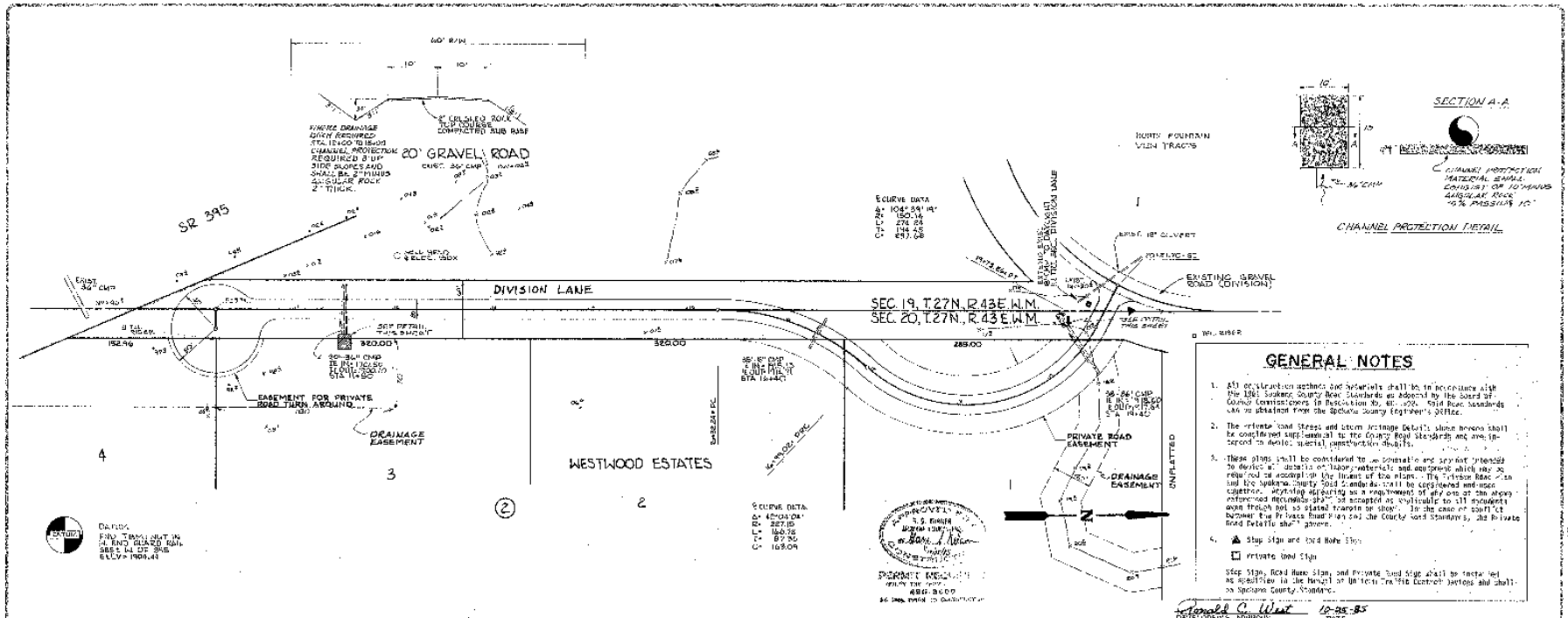
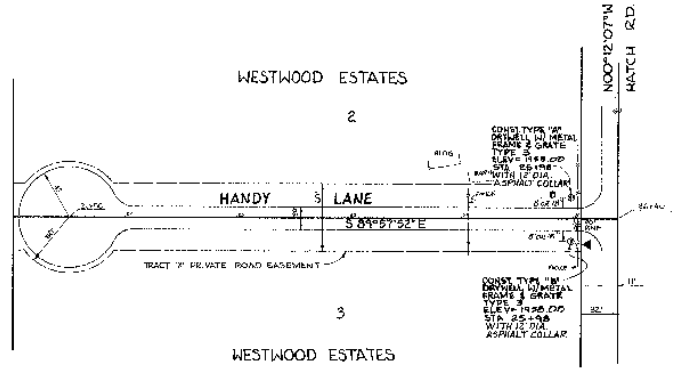
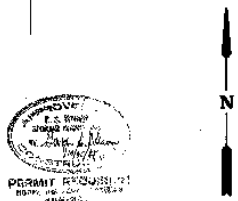


WESTWOOD ESTATES
DIVISION LANE
STA 10+19.94 to DIVISION RD

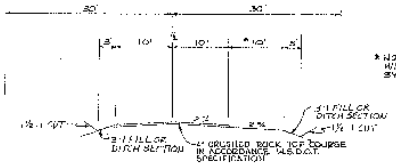
JOB NUMBER 84066



COUNTY DATUM
FND. R.R. SPIKE IN 30-INCH POLE NE OR TIP S 1/4 CORNER SEC. 20
ELEV= 1968.71



SECTION 20, T.27 N., R.43 E.W.M.



* NOTE: RECOMMENDED ROUGH GRADE WIDTH EACH SIDE, BUT NOT REQUIRED BY TRACT "2" AGREEMENT.

TYPICAL ROAD SECTION
N.T.S.

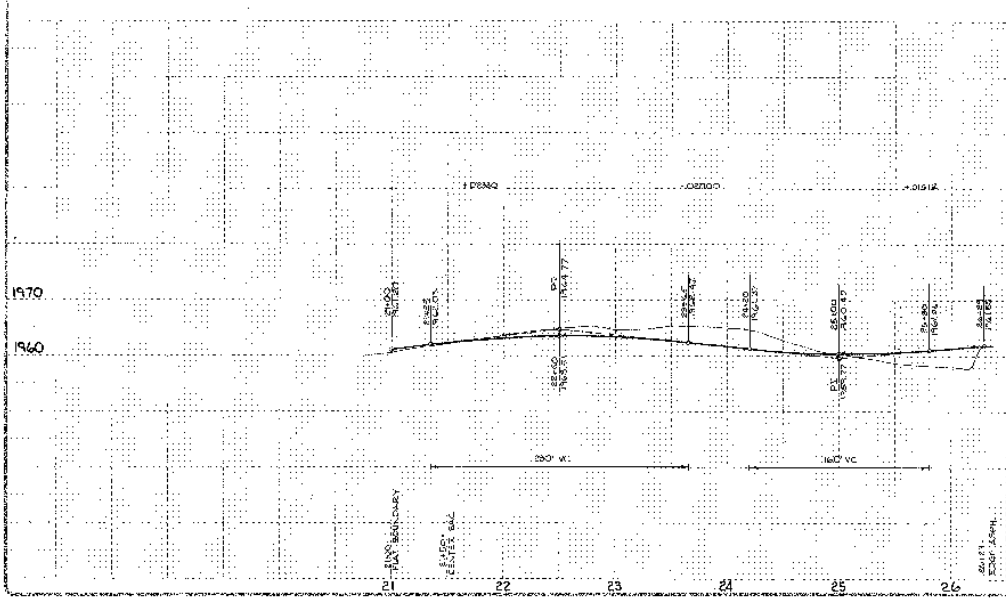
GENERAL NOTES

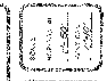
1. All construction methods and materials shall be in accordance with the 1981 Spokane County Road Standards as adopted by the Board of County Commissioners in Resolution No. 81-1232. Said Road Standards can be obtained from the Spokane County Engineer's Office.
2. The Private Road Street and Storm Drainage Details shown hereon shall be considered supplemental to the County Road Standards and are intended to depict special construction details.
3. These plans shall be considered to be suitable and are not intended to depict all details of labor, materials and equipment which may be required to accomplish the intent of the plans. The Private Road Plan and the Spokane County Road Standards shall be considered and used together. Anything appearing as a requirement of any one of the above referenced documents shall be accepted as applicable to all documents even though not so stated therein or shown. In the event of conflict between the Private Road Plan and the County Road Standards, the Private Road Details shall govern.
4. ▲ Stop Sign and Road Name Sign

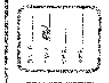
   □ Private Road Sign

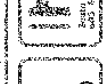
   Stop Sign, Road Name Sign, and Private Road Sign shall be installed as specified in the Manual of Uniform Traffic Control Devices and shall be Spokane County Standard.

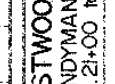
Gerald C. West
DEVELOPER'S APPROVAL
10-15-85
DATE

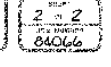








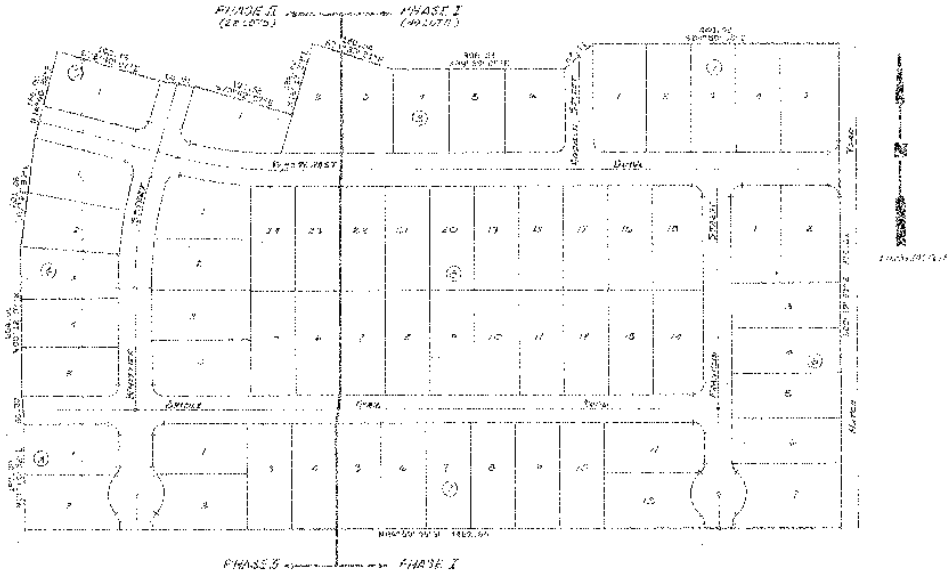




WESTWOOD ESTATES
HANDYMAN LANE
STA. 21+00 to HATCH ROAD

2 of 2
84066

WESTWOOD ESTATES



INDEX

FINAL SHEET INDEX	SHEET NUMBER
TITLE SHEET	1 \ 10
FINAL PLAT	2 \ 10
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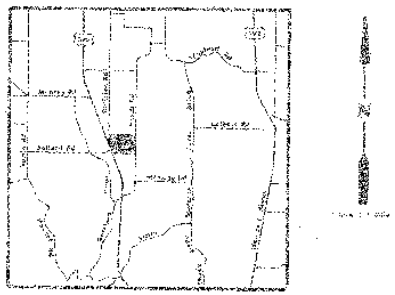
HATCH ROAD STREET PLAN	4 \ 10
WESTCREST DRIVE STREET PLAN	5 \ 10
WESTCREST DRIVE STREET PLAN	6 \ 10
FRANKLIN & MADISON STREET STREET PLAN	7 \ 10
BRUCE TRAIL ROAD STREET PLAN	8 \ 10
WHITFIELD STREET STREET PLAN	9 \ 10
WATER SYSTEM DESIGN	10 \ 10



WESTWOOD ESTATES

FHA NEIGHBORHOOD GRADING & DRAINAGE PLAN

Phase I: Lots 1-5, Block 1; Lots 1-19, Block 2; Lots 7-22, Block 3; Lots 1-7, Block 4; and Lots 5-12, Block 7.

Phase II: Lots 1-12, Block 2; Lot 1, Block 3; Lots 1-3, Block 4; Lots 1-8, 23-24, Block 5; Lots 1-9, Block 6; and Lots 1-12, Block 8

Bottom of curb to be below finish grade at proposed elevations at corners of all lot corners.

SWALE DETAIL

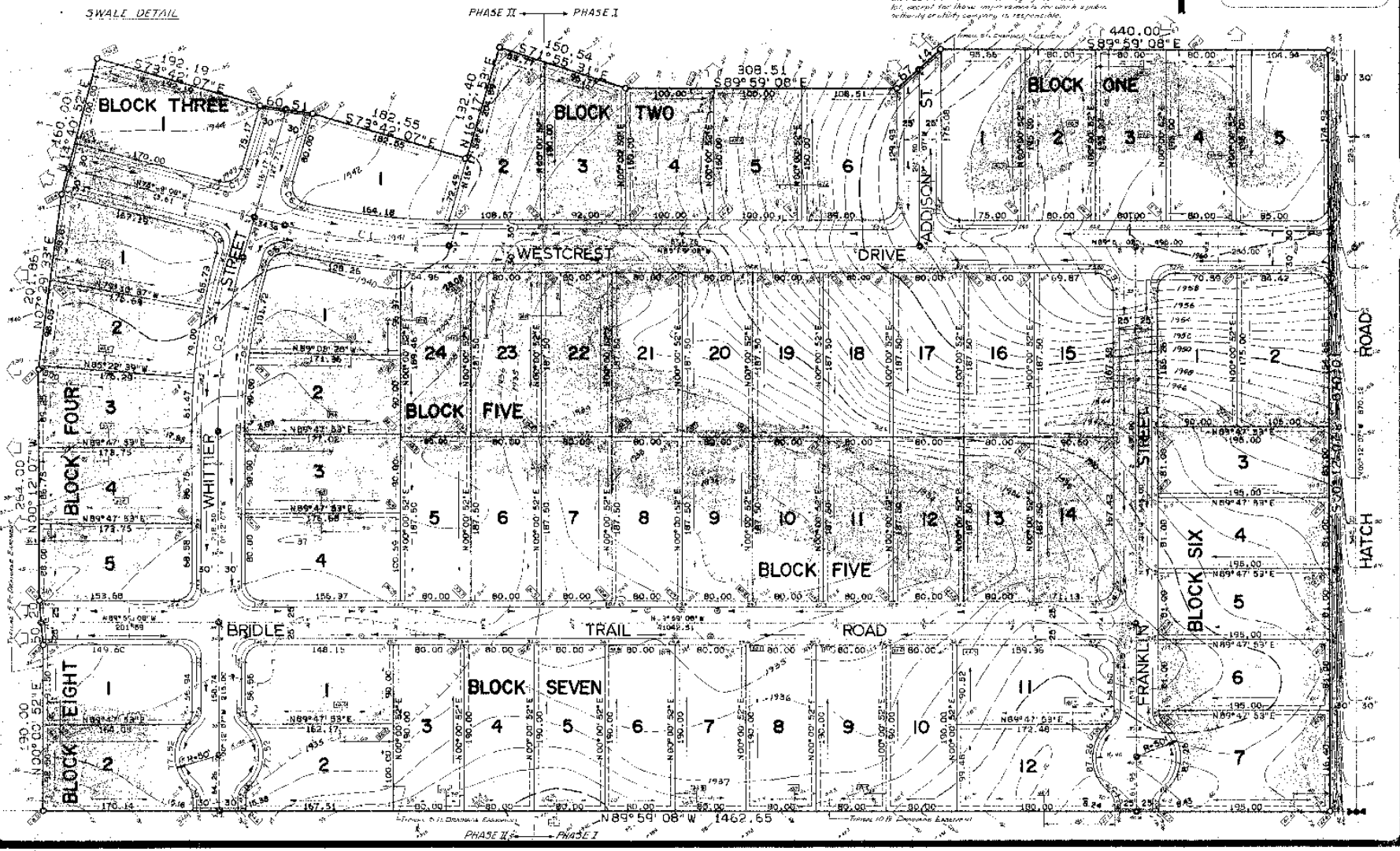
PHASE II ← → PHASE I

DRAINAGE EASEMENTS

Easements for drainage are reserved over a five foot wide strip along each side of interior lot lines and over the rear of each lot, along the South boundary of the plat, where easements for drainage are reserved over a ten foot wide strip. Within these areas, no structure, planting, or other material shall be placed or permitted to remain which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement of each lot for the improvements on it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

LEGEND

- 374 Existing lot corner elevation
- 374 Proposed lot corner elevation
- 374 Proposed top of curb elevation
- Offsite Drainage
- Dequell
- Fill area (see 1100 Data sheet 1 of 5)



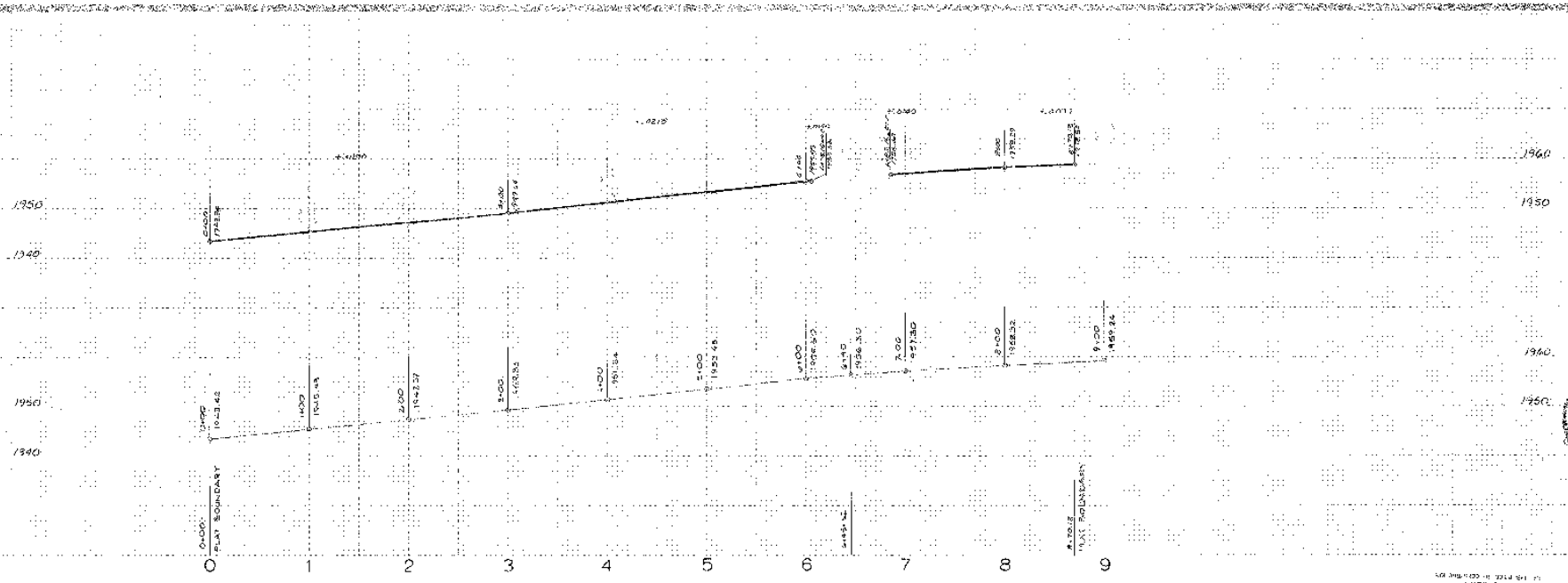
SCALE 1"=60' NA

REVISIONS

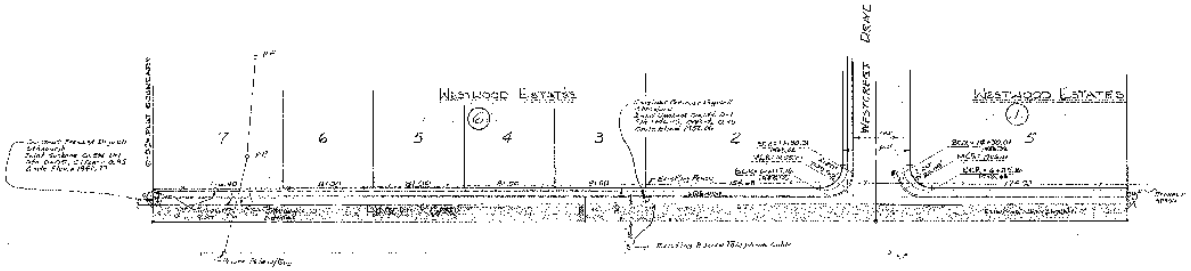
IPEG INLAND-PACIFIC ENGINEERING AND CONSTRUCTION CORPORATION
EAST 12720 NORA • SPOKANE WASHINGTON 99216

WESTWOOD ESTATES
FHA NEIGHBORHOOD GRADING & DRAINAGE PLAN

SHEET 3 of 3
JOB No. 453

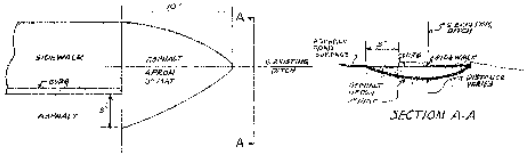


DATUM:
SPIKE IN 18" SO. OF MIDWAY 1
1000' E. OF HATCH ROAD, ELEV. 1951.61
ACCORDING TO PRIVATE NOTES OF
ADAMS, SEELTHAN & CLARK, INC.



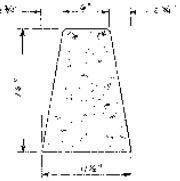
NOTE: DRAINAGE & ROAD STANDARDS USED ARE THOSE ADOPTED BY THE COUNTY OF 20-78.

SPRINKLER EFFECT & STANDS IS MEASURED FROM FACE OF CURB TO FOR STRUCTURE

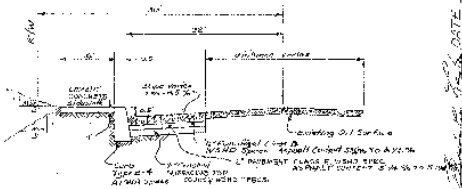


PLAN VIEW

ASPHALT APRON DETAIL



TYPE E-4 AFWA SPECS.
CONCRETE CURB DETAIL



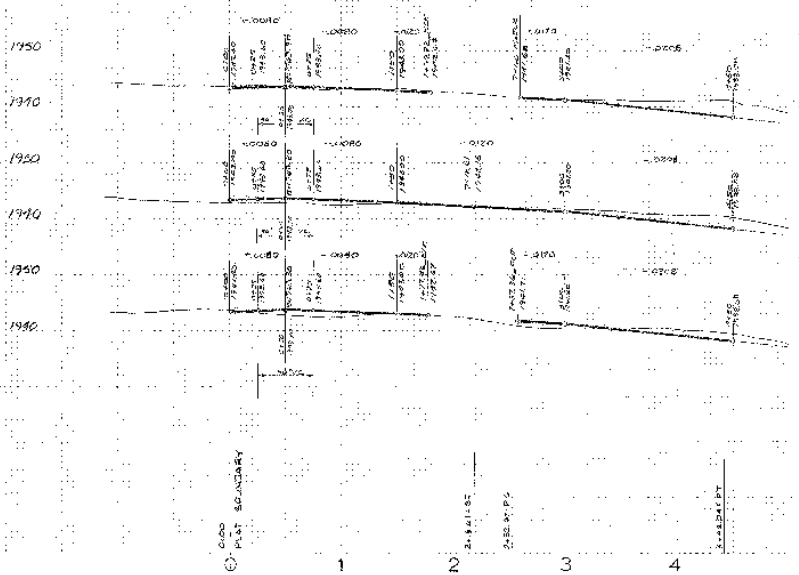
HATCH ROAD - TYPICAL SECTION - 74' ROADWAY

DEVELOPER APPROVAL

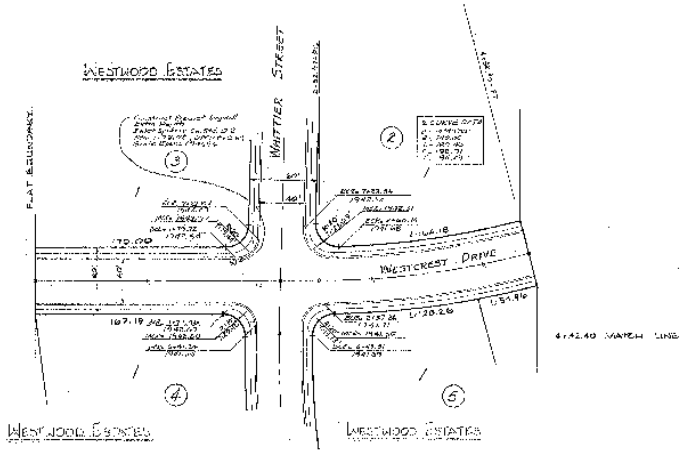
DATE

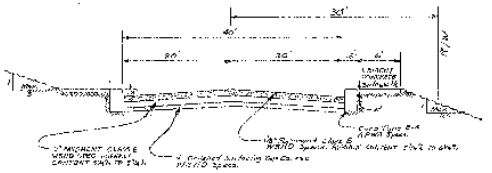
WESTWOOD ESTATES
STREET PLAN
HATCH ROAD

SHEET 4 OF 4
JOB NO. 653

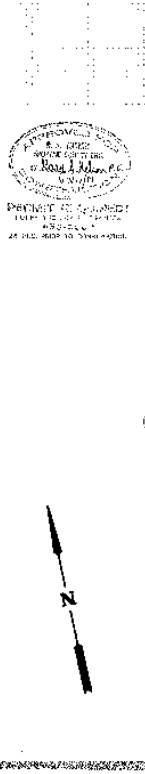


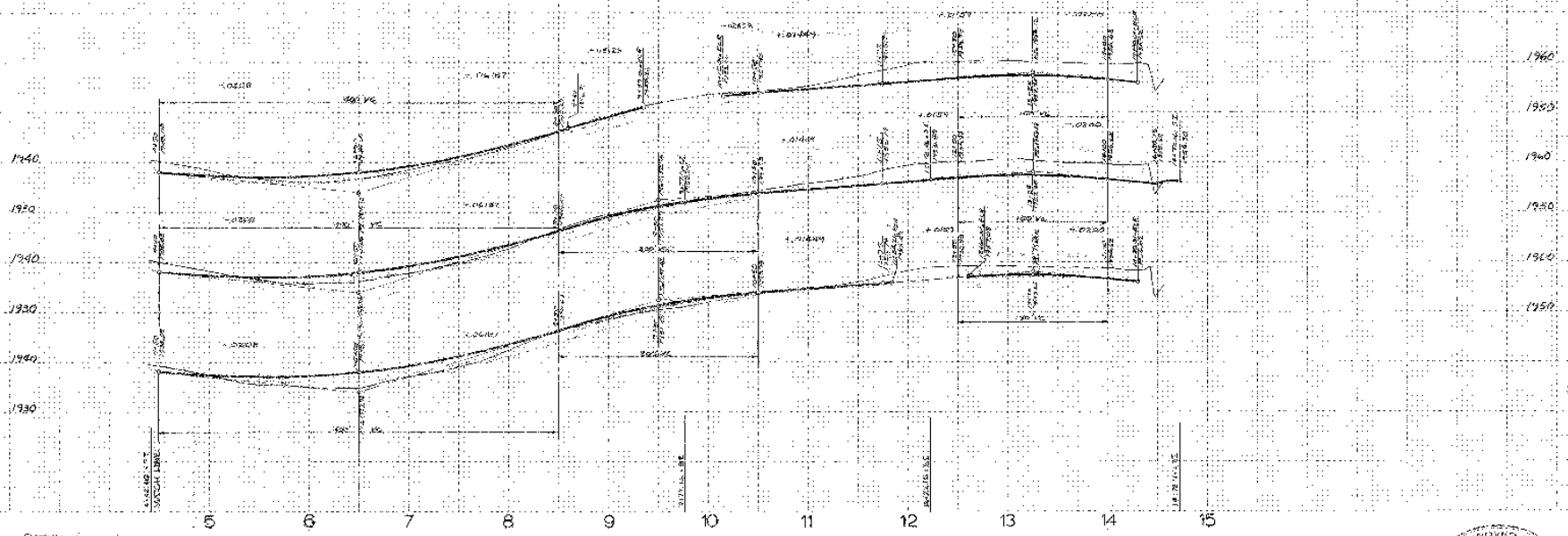
DATUM:
SPIKE IN P.P. 20'W OF MIDWAY & 1006'± OF HAYEN ROAD. ELEV.-1007.81
ACCORDING TO PRIVATE NOTES OF ADAMS, BERTHIN, & ASSOC. INC.



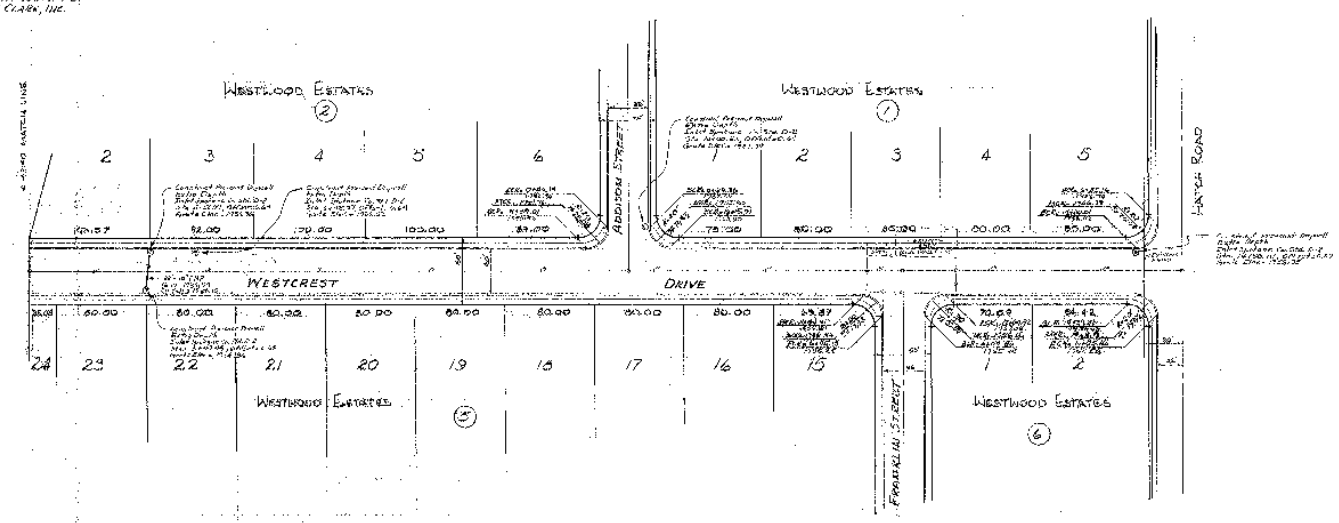


TYPICAL SECTION - WESTCREST DRIVE





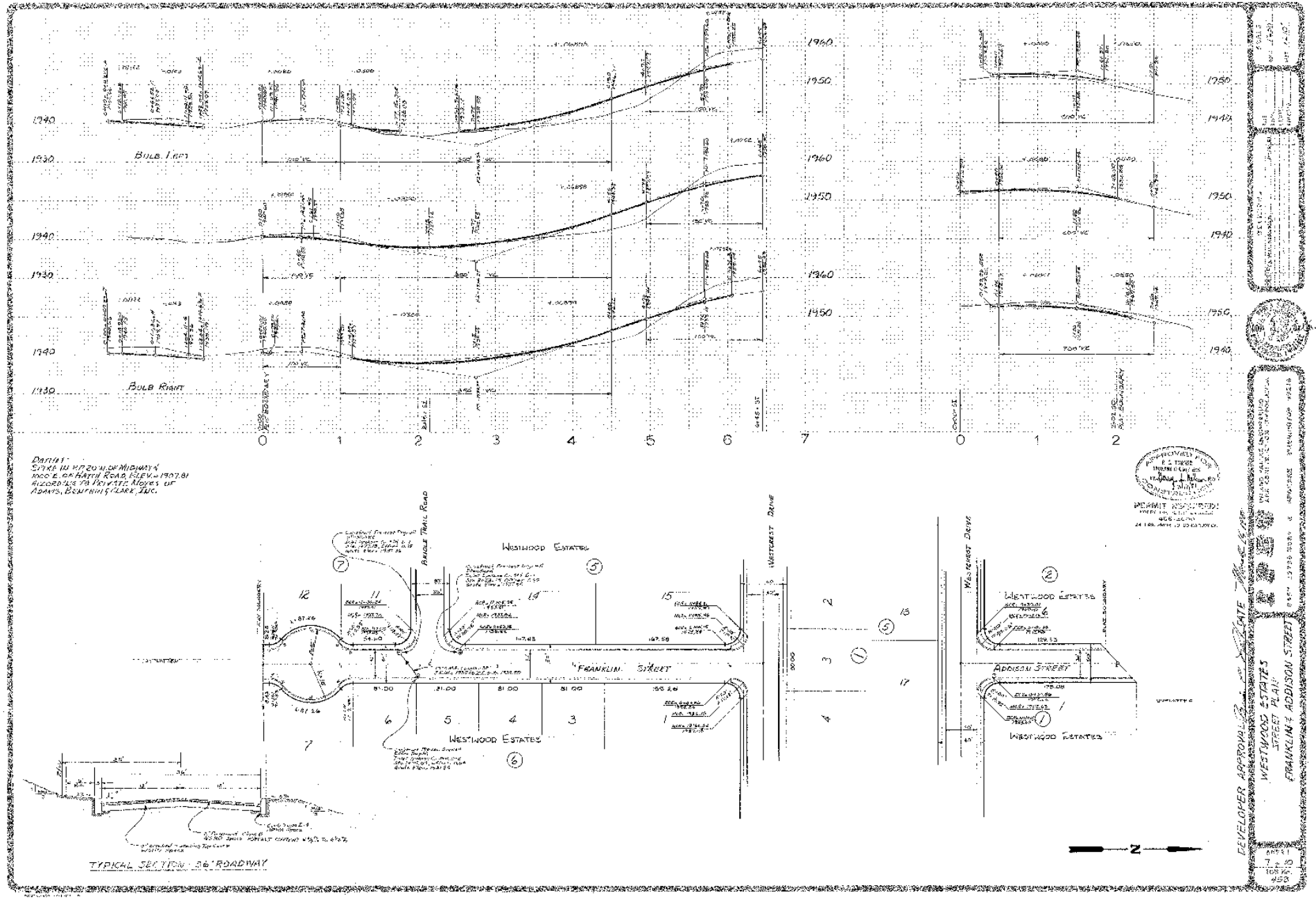
CURVE.
STATE HIGHWAY 20 W. OF MIDWAY &
1000' E. OF HATCH ROAD, ELEV. 1737.81
According to Point Notes of
Adams, Beatrix, & Clark, Inc.

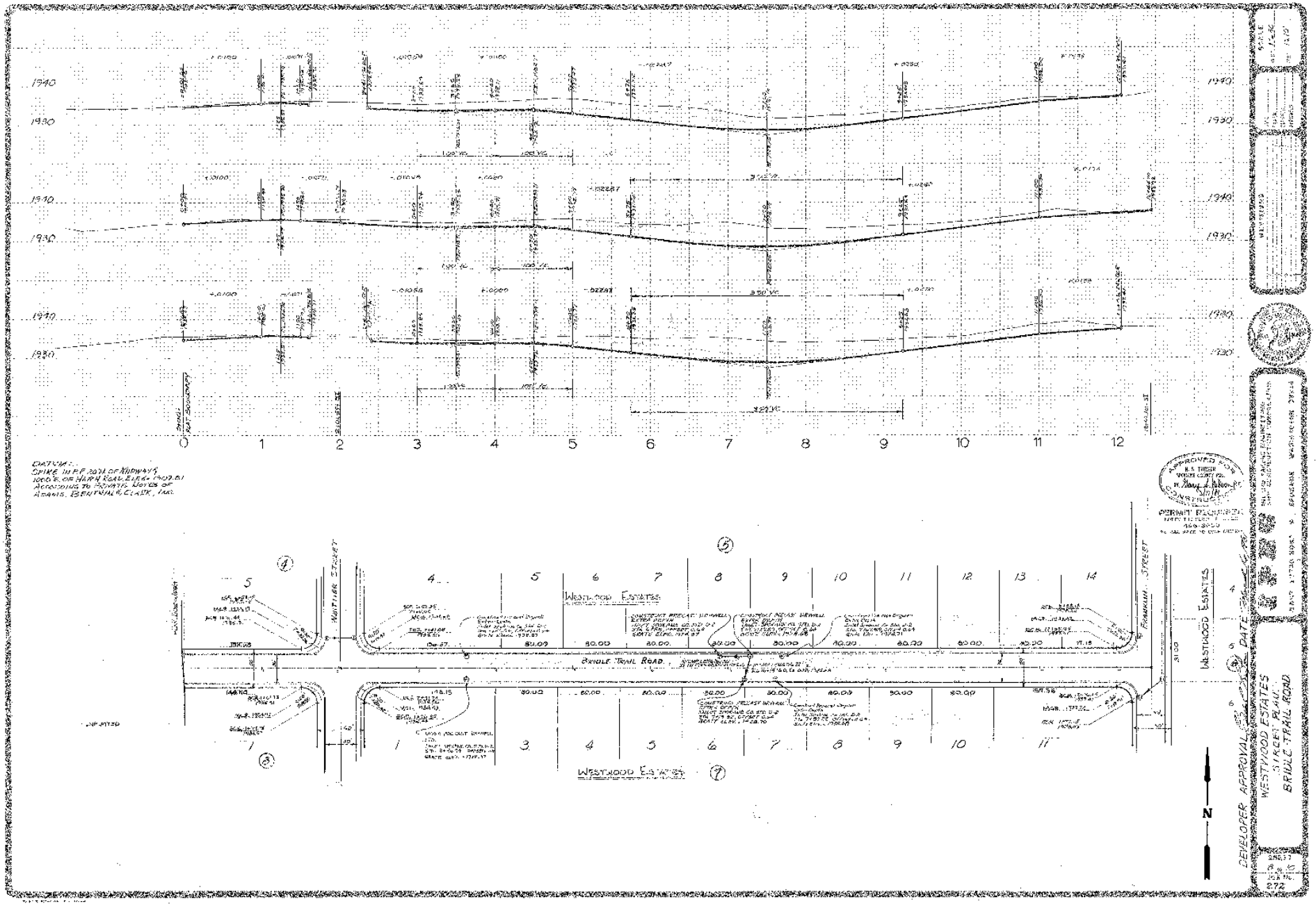


DEVELOPER APPROVAL
CITY ENGINEER DATE

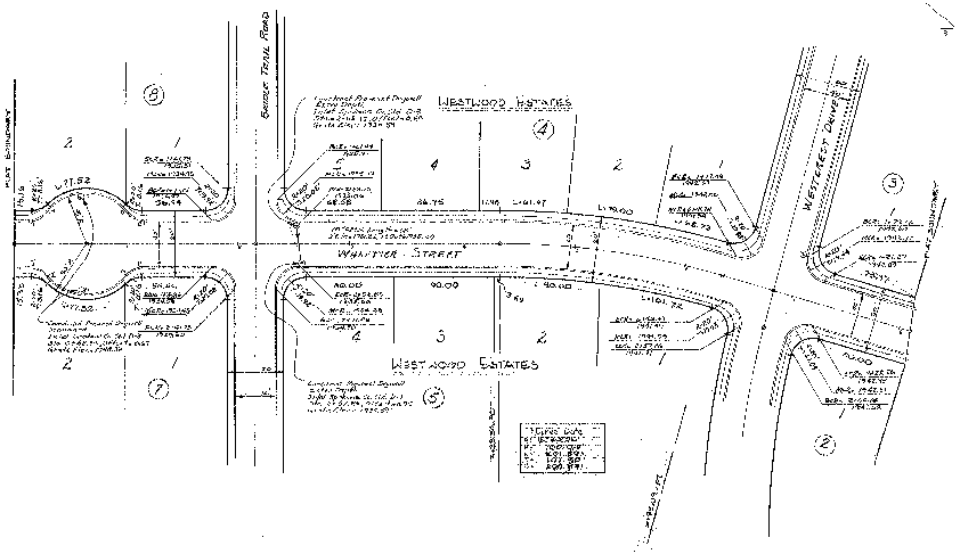
WESTWOOD ESTATES
STREET PLAN
WESTCREST DRIVE

453


BULB LEFT
BULB RIGHT
DATUM:
SITE IS 47.20 N. OF MIDWAY & 1000' E. OF HATH ROAD, ELEV. = 1907.81
ACCORDING TO PRIVATE NOTES OF ADAMS, BENTHIS & CLARK, INC.
WESTWOOD ESTATES
FRANKLIN STREET
ADDISON STREET
BRIDLE TRAIL ROAD
WESTCREST DRIVE
TYPICAL SECTION: 36' ROADWAY
PERMIT REQUIRED
DEVELOPER APPROVAL
DATE
WESTWOOD ESTATES
STREET PLAN
FRANKLIN & ADDISON STREET
7-2-80
108 Nr.
453


DEVELOPER APPROVAL
WESTWOOD ESTATES
STREET PLAN
BRIDLE TRAIL ROAD
DATE
WESTWOOD ESTATES
BRIDLE TRAIL ROAD
WHITTIER STREET
FRANKLIN STREET
N

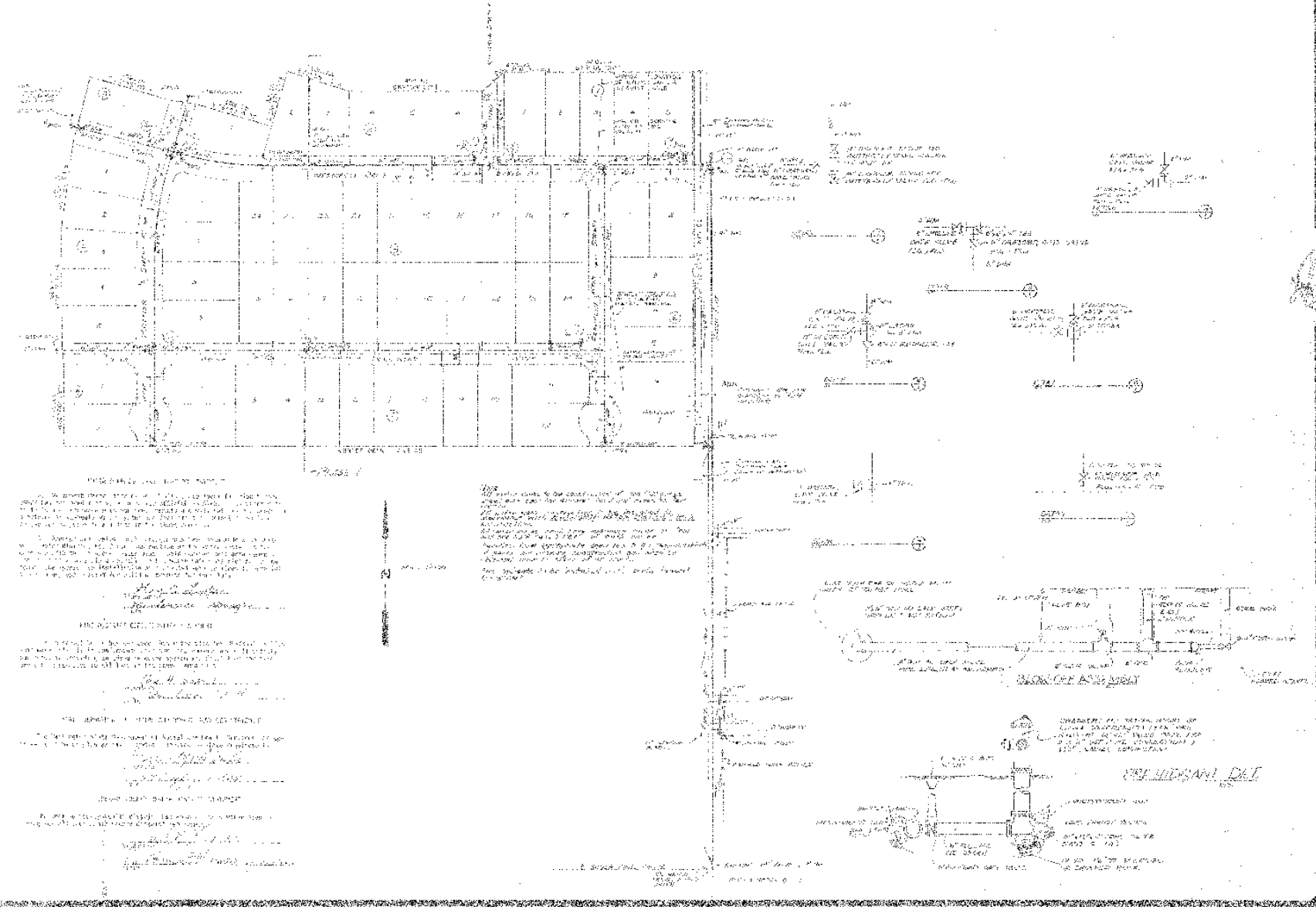
DATUM:
SPIKE IN RP 20-21 OF MIDWAY
NORTH OF HAYES ROAD ELEV.-1907.81
ACCORDING TO SPIRIT NOTES OF
ADAMS, BERTHIN, CZARK, INC.



TYPICAL SECTION, WHITTIER DRIVE

DEVELOPER APPROVAL DATE

WESTWOOD ESTATES
STREET PLAN
WHITTIER STREET

WESTWOOD ESTATES

WATER PLAN OVERALL