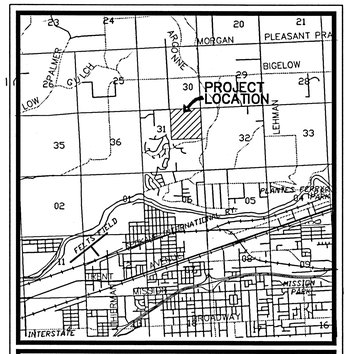
COVER SHEET FOR

THE VISTAS - WOODLAND ESTATES PUD

STREET AND DRAINAGE PLANS

SECTION 31, T.26 N., R44 E., W.M.
SPOKANE COUNTY, WASHINGTON



VICINITY MAP

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DEVELOPER'S APPROVAL

THE UNDERSIGNED DEVELOPER OR HIS ASSIGNS AGREES TO CONSTRUCT IMPROVEMENTS IN ACCORDANCE WITH THIS PLAN, AND UPON COMPLETION, THE DEVELOPER IS RESPONSIBLE FOR SUBMITTING REPRODUCIBLE RECORD DRAWINGS TO BE COMPLETED BY A PROFESSIONAL ENGINEER AND/OR PROFESSIONAL LAND SURVEYOR FOR REVIEW AND APPROVAL BY SPOKANE COUNTY UTILITIES DEPARTMENT AT THE COMPLETION OF CONSTRUCTION.

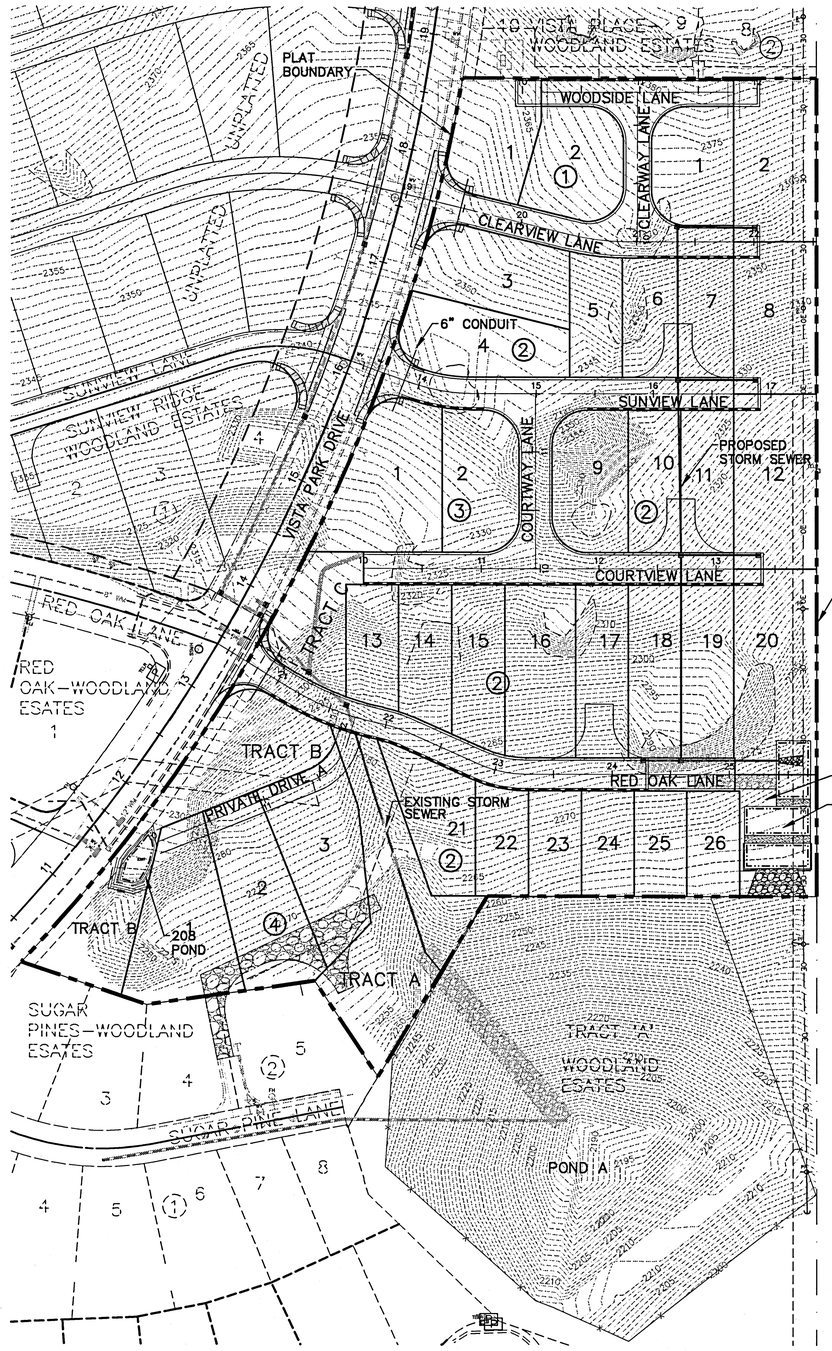
Susan Madsen — 12-15-03
DEVELOPER'S APPROVAL — DATE

THIS CONSTRUCTION PLAN EXPIRES ONE (1) YEAR FROM DATE OF APPROVAL.

RECORD DRAWING APPROVAL(ENGINEER/SURVEYOR) — DATE

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 MONUMENTS
GP32290-143 AND GP33290-147



LEGEND

EXISTING	GENERAL	PROPOSED
	ROADWAY CENTER LINE	
	SECTION LINE	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EASEMENT LINE	
	FENCE	
	CURB	
	PAVEMENT	
	GRAVEL	
	CONCRETE	
	BUILDINGS & STRUCTURES	
	SANITARY SEWER	
	SANITARY SEWER	
	MANHOLE	
	CLEANOUT	
	SEWER SERVICE	
	WATER	
	WATER LINE	
	VALVE	
FH	FIRE HYDRANT	
WS	SERVICE	
BLOWOFF	BLOWOFF	
	STORM DRAINAGE	
	DRAINAGE LINE	
	MANHOLE	
DW	DRYWELL	
CB	CATCH BASIN	
	DITCH	
	TELEPHONE – POWER	
PP	POWER OR TELEPHONE POLE	
OP	OVERHEAD POWER	
GA	GUY ANCHOR	
PV	POWER VAULT	
LP	LIGHT POLE	

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1329M
DATE ACCEPTED: 04-08-04
ACCEPTANCE EXPIRES: 04-08-06
PROJECT LANE MILES PUBLIC: 0.7
PROJECT LANE MILES PRIVATE: 0.45
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

STREET GENERAL NOTES

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

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION 2001", AND AS AMENDED.

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

3. LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD AND DRAINAGE FACILITIES.

4. THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED ROAD AND DRAINAGE PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

5. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER, SUSAN MURPHY @ 458-6840, THE SITE/PROJECT INSPECTING ENGINEER OR HIS REPRESENTATIVE, STI NORTHWEST INC., PAUL NELSON, P.E., @ 534-9711 AND THE SPOKANE COUNTY ENGINEER'S OFFICE, CONSTRUCTION ENGINEER, @ 477-3600.

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

7. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 BEFORE YOU DIG.

8. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL CATCH BASINS AND DRYWELLS FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED.

IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE DRYWELL OR CATCH BASIN OUT TO THE SATISFACTION OF THE CERTIFYING ENGINEER.

9. THE CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO VERIFY THAT THE CROSS-GUTTER FORMS ARE THE CORRECT PLANE GRADE PRIOR TO CONCRETE PLACEMENT. THE CROSS-GUTTERS SHALL BE CONSTRUCTED PRIOR TO PAVING, AND THE PAVEMENT SHALL THEN MATCH THE EDGE OF CONCRETE GUTTER.

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

11. FOR ANY CURB GRADES LESS THAN 0.8% (0.008 FT./FT.), A WASHINGTON STATE LICENSED PROFESSIONAL LAND SURVEYOR SHALL VERIFY THAT THE CURB FORMS ARE AT THE GRADES NOTED ON THE APPROVED PLANS, PRIOR TO PLACEMENT OF CURB MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND COORDINATING WORK WITH THE PROFESSIONAL LAND SURVEYOR.

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 2
Spokane, WA 99204
Phone: (509) 458-6840
Fax: (509) 458-6844

JOHN FRANK SAYMERS — STATE OF WASHINGTON — 38212 — REGISTERED PROFESSIONAL ENGINEER — 12/23/03
EXPIRES 5/18/04

PREPARED UNDER THE DIRECT SUPERVISION OF JOHN F. SAYMERS, P.E. WASHINGTON REGISTRATION NO. 38212 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
8/7/03	ORIGINAL PREPARATION
09/12/03	FIRST SUBMITTAL
10/17/03	SECOND SUBMITTAL
12/15/03	FINAL SUBMITTAL

Project Number: S000586
CLC Job Number: S000586
Drawn By: SMM
Designed By: SKM
Checked By: JFS

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF C.L.C. ASSOCIATES, INC. (AN AFFILIATE OF COLORADO LAND CONSULTANTS, INC.)

STREET CONSTRUCTION PLANS
THE VISTAS - WOODLAND ESTATES PUD
STREET AND DRAINAGE
COVER
SPOKANE COUNTY, WA

Sheet Title
COVER SHEET

P. 1329M Eng Road Drainage

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	200.00	48.57	24.41	48.45	13°54'55"
C10	30.00	53.39	37.03	46.62	101°58'06"
C11	30.00	47.12	30.00	42.43	90°00'00"
C12	30.00	47.12	30.00	42.43	90°00'00"
C13	30.00	47.12	30.00	42.43	90°00'00"

CONSTRUCTION NOTES

1. STREET NAME AND STOP SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
2. TYPE 'R' CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
3. 10' TRANSITION FROM TYPE 'B' CURB TO TYPE 'R' CURB. SEE DETAIL 10, SHEET 5 FOR DETAIL.
4. TYPE R SPILL CURB PER DETAIL 11 SHEET 5.
5. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS, IF DISCREPANCY PLEASE NOTIFY ENGINEER AT CLC ASSOCIATES 509-458-6840.
6. NOT USED.
7. STREET NAME PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
8. STA: 20+70 TO STA 21+00- TRANSITION TO TYPE R SPILL CURB.

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

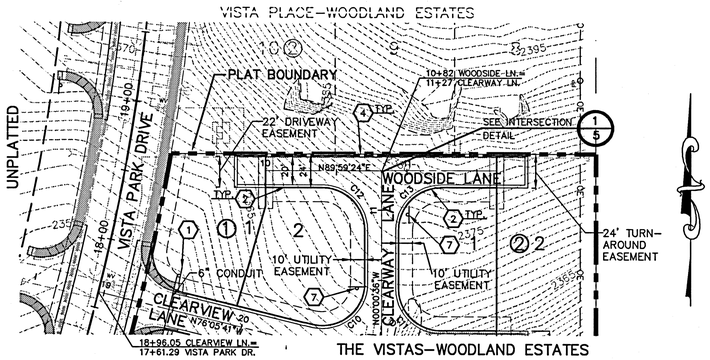
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456·8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P 1728 M
DATE ACCEPTED: 04/08/04
ACCEPTANCE EXPIRES: 04/08/06
PROJECT LANE MILES PUBLIC: 0.8
PROJECT LANE MILES PRIVATE: 0.48
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 24 BUSINESS DAYS PRIOR TO CONSTRUCTION

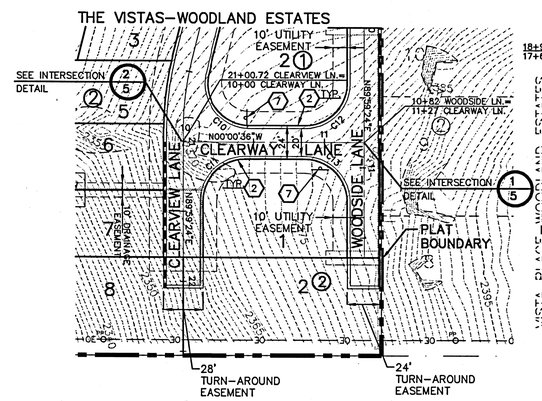
Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 458-6840
Fax: (509) 458-6844

JOHN FRANK SAYWERS, STATE OF WASHINGTON, 36212, REGISTERED PROFESSIONAL ENGINEER
12-23-03
EXPIRES 5/18/04

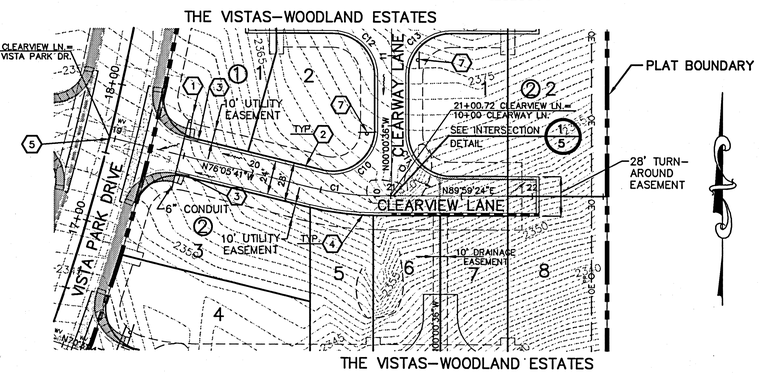
PREPARED UNDER THE DIRECT SUPERVISION OF JOHN F. SAYWERS, P.E. WASHINGTON REGISTRATION NO. 36212 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.



WOODSIDE LANE



CLEARWAY LANE



CLEARVIEW LANE

NAVD 88 DATUM
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED 11/21/00 BASED ON WSDOT MONUMENTS GP32290-143 AND GP33290-147.

DEVELOPER'S APPROVAL

12·15·03
DATE

Date	Description
4/20/01	ORIGINAL PREPARATION
10/17/03	FIRST SUBMITTAL SPOKANE COUNTY
11/07/03	SECOND SUBMITTAL
12/15/03	FINAL SUBMITTAL

Project Number:	S000586
CLC Job Number:	S000586
Drawn By:	SMM
Designed By:	SKM
Checked By:	JFS

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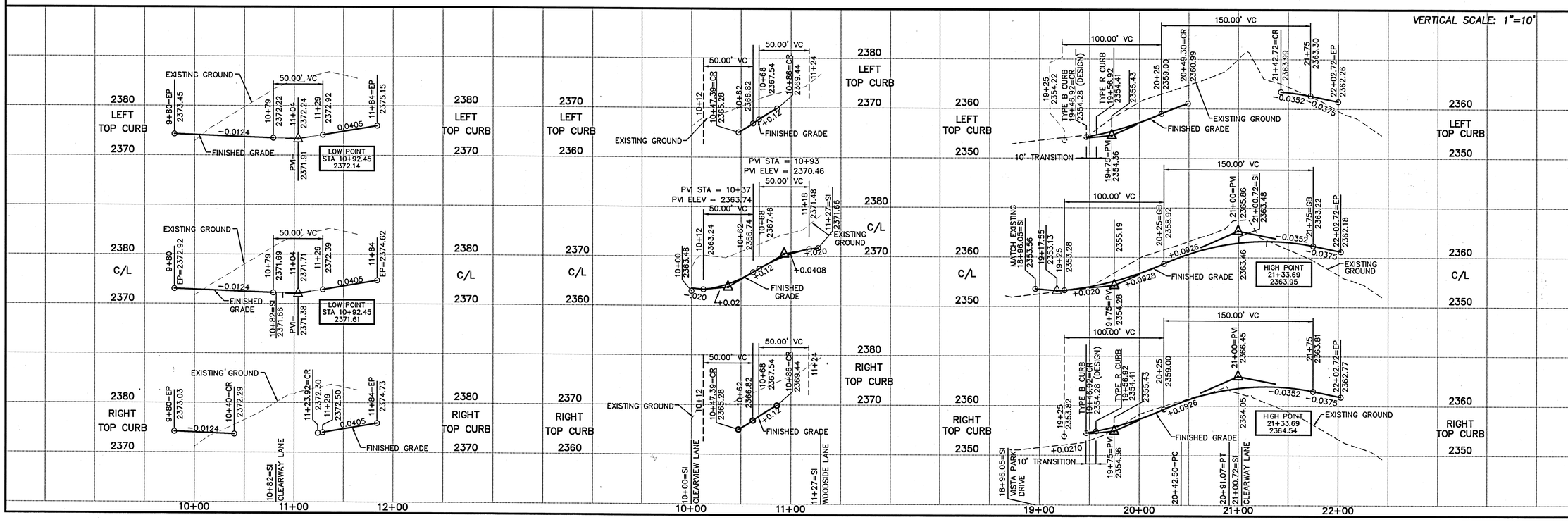
VERTICAL SCALE: 1"=10'



STREET CONSTRUCTION PLANS
THE VISTAS - WOODLAND ESTATES PUD
WOODSIDE LANE - STA 10+00 TO STA 11+85
LANE A - STA 10+00 TO STA 11+30
CLEARVIEW LANE - STA 18+96.05 TO STA 21+87.72
SPOKANE, COUNTY, WA

Sheet Title
STREET PLAN AND PROFILE

P-1729M Eng Road & Drainage

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C2	150.00	51.00	25.75	50.75	19°28'49"
C14	30.00	47.13	30.00	42.43	90°00'12"
C15	30.00	47.12	30.00	42.43	89°59'48"
C16	30.00	47.12	30.00	42.43	90°00'00"
C17	30.00	47.12	30.00	42.43	90°00'00"
C18	30.00	47.12	30.00	42.43	89°59'48"
C19	30.00	47.12	30.00	42.43	90°00'05"
C20	30.00	47.12	30.00	42.43	90°00'07"
C21	30.00	47.12	30.00	42.43	90°00'00"

CONSTRUCTION NOTES

1. STREET NAME AND STOP SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
2. TYPE 'R' CURB AND GUTTER PER SPOKANE COUNTY STANDARD PLAN A-3.
3. 10' TRANSITION FROM TYPE 'B' CURB TO TYPE 'R' CURB AND GUTTER. SEE DETAIL 10, SHEET 5 FOR DETAIL. CONTRACTOR SHALL FIELD VERIFY EXISTING CURB LOCATION AND ELEVATION.
4. TYPE R SPILL CURB PER DETAIL 11 SHEET 5.
5. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATION, IF DISCREPENCY PLEASE NOTIFY ENGINEER, CLC ASSOCIATES 509.458.6840.
6. STREET NAME PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
7. CONVEYANCE DITCH SEE DETAIL 2 SHEET 8.

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

UNDERGROUND SERVICE ALERT
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12/23/03
EXPIRES 5/18/04

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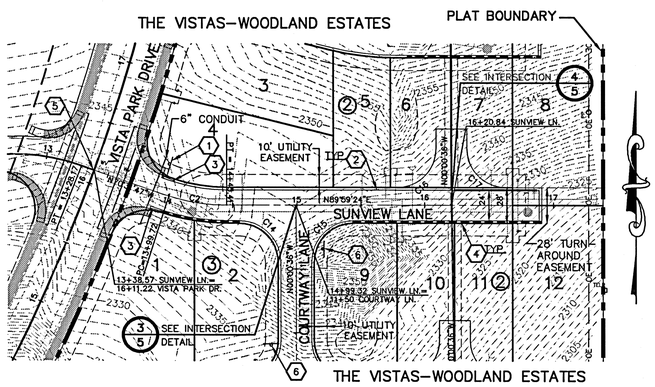

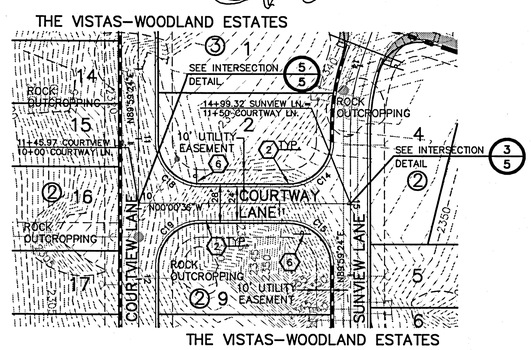

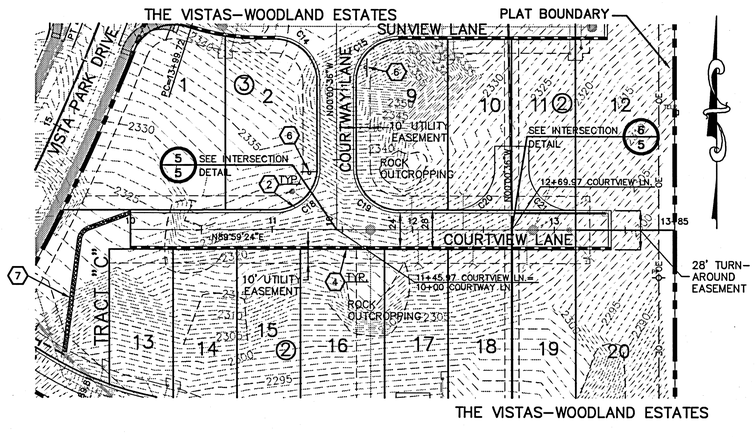

NAVD 88 DATUM
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED 11/21/00 BASED ON WSDOT MONUMENTS GP32290-143 AND GP33290-147.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 01729M
DATE ACCEPTED: 04-08-04
ACCEPTANCE EXPIRES: 04-08-06
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.48
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

DEVELOPER'S APPROVAL — DATE 12-15-03

Date	Description
4/20/01	ORIGINAL PREPARATION
08/12/03	FIRST SUBMITTAL SPOKANE COUNTY
10/17/03	SECOND SUBMITTAL
12/15/03	FINAL SUBMITTAL

Project Number:	S000586
CLC Job Number:	S000586
Drawn By:	SMM
Designed By:	SKM
Checked By:	JFS

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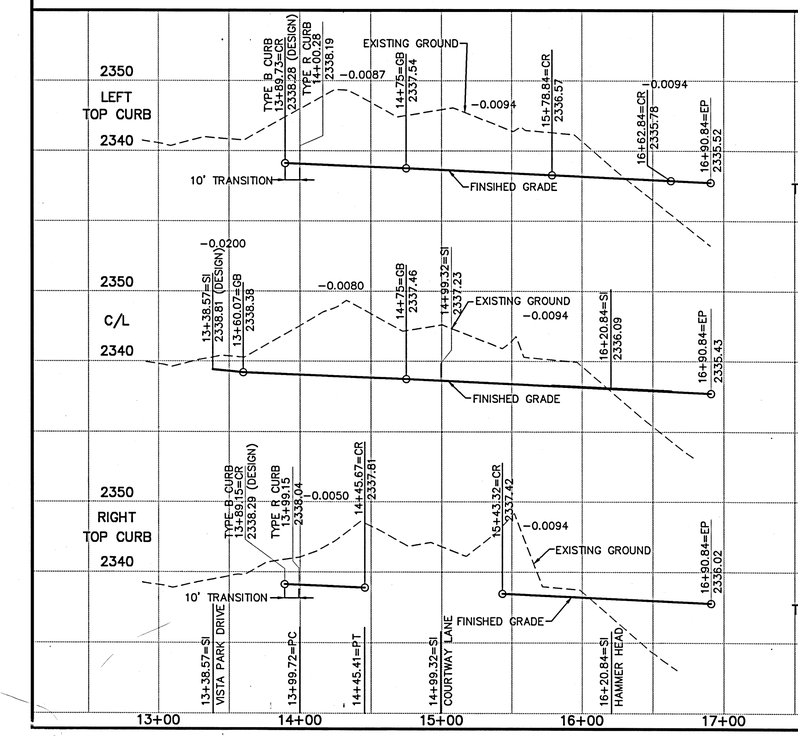
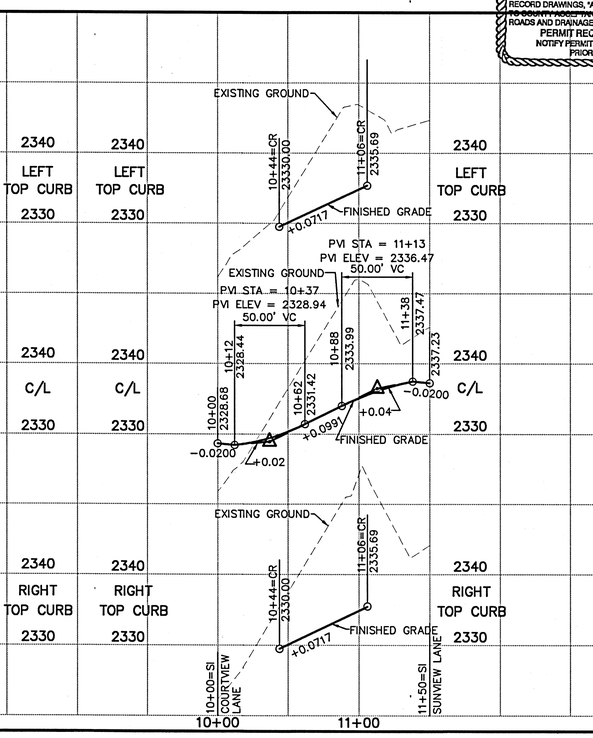
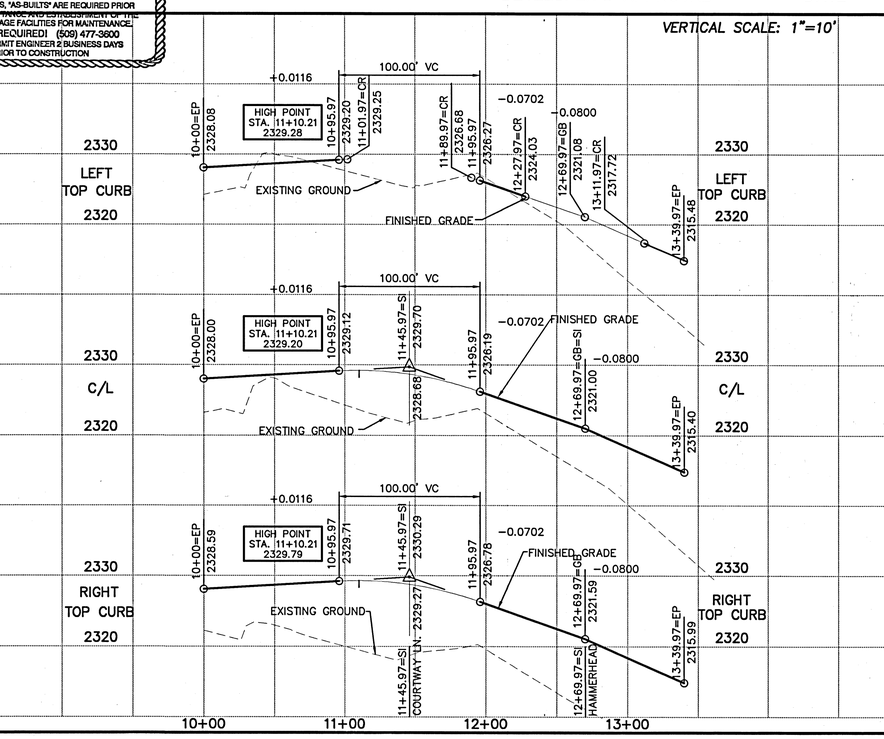
VERTICAL SCALE: 1"=10'







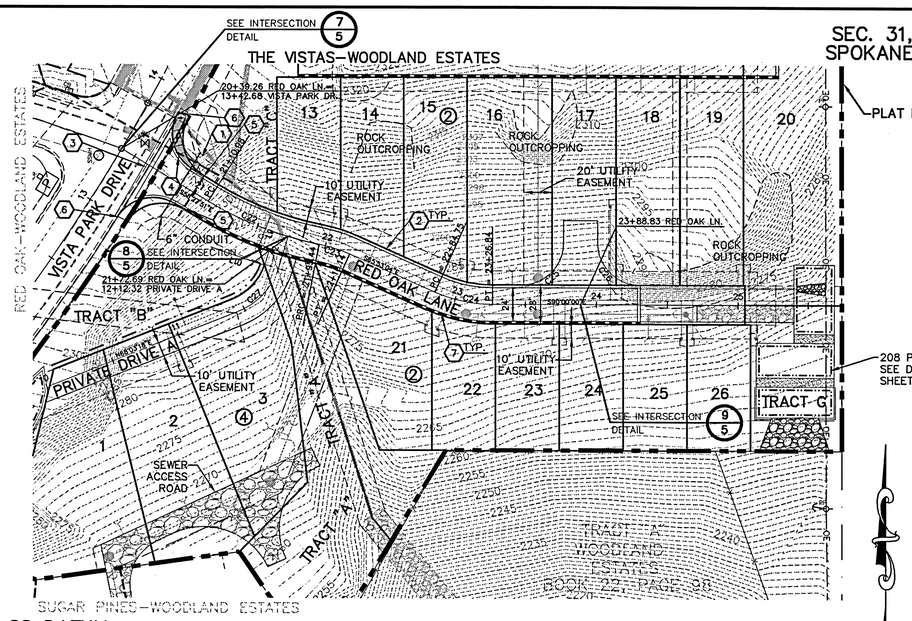
STREET CONSTRUCTION PLANS
THE VISTAS - WOODLAND ESTATES PUD
SUNVIEW LANE - STA 13+38.57 TO STA 16+73.34
LANE B - STA 10+00 TO STA 11+30
COURTVIEW LANE - STA 10+00 TO STA 12+95
SPOKANE COUNTY, WA

Sheet Title: STREET PLAN AND PROFILE

3 OF 8
Sheet Number

P-1729 M Eng Road Drainage

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



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CONSTRUCTION NOTES

1. STREET NAME AND STOP SIGN PER M.U.T.C.D. AND SPOKANE COUNTY STANDARDS.
2. TYPE 'R' CURB AND GUTTER PER SPOKANE COUNTY STANDARD PLAN A-3.
3. SAWCUT AND REMOVE CURB FROM STA 13+00.13 TO STA 13+80. INSTALL CROSS GUTTER TYPE 2 PER STANDARD PLAN B-18.
4. CURB RAMP DESIGN A PER SPOKANE COUNTY STANDARD PLAN 'A-5.
5. 10' TRANSITION FROM TYPE 'B' CURB TO TYPE 'R' CURB AND GUTTER. SEE DETAIL 10, SHEET 5 FOR DETAIL.
6. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION. IF DISCREPANCY, PLEASE NOTIFY ENGINEER.
7. TYPE 'R' SPILL CURB PER DETAIL 11 SHEET 5.
8. CONVEYANCE DITCH, SEE ROAD SECTION SHEET 6 OF 8.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C22	236.94	84.46	42.68	84.01	20°25'27"
C23	100.00	22.70	11.40	22.65	13°00'15"
C24	100.00	42.09	21.36	41.78	24°06'56"
C25	30.00	47.13	30.01	42.43	90°00'36"
C26	30.00	47.12	30.00	42.43	90°00'00"
C27	50.00	44.89	24.09	43.40	51°26'33"

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

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456·8000
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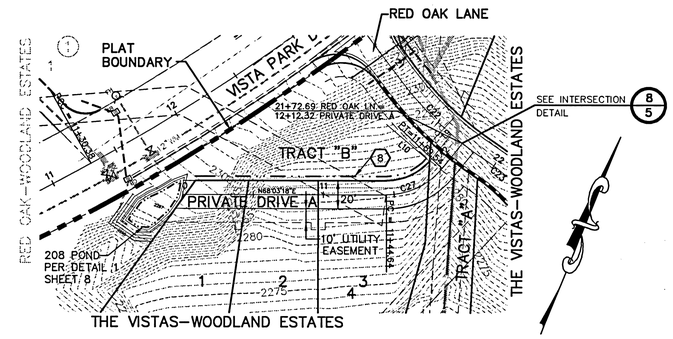
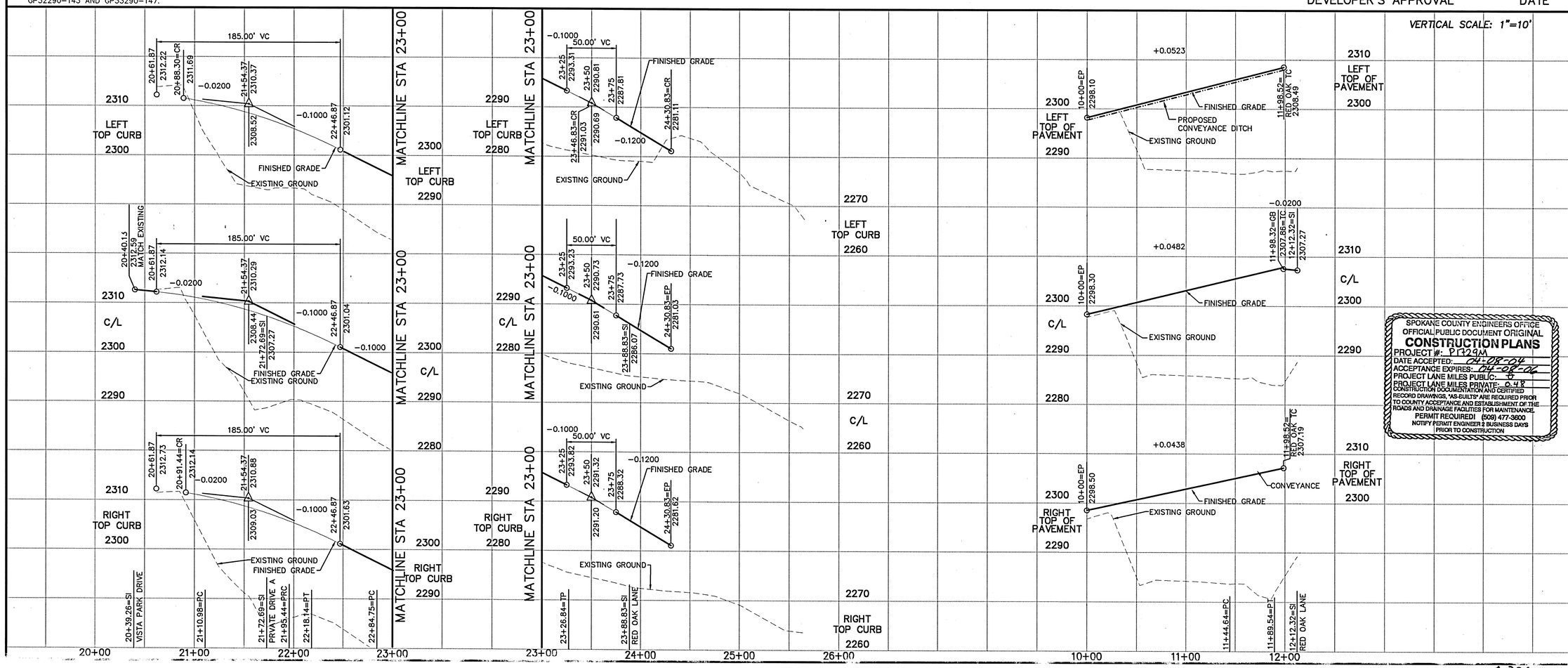


DEVELOPER'S APPROVAL

12-15-03
DATE

VERTICAL SCALE: 1"=10'



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
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PROJECT #: P1729M
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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
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JOHN FRANK SAYWERS
STATE OF WASHINGTON
36212
REGISTERED PROFESSIONAL ENGINEER
12/23/03
EXPIRES 5/18/04

PREPARED UNDER THE DIRECT SUPERVISION OF JOHN F. SAYWERS, P.E. WASHINGTON REGISTRATION NO. 36212 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
4/20/01	ORIGINAL PREPARATION
07/18/03	FIRST SUBMITTAL SPOKANE COUNTY
10/17/03	SECOND SUBMITTAL
12/15/03	FINAL SUBMITTAL

Project Number:	S000586
CLC Job Number:	S000586
Drawn By:	SMM
Designed By:	SKM
Checked By:	JFS

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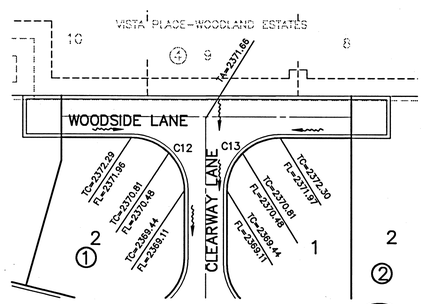
STREET CONSTRUCTION PLANS
THE VISTAS - WOODLAND ESTATES PUD
RED OAK LANE - STA 20+39.26 TO STA 25+04.84
PRIVATE DRIVE A - STA 10+00 TO STA 11+89.81
SPOKANE, COUNTY, WA

Sheet Title
STREET PLAN AND PROFILE

4 OF 8
Sheet Number

P1729M Eng Road Drainage



INTERSECTION DETAIL 1/5
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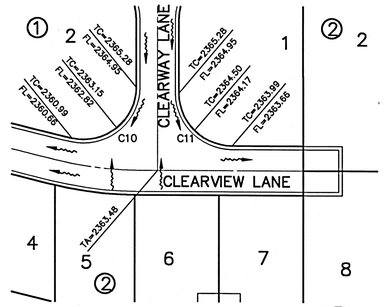

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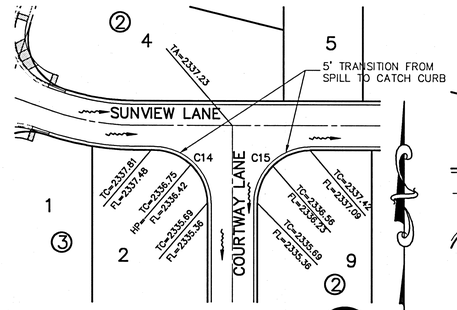

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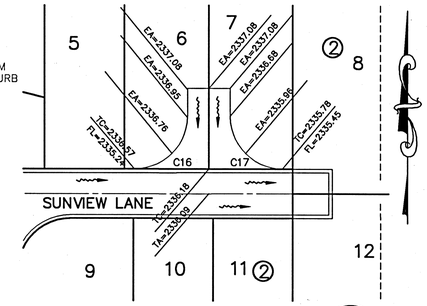

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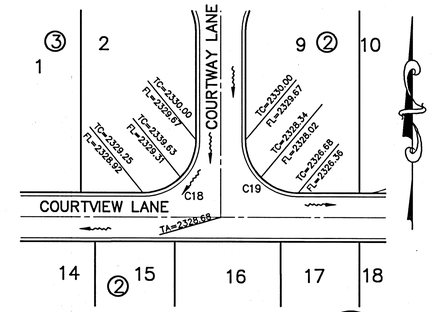

INTERSECTION DETAIL 5/5
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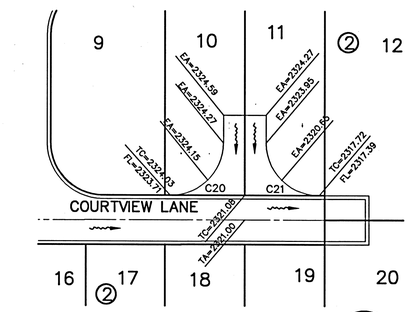

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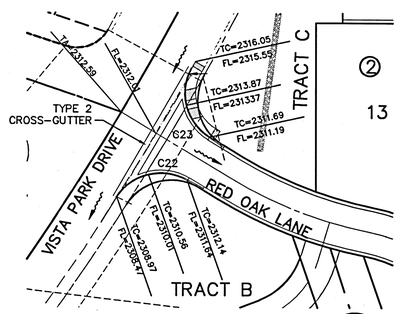

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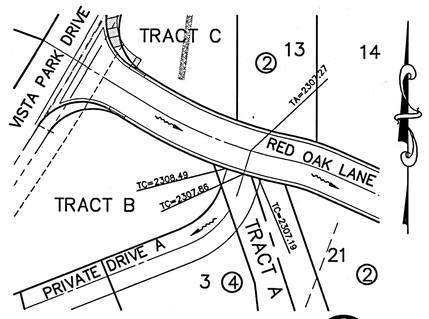

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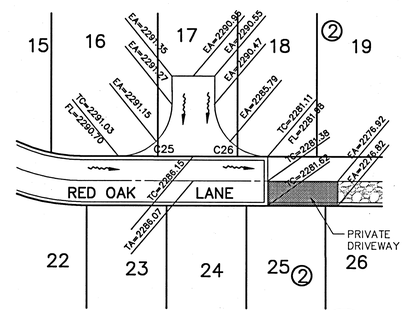
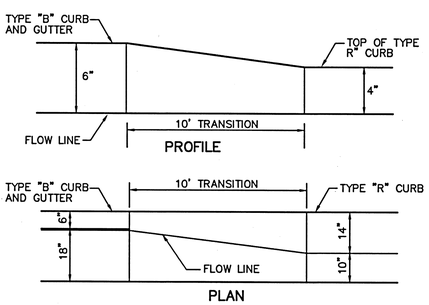


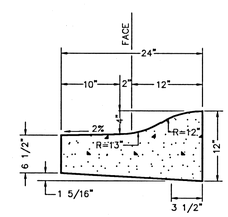
INTERSECTION DETAIL 9/5
SCALE: 1"=40'



"B" TO "R" CURB TRANSITION DETAIL 10/5
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C12	30.00	47.12	30.00	42.43	90°00'00"
C13	30.00	47.12	30.00	42.43	90°00'00"
C10	30.00	53.39	37.03	46.62	101°58'06"
C11	30.00	47.12	30.00	42.23	90°00'00"
C14	30.00	47.13	30.00	42.43	90°00'12"
C15	30.00	47.12	30.00	42.43	89°59'48"
C16	30.00	47.12	30.00	42.43	90°00'00"
C17	30.00	47.12	30.00	42.43	90°00'00"
C18	30.00	47.12	30.00	42.43	89°59'48"
C19	30.00	47.12	30.00	42.43	90°00'05"
C20	30.00	47.12	30.00	42.43	90°00'07"
C21	30.00	47.12	30.00	42.43	90°00'00"
C22	30.00	46.92	29.80	42.29	89°37'12"
C23	30.00	45.10	28.04	40.97	86°08'31"
C25	30.00	47.13	30.01	42.43	90°00'36"
C26	30.00	47.12	30.00	42.43	90°00'00"



TYPE "R" SPILL CURB 11/5
NOT TO SCALE

NAVD 88 DATUM
ESTABLISHED ON-SITE BY GPS
SURVEY PERFORMED 11/21/00
BASED ON WSDOT MONUMENTS
GP32290-143 AND GP33290-147

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1329M
DATE ACCEPTED: 04-08-04
ACCEPTANCE EXPIRES: 04-08-06
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.48
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

DEVELOPER'S APPROVAL — DATE 12-15-03

P-1724M Eng Road + Drainage

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 2
Spokane, WA 99204
Phone: (509) 458-6840
Fax: (509) 458-6844

JOHN FRANK SAYWERS — STATE OF WASHINGTON — 36212 — REGISTERED PROFESSIONAL ENGINEER — 12-12-03
EXPIRES 5/18/04

PREPARED UNDER THE DIRECT SUPERVISION OF JOHN F. SAYWERS, P.E. WASHINGTON REGISTRATION NO. 36212 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
05/30/01	ORIGINAL PREPARATION
08/12/03	FIRST SUBMITTAL TO SPOKANE COUNTY
10/17/03	SECOND SUBMITTAL
12/15/03	FINAL SUBMITTAL

Project Number: S000586
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Drawn By: SMM
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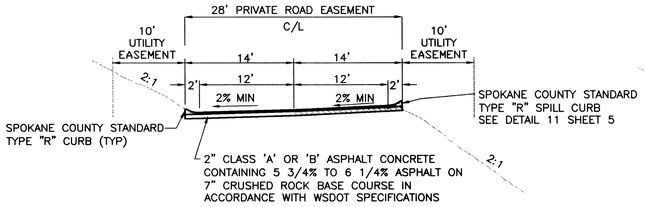
STREET CONSTRUCTION PLANS
THE VISTAS - WOODLAND ESTATES PUD
STREET INTERSECTION DETAILS
SPOKANE COUNTY, WA

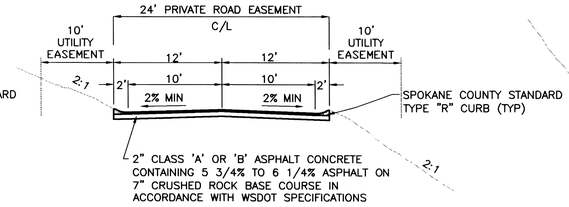
Sheet Title: STREET INTERSECTION DETAILS



24' PRIVATE ROAD SECTION

NOT TO SCALE

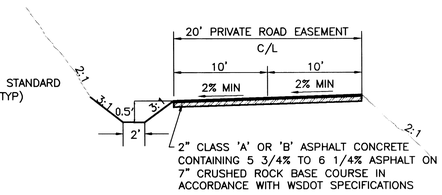
CLEARVIEW LANE–18+96.05 TO 21+82.72
SUNVIEW LANE–13+38.57 TO 16+68.34
COURTVIEW LANE–10+00.00 TO 13+15.00
RED OAK LANE–20+39.26 TO 25+73.85



20' PRIVATE ROAD SECTION

NOT TO SCALE

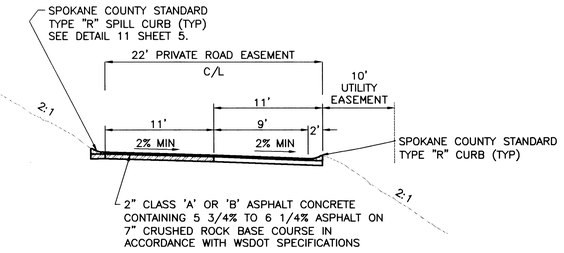
CLEARWAY LANE–10+00.00 TO 11+27.00
COURTWAY LANE–10+00.00 TO 11+50.00



20' PRIVATE DRIVEWAY

NOT TO SCALE

PRIVATE DRIVE A–10+00.00 TO 12+12.32



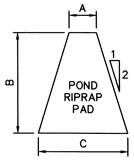
20' PRIVATE ROAD SECTION

NOT TO SCALE

WOODSIDE LANE–10+00.00 TO 11+64.00

NOTE:

DUE TO THE PROPOSAL TO UTILIZE 8 INCHES VERSUS 6 INCHES OF PONDED WATER QUALITY TREATMENT DEPTH BETWEEN THE POND BOTTOM AND DRYWELL RIM ELEVATION, PRIOR TO FINAL CERTIFICATION OF THESE ROAD AND DRAINAGE FACILITIES, CATION EXCHANGE CAPACITY (CEC) TESTING WILL NEED TO BE PERFORMED ACCORDING TO THE PROCEDURE AS DESCRIBED ON PAGE 5–5 OF THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT. SHOULD THE CEC RESULTS INDICATE THAT THE SOIL IS NOT SUITABLE FOR STORMWATER TREATMENT, THE DESIGN ENGINEER HAS TWO OPTIONS: 1) REVISE AND RESUBMIT THE ROAD AND DRAINAGE PLANS, INDICATING THAT THE REQUIRED POND BOTTOM AREA (NECESSARY TO ACHIEVE THE REQUIRED 208 VOLUME BASED UPON A 6" DEPTH) IS PROVIDED; OR 2) APPROPRIATELY AMEND THE TOP 6 INCHES OF TOPSOIL UNTIL CEC TESTING INDICATES THAT THE COMPOSITION OF THE SOIL IS SUITABLE FOR STORMWATER TREATMENT.

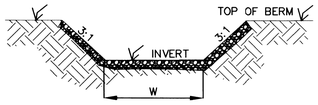


NOTE: PROVIDE A GEOTEXTILE FABRIC UNDER EACH RIP–RAP PAD. FABRIC SHALL BE NORTH AMERICAN GREEN–P300 FLEXIBLE LINING FABRIC.

TYPICAL RIPRAP PAD

NOT TO SCALE

4 / –



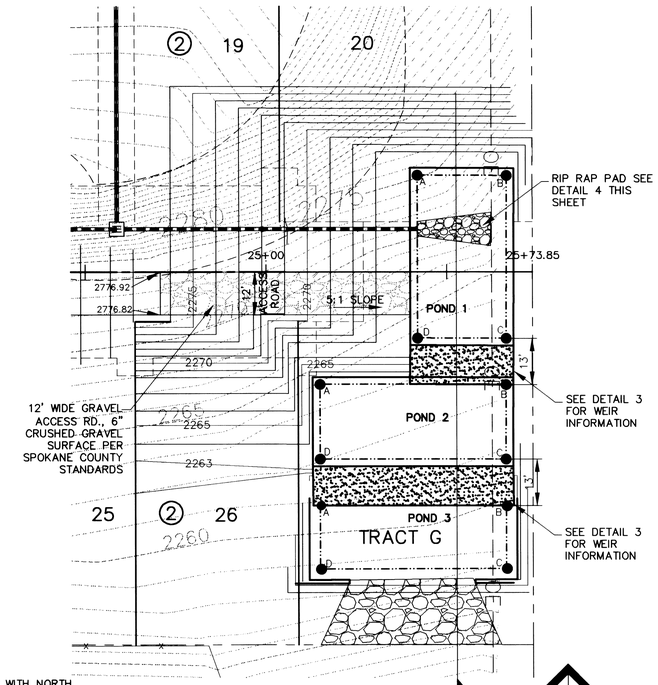
WEIR	INVERT	TOP OF BERM	W
P–1 TO P–2	2266.17'	2266.50'	20'
P–2 TO P–3	2263.67	2264.00'	50'
P–3 TO TRACT	2261.17'	2261.50'	35'

NOTE: WEIRS ARE TO BE INSTALLED IN THE CENTER OF BERMS.

WEIR DETAIL

NOT TO SCALE

3 / –



POND 1

FINISHED GRADE POND BOTTOM EL=2265.50
MINIMUM BERM ELEV.=2266.50
PERIMETER = 140.54 L.F.
POND BOTTOM AREA=1127 S.F.

POND BOTTOM LOCATION TABLE ((RED OAK) STATION & OFFSET)

POINT	STATION	OFFSET
A	25+41.84	27.01' LT
B	25+66.69	26.91' LT
C	25+66.55	18.58' RT
D	24+41.84	18.49' RT

POND 2

FINISHED GRADE POND BOTTOM EL=2263.00
MINIMUM BERM ELEV.=2264.00
PERIMETER = 144.95 L.F.
POND BOTTOM AREA=1076 S.F.

POND BOTTOM LOCATION TABLE ((RED OAK) STATION & OFFSET)

POINT	STATION	OFFSET
A	25+14.81	31.41' RT
B	25+66.51	31.47' RT
C	25+66.46	52.25' RT
D	25+14.80	52.23' RT

POND 3

FINISHED GRADE POND BOTTOM EL=2260.50
MINIMUM BERM ELEV.=2261.50
PERIMETER = 138.65 L.F.
POND BOTTOM AREA=912 S.F.

POND BOTTOM LOCATION TABLE ((RED OAK) STATION & OFFSET)

POINT	STATION	OFFSET
A	25+14.80	65.23' RT
B	25+66.46	65.25' RT
C	25+66.46	82.81' RT
D	25+14.79	82.98' RT

STORM DRAINAGE NOTES

1. SEE STREET PLAN AND PROFILE SHEETS FOR DRYWELL AND CATCH BASIN TYPES AND LOCATIONS.
2. PONDS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THESE DRAWINGS INCLUDING GRADING, SOD, AND DRYWELL INSTALLATION. ALL PONDS WITHIN TRACTS SHALL INCLUDE AN IRRIGATION SYSTEM. ALL IRRIGATION SHALL CONFORM TO SPOKANE COUNTY POND IRRIGATION SYSTEM GUIDELINES.
3. ALL "208" PONDS SHOWN SHALL BE ROUGH GRADED PRIOR TO PAVING OF ADJACENT ROADWAY.
4. CONTRACTOR SHALL PROVIDE SPOKANE COUNTY WITH RECORD DRAWING IRRIGATION PLANS UPON COMPLETION OF ALL POND CONSTRUCTION.
5. INSTALL "AMOCO" #4545 FILTER FABRIC (OR APPROVED EQUAL) IN ALL DRYWELLS. SEE SPOKANE COUNTY STANDARDS (1999 EDITION) SHEET B–1a FOR INSTALLATION LOCATIONS.
6. ALL PONDS WITHIN THE COUNTY RIGHT–OF–WAY, IN THE AREA ASSOCIATED WITH THIS PROJECT, SHALL BE COMPLETED DURING THE CONSTRUCTION OF THE ROADWAY. THE CONTRACTOR SHALL PERFORM THE POND GRADE WORK, INSTALL THE IRRIGATION SYSTEM, AND PLACE THE SOD WITHIN THE PONDS FOLLOWING THE ROAD PAVING WORK.
7. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL DRAINAGE STRUCTURES FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED. IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS, THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE DRYWELL OR CATCH BASIN OUT TO THE SATISFACTION OF THE CERTIFYING ENGINEER.
8. ALL LANDSCAPE AREAS ('208' PONDS) ARE TO BE IRRIGATED BY AN AN AUTOMATIC IRRIGATION SYSTEM INSTALLED BY OR UNDER THE DIRECTION OF THE LANDSCAPE CONTRACTOR. THE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES (90 DAY GUARANTEE). AN APPROVED BACKFLOW DEVICE SHALL BE INSTALLED TO PREVENT WATER FROM GOING BACK INTO THE WATER SUPPLY. PROVIDE SLEEVING AS REQUIRED UNDER SIDEWALKS, PATHS,

SLEEVING: CURBING, PAVING, ETC. AS NEEDED FOR IRRIGATION ACCESS. ALL SLEEVING TO BE 4" PVC. WITH AT LEAST 12" OF COVER (1) FOOT BELOW FINISH GRADE. THE OWNER/GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVING BEFORE CURBING, SIDEWALKS, PAVING, ETC. IS INSTALLED. PATCH ASPHALT AS NEEDED. LAWN AREAS ARE TO BE IRRIGATED WITH TORO POP–UP

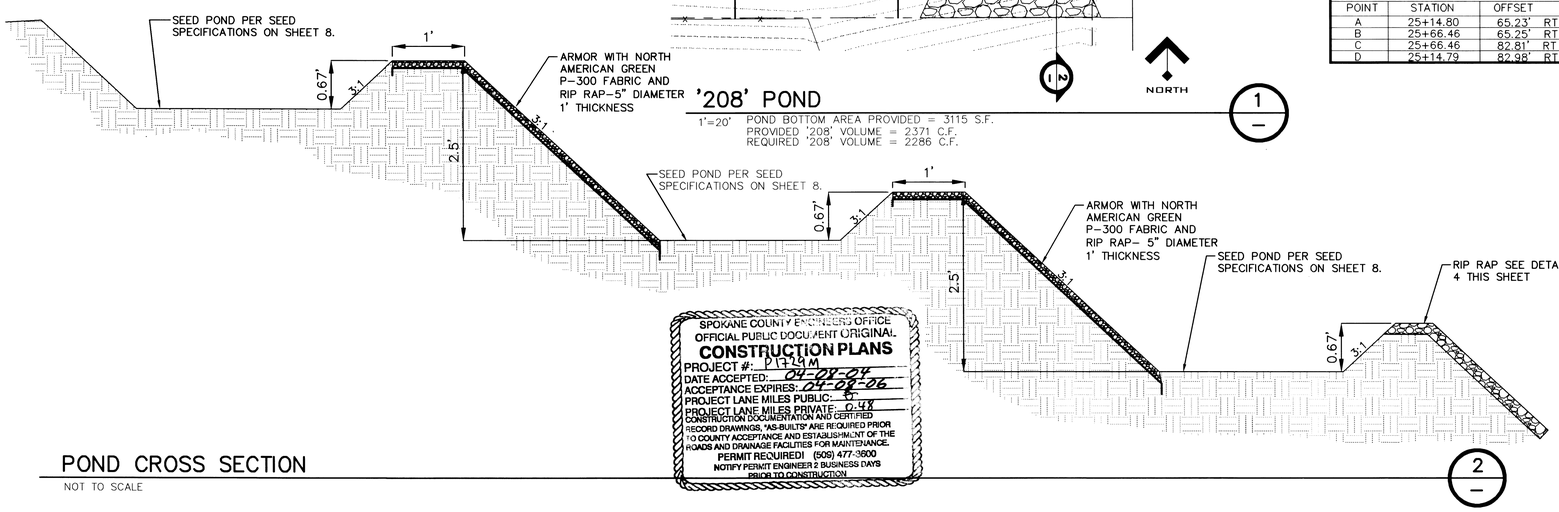
LAWN AREAS: HEADS OR EQUIVALENT. (TEST SYSTEM BEFORE BACKFILLING). AFTER INSTALLATION, ADJUST VALVES, HEADS, EMITTERS,

ADJUSTMENT: ETC. TO PROVIDE UNIFORM COVERAGE AND TO MINIMIZE OVER SPRAY ON WALLS, FENCES, WALKS, DRIVES, ETC.

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

NAVD 88 DATUM

ESTABLISHED ON–SITE BY GPS
SURVEY PERFORMED 11/21/00
BASED ON WSDOT MONUMENTS
CR73200–117 AND CR73000–117



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1729M
DATE ACCEPTED: 04-09-04
ACCEPTANCE EXPIRES: 04-09-06
PROJECT LANE MILES PUBLIC: 3.0
PROJECT LANE MILES PRIVATE: 0.48
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PERMIT REQUIRED! (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

POND CROSS SECTION

NOT TO SCALE

2 / –

Bryan Walker
DEVELOPER'S APPROVAL

1-14-04
DATE

P-1729M Eng Road-Drainage

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 2
Spokane, WA 99204
Phone: (509) 458-6840
Fax: (509) 458-6844

JOHN FRANK SAYWERS
STATE OF WASHINGTON
36212
REGISTERED PROFESSIONAL ENGINEER
11/3/04
EXPIRES 5/18/04

PREPARED UNDER THE DIRECT SUPERVISION OF JOHN F. SAYWERS, P.E. WASHINGTON REGISTRATION NO. 36212 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
05/30/01	ORIGINAL PREPARATION
08/12/03	FIRST SUBMITTAL SPOKANE COUNTY
10/17/03	SECOND SUBMITTAL
12/15/03	FINAL SUBMITTAL

Project Number: S000586
CLC Job Number: S000586
Drawn By: SMM
Designed By: SKM
Checked By: JFS

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STREET CONSTRUCTION PLANS

THE VISTAS - WOODLAND ESTATES PUD STREET AND SWALE DETAIL SHEET

SPOKANE COUNTY, WA

Sheet Title
DETAIL SHEET

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

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

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

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 200
Spokane, WA 99204
Phone: (509) 458-6840
Fax: (509) 458-6844

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36212
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12/12/03
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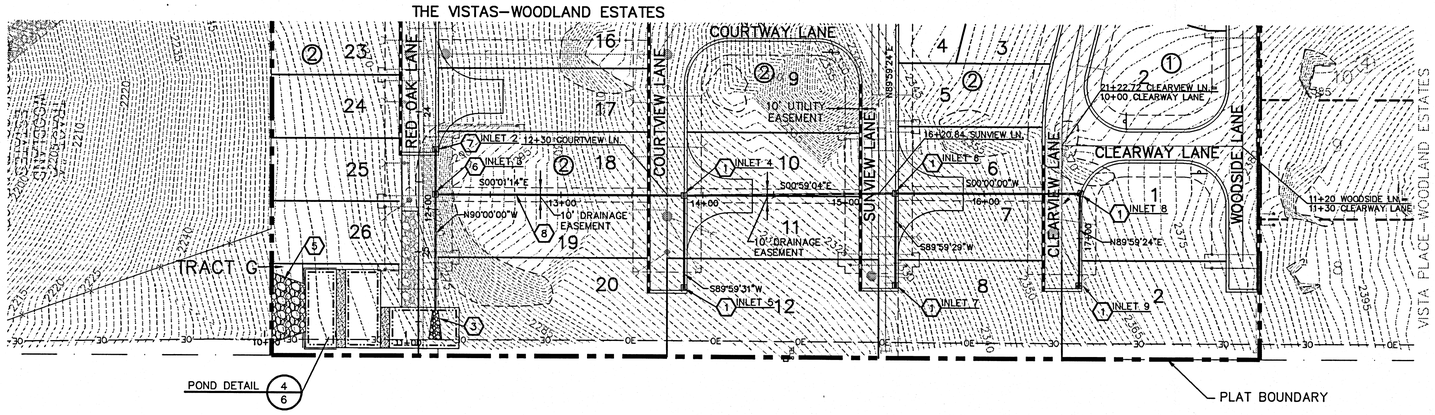
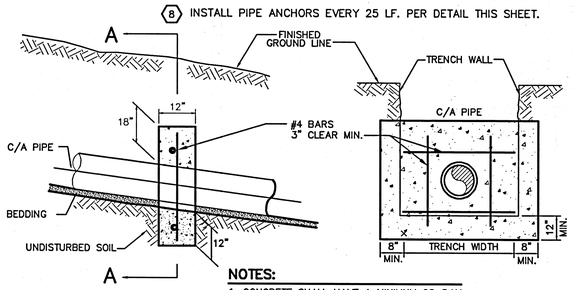


CONSTRUCTION NOTES

1. INSTALL SPOKANE COUNTY INLET TYPE 1 WITH TYPE 2 GRATE PER SPOKANE COUNTY STANDARD PLAN B-10 AND B-13.
2. NOT USED.
3. PIPE OUTLET TO 208 POND WITH RIPRAP OUTFALL PAD SEE DETAIL 4 SHEET 6.
4. CONTRACTOR SHALL REMOVE AND REPLACE EXISTING FENCE.
5. RIPRAP OUTFALL PAD SEE DETAIL 4 SHEET 6.
6. INSTALL SPOKANE COUNTY INLET TYPE 1 WITH SOLID COVER PER SPOKANE COUNTY STANDARD PLAN B-5 AND B-10.
7. INSTALL WSDOT GRATE INLET TYPE 2 WITH TYPE "A" GRATE PER WSDOT STANDARD PLAN B-4c.
8. INSTALL PIPE ANCHORS EVERY 25 LF. PER DETAIL THIS SHEET.



PROFILE VIEW

SECTION AAA

NOTES:

1. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 P.O.E..
2. REINFORCEMENT BARS SHALL BE GRADE 60.
3. ANCHORS TO BE INSTALLED AT 50' MAXIMUM SPACING.

ANCHOR BLOCK PIPE SUPPORT

NOT TO SCALE

1

NAVD 88 DATUM
ESTABLISHED ON-SITE BY GPS SURVEY PERFORMED 11/21/00 BASED ON WSDOT MONUMENTS GP32290-143 AND GP33290-147.

DEVELOPER'S APPROVAL — DATE 12.15.03

Date	Description
8/8/01	ORIGINAL PREPARATION
09/12/03	FIRST SUBMITTAL TO SPOKANE COUNTY
10/17/03	SECOND SUBMITTAL
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CLC Job Number:	S000586
Drawn By:	SMM
Designed By:	AKF
Checked By:	JFS

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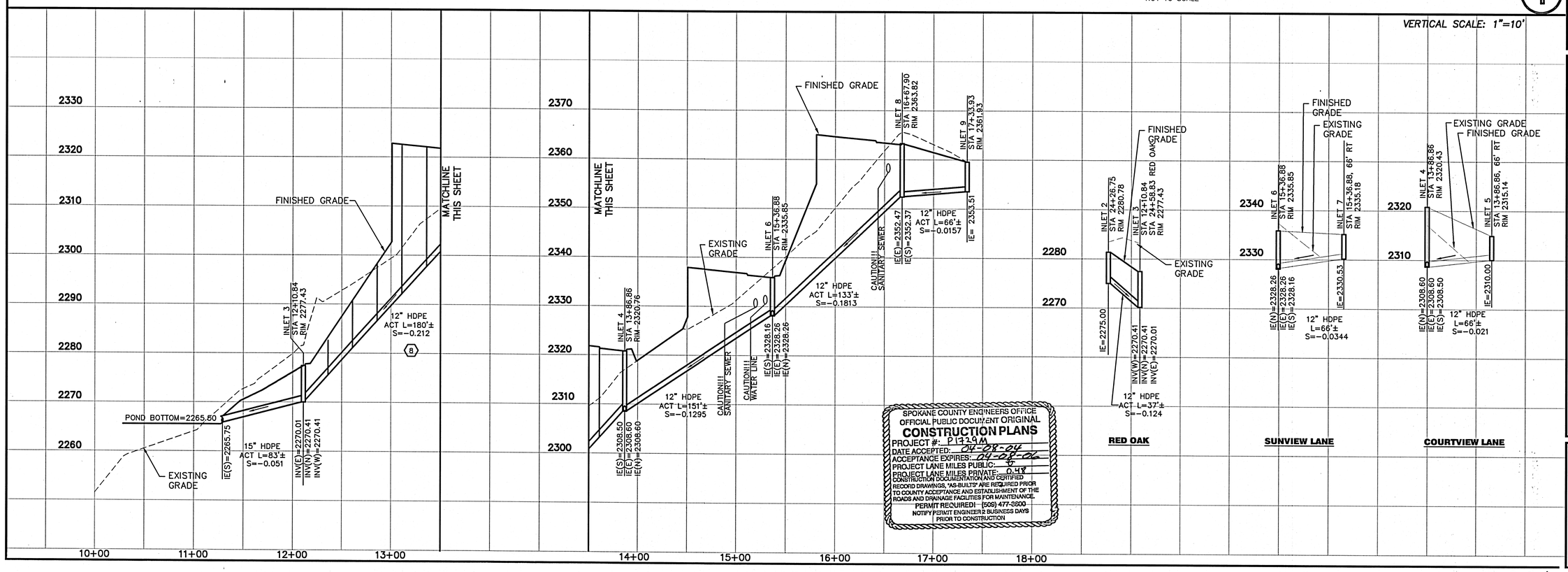
VERTICAL SCALE: 1"=10'



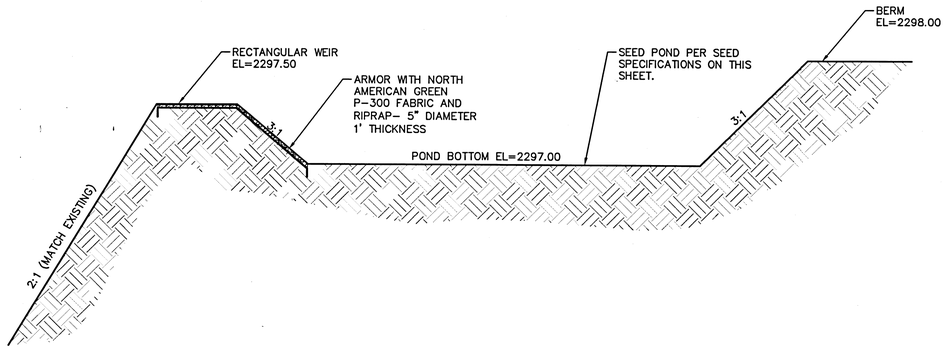
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1329A
DATE ACCEPTED: 04-08-04
ACCEPTANCE EXPIRES: 04-08-06
PROJECT LANE MILES PUBLIC: 6
PROJECT LANE MILES PRIVATE: 0.48
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED 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

STREET CONSTRUCTION PLANS
THE VISTAS - WOODLAND ESTATES PUD
STORM DRAIN PIPE PROFILE
SPOKANE, COUNTY, WA

Sheet Title
STORM DRAIN PLAN AND PROFILE

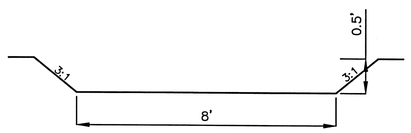
7 OF 8
Sheet Number

P-1729M Eng Prod. Drawings



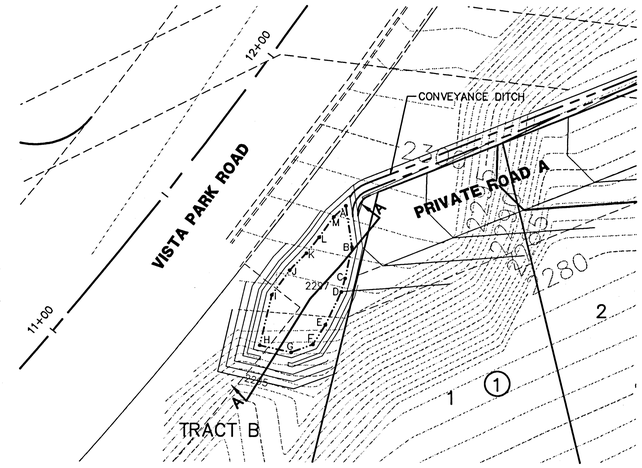
POND SECTION A–A

NOT TO SCALE



RECTANGULAR WEIR

NOT TO SCALE



POND 1 DETAIL

SCALE: 1"=20'

1

POND BOTTOM ELEV. = 2297.00
POND BOTTOM AREA = 549 S.F.
'208' VOLUME REQUIRED = 260 C.F.
'208' VOLUME PROVIDED = 275 C.F.
MIN. BERM ELEV. = 2298.00

POND BOTTOM LOCATION TABLE STATIONING & OFFSET*

POINT	STATION	OFFSET	ELEV.
A	11+28.55	42.58' RT	2297.00
B	11+70.49	51.08' RT	2297.00
C	11+62.52	54.97' RT	2297.00
D	11+58.94	56.48' RT	2297.00
E	11+49.22	58.73' RT	2297.00
F	11+42.95	59.38' RT	2297.00
G	11+37.54	56.01' RT	2297.00
H	11+33.66	47.81' RT	2297.00
I	11+46.53	41.57' RT	2297.00
J	11+54.97	41.20' RT	2297.00
K	11+61.51	41.95' RT	2297.00
L	11+67.11	42.06' RT	2297.00
M	11+79.07	41.79' RT	2297.00

*REFERENCE/STATIONING LINE IS THE CENTER LINE OF VISTA PARK ROAD

POND BOTTOM DIMENSION TABLE

POINTS	LENGTH
A–B	11.89'
B–C	9.13'
C–D	4.01'
D–E	10.36'
E–F	6.56'
F–G	6.56'
G–H	9.13'
H–I	14.66'
I–J	8.69'
J–K	6.78'
K–L	3.60'
L–M	7.17'
M–A	4.67'

*DRYLAND GRASS SEED MIX

SPOKANE COUNTY PUBLIC WORKS, FEBRUARY 1998

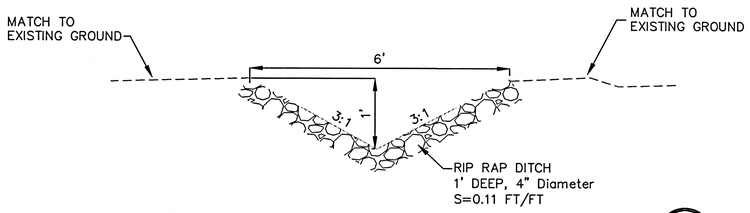
GRASS SEED: PROVIDE FRESH, CLEAN, NEW CROP SEED COMPLYING WITH TOLERANCE OF PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PERCENTAGES AS FOLLOWS:

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

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

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

ALL SEEDING OF SLOPES SHALL BE DONE IN ACCORDANCE WITH THE W.S.D.O.T. STANDARD SPECIFICATIONS, SEC. 8–01.



CONVEYANCE DITCH

SCALE: 1"=20'

2

NAVD 88 DATUM
ESTABLISHED ON–SITE BY GPS SURVEY PERFORMED 11/21/00 BASED ON WSDOT MONUMENTS GP32290–143 AND GP33290–147

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1729 M
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DEVELOPER'S APPROVAL

12-15-03
DATE

P-1729M Eng Road Drainage

CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
707 W. 7th Avenue, Suite 2
Spokane, WA 99204
Phone: (509) 458-6840
Fax: (509) 458-6844

JOHN FRANK SAYWERS
STATE OF WASHINGTON
36212
REGISTERED PROFESSIONAL ENGINEER
12/15/03
EXPIRES 5/18/04

PREPARED UNDER THE DIRECT SUPERVISION OF JOHN F. SAYWERS, P.E. WASHINGTON REGISTRATION NO. 36212 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Date	Description
05/30/01	ORIGINAL PREPARATION
08/12/03	FIRST SUBMITTAL SPOKANE COUNTY
10/17/03	SECOND SUBMITTAL
12/15/03	FINAL SUBMITTAL

Project Number:	S000586
CLC Job Number:	S000586
Drawn By:	SMM
Designed By:	SKM
Checked By:	JFS

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STREET CONSTRUCTION PLANS

THE VISTAS - WOODLAND ESTATES PUD
STREET AND SWALE DETAIL SHEET

SPOKANE COUNTY, WA

Sheet Title
POND DETAIL SHEET

8 OF 8
Sheet Number