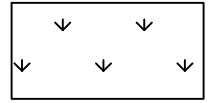
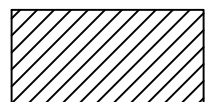
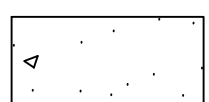
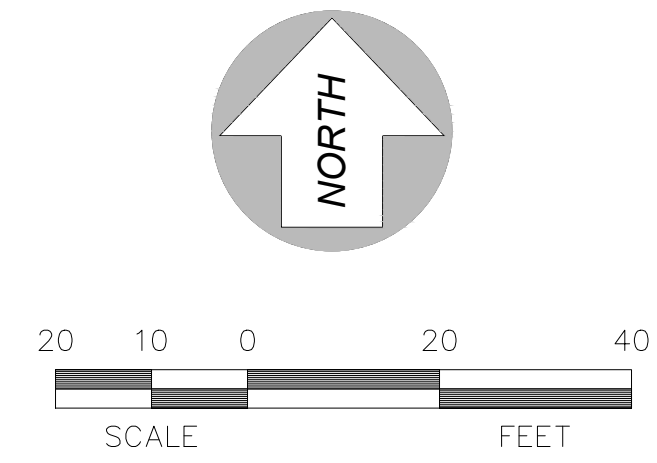


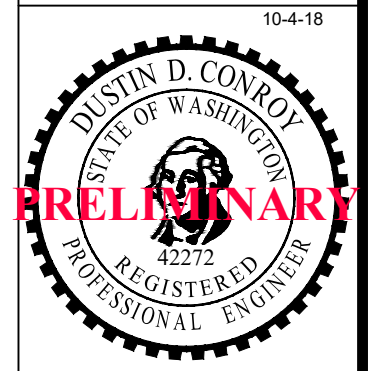




-  OPEN SPACE
-  PRIVATE ROAD
-  SIDEWALK



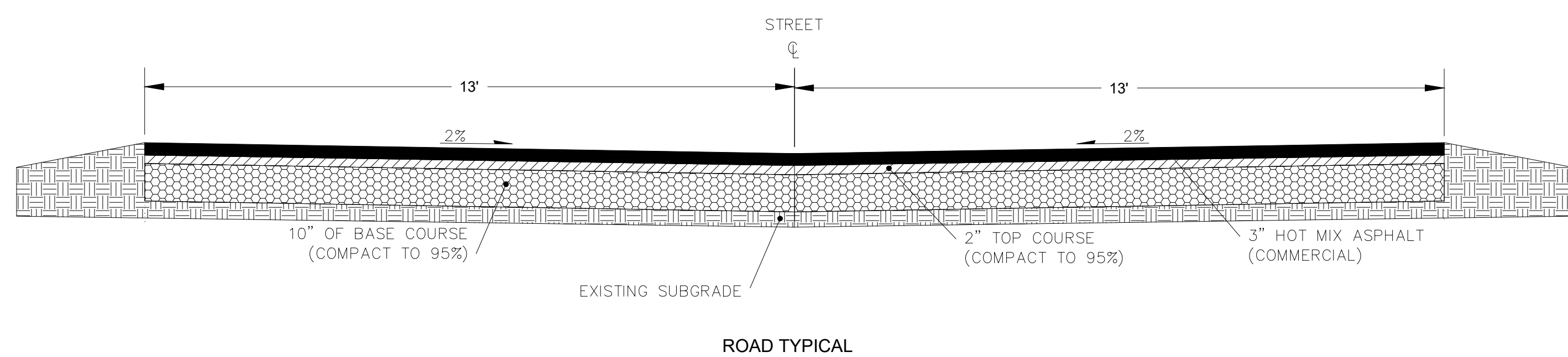
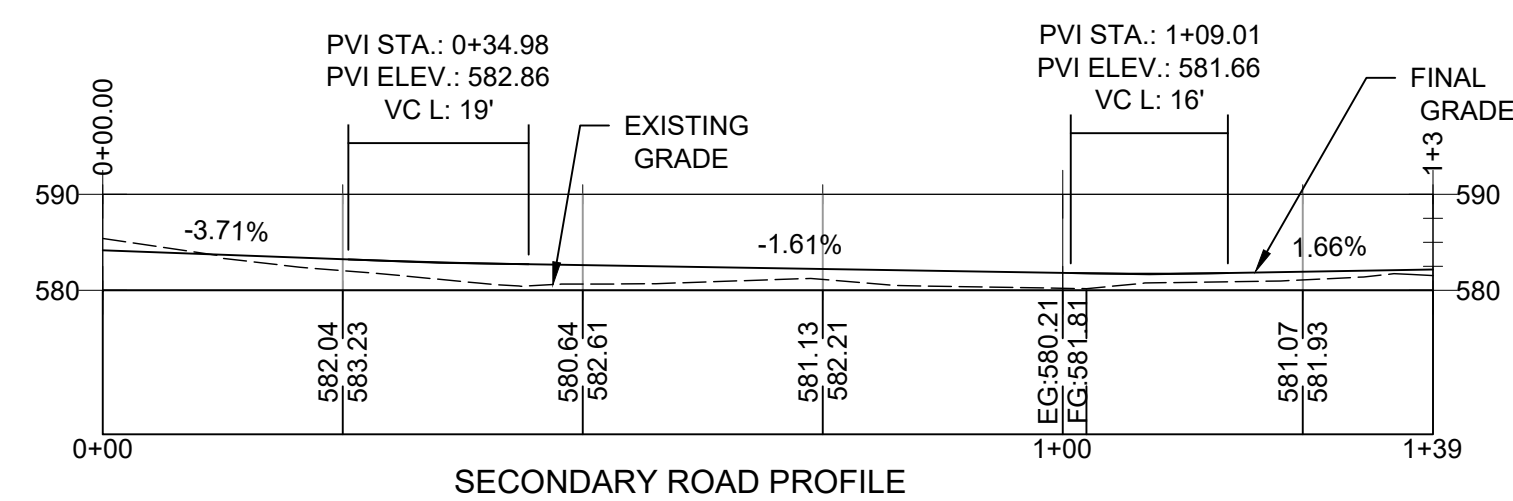
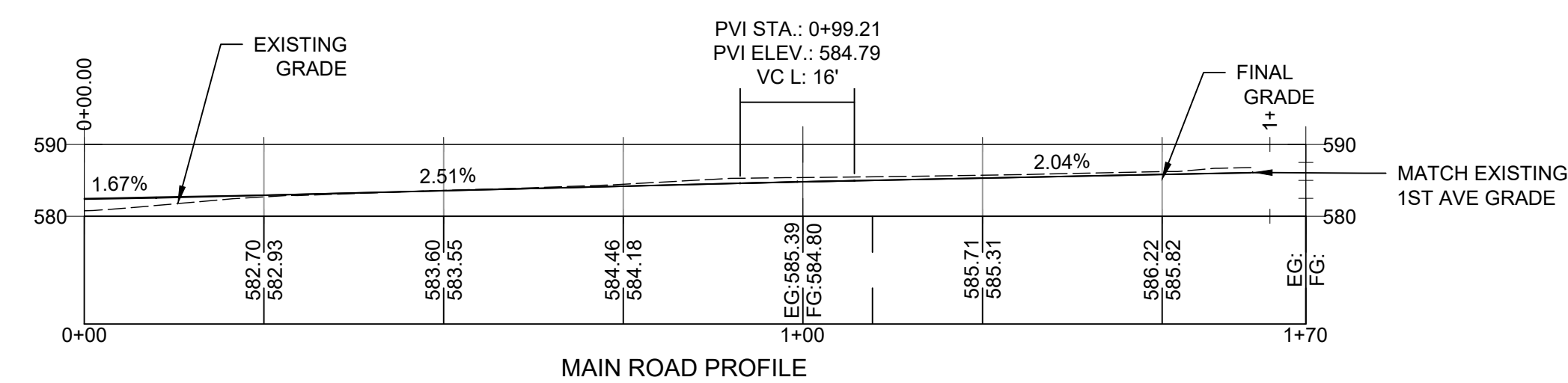
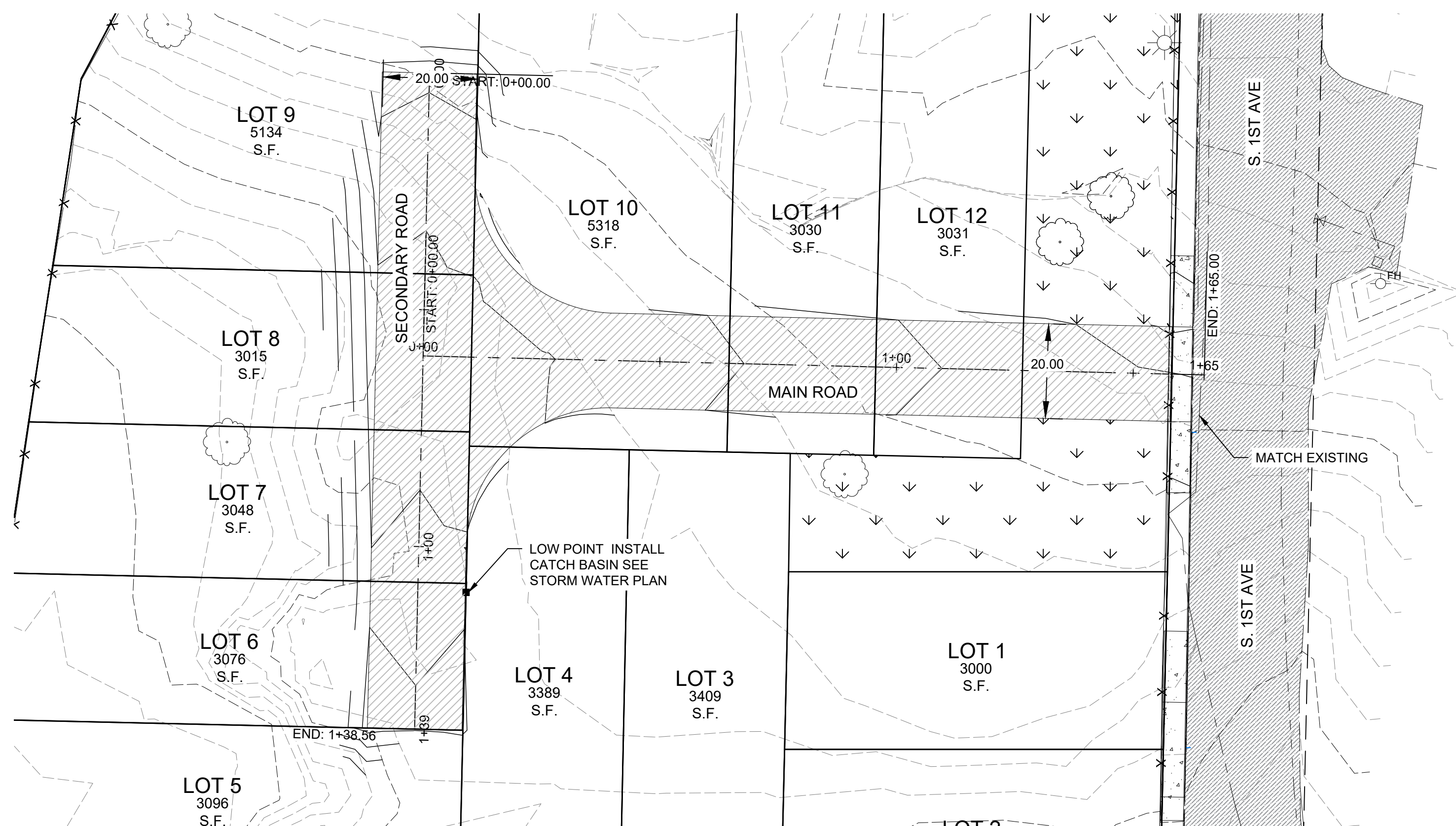
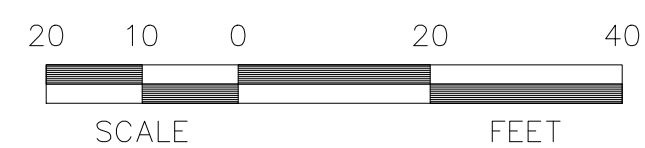
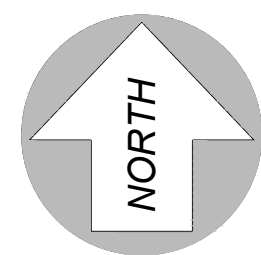
**Pioneer Surveying & Engineering, Inc.**  
 Civil/Structural Engineering and Land Planning  
 125 E. Simcoe Drive 98620  
 Goldendale, Washington  
 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net



Monument Rentals Subdivision  
 White Salmon, WA  
 LOT LAYOUT

No.	Date	Revisions
1.0	11-30-2023	SUBMITTED FOR REVIEW

CE 3.0  
 SCALE: AS NOTED  
 JOB NO. 21-264  
 REV. 0



**ROADWAY CONSTRUCTION NOTES:**

- ENGINEERED FILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH APPLICABLE WSDOT AND CITY OF W.S. STANDARD SPECIFICATIONS. FOR FILL AREAS WITHIN ROADWAYS, AASHTO T-180 METHOD C SHALL BE USED. FOR FILL AREAS OUTSIDE OF ROADWAYS AASHTO T-180 OR T-99 METHOD B SHALL BE USED. ALL FILL PLACED SHALL BE VERIFIED BY GEOTECHNICAL TESTING. TEST RESULTS SHALL BE FORWARDED TO THE CITY OF W.S. AND THE PROJECT ENGINEER.
- MATERIALS IN SOFT SPOTS WITHIN THE ROADWAY SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE BACKFILLED WITH 1-1/4 INCH MINUS CRUSHED ROCK.
- ALL SUBGRADE TO BE PROOF ROLLED AND APPROVED BY THE PROJECT ENGINEER. SUBGRADE FILLS ARE TO BE TESTED USING THE A.A.S.H.T.O. T-180 TEST METHOD.
- ALL TRENCH LINES, FILL AREAS AND BASE COURSE LOCATED IN THE RIGHT-OF-WAY SHALL MEET 95% OF AASHTO T-180 COMPACTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 24 HOURS PRIOR TO SUBGRADE PROOF ROLL OR GRADE CHECK INSPECTIONS.
- THE AGGREGATE ROAD BASE SHALL BE COMPACTED PER WSDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT TEST RESULTS TO THE ENGINEER AND CITY INSPECTOR. MAXIMUM DENSITY (95%) AS DETERMINED BY A.A.S.H.T.O. T-180 TEST METHOD.
- ASPHALT CONCRETE PAVEMENT MIX SHALL BE DESIGNED FROM A MIX FORMULA AS INDICATED IN THE SPECIAL PROVISIONS. CONTRACTOR TO PROVIDE THE ENGINEER WITH CERTIFICATE OF COMPLIANCE FROM THE ASPHALT PAVEMENT PLAN, UNLESS OTHERWISE INDICATED.
- THE ASPHALT CONCRETE PAVEMENT MIX SHALL BE COMPACTED PER WSDOT STANDARD SPECIFICATIONS. CONTRACTOR SHALL SUBMIT TEST RESULTS TO THE ENGINEER.
- CUT AND REMOVE AT LEAST 2 FEET BEYOND ANY EXISTING ACP WHERE PATCHING OR JOINING OCCUR. INSURE THAT BUTT JOINTS TO EXISTING STREETS ARE SMOOTH AND AT LEAST 0.2' THICK AT JOINT. WHERE EXISTING SUBGRADE IS NOT AT LEAST 12 INCHES DEEP UNDER REMOVED ACP, ADD COMPACT, 1 1/2' MINUS SUBGRADE. VERIFY ALL CUTS WITH PROJECT ENGINEER
- REMOVE AND LEGALLY DISPOSE OF ALL WASTE MATERIALS SUCH AS EXISTING CURB, ACP OR UNSUITABLE MATERIALS.

**Pioneer Surveying & Engineering, Inc.**  
 Civil/Structural Engineering and Land Planning  
 125 E. Simcoe Drive  
 Goldendale, Washington 98620  
 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorgie.net



Monument Rentals Subdivision

White Salmon, WA

ROADWAY

No.	Date	Revisions
1.0	11-30-2023	SUBMITTED FOR REVIEW

SHEET NO.

**CE 4.0**

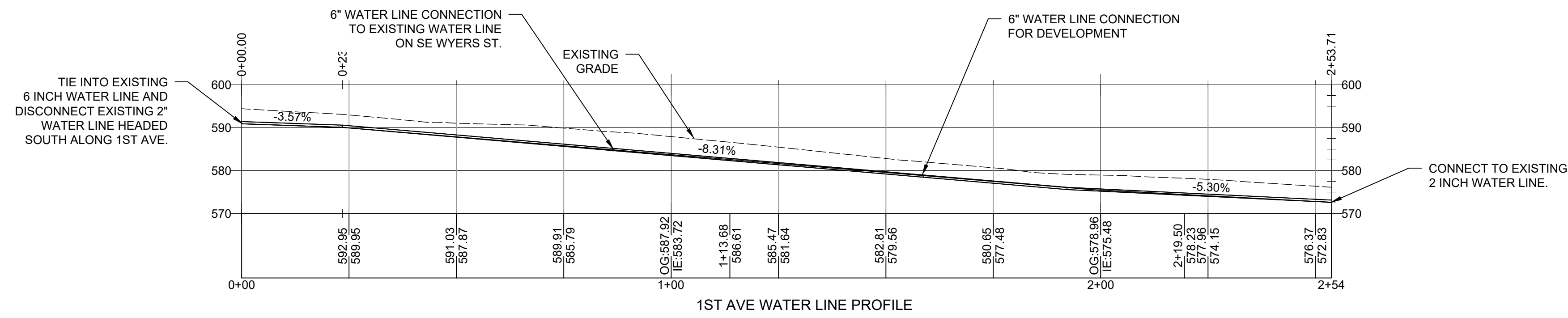
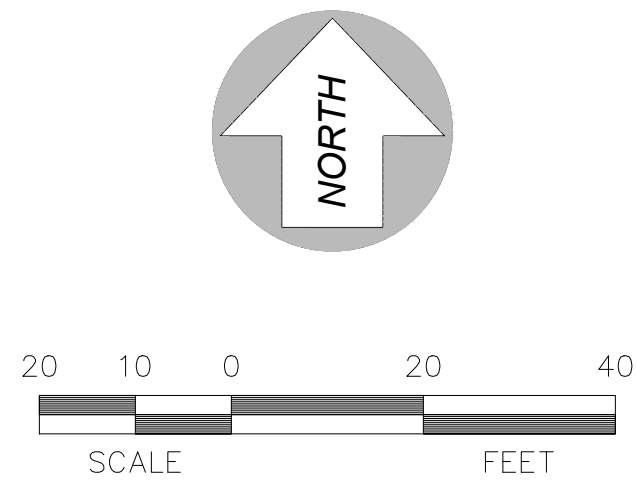
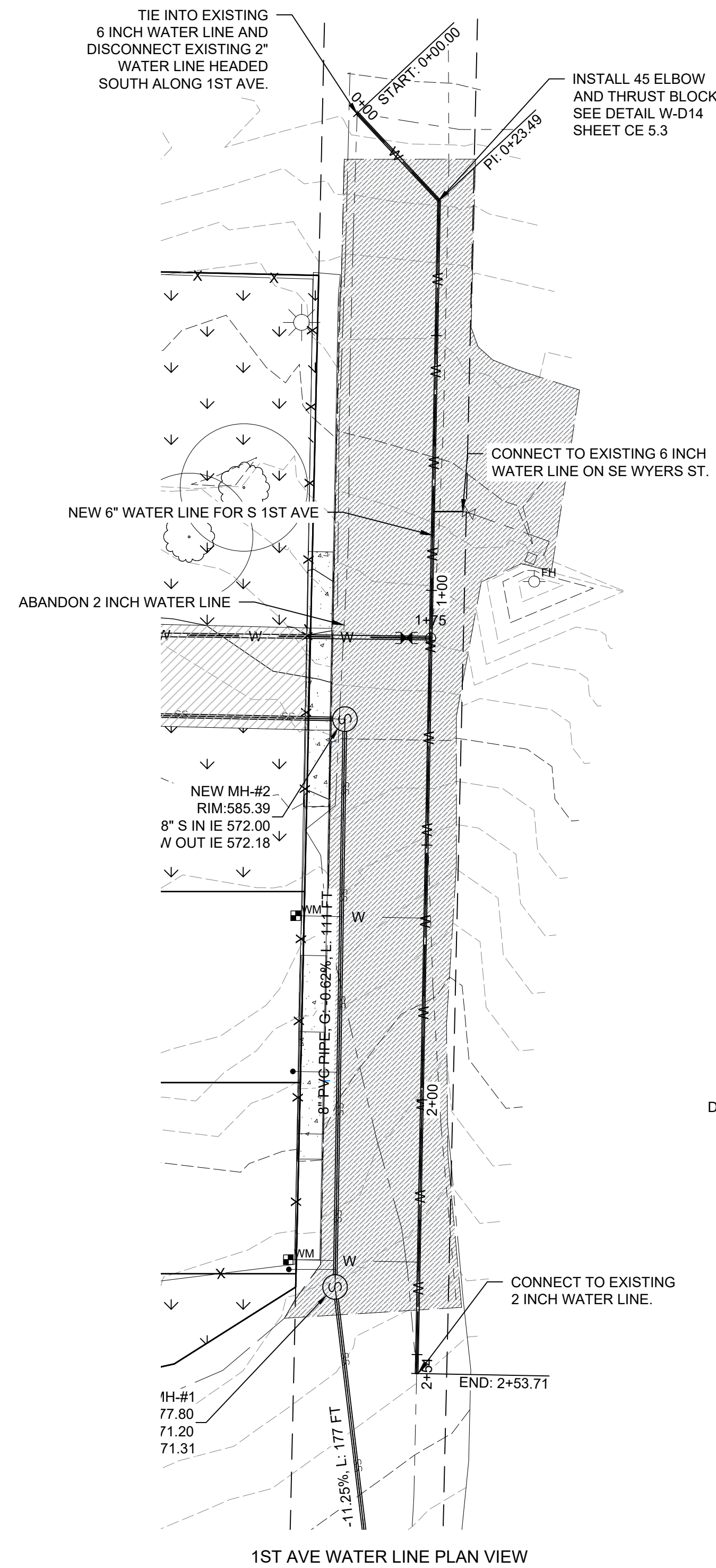
SCALE: AS NOTED

JOB NO. REV.

**21-264**

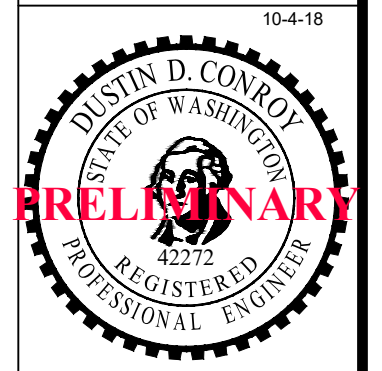






- NOTES**
- EXISTING WATER LINE ELEVATIONS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION
  - EXISTING SANITARY SEWER LINE ELEVATIONS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION
  - WATER DETAILS ON SHEET CE 5.3
  - SANITARY SEWER DETAILS ON SHEET CE 5.0 AND CE 5.2

**Pioneer Surveying & Engineering, Inc.**  
 Civil/Structural Engineering and Land Planning  
 125 E. Simcoe Drive  
 Goldendale, Washington 98620  
 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

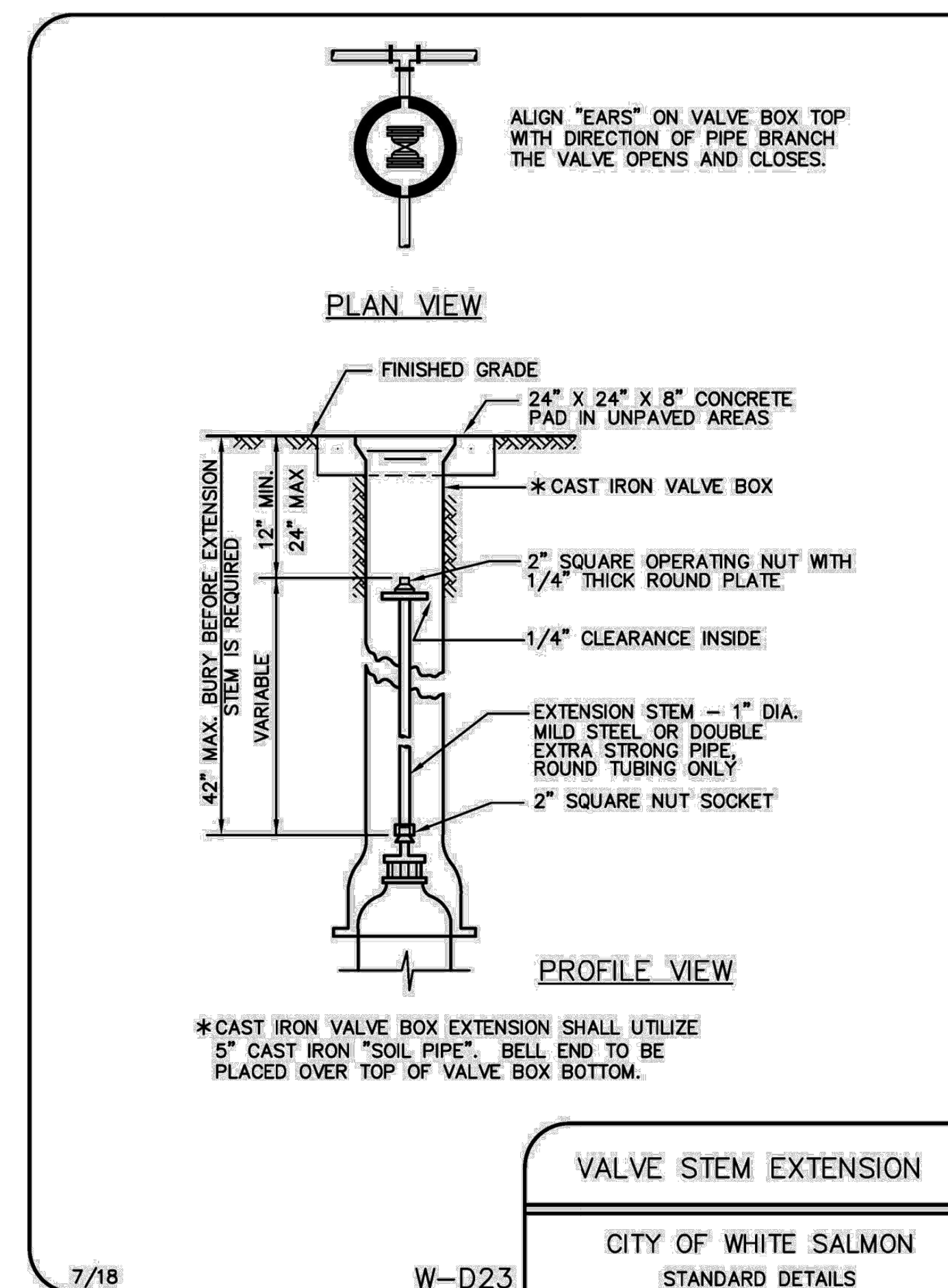
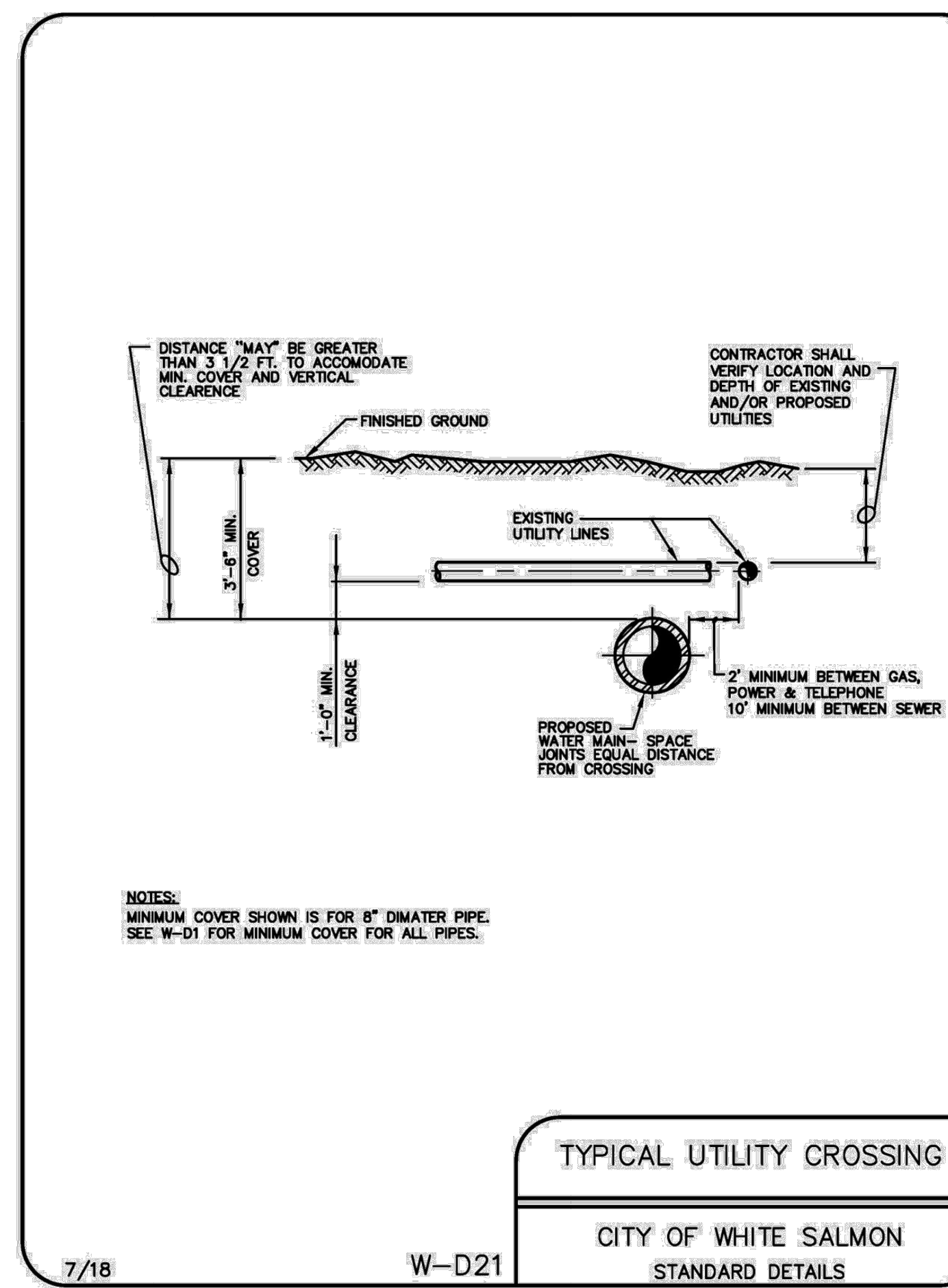
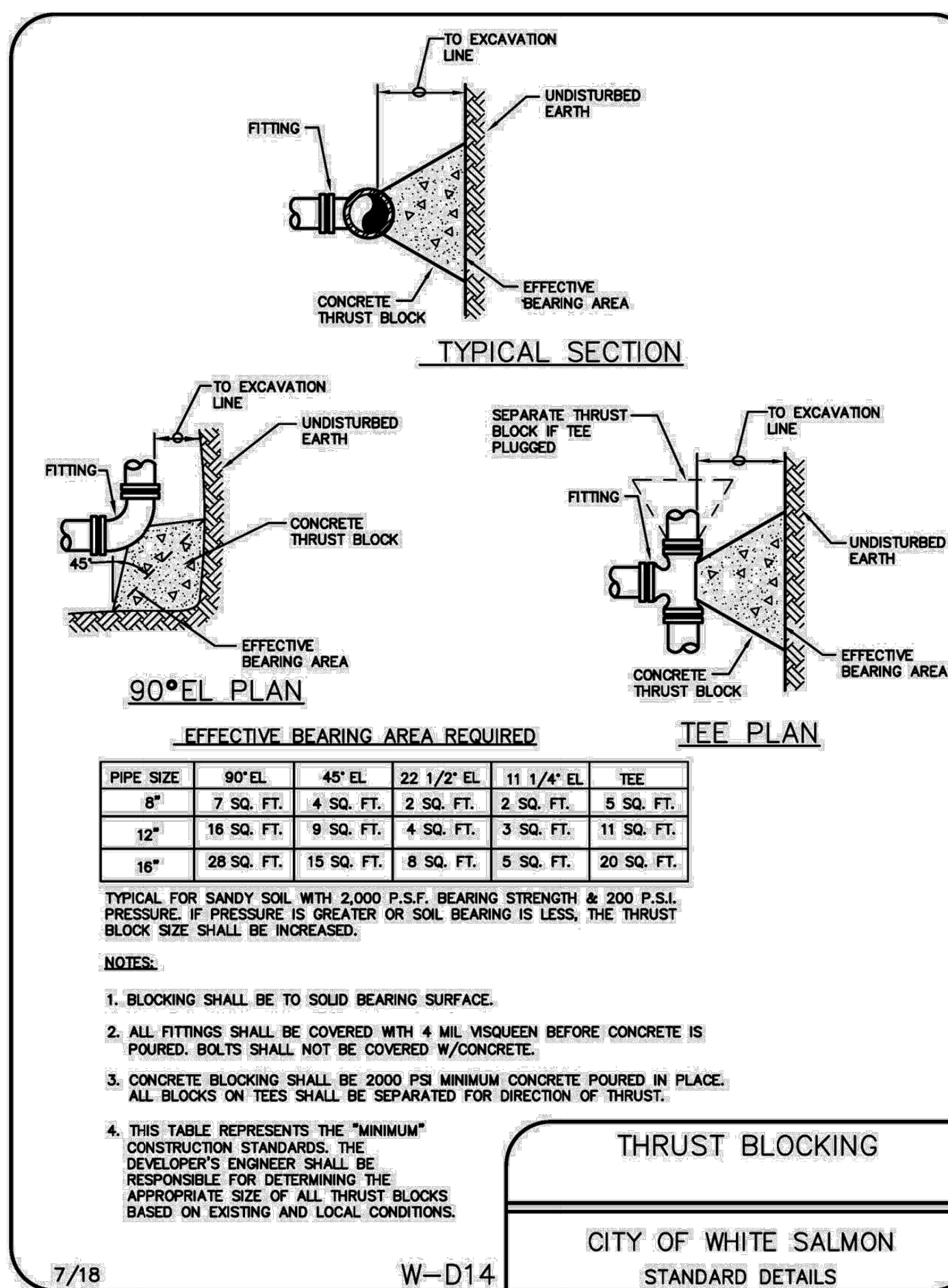
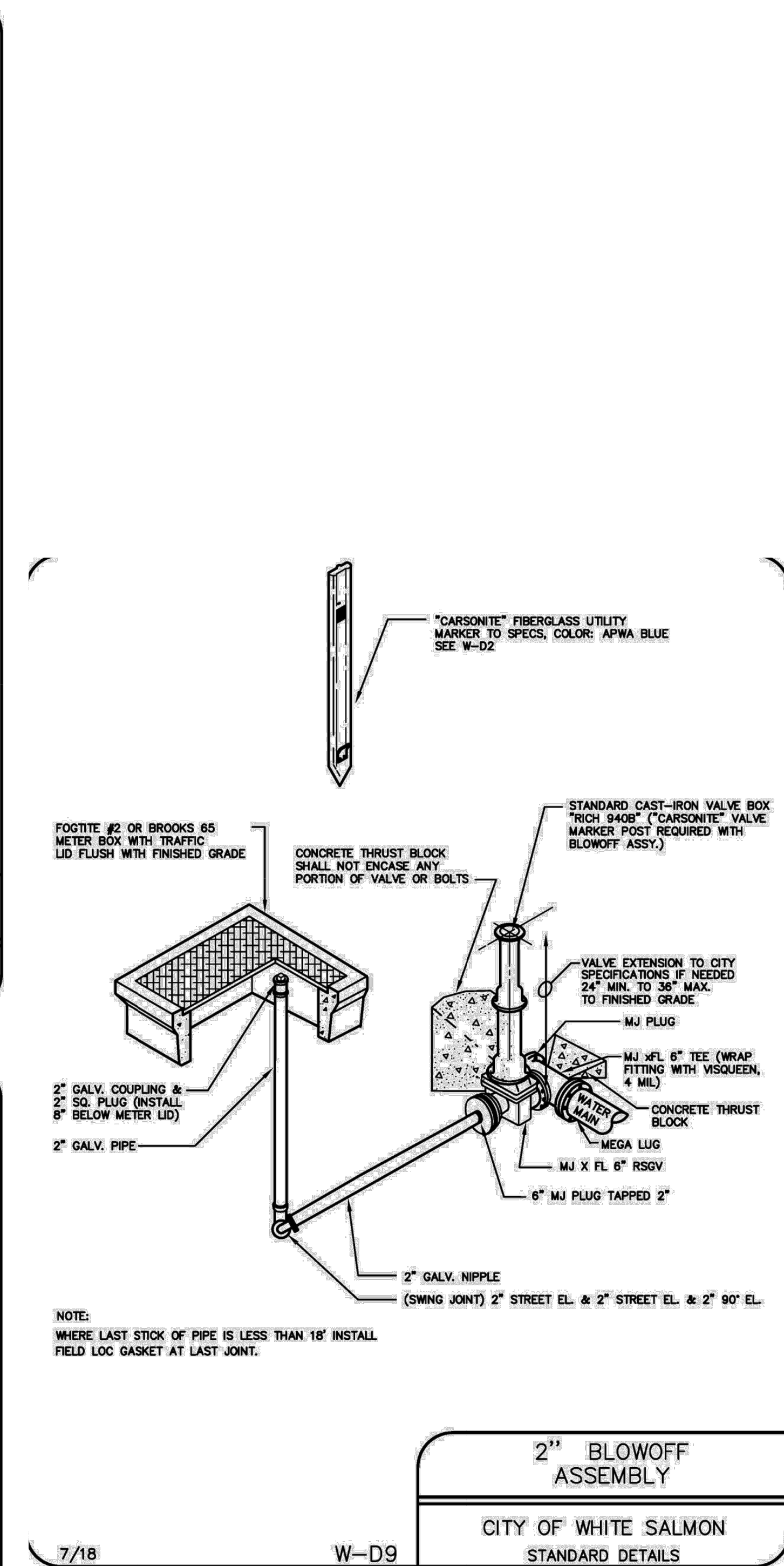
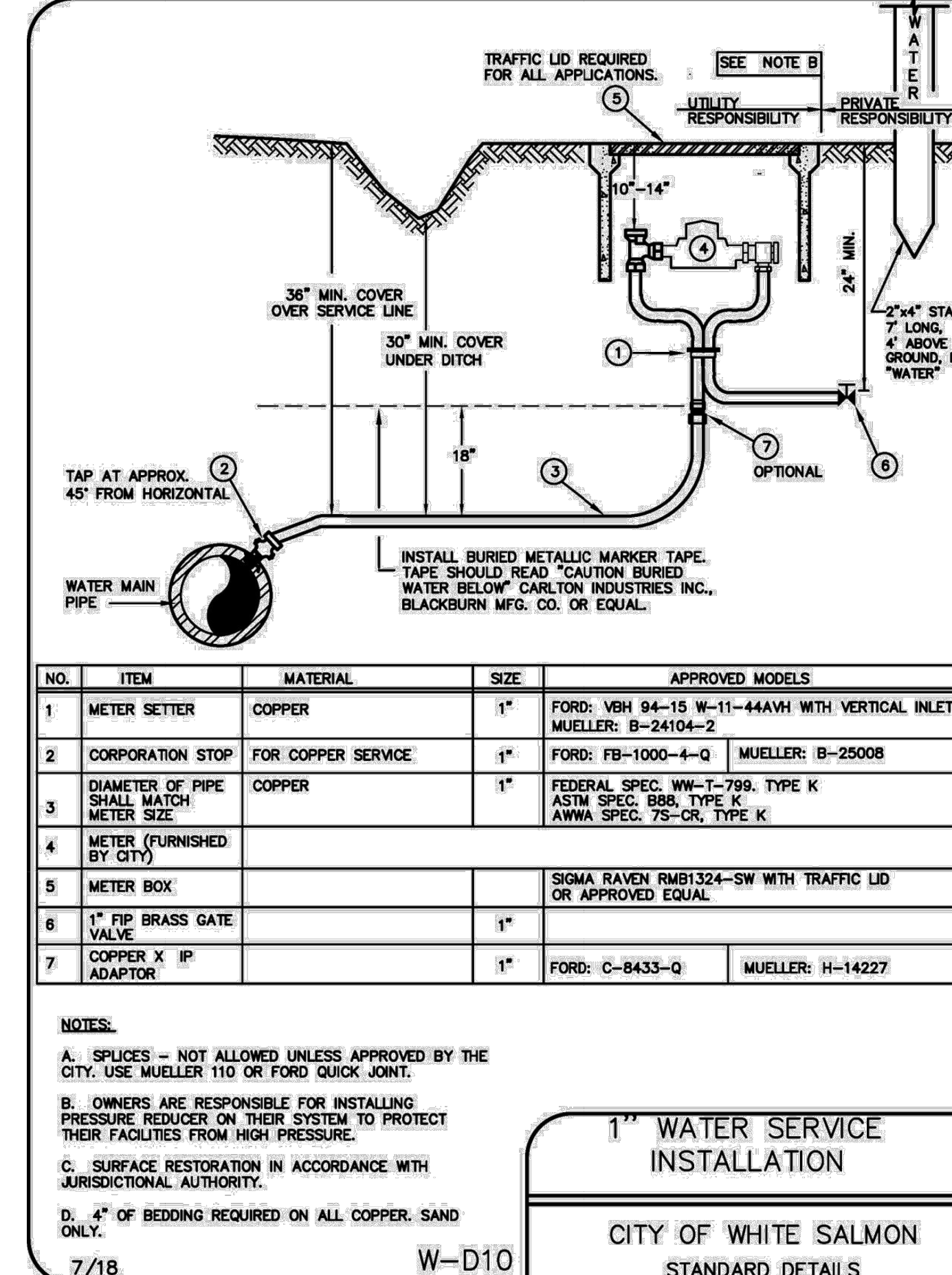
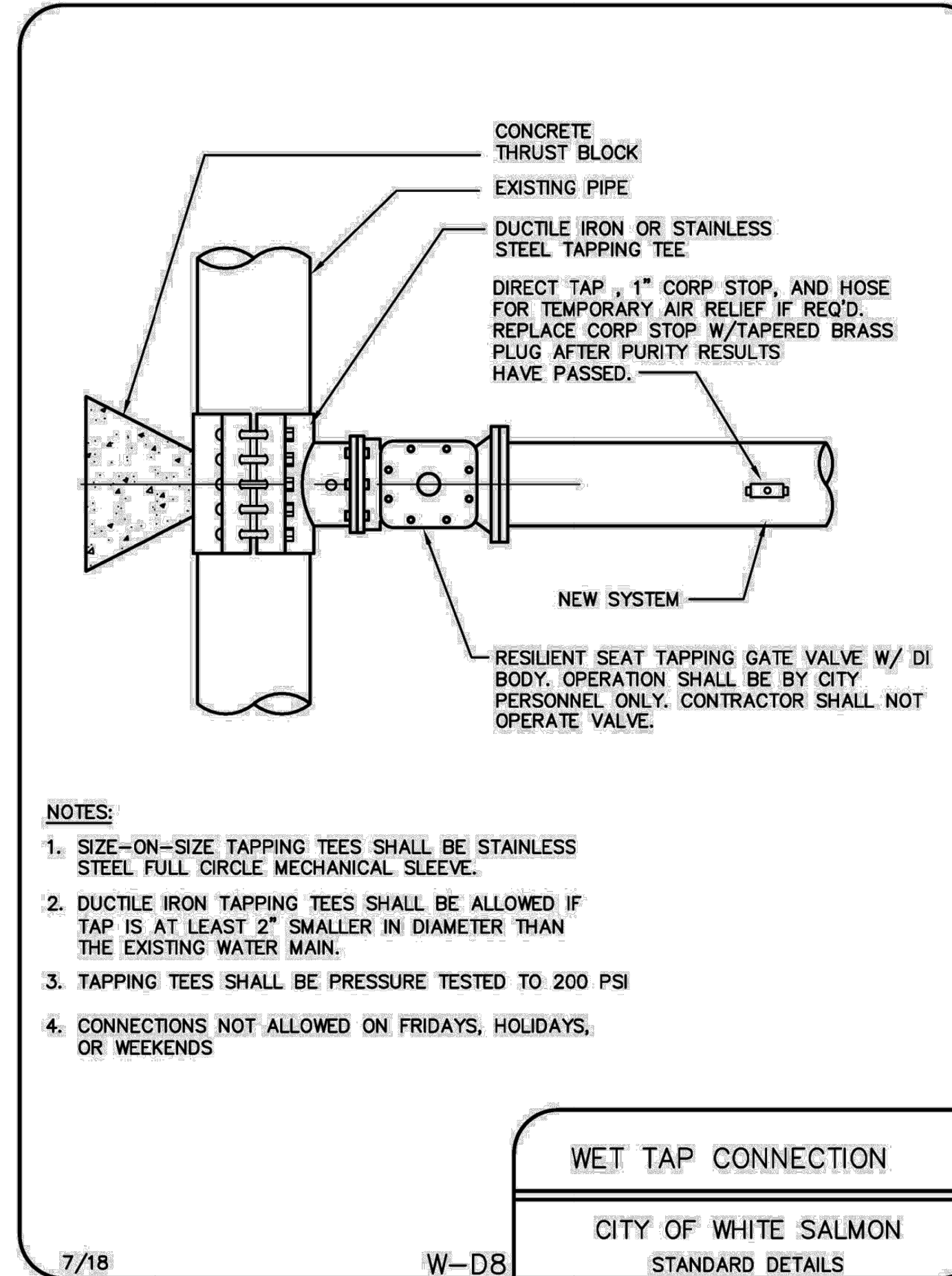
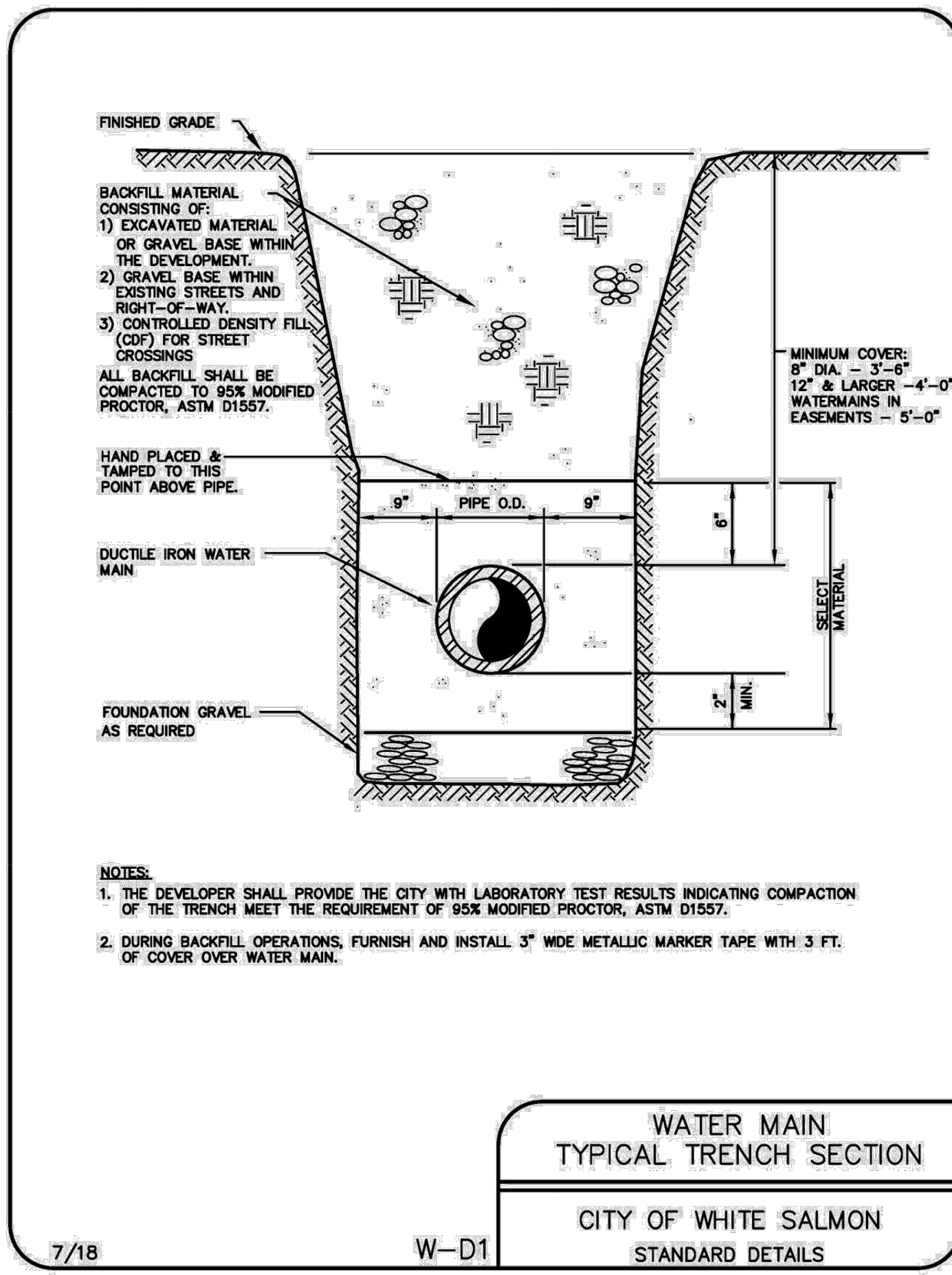


Monument Rentals Subdivision  
 White Salmon, WA  
 UTILITIES

No.	Date	Revisions
1.0	11-30-2023	SUBMITTED FOR REVIEW

SHEET NO.  
**CE. 5.1**  
 SCALE: AS NOTED  
 JOB NO. **21-264** REV. **0**





Pioneer Surveying & Engineering, Inc.  
 Civil/Structural Engineering and Land Planning  
 125 E. Simcoe Drive  
 Goldendale, Washington 98620  
 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

PSE  
 REGISTERED PROFESSIONAL ENGINEER  
 10-4-18

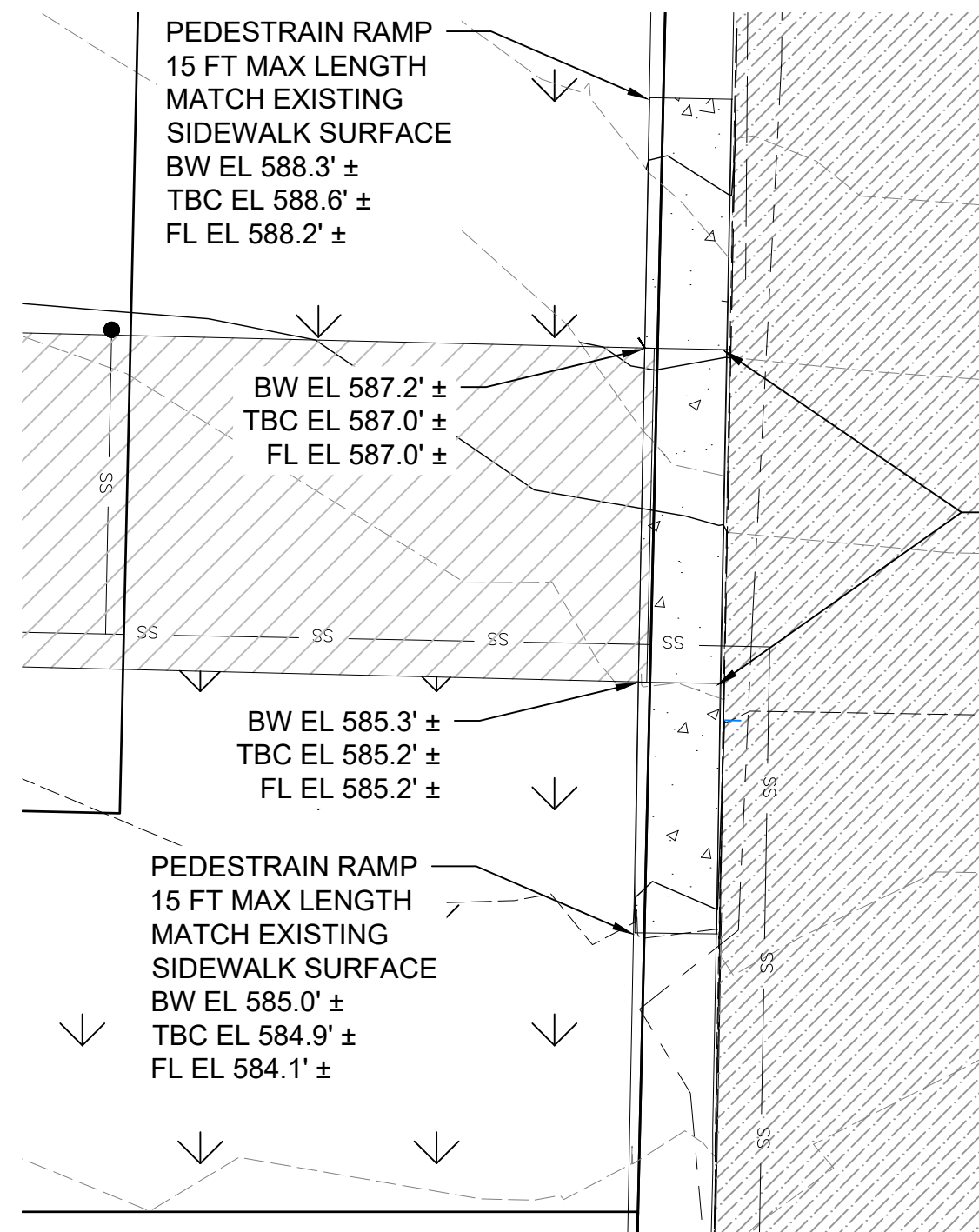
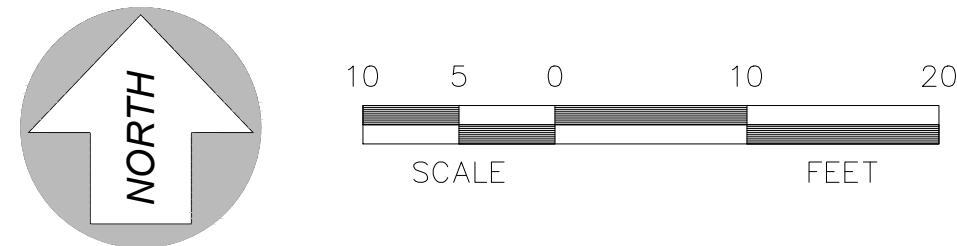
Monument Rentals Subdivision  
 White Salmon, WA  
 UTILITIES DETAILS

Revisions

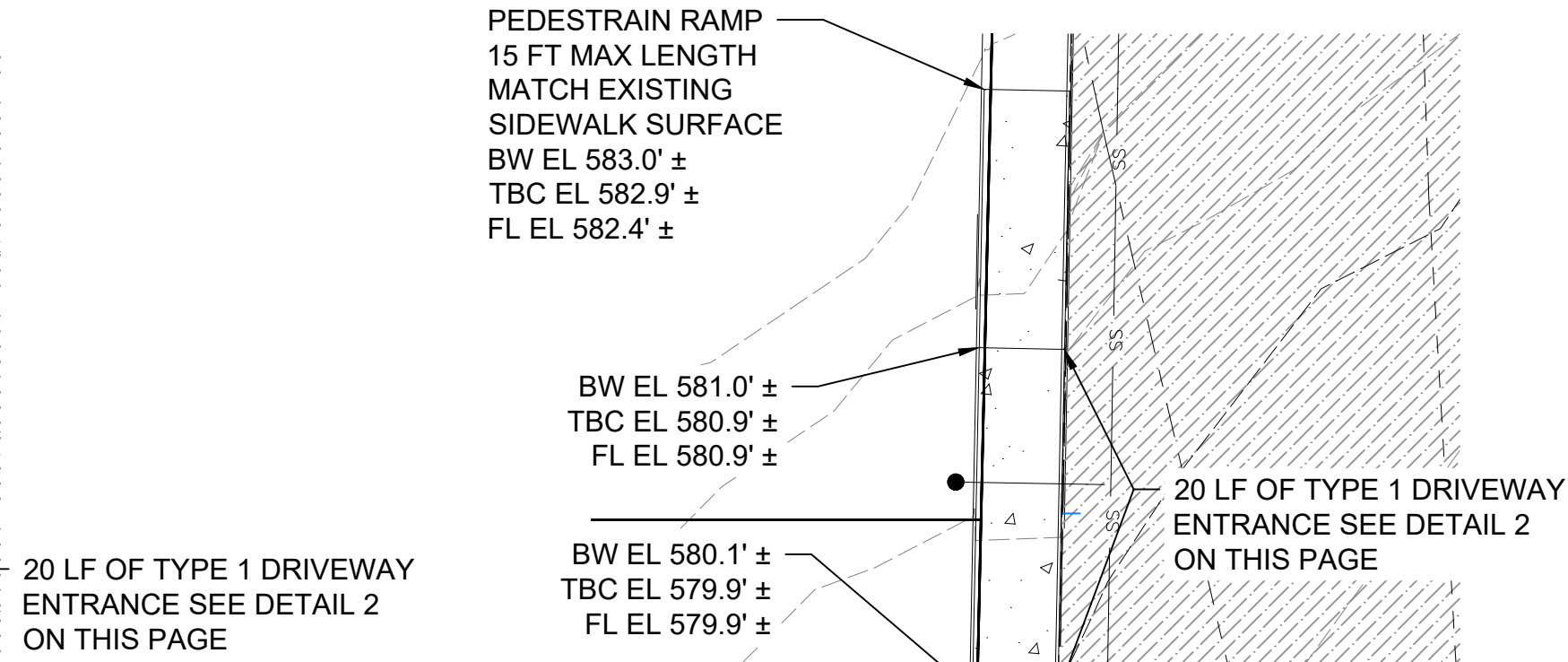
No.	Date	11-30-2023
1.0 <td> <td></td> </td>	<td></td>	

SHEET NO. CE 5.3  
 SCALE: AS NOTED  
 JOB NO. 21-264  
 REV. 0





**MAIN ENTRANCE DRIVEWAY**

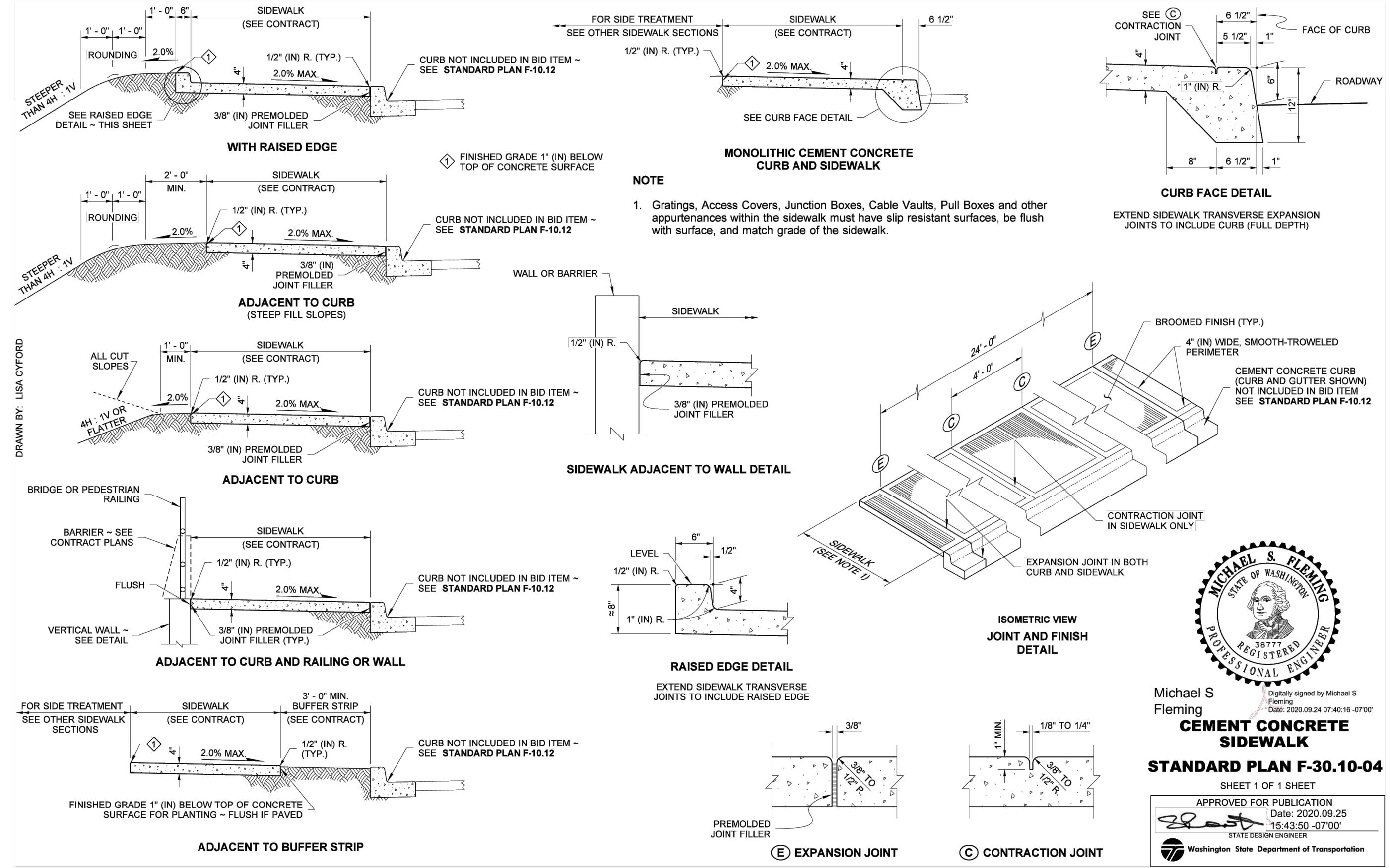


**LOT 1 AND 2 DRIVEWAY**

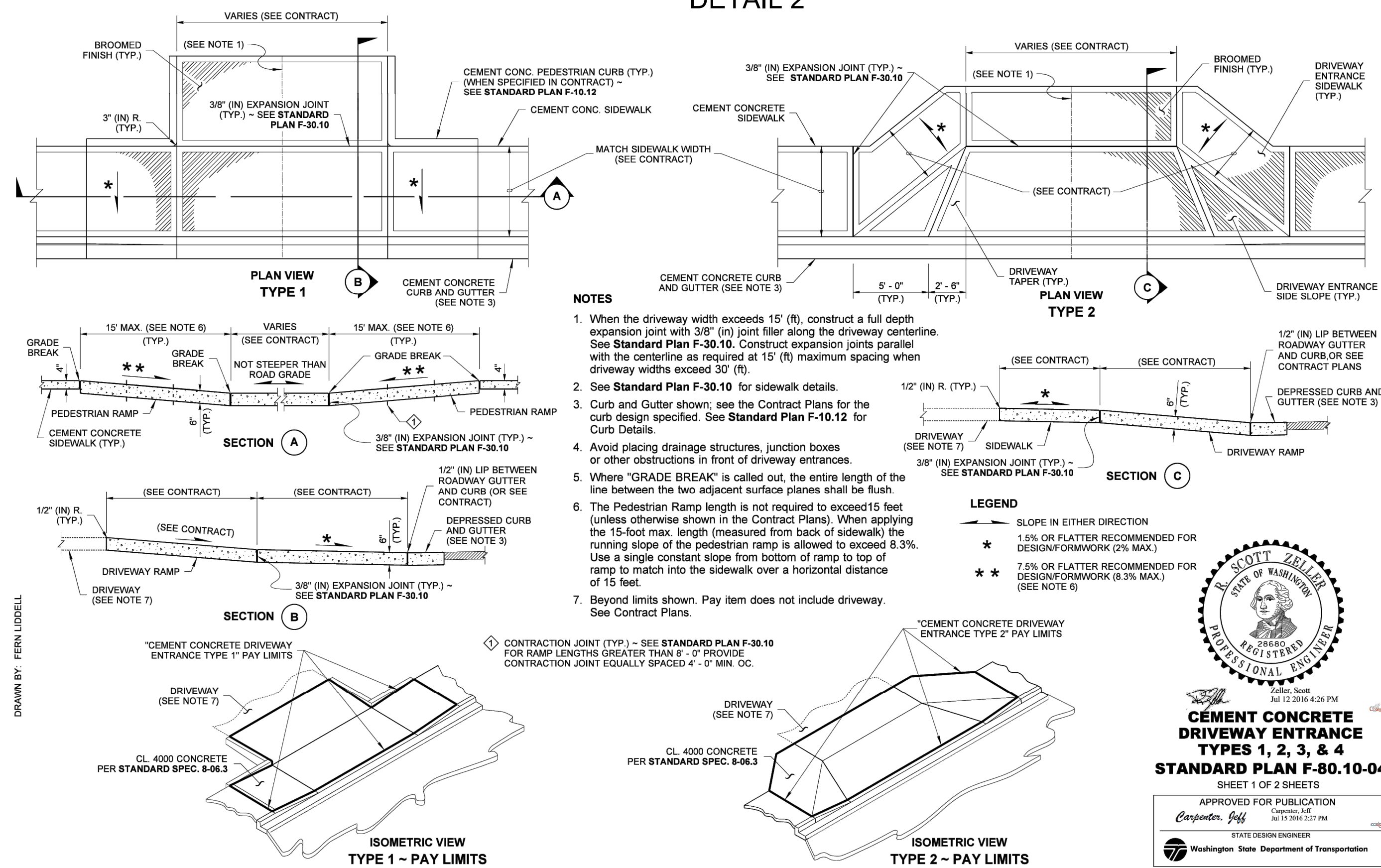
**NOTES**

- ALL SIDEWALK AND RAMPS SHALL CONFORM TO WSDOT STANDARD PLANS (SECTION F - CURBS, SIDEWALKS, AND DRIVEWAYS) AND SPECS
- PEDESTRIAN RAMP ARE NOT REQUIRED TO EXCEED 15 FOOT. WHEN APPLYING THE 15 FOOT MAX LENGTH THE RUNNING SLOPE MAY EXCEED 8.33%.
- CONSTRUCTED SIDEWALK AND PEDESTRIAN RAMP CROSS SLOPES SHALL NOT EXCEED 2.00%. SEE WSDOT STANDARD PLANS DETAIL 1 THIS PAGE

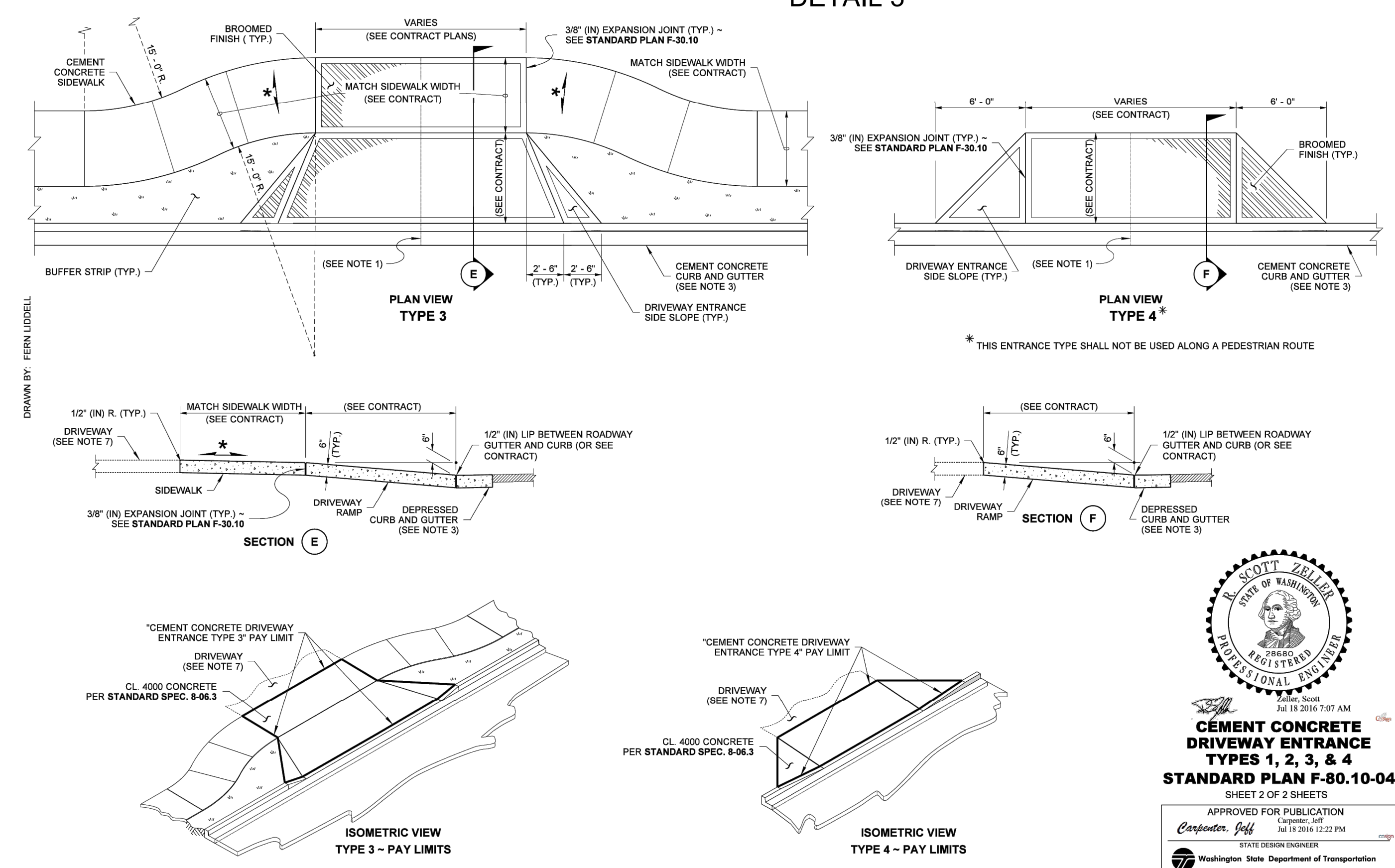
**DETAIL 1**



**DETAIL 2**



**DETAIL 3**



**Pioneer Surveying & Engineering, Inc.**  
Civil/Structural Engineering and Land Planning  
125 E. Simcoe Drive  
Goldendale, Washington 98620  
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net



**Monument Rentals Subdivision**  
White Salmon, WA  
DRIVEWAY ENTRANCE

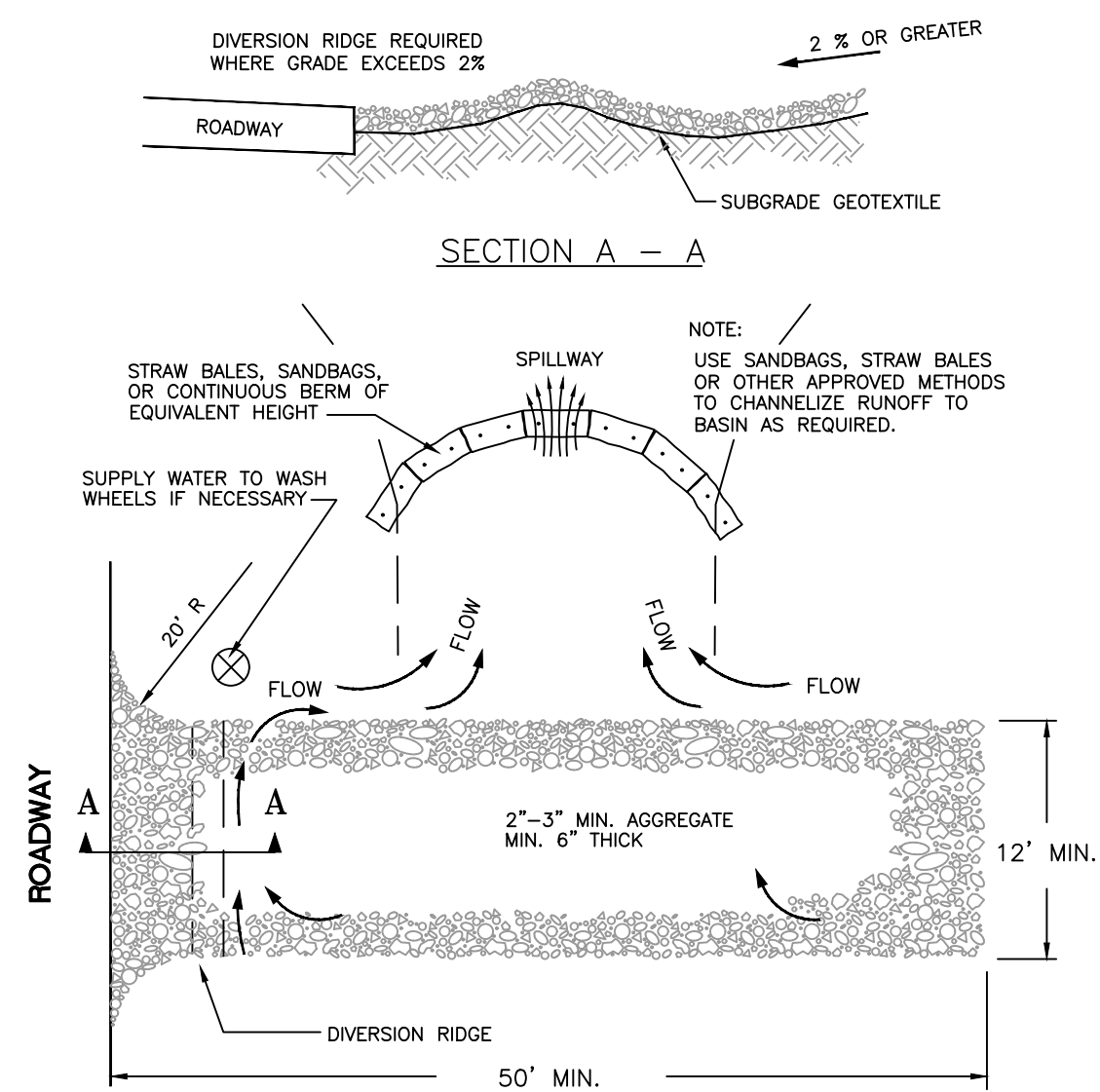
Revisions	Date	No.	1.0
SHEET NO.			CE 6.0
SCALE: AS NOTED			REV.
JOB NO.			21-264
SUBMITTED FOR REVIEW			11-30-2023



**EROSION CONTROL NOTES:**

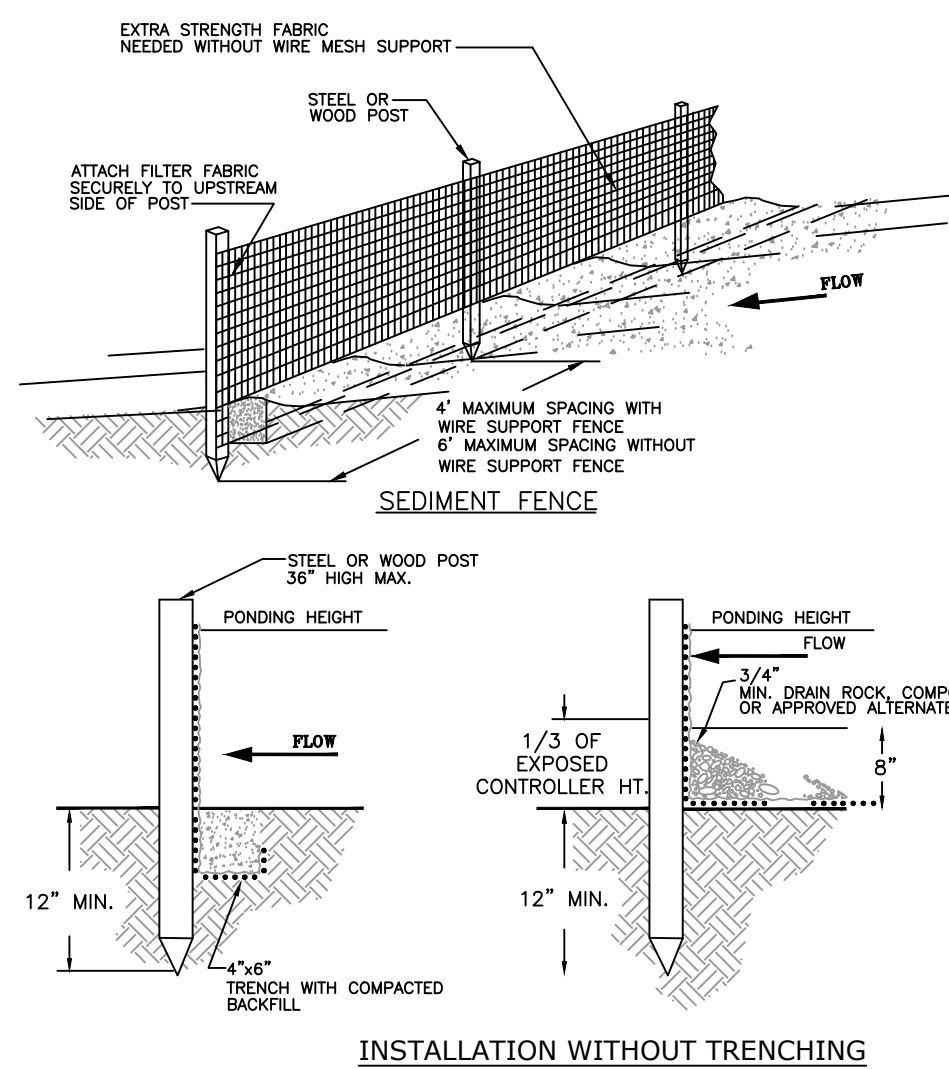
- CONTRACTORS AND BUILDERS SHALL KEEP CUTTING AND CLEARING TO A MINIMUM AND WITHIN THE PHASE UNDER CONSTRUCTION. EVERY EFFORT SHOULD BE MADE TO DISTURB AS LITTLE EXISTING VEGETATION AS POSSIBLE, AND TO REESTABLISH GOOD GROUND COVER AS SOON AS POSSIBLE AFTER GRADING.
- SEEDING OF DISTURBED AREAS, SUCH AS CUTS, FILLS, AND STORAGE AREAS SHALL BE DONE AS SOON AS POSSIBLE AFTER USE OF THE AREA IS CONCLUDED, OR CONSTRUCTION IS FAR ENOUGH ALONG THAT THE AREA WILL NOT BE DISTURBED.
- IF AN AREA IS NOT, OR CANNOT BE SEEDED ADEQUATELY TO PROTECT IT FROM EROSION, THEN IT SHALL BE PROTECTED BY COVERING WITH SOME PROTECTIVE MATERIAL, SUCH AS MULCH, STRAW, TARPS, PLASTIC AND CHIPPED BRUSH.
- SILT FABRIC SHALL BE PLACED OVER THE CATCH BASIN INLETS SO THAT NO SEDIMENT WILL ACCUMULATE IN THE CATCH BASINS. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM.
- WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE). SEEDING OF CLEARED AREAS SHALL BE ACCOMPLISHED WITHIN SEVEN DAYS UNLESS OTHERWISE STABILIZED. TEMPORARY IRRIGATION MAY BE REQUIRED TO ESTABLISH AND MAINTAIN VEGETATION. ALL DISTURBED AREAS SHALL BE SEEDED.
- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
- THE IMPLEMENTATION OF THESE ESC PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- WATER WILL BE USED AS NEEDED FOR DUST CONTROL DURING CONSTRUCTION ACTIVITIES.

**GRAVEL CONSTRUCTION ENTRANCE DETAIL:**



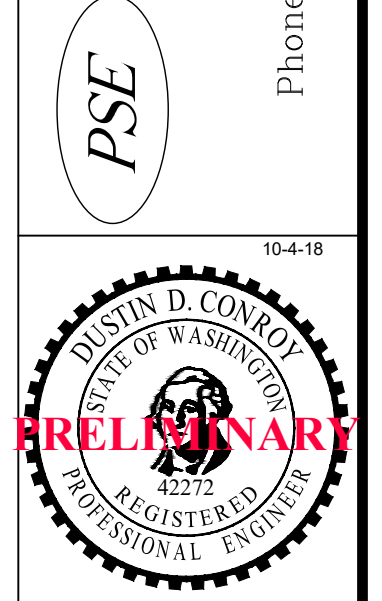
- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

**SILT FENCE STANDARD DETAILS:**



- NOTES:**
- SEDIMENT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
  - INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN IT EXCEEDS 1/3 THE EXPOSED HEIGHT OF CONTROLLER STORAGE DEPTH.
  - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-AND CAN BE PERMANENTLY STABILIZED.

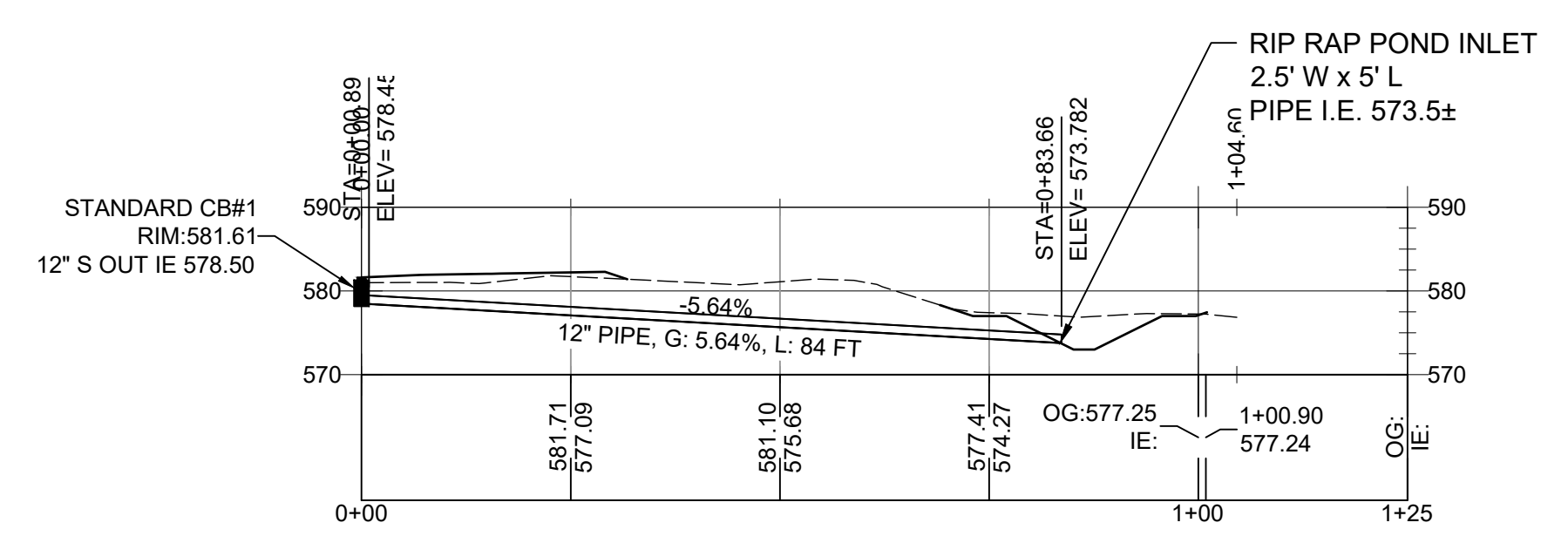
**Pioneer Surveying & Engineering, Inc.**  
 Civil/Structural Engineering and Land Planning  
 125 E. Simcoe Drive  
 Goldendale, Washington 98620  
 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net



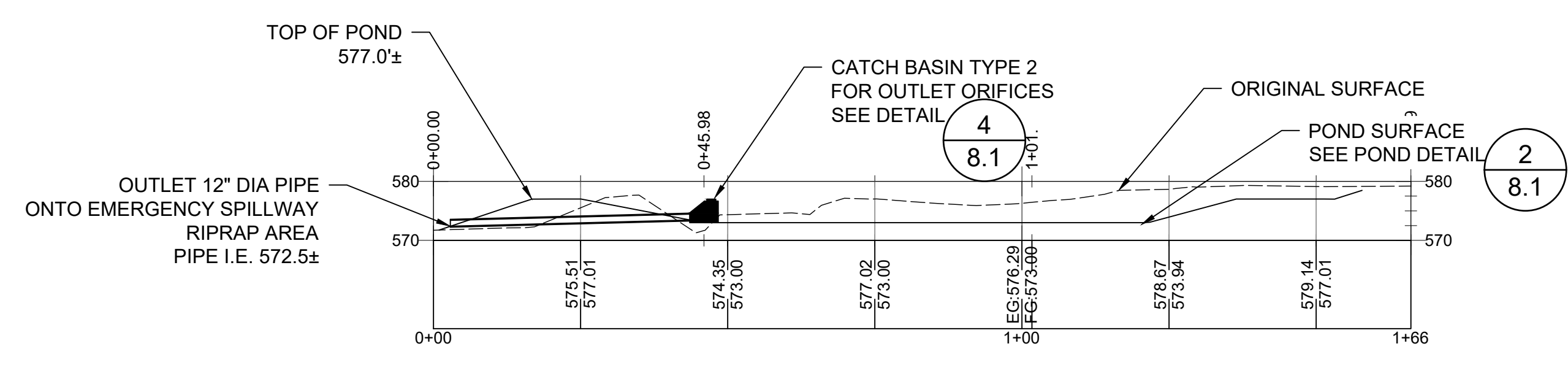
Monument Rentals Subdivision  
 White Salmon, WA  
 EROSION CONTROL PLAN

No.	Date	Revisions

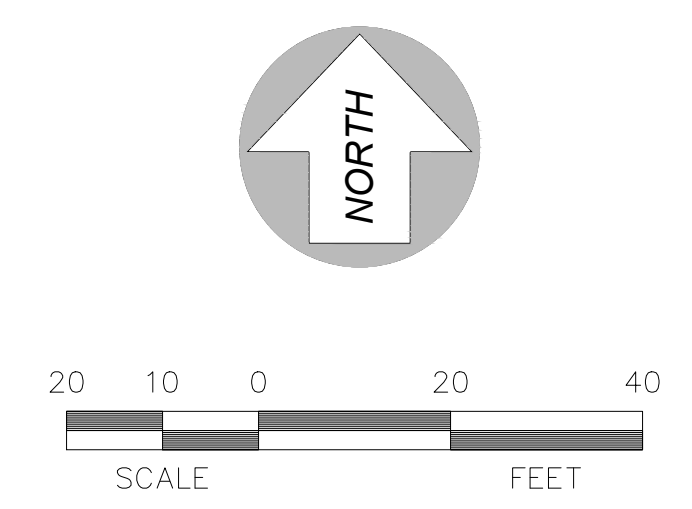
SHEET NO.  
**CE 7.0**  
 SCALE: AS NOTED  
 JOB NO. **21-264** REV. **0**  
 11-30-2023  
 1.0  
 SUBMITTED FOR REVIEW



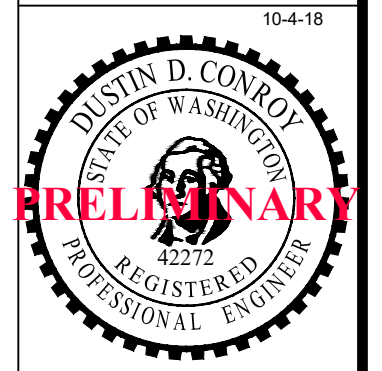
POND INLET PROFILE



POND OUTLET PROFILE



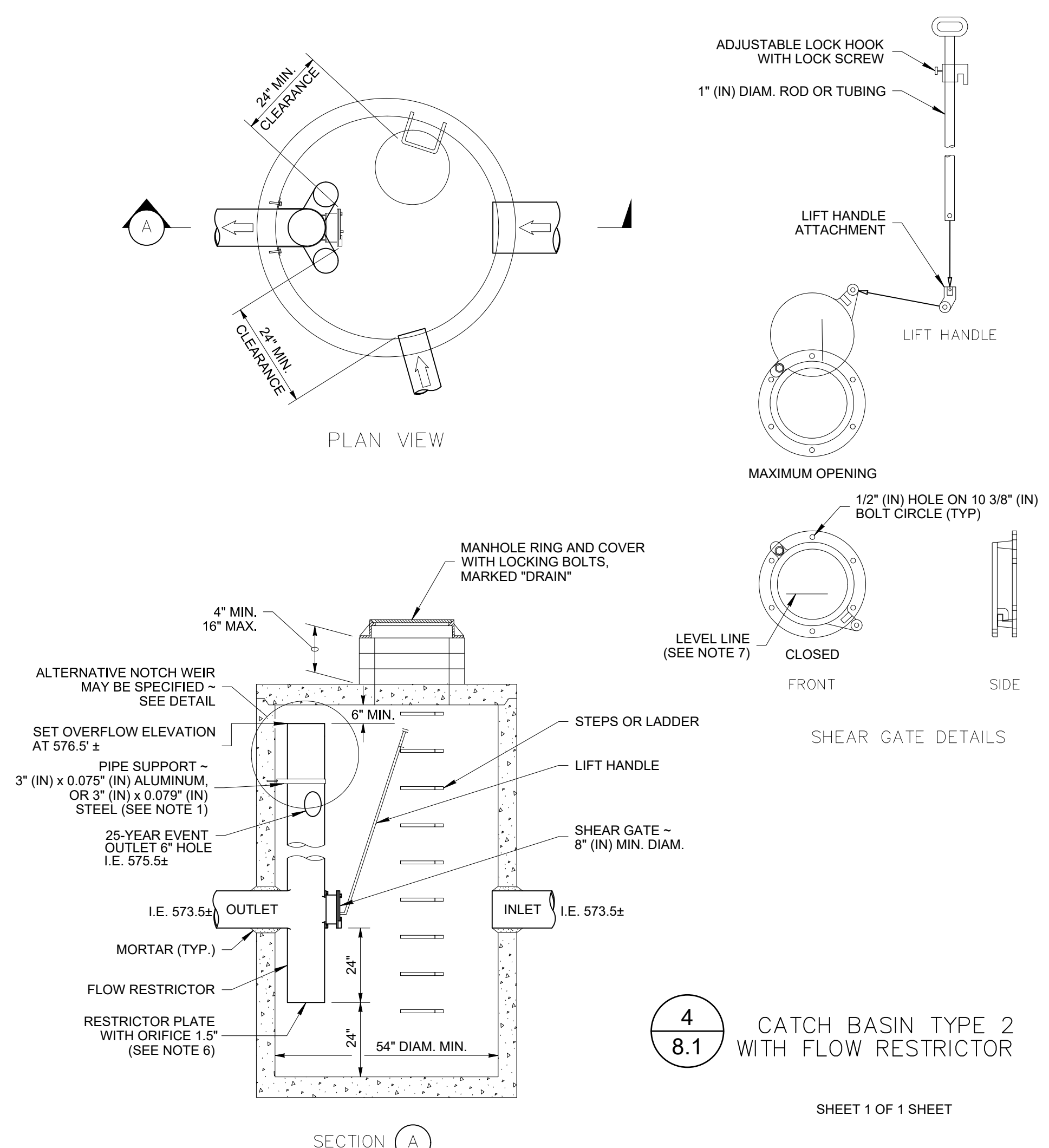
**Pioneer Surveying & Engineering, Inc.**  
 Civil/Structural Engineering and Land Planning  
 125 E. Simcoe Drive  
 Goldendale, Washington 98620  
 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net



Monument Rentals Subdivision  
 White Salmon, WA  
 STORM WATER

No.	Date	Revisions
1.0	11-30-2023	SUBMITTED FOR REVIEW

SHEET NO.  
**CE 8.0**  
 SCALE: AS NOTED  
 JOB NO. REV.  
**21-264** 0

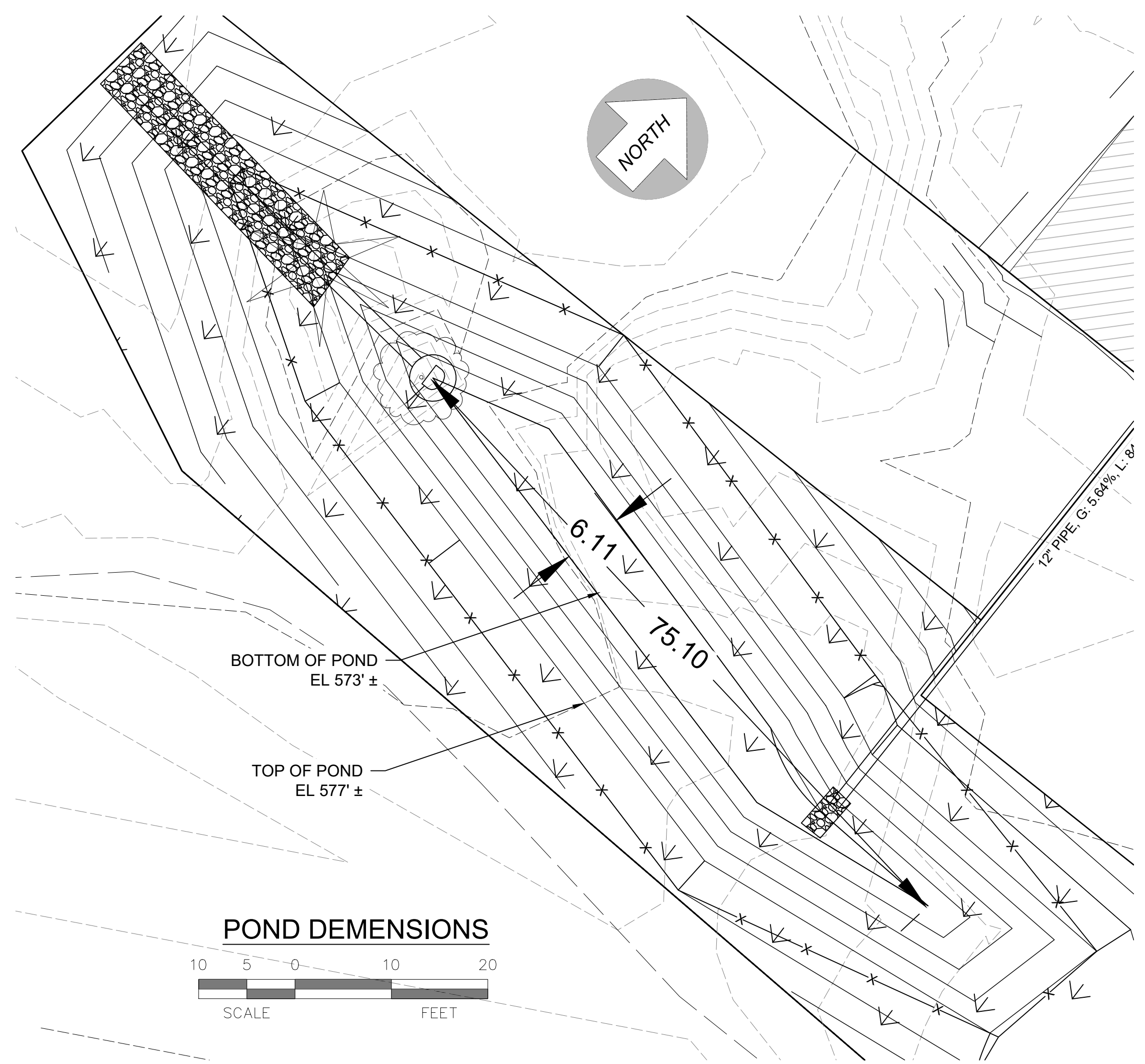


**4**  
**8.1** CATCH BASIN TYPE 2 WITH FLOW RESTRICTOR

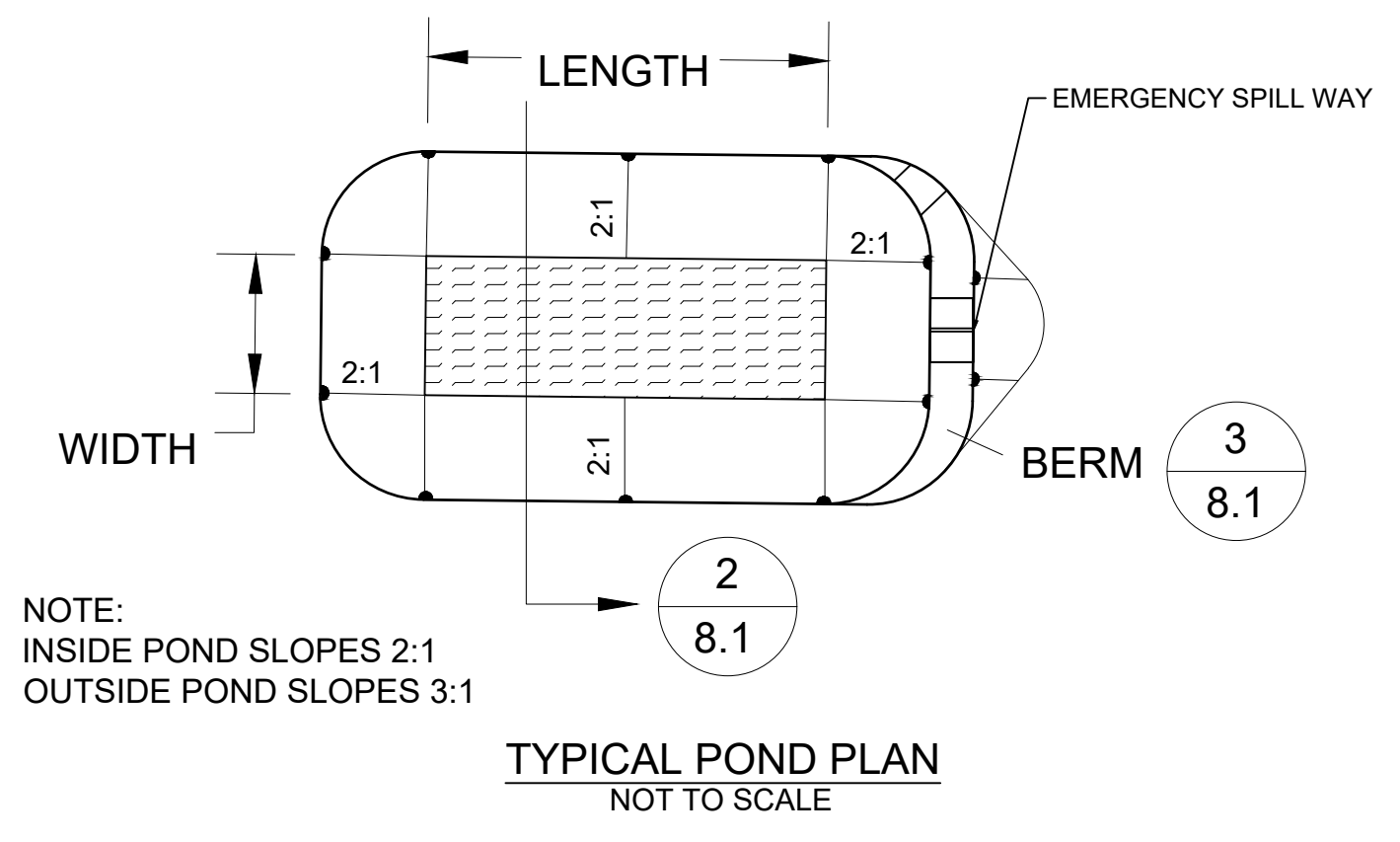
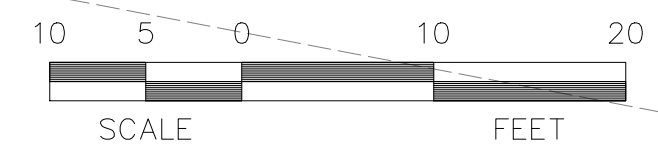
SHEET 1 OF 1 SHEET

**NOTES**

- The pipe supports and the flow restrictor shall be constructed of the same material and be anchored at a maximum spacing of 36" (in). Attach the pipe supports to the manhole with 5/8" (in) stainless steel expansion bolts or embed the supports into the manhole wall 2" (in).
- The vertical riser stem of the flow restrictor shall be the same diameter as the horizontal outlet pipe with a minimum diameter of 12" (in).
- The flow restrictor shall be fabricated from one of the following materials:  
 0.060" (in) Corrugated Aluminum Alloy Drain Pipe  
 0.064" (in) Corrugated Galvanized Steel Drain Pipe with Treatment 1  
 0.064" (in) Corrugated Aluminumized Steel Drain Pipe  
 0.060" (in) Aluminum alloy flat sheet, in accordance with ASTM B 209, 5052 H32 or EPS High Density Polyethylene Storm Sewer Pipe
- The frame and ladder or steps are to be offset so that: the shear gate is visible from the top; the climb-down space is clear of the riser and gate; the frame is clear of the curb.
- The multi-orifice elbows may be located as shown, or all placed on one side of the riser to assure ladder clearance. The size of the elbows and their placement shall be specified in the Contract.
- Restrictor plate with orifice as specified in the Contract. The opening is to be cut round and smooth.
- The shear gate shall be made of aluminum alloy in accordance with ASTM B 26 and ASTM B 275 designation Z6324 or cast iron in accordance with ASTM A 48, Class 30B.  
 The lift handle shall be made of a similar metal to the gate (to prevent galvanic corrosion), it may be of solid rod or hollow tubing, with adjustable hook as required.  
 A neoprene rubber gasket is required between the riser mounting flange and the gate flange.  
 Install the gate so that the level-line mark is level when the gate is closed.  
 The mating surfaces of the lid and the body shall be machined for proper fit.  
 All shear gate bolts shall be stainless steel.
- The shear gate maximum opening shall be controlled by limited hinge movement, a stop tab, or some other device.
- Alternative shear gate designs are acceptable if material specifications are met.



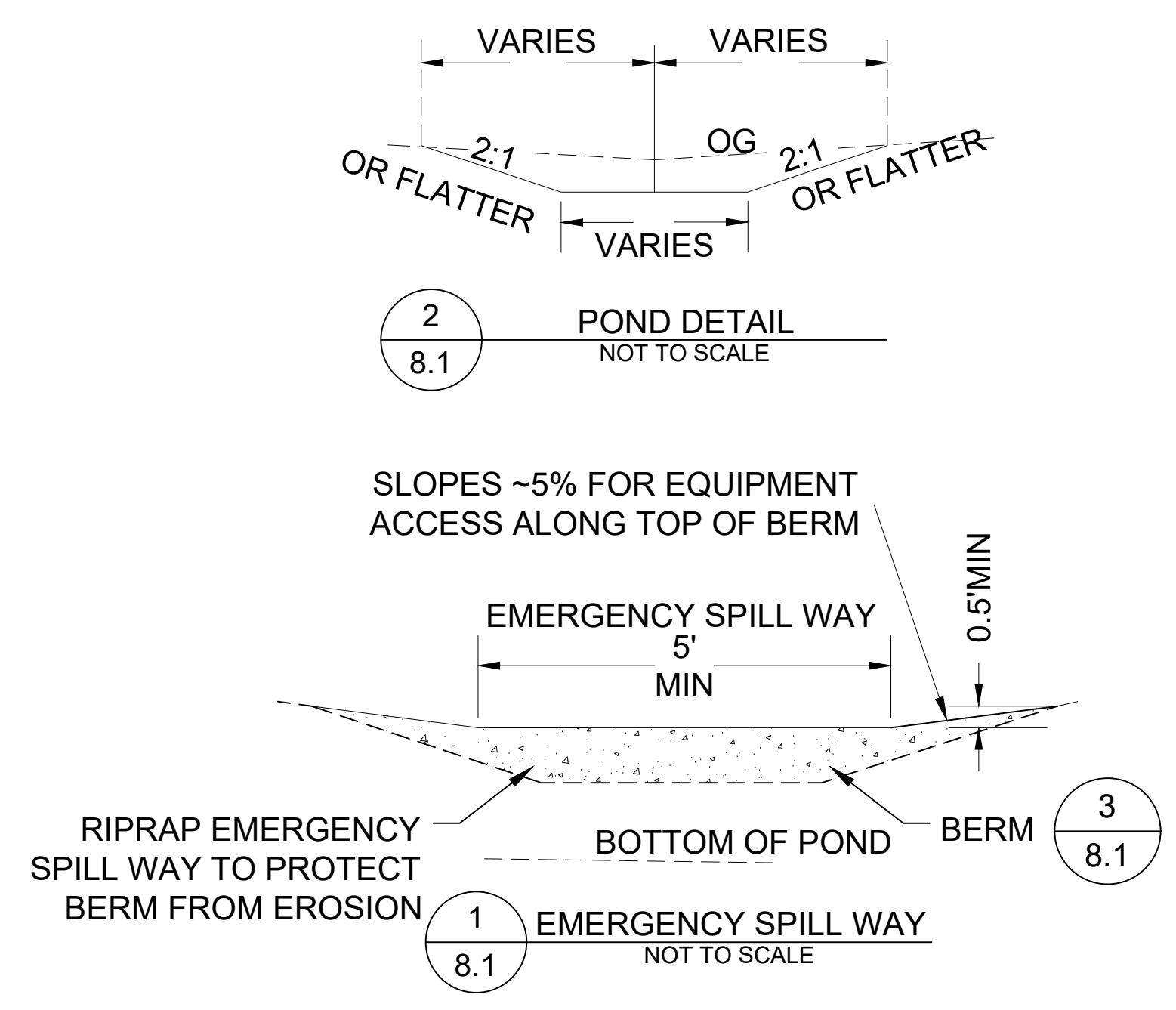
**POND DIMENSIONS**



NOTE:  
INSIDE POND SLOPES 2:1  
OUTSIDE POND SLOPES 3:1

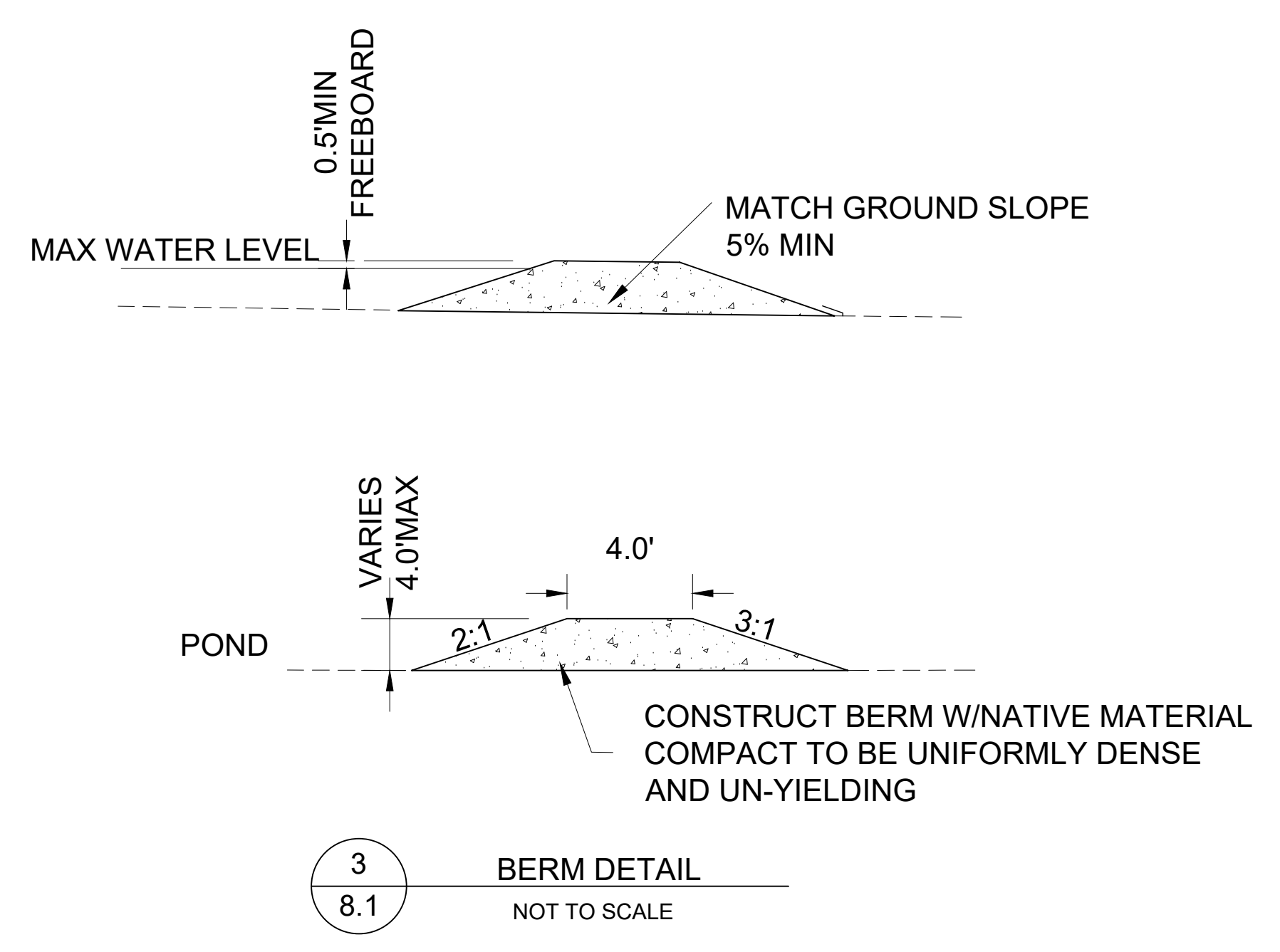
**TYPICAL POND PLAN**  
NOT TO SCALE

**2**  
**8.1**



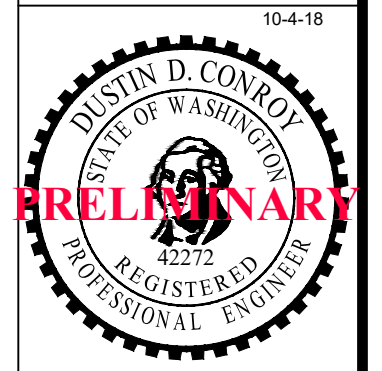
**2**  
**8.1** POND DETAIL  
NOT TO SCALE

**1**  
**8.1** EMERGENCY SPILL WAY  
NOT TO SCALE



**3**  
**8.1** BERM DETAIL  
NOT TO SCALE

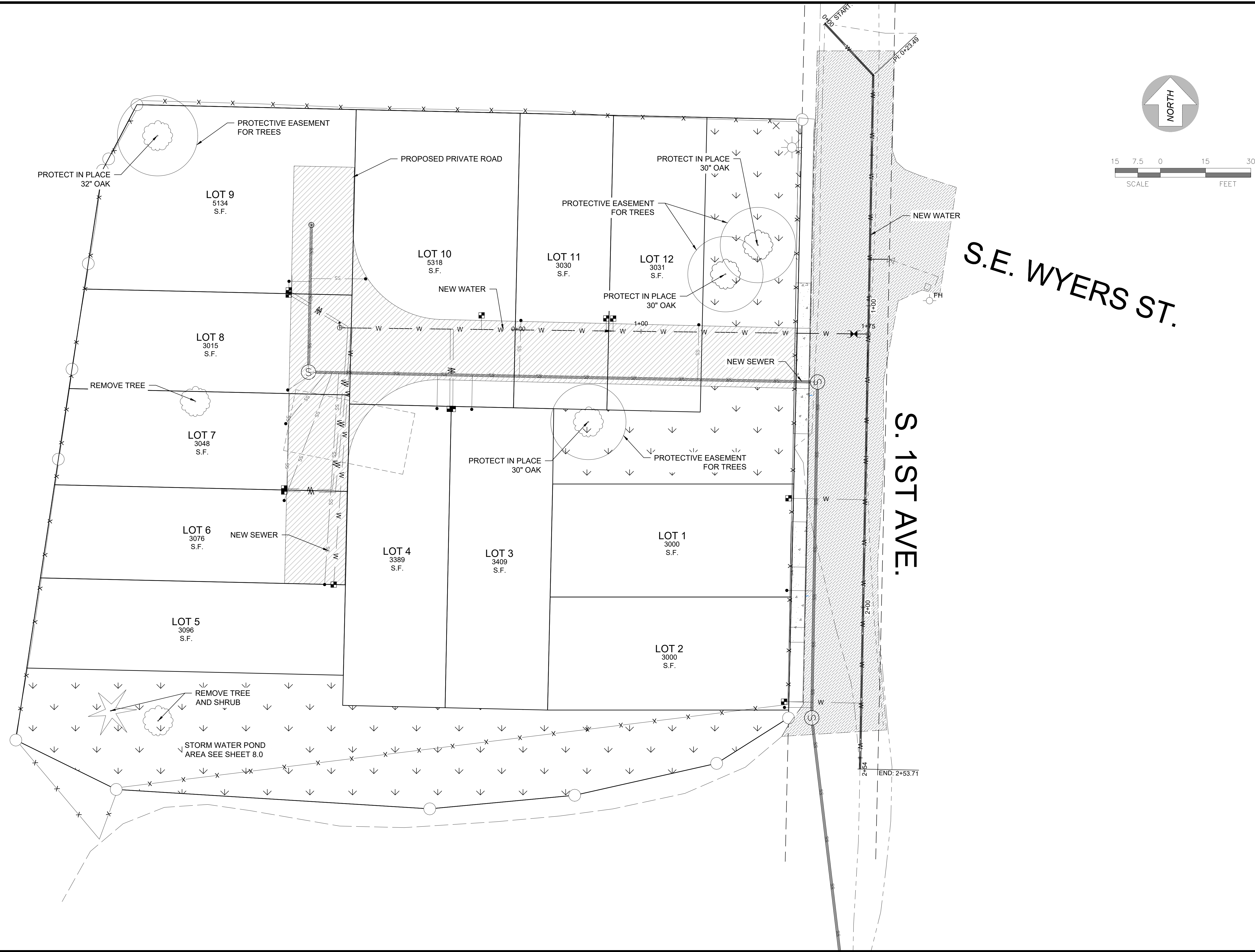
**Pioneer Surveying & Engineering, Inc.**  
Civil/Structural Engineering and Land Planning  
125 E. Simcoe Drive  
Goldendale, Washington 98620  
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net



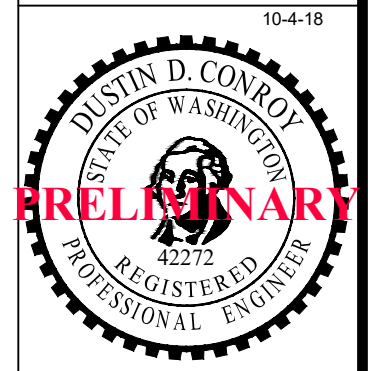
Monument Rentals Subdivision  
White Salmon, WA  
STORM WATER DETAILS

No.	Date	Revisions
1.0	11-30-2023	SUBMITTED FOR REVIEW

CE 8.1  
SCALE: AS NOTED  
JOB NO. 21-264  
REV. 0



**Pioneer Surveying & Engineering, Inc.**  
 Civil/Structural Engineering and Land Planning  
 125 E. Simcoe Drive  
 Goldendale, Washington 98620  
 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net



Monument Rentals Subdivision  
 While Salmon, WA  
 TREE PLAN

No.	Date	Revisions
1.0	11-30-2023	SUBMITTED FOR REVIEW

CE 9.0  
 SCALE: AS NOTED  
 JOB NO. 21-264  
 REV. 0