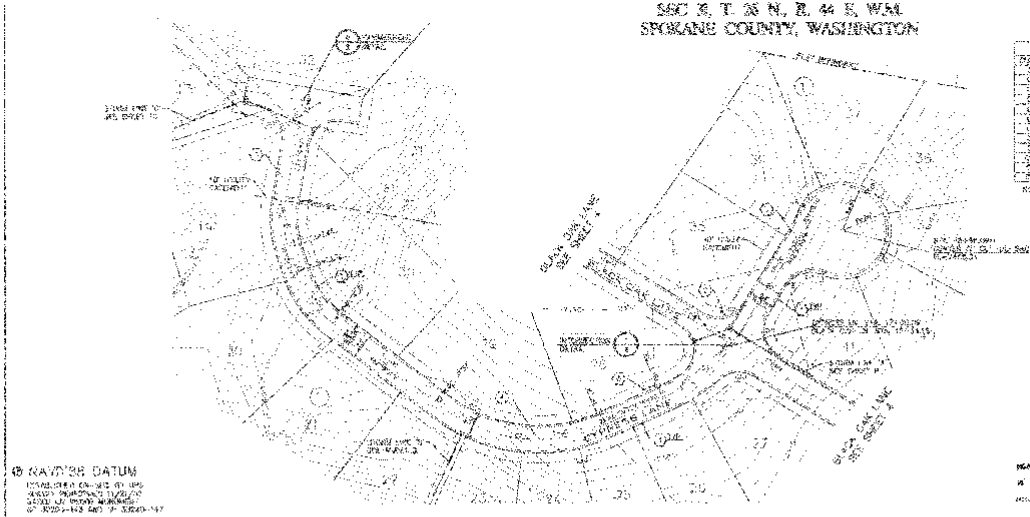


EXPRESS AND STEEN DRAINAGE PLANS
HIGH POINT
WOODLAND ESTATES
BLACK OAK LANE & COURT
STA. 10+00 TO STA. 15+27.34
SPOKANE COUNTY, WASHINGTON

BLACK OAK LN PLAN & PROFILE

Engineer Young

SEC 8, T 26 N, R 44 E, WM
SPOKANE COUNTY, WASHINGTON



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA
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C2	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C3	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C4	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C5	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C6	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C7	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C8	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C9	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C10	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C11	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C12	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C13	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C14	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C15	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C16	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C17	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C18	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C19	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C20	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C21	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
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C23	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C24	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
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C26	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C27	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C28	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C29	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
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C39	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C40	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C41	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C42	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C43	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C44	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C45	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C46	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C47	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C48	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C49	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C50	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C51	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C52	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C53	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C54	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C55	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C56	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C57	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C58	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C59	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C60	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C61	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C62	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C63	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C64	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C65	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C66	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C67	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C68	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C69	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C70	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C71	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C72	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C73	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C74	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C75	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C76	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C77	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C78	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C79	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C80	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C81	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C82	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C83	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C84	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C85	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C86	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C87	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C88	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C89	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C90	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C91	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C92	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C93	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C94	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C95	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C96	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C97	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C98	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C99	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"
C100	1410.00	1410.00	1410.00	N 00°00'00" E	057°20'00"

NOTE: ALL ROAD WIDTH FOR TYPE 'A' CROSS ARE TO BACK OF CURB

CONSTRUCTION NOTES

1. SEE A.C.P.D. FOR STANDARD STREET SECTIONS (A.C.P.D. PLAN C-1)
2. REMOVE AND INSTALL CB TO MEET NEW GRADE PER SPOKANE COUNTY AND WSDOT STANDARDS
3. REMOVE AND INSTALL TRIAD SWT AND VALVE PER SPOKANE COUNTY AND WSDOT STANDARDS
4. INSTALL 4" EVENT T PER TYPICAL DRAIN DETAIL

GENERAL NOTES

1. ALL LOT, TRACT, & PARCEL CORNERS SHALL BE MONUMENTED PER LAND SURVEYING STANDARDS AND SURVEYED BY A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON. ALL MONUMENTS SHALL BE SET AFTER FINAL GRADING AND PAVING HAS BEEN COMPLETED.

(A) NAVD'88 DATUM

DEVELOPER'S APPROVAL DATE

VERTICAL SCALE: 1"=5'

HIGH POINT ELEV = 2470.00
HIGH POINT STA = 10+81.40
PVI STA = 10+40
PVI ELEV = 2470.00
LOW POINT ELEV = 2468.00
LOW POINT STA = 10+98.80
PVI STA = 10+40
PVI ELEV = 2470.00

HIGH POINT ELEV = 2470.00
HIGH POINT STA = 10+81.40
PVI STA = 10+40
PVI ELEV = 2470.00
LOW POINT ELEV = 2468.00
LOW POINT STA = 10+98.80
PVI STA = 10+40
PVI ELEV = 2470.00

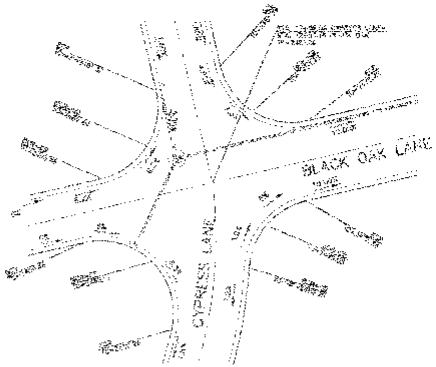
HIGH POINT ELEV = 2470.00
HIGH POINT STA = 10+81.40
PVI STA = 10+40
PVI ELEV = 2470.00
LOW POINT ELEV = 2468.00
LOW POINT STA = 10+98.80
PVI STA = 10+40
PVI ELEV = 2470.00

HIGH POINT ELEV = 2470.00
HIGH POINT STA = 10+81.40
PVI STA = 10+40
PVI ELEV = 2470.00
LOW POINT ELEV = 2468.00
LOW POINT STA = 10+98.80
PVI STA = 10+40
PVI ELEV = 2470.00

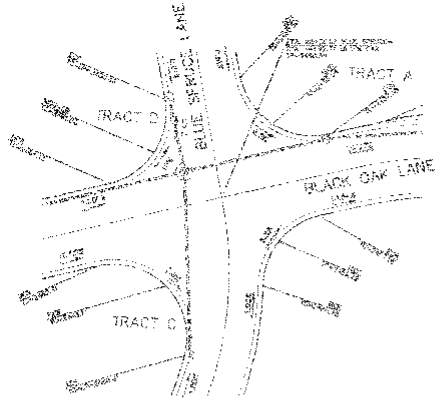
CYPRESS CUL-DE-SAC

CONSTRUCTION PLANS
FOR
HIGH POINT
WOODLAND ESTATES
CYPRESS LANE & COURT
STA. 10+00.00 TO STA. 18+65.09
SPOKANE COUNTY, WASHINGTON

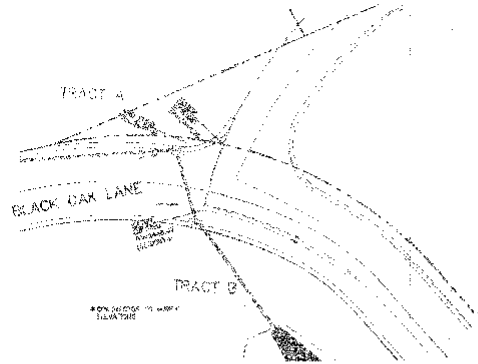
CYPRESS LANE PLAN & PROFILE



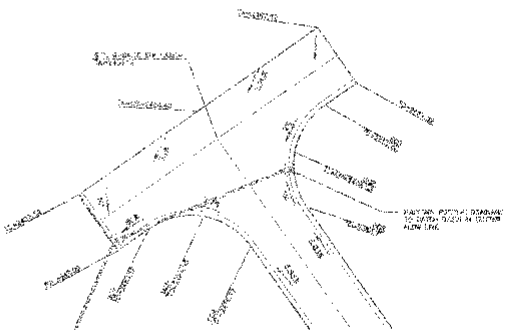
INTERSECTION 1



INTERSECTION 2



INTERSECTION 3



CYPRESS LANE HAMMERHEAD 4

CONSTRUCTION PLANS

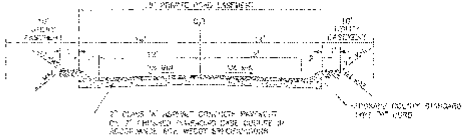
NAVD '88 DATUM

DEVELOPERS APPROVAL DATE

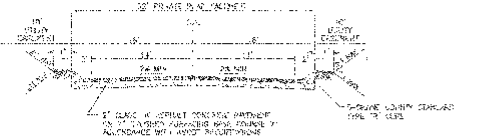
HIGH POINT - WOODLAND ESTATES

STREET DETAILS

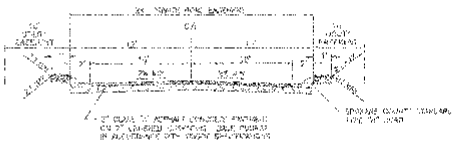
6 OF 14



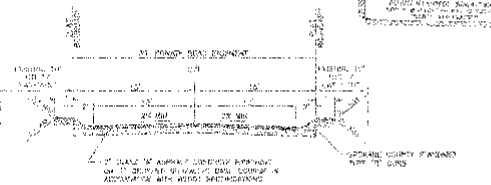
TYPICAL 26' PRIVATE ROAD CROSS SECTION — 1



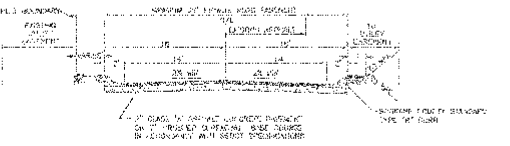
TYPICAL 22' PRIVATE ROAD CROSS SECTION — 2



TYPICAL 24' PRIVATE ROAD CROSS SECTION — 3



TYPICAL 30' PRIVATE ROAD CROSS SECTION — 4



PRIVATE ROAD CROSS SECTION WITH VARYING R.O.W. — 5

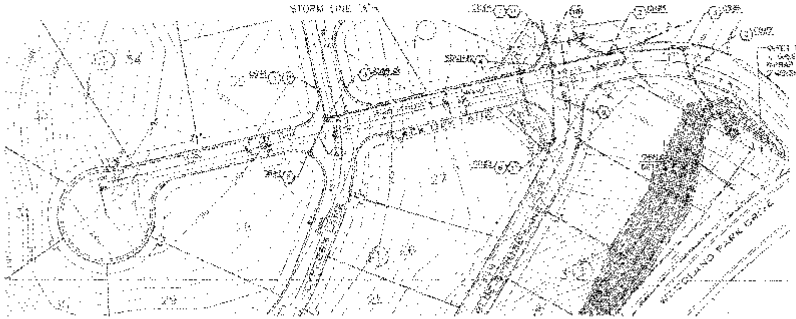
NAVD '88 DATUM

DEVELOPER'S APPROVAL — DATE

HIGH POINT - WOODLAND ESTATES
DETAIL SHEET
STREET AND SEDIMENT CONTROL PLANS

STREET DETAILS

SEC 8, T. 25 N., R. 44 E. W.M.
SPOKANE COUNTY, WASHINGTON

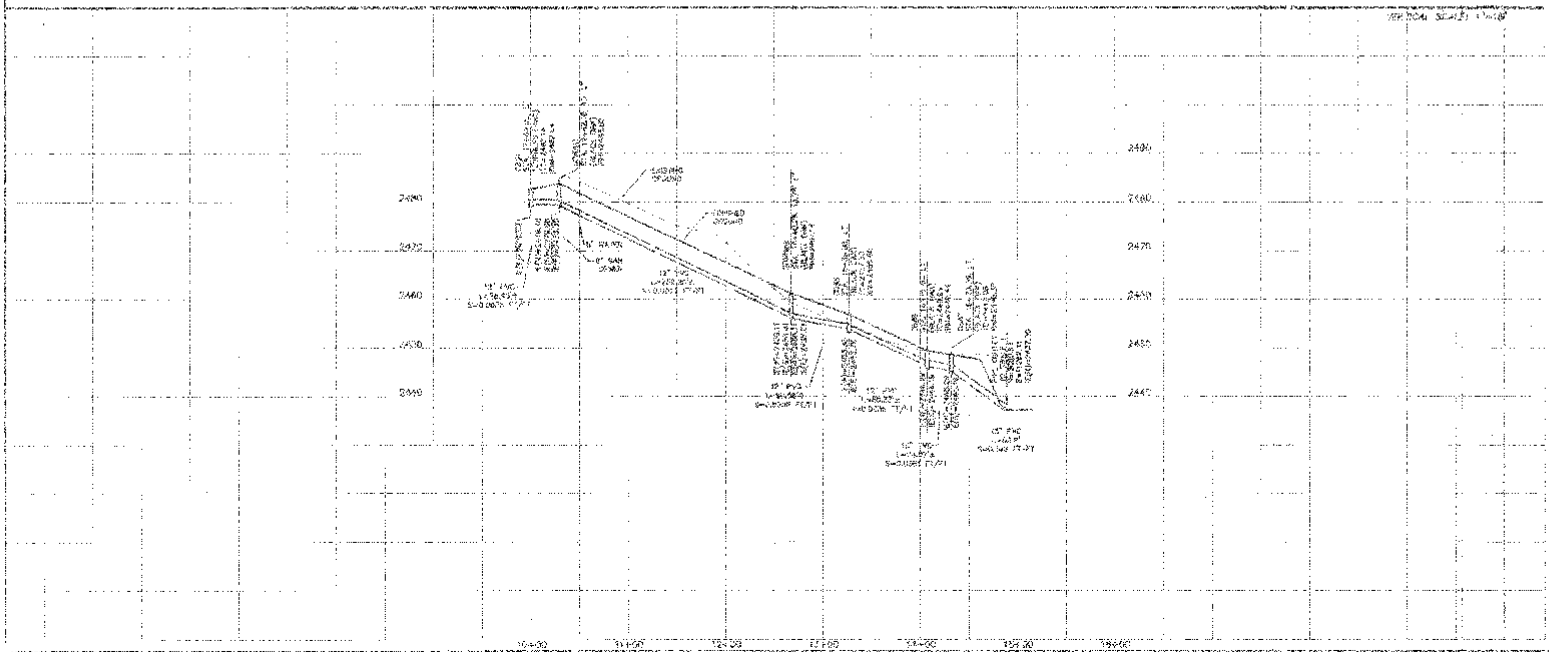


CONSTRUCTION NOTES

1. INSTALL TYPE 1 CATCH BASIN WITH TYPE 1 FRAME AND GRATE PER STANDARD PLANS C-2, C-3 AND C-4.
2. INSTALL TYPE 2 CATCH BASIN WITH TYPE 2 FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS C-1, C-3 AND C-12.
3. INSTALL CURVE BOX PER A DRY CREEK BOX TYPE (SEE PLAN AND PROFILE) STANDARD PLANS C-20 & C-40. INSTALL WITH LONG DIMENSION OF BOX PERPENDICULAR TO CURB.
4. INSTALL TYPE 1 CATCH MANHOLE PER SPOKANE COUNTY STANDARD PLAN C-7.
5. INSTALL 24" WIDE SLOTTED CURB INLET ON TYPE 3 GRADE BREAK WITH TYPE 1 FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS C-1, C-3, AND C-12.
6. INSTALL 24" WIDE SLOTTED CURB INLET ON TYPE 3 GRADE BREAK WITH TYPE 2 FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS C-1, C-3, AND C-12.
7. INSTALL APPROX. 2400 L.F. OF 12" PVC STORM PIPE.
8. INSTALL APPROX. 2400 L.F. OF 12" PVC SLOTTED PIPE.
9. INSTALL APPROX. 2400 L.F. OF 12" PVC STORM PIPE.
10. CONSTRUCT CURB CUT IN TEMP. TURNAROUND PER DETAIL 1, SHEET 13.

NAVD 88 DATUM

DEVELOPER'S APPROVAL DATE



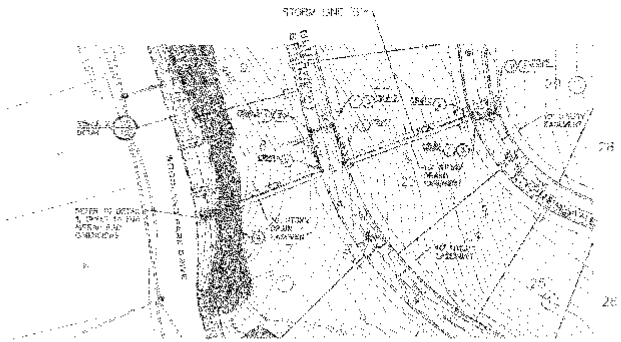
WEIGLAND ESTATES
HAWK POINT
STORM LINE "A"
PLAN AND PROFILE
SPOKANE COUNTY, WASHINGTON

STORM DRAIN PLAN & PROFILE

SHEET 14 OF 14

SEC 31, T. 26 N., R. 44 E, W.M.
SPOKANE COUNTY, WASHINGTON

NAVD'88 DATUM



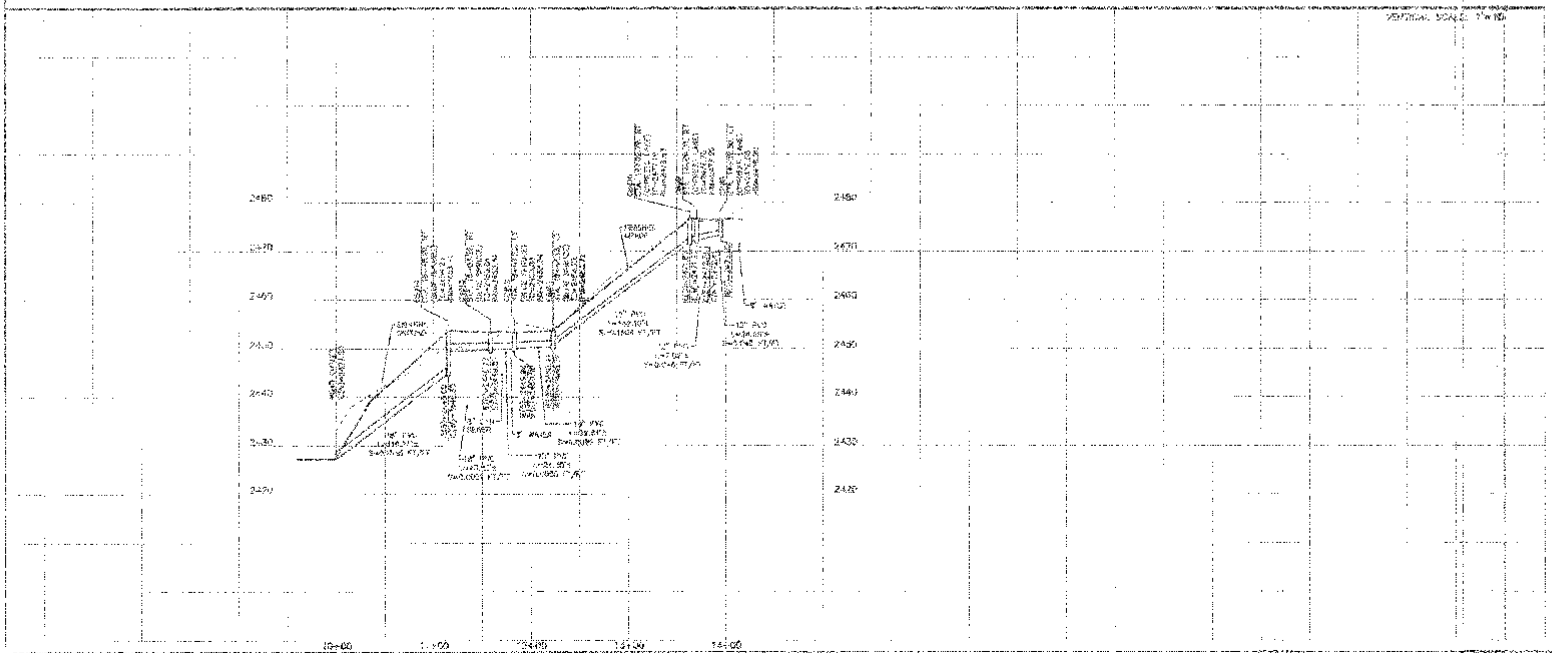
CONSTRUCTION NOTES

CONSTRUCTION PLANS

DEVELOPER'S APPROVAL

DATE

VERTICAL SCALE: 1"=10'



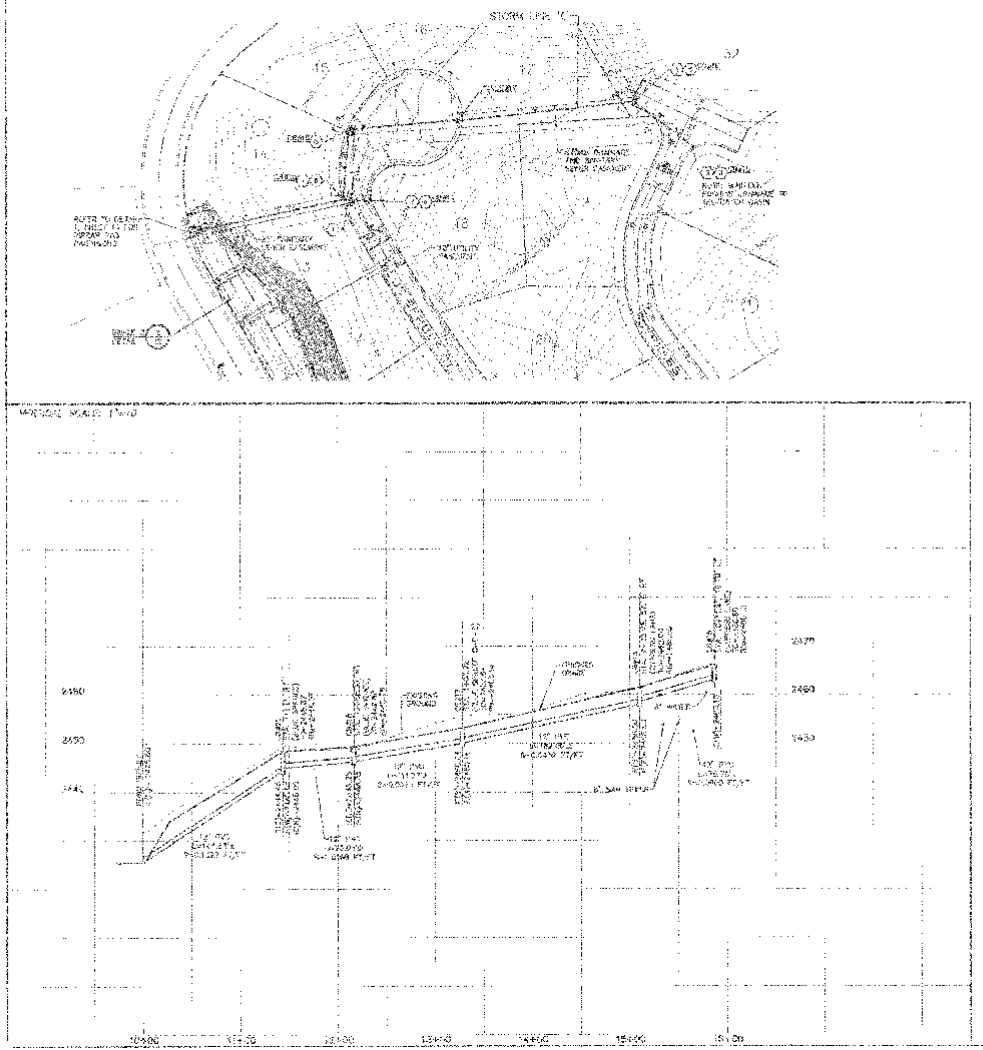
ALL ASSOCIATES

STREET AND STORM DRAINAGE PLANS
HIGH POINT -
WOODLAND ESTATES
STORM LINE "B"
PLAN AND PROFILE
SPOKANE COUNTY, WASHINGTON

STORM DRAIN PLAN & PROFILE

9 OF 14

SEC 31, T. 26 N., R. 44 E., W.M.
SPOKANE COUNTY, WASHINGTON



NAVD'88 DATUM

CONSTRUCTION NOTES

CONSTRUCTION PLANS

TOP VIEW

BACK VIEW

SIDE VIEW

SUMP GRATE TRANSITION DETAIL

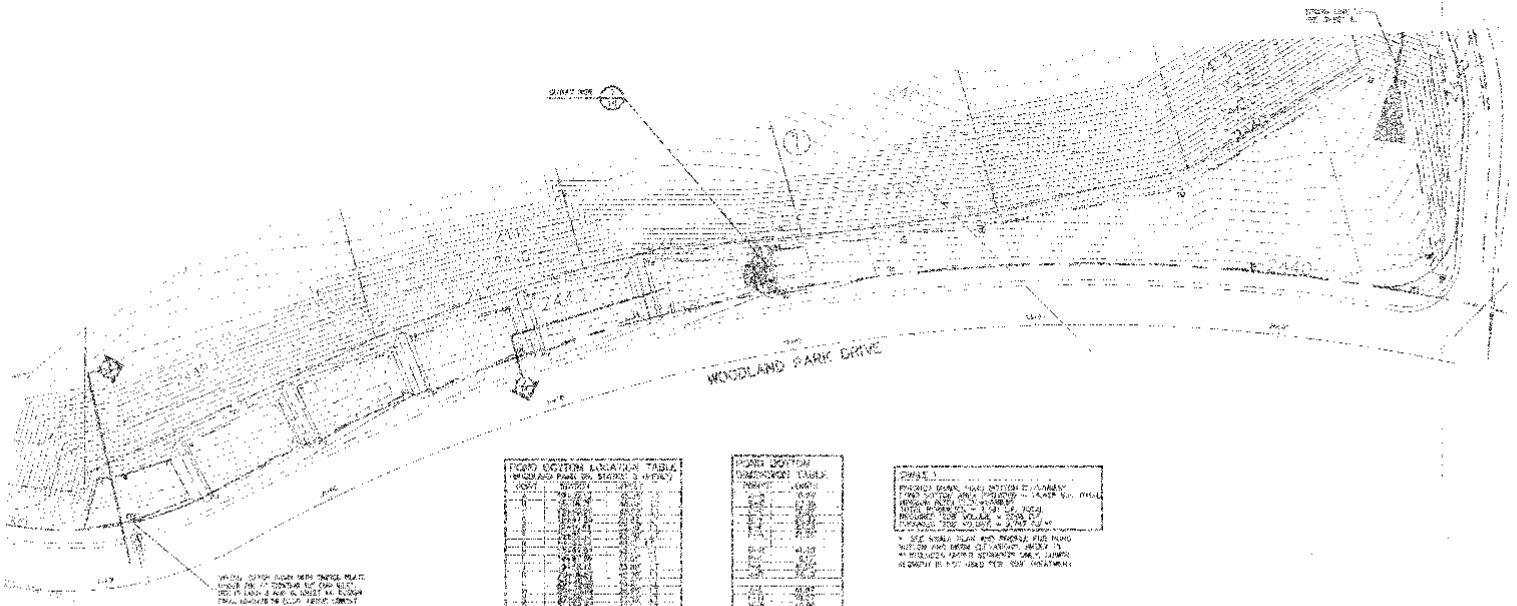
DEVELOPER'S APPROVAL

DATE

STREET AND STORM DRAINAGE PLANS
HIGH POINT
WOODLAND ESTATES
STORM LINE "C"
PLAN AND PROFILE
SPOKANE COUNTY WASHINGTON

STORM DRAIN PLAN & PROFILE

1 OF 1



SWALE 1 DETAIL

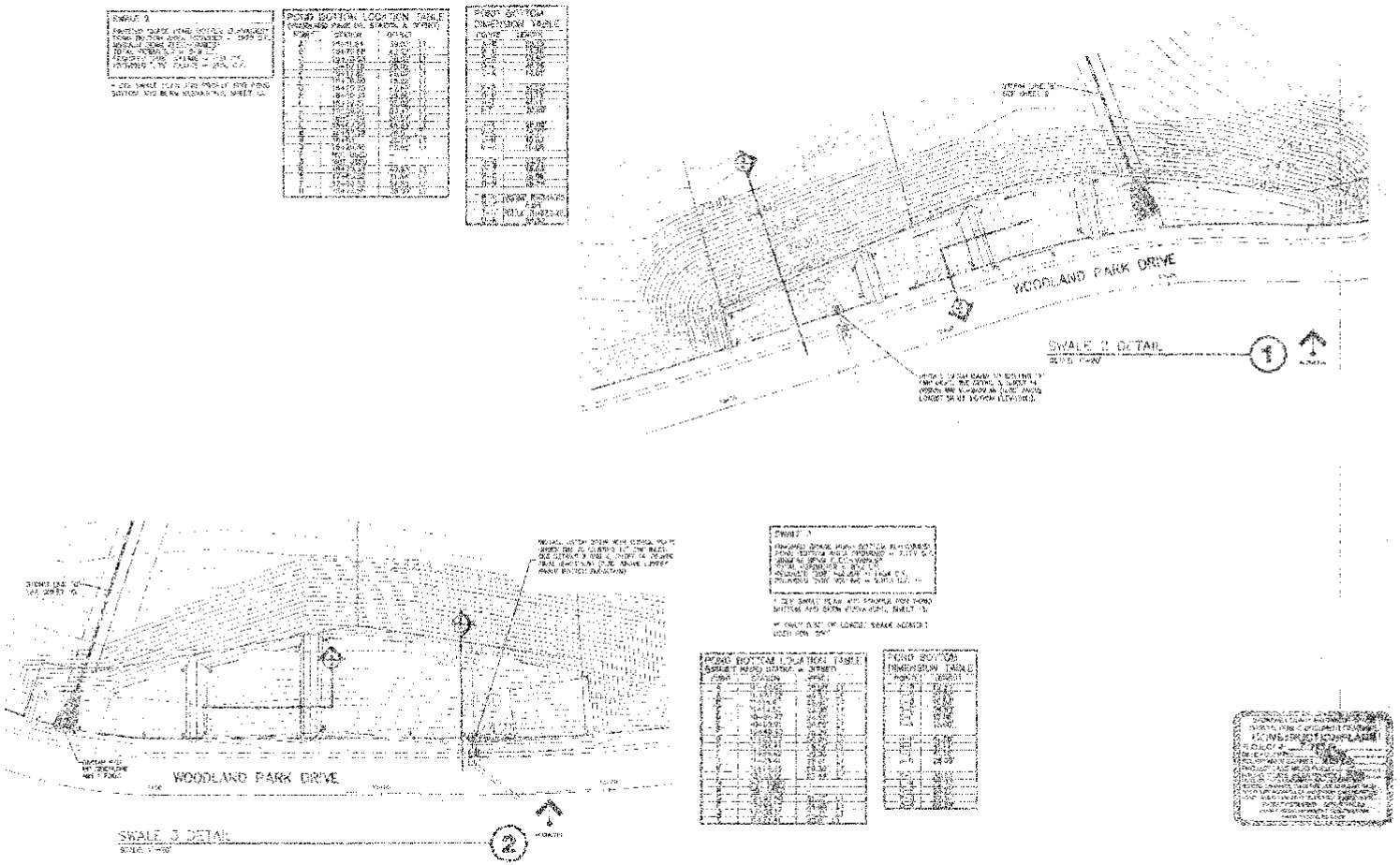
NAVD '88 DATUM

DEVELOPER'S APPROVAL

DATE

HIGH POINT
WOODLAND ESTATES
POND DETAIL SHEET

SWALE DETAILS



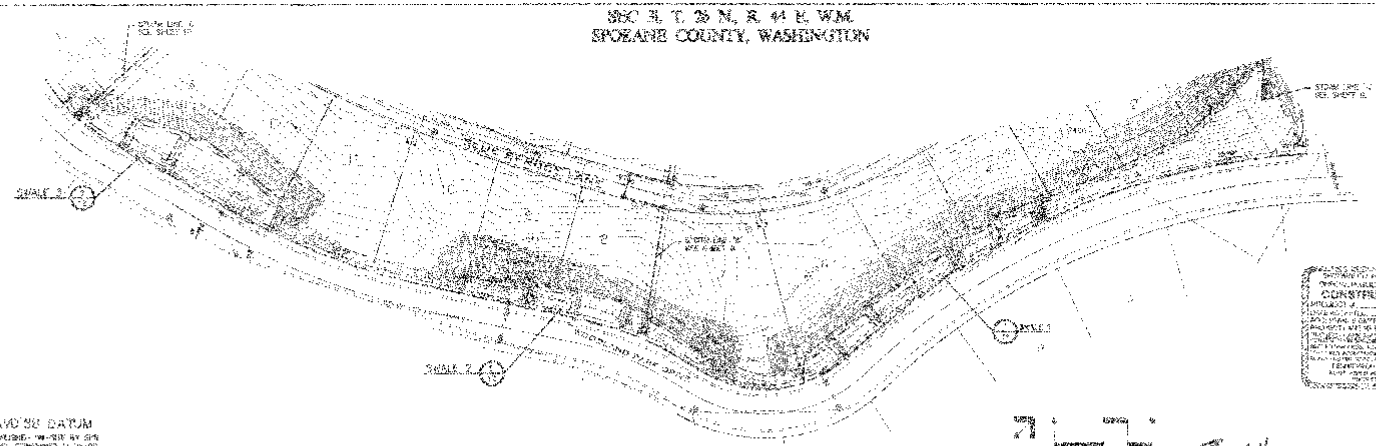
STREET AND STORM DRAINAGE PLANS

HIGH POINT
WOODLAND ESTATES
POND DETAIL SHEET

POND DETAILS

12 OF 14

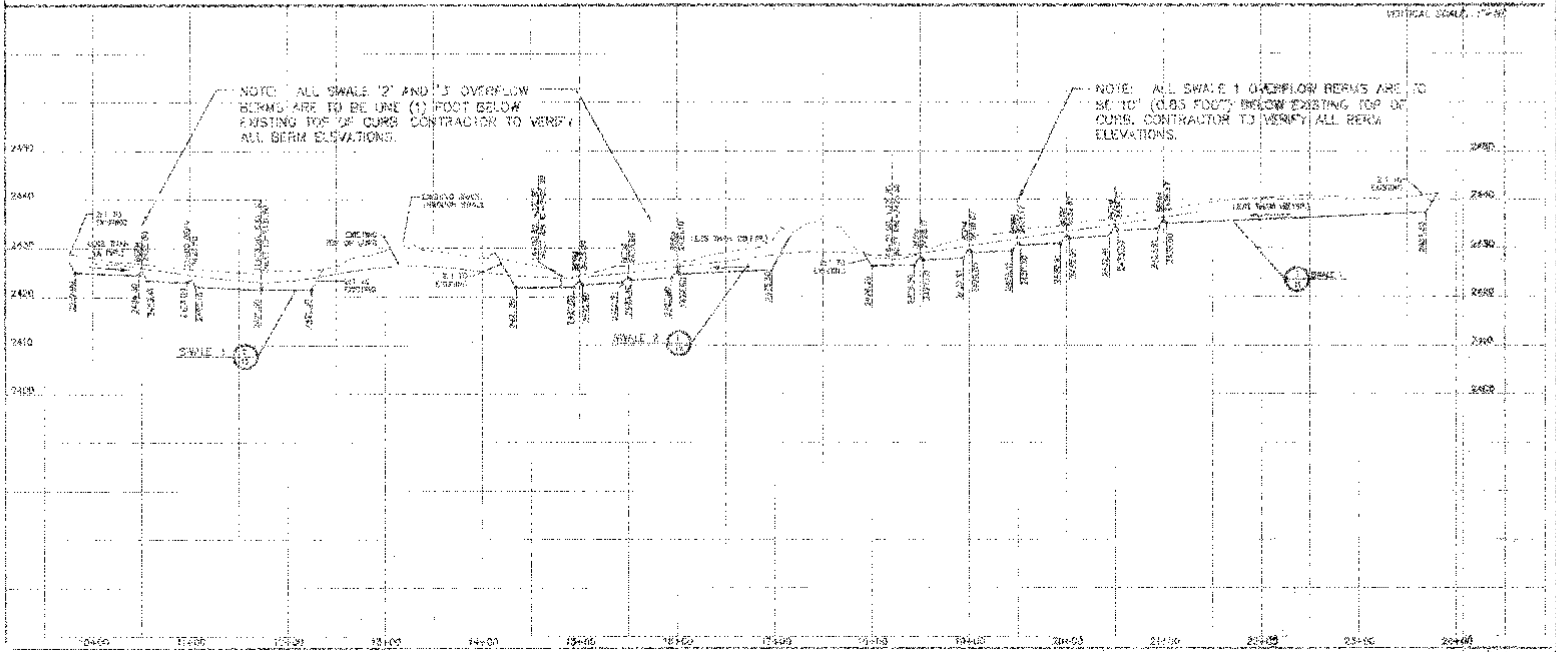
SEC 3, T. 25 N., R. 44 E. WM.
SPOKANE COUNTY, WASHINGTON



NAVD 88 DATUM

DEVELOPER'S APPROVAL

DATE



CONSTRUCTION PLANS

STERLING AND STORM DRAINAGE PLANS

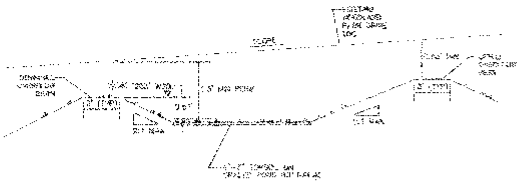
HIGH POINT
WOODLAND ESTATES
DRAINAGE SWALES
PLAN AND PROFILE

SPOKANE COUNTY, WASHINGTON

SWALE PLAN & PROFILE

13 OF 13

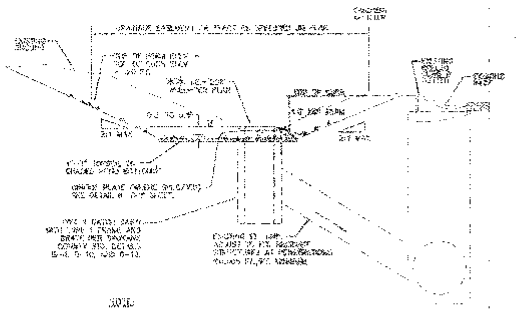
TYPICAL RIPRAP PAD
NOT TO SCALE
1



NOTES:
* REQUIRED - THE USE OF SILT LOAM IS PROHIBITED AT THESE BOTTOM MATERIALS.

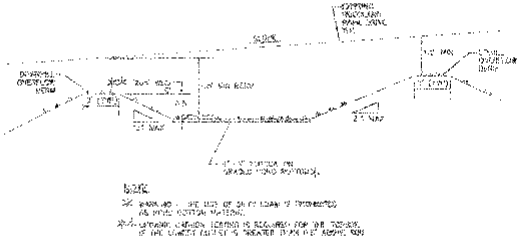
** NOTE:

TYPICAL SWALE "1" OVERFLOW BERM CROSS-SECTION FOR UPPER SWALE SEGMENTS
NOT TO SCALE
2



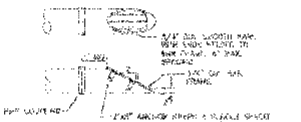
NOTES:
* REQUIRED - THE USE OF SILT LOAM IS PROHIBITED AT THESE BOTTOM MATERIALS.
** MINIMUM 12" RIPRAP OR EQUIVALENT ENERGY DISSIPATING DEVICE REQUIRED AT PIPE OUTLET.

TYPICAL SWALE 1, 2 AND 3 CROSS-SECTION WITH "20d" FOR SEGMENT WITH PIPE INLET CLEARANCE
NOT TO SCALE
3



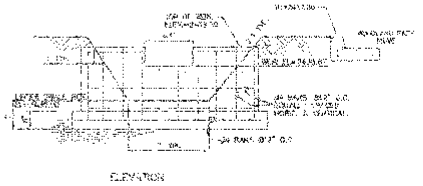
NOTE:
* REQUIRED - THE USE OF SILT LOAM IS PROHIBITED AT THESE BOTTOM MATERIALS.
** MINIMUM 12" RIPRAP OR EQUIVALENT ENERGY DISSIPATING DEVICE REQUIRED AT PIPE OUTLET.

TYPICAL SWALE "2" AND "3" OVERFLOW BERM CROSS-SECTION FOR UPPER SWALE SEGMENTS
NOT TO SCALE
4



TRASH RACK DETAIL
NOT TO SCALE
5

ORIFICE PLATE
NOT TO SCALE
6

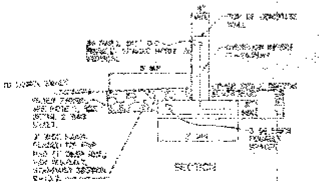


SWALE 1 WEIR DETAIL
NOT TO SCALE
7

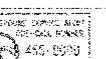
GENERAL NOTES

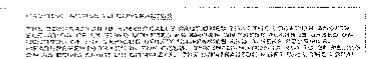
1. ALL CONCRETE SHALL BE INSTALLED WITH EXTRA FABRIC LENGTH OF FOLDED BETWEEN THE NATIVE SOIL AND CUT AND FILL SLOPES.

ELEVATION



SECTION





* NAVD '88 DATUM

DEVELOPERS APPROVAL

DATE

HIGH POINT
WOODLAND ESTATES
POND DETAIL SHEET
CENTRE COUNTY, PA

POND DETAILS

14 OF 16

11-1725