



DRAFTING AND DIGITAL SUBMITTAL STANDARDS

PURPOSE:

These policies are intended to aid in the management, design, construction, maintenance and operation of public improvements by providing minimum standards that will expedite plan review, reduce construction delays,

improve project certification and allow for the efficient incorporation of as-built data into the City's Geographical Information System (GIS). These policies' are subject to the review and interpretation of the City Engineer.

Adopted:

STANDARD:

All projects subject to the site plan review or subdivision process are required to submit plans and specifications pertaining to the construction of improvements. Those projects that require the Developer to enter into a Construction Improvement Agreement (CIA) with the City or significantly modify the City's Sanitary Sewer, Domestic Water or Transportation Facilities are further required to submit electronic as-built drawing as part of the project's completion and certification.

All projects that require the submittal of plans for review and approval by the City of Post Falls, as required by City Code Chapter 17 (Subdivisions) or Chapter 18 (Zoning), shall utilize the **Drafting Standards** contained within this policy for subdivisions, plats, and the publicly owned improvements associated with commercial site plans (roadway improvements, storm swales and all extensions of public utilities).

All plats and projects that require a developer to submit as-built drawings, shall submit an electronic copy, in either a (.dwg) or (.shp) format, of said as-built drawings conforming to the **Digital Submittal Standards** contained within this policy, as part of the project's completion and certification.

POLICY:

DRAFTING STANDARDS

These drafting standards shall be utilized for all plats, subdivision construction plans, capital improvement construction plans and the publicly owned improvements associated with commercial site plans.

1. General Formatting - All submitted plan sets shall be assembled and submitted in the quantities and format requested by the City. The standard sheet size for all submittals is 24-inch by 36-inch media
 - a. Conceptual, draft and approved plan sets shall be assembled on a minimum 20# coated bond. The quantity and media type for each

submittal shall be provided as required by the City. Typical submittals are as follows:

- i. Commercial Site Plan Review (Commercial Development) – 1 full size paper copy, 1 11x17 inch paper copy, 1 electronic (.pdf) copy. Resubmittal quantities will vary.
 - ii. Approved Commercial Site Plan (Commercial Development)– 3 full size paper copies without sewer or water main extensions, 4 full size paper copies with sewer or water main extensions, 3 11x17 inch paper copies and 1 (.pdf)
 - iii. Subdivision / Plat Review – 1 full size paper, 1 electronic in (.pdf) format and 1 electronic in (.dwg) or (.shp) formats.
 - iv. Subdivision / Plat Approved for signature – 4 mylar, 1 electronic (.tiff), 1 electronic (.dwg) or (.shp)
 - v. Subdivision / Plat Recorded – 1 paper, 1 mylar (conform), 1 electronic (.tiff),
 - vi. Subdivision / Construction Review – initial review 1 full size paper and 1 electronic (.pdf); resubmittals 1 paper and 1 electronic (.pdf)
 - vii. Subdivision / Construction Approved – 1 paper or mylar for City Signature, 4 paper copies and 1 electronic (.tiff) of signed and approved plans returned to the City by Developer.
- b. As-built drawings, when required, shall consist of 1 set of Mylars, 3 sets of paper, 1 electronic (.tiff), 1 electronic in either(.dwg) or (.shp) formats.
2. All projects shall be geo-referenced to the Idaho State Plane Coordinate System with horizontal datum being the NAD 83, 1992 adjustment. Vertical elevations shall be on the NAVD 1988 datum.
- a. Horizontal Control – Horizontal geo-referencing for subdivision plats and subdivision construction plans shall be accomplished by providing the state plane coordinates of the projects referenced section corners. For all other projects, Horizontal geo-referencing shall be accomplished by providing the ground bearing and distance from one of the projects boundary corners to the end of a line between two section corners; the state plane coordinates of the section corners and the ground bearing and distance between them shall additionally be shown.
 - b. Vertical Control – Vertical geo-referencing for Subdivision construction plans and capital improvement projects shall be accomplished by designing all improvements on the NAVD 1988 Datum. The benchmark location and elevation for each project shall be indicated on the plans. Commercial projects that do not include the extension of City Sanitary Sewer or Water systems are not required to be constructed on the City's vertical datum.
3. Fonts- Lettering shall be legible so as to be easily read and understood by the reviewer. The lettering shall be of sufficient size and scale to produce clear, readable images when scanned digitally, in the standard size format, by an optical scanner in black and white with a (.tiff) format at a resolution of 300 dpi.
4. Lines and Symbols- Standard drafting lines and symbols are shown on the Standard Plans entitled **Post Falls CADD Standards**. All drawings submitted for

review shall use these Standards or shall provide a complete legend of all symbols utilized within the construction and as-built drawings. Symbols and line types for plan features not available in the Standards shall be described in a legend on the plans cover sheet or on each plan sheet as appropriate. Line weights and color shall be of sufficient size, shade, scale, type and weight to allow for the ready determination of existing versus proposed or as-built facilities and to produce clear, readable images when scanned digitally, in the full size format, by an optical scanner in black and white with a (.tiff) format at a resolution of 300 dpi.. Shading should be limited to not obscure dimensioning and notes in scanned copies.

5. Plans and Profiles - shall be scaled, organized and prepared with such precision and in such detail to permit the convenient layout of the project in the field for construction and inspection. The plans shall also allow for the development of accurate estimates of quantities of construction for the pertinent items of work to be performed. Typical items to be included on the plans are listed below, the provided list should not be construed to limit other data that is necessary to meet professional expectations for standard of care and the intentions of this policy:
 - a. Typical all sheets
 - i. Project Title
 - ii. North Arrow
 - iii. Scale bars – vertical and horizontal as appropriate
 - iv. Section Lines and lot lines
 - v. Roadway names
 - vi. One-call system notification
 - vii. Engineers stamp
 - viii. City approval block
 - ix. Supplemental comments or notes
 - b. Cover Sheet
 - i. Vicinity map (1/4 Section, Section, Township, Range)
 - ii. Sheet index
 - iii. Legend
 - iv. Overview of project
 - v. Control (horizontal and vertical)
 - c. Roadway
 - i. Existing and proposed rights-of-way and easements
 - ii. Roadway Centerline – Stationing every 100 feet and at all PC's, PT's, PI's, angle points (horizontal and vertical). Include bearing and distance of all centerline's and long chords
 - iii. Curve Data – Radius, delta, arc length (roadway centerline and curbs)
 - iv. Elevations – high points, low points, curb returns (beginning, middle, end), PI's, deflection points.
 - v. Dimensioning – road width (face of curb to face of curb), grass strips or swales, sidewalk
 - vi. Existing and proposed utilities

- vii. Topographic features – sufficient to resolve issues regarding setbacks, slope, drainage, access, road continuation and connection to existing facilities
 - viii. Roadway marking- color, size, material, stationing
 - ix. Roadway Signage – station, MUTCD designation, size, color, common name, reflectivity
 - x. Illumination – style, wattage, stationing, arm orientation
 - xi. Mailboxes – station and offset for proposed gang boxes, existing mailboxes and any relocations thereof.
 - xii. Typical cross sections for each roadway or differing sections thereof – structural sections, horizontal and vertical dimensions (roadway, lane, shoulders, swales, sidewalk, right-of-way, easements), slopes, curb type.
 - xiii. Access points – centerline stationing and width
 - xiv. Pedestrian ramp details – dimensioning, centerline alignment, slopes, elevations
 - xv. Profile – centerline only profiles are acceptable when the curb profiles are the same on both sides of the roadway and are a consistent elevation from the roadway centerline. Separate curb profiles of both sides of the roadway will be required when constructing along an existing roadway.
- d. Storm water
- i. Stationing - High points, Low points, curb cuts, drywells, catch basins, manholes
 - ii. Elevations – low point curb cuts, swale bottoms, dry well rims, manholes (rim and inverts), catch basin (rim, pipe invert, sump invert)
 - iii. Dimension – swale widths and slopes, swale area, flow direction, pipe (material, size, slope), catch basin type, drywell size, separation from other utilities
 - iv. Profile view of any storm water mains relative to the proposed roadway and any other underground utilities.
 - v. Drainage basins and sub-basins.
 - vi. Erosion control measures
- e. Sanitary Sewer
- i. Proposed and existing facilities
 - ii. Manholes – Station, offset, size, invert elevations (in / out, direction), rim elevation, depth.
 - iii. Pipe – material, size, slope, inverts at start and end, length and offset from centerline when parallel to the roadway centerline, length and bearing of pipe when not parallel to centerline.
 - iv. Services – size, station & offset at property line, invert elevation at property line
 - v. Profile view of sewer facilities relative to proposed roadway and other underground utilities

- vi. Dimension – separation from other utilities (horizontal and vertical)
 - vii. Additional sheets and details as required for sanitary sewer lift stations, force mains and associated fittings.
- f. Water
- i. Proposed and existing facilities
 - ii. Pipe – material, size, bury, start and end stationing, length and offset from centerline when parallel to the roadway centerline, length and bearing of pipe when not parallel to centerline.
 - iii. Stationing and offset – valves, fittings, blow offs, fire hydrants
 - iv. Services – size, station & offset at property line, meter box type
 - v. Casings – size, length, station
 - vi. Profile view relative to the proposed roadway and any other underground utilities
 - vii. Dimension – separation from other utilities (horizontal and vertical)
 - viii. Location of nearest existing system valves to the tie in location(s)
- g. Landscaping
- i. Plant type and size
 - ii. Within the Public rights-of-way stationing and offset of each tree shall be provided.
 - iii. Irrigation meter – station, offset and meter size
 - iv. Backflow prevention device – station, offset and type
 - v. Irrigation controller – For systems to be owned and maintained by the City, the plans shall include the station and offset of the controller in addition to the manufacturer and model of the system.
 - vi. Irrigation valves, heads and lines – size. For systems to be owned and maintained by the City, the plans shall include the station and offset of each valve and head, in addition to the manufacturer and model of unit.
- h. Details and notes
- i. All standard details and notes that apply to the project from the City of Post Falls and any associated water purveyor.
- i. Plats
- i. Plats shall conform to all applicable State and County regulations. Plats shall include the State Plane Coordinates for all referenced section corners.

DIGITAL SUBMITTAL STANDARDS

These digital submittal standards shall be utilized for final plats and as-built drawings that are required to be submitted to the City as part of the project's completion and certification.

1. General formatting – A (.dwg) format or a (.shp) format of the approved plat and as-built drawings, assembled to the standards contained herein, such that the required data can be accessed with AutoCAD software by Autodesk or ESRI GIS

software that is at least one (1) release older than the most current release available.

2. Geo-referencing - Electronic drawings shall be geo-referenced as identified within the Drafting Standards. Reference corners shall be located within the drawing at their state plane coordinates with no breaks or abridgement between the corners and / or the project.
3. Lines and Symbols- Standard drafting lines and symbols, along with their associated layer, are shown on the Standard Plans entitled **Post Falls CADD Standards**. All as-built drawings shall use these Standards or shall provide documentation of the layer naming convention and the associated symbols for the layering standard utilized.
4. When a different layer standard is utilized, each feature that required attributes from the City's Standard shall have its own layer within the drawing. If attributes are not individually attributed within the drawing, a spreadsheet or data base file shall be provided containing all of the attribute data for all features that were constructed or tied into as part of the project.
5. Symbols and line types for plan features not identified in these Standards shall be placed on new / separate layers.
6. Line type colors, as identified within the Standards, are for reference purposes only. Line type color and line weights are not regulated; however, they should be of sufficient size, shade, scale and weight to meet the requirements identified in the Drafting Standards.
7. Electronic copies of the Standard lines and symbols in AutoCAD Release 2009, and a sample spread sheet layout for attributed features are available from the City Engineers office
8. Layers – Standard layers are configured in a four part assembly, 11-2222-3333-4444. The layer names utilized shall match the layer names provided in the standard plans entitled **Post Falls CADD Standards** or as specifically identified herein, with each part described as follows:
 - a. Part I – (11) Consists of a 2-letter code that designates the utility type for the layer.
 - i. WA - Water
 - ii. SS - Sanitary Sewer
 - iii. GS - Gas
 - iv. PO - Power
 - v. TO - Telephone
 - vi. TV - Television / Cable
 - vii. OL - Oil / Petroleum line

- viii. SV - Survey
 - ix. TF - Traffic
 - x. SD - Storm
 - xi. SF - Surface Feature
- b. Part II - (2222) Consists of a 4-letter code that designates specifics about the identified utility type such as fitting, valve, structure, survey control, property line, right-of-way, easement, gravity line, pressure line, aerial line buried conduit.
- i. FITT - Fitting (coupling, reducer, meter)
 - ii. FHYD - Fire Hydrant
 - iii. VALV - Valve
 - iv. CTRL - Survey control (bench marks, monuments, property corners)
 - v. DATM- Survey datum (horizontal or vertical control points that are not CTRL)
 - vi. SIGL - Traffic signalization, roadway signage, roadway markings and illumination
 - vii. STRC - Structures (cleanouts, manholes, catch basins, drywells, curb cuts)
 - viii. CHAN - Channelization (roadway channelization marking symbols: arrows, bike lanes, school, etc..)
 - ix. PLIN - Pressure line (forcemain, watermain)
 - x. GLIN - Gravity line (gravity sanitary sewer, gravity storm sewer)
 - xi. CNTL - Centerlines
 - xii. PROP - Property lines
 - xiii. ESMT - Easement
 - xiv. ROFW - Rights-of-way
 - xv. ALIN - Aerial line
 - xvi. BLIN - Buried conduit / line
 - xvii. VEGE - Vegetation (coniferous or deciduous tree)
 - xviii. BASN - Basin area for storm water utilities
 - xix. SWAL - Storm water swales
 - xx. SERV - Utility services from public facilities to private uses.
- c. Part III - (3333) Contains a 4-letter code that designates whether the facilities on the layer are existing or proposed. Existing facilities are those that existed prior to the project. Proposed facilities are those that are constructed as part of the project (as-built).
- i. EXST - Existing
 - ii. PROP - Proposed
- d. Part IV - (444) Contains a 3-letter code that designates if the layer contains symbols, lines or text data
- i. SYM - Symbol
 - ii. LIN - Line
 - iii. TXT - Text

9. Text – Text, except for that contained within required attribute blocks or specifically indicated on the identified text layers, shall be located on layers separate from symbols and line types.

- a. Street names – Text for street names shall be located on the layer “TF-CNTL-3333-TXT” or a separate layer identified for the project. Street names shall include predirectional and suffix (i.e. N. Sarneski Way)
- b. Lot Dimensions – Text for lot dimensions shall be located on the layer “SV-LOTS-3333-TXT” or a separate layer identified for the project. Lot line dimensions shall be included for each boundary line of the lot. Where the bearing and distance cannot be located on the same side of the boundary line, they can be split above / below the respective property lines. Short segments of boundary line that require the bearing and distance to be offset shall include a dimension arrow from the text to the line on the text layer.
- c. Easements – Text regarding easements shall be located on the layer “SV-EASE-3333-TXT” or a separate layer identified for the project
- d. Lot and Block – Lot and Block designation shall be located on the layer “SV-LEGL-3333-TXT” or a separate layer identified for the project. The Lot and Block designation shall be provided for each lot and inserted near the center of the lot (i.e. Lot 3 Block 1, Tract A, etc..)

10. Assembly –

- a. Field survey data of the constructed facilities shall be utilized to locate the existing and as-built locations of valves, meters, fire hydrants, blow offs, manholes, curb cuts, dry wells, storm drains, planted trees, publicly owned irrigation systems, culvert ends, luminaries, street signs and service line termination points.
- b. Water mains, force mains, sanitary and storm sewer mains shall be constructed with lines that extend to and from the center of structures or fittings. The end of one pipe shall connect directly to the end of the next pipe; ends shall not be trimmed within manholes, valves or other structures and fittings.
- c. Centerline – roadway centerlines shall be constructed as line segments broken at street intersections, angle points, points of curvature, radius points of knuckles or cul-de-sacs, and the project limits. Roadway widths shall be measured to/from the face of curb or from the edge of pavement when no curb is present.
- d. Right-of-way lines shall be constructed with individual segments of right-of-way constructed from block corner to block corner. Right-of-way lines may overlap property lines and easement boundaries.
- e. Property Lines – Property lines shall be constructed with lines constructed from the center of lot corner to the center of lot corner for all property lines with no trimming of ends. Measured distances and bearings of






property lines within the electronic drawing shall match the bearing and distance on the recordation document for parcels created with the project

- f. Easements - Easements shall consist of closed polygons around the easements limits. Easements shall be congruent with Lot lines, right-of-way lines or other ownership lines as appropriate and snapped to Lot corners as applicable. Easements running parallel to roadways may be constructed on a lot by lot or block by block basis.
- g. Storm Drainage Basins – Storm drainage basins shall consist of closed polygons around the limits of each drainage basin within the project
- h. Storm Swales – Storm swales shall consist of closed polygons around the bottom area of each swale.

11. Attribute Blocks – Some symbols and line types require attribute data from the engineer of record or surveyor as part of the project certification process. A listing of all symbols and line types with required attribute data is contained herein along with the associated attribute fields and sample data.

- a. The Attribute field, Identification number - Shall be completed by the utility owner. The Engineer of Record or Surveyor may provide an ID number to better track lines or items submitted in .dwg format.
- b. The Attribute block for lines that require attributing shall be inserted at each line segments midpoint, with the exception of sanitary sewer services where the attribute block shall be located at the end of the service.
- c. The Attribute field, Project name – Shall be included in all attribute blocks and shall be the name of the project which the as-builts are being submitted for, existing and proposed facilities.
- d. The Attribute field, Plat Name - Shall refer to the plat which the facilities were installed with. Except for property and right-of-way lines, existing facilities and commercial projects are not required to input this data.
- e. Existing facilities are not required to fill in attribute information regarding year of installation, or other data that cannot be readily determined or is not relevant to the completed project.
- f. Centerline – Within the Centerline attribute block, roadway widths shall be measured to/from the face of curb or from the edge of pavement when no curb is present. Typical comments should include a description of the work; especially in partial roadway reconstruction (widen north 5-feet, replace south 1/2, no curb on east ½ of road etc...)
- g. Storm Drainage Basins – Within the Storm Drainage Basin attribute block, the Basin impervious area within new subdivisions shall be the impervious area within the public rights-of-way only. Commercial sites shall include all public and private areas within each basin. The attribute block for storm drainage basins shall be located on the basin boundary line.

Prepared by: RSP
Date: 11/19/2005
Modified by: RSP
Date: 01/23/2012

NAME / LAYER	BLOCK	ATTRIBUTE FIELD	SAMPLE DATA
Couplings			
			
WA-FITT-EXST-SYM	WCOUP	project name	Mulcluski - Cornwell Subdivision
WA-FITT-PROP-SYM	WCOUPP	water/utility purveyor	Post Falls, EGAID, Ross Point
SS-FITT-EXST-SYM	SCOUP	year of installation	2009
SS-FITT-PROP-SYM	SCOUPP	fitting type	coupling
		fitting size	xx"
		general comments	If any ?
		x coordinate	dddddddd.dd
		y coordinate	
Reducer			
			
WA-FITT-EXST-SYM	WRED	project name	Mulcluski - Cornwell Subdivision
WA-FITT-PROP-SYM	WREDP	water/utility purveyor	Post Falls, EGAID, Ross Point
SS-FITT-EXST-SYM	SRED	year of installation	2009
SS-FITT-PROP-SYM	SREDP	fitting type	reducer
		fitting size	xx"
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd
		general comments	If any ?
Water Meter			
			
WA-FITT-EXST-SYM	WMET	project name	Mulcluski - Cornwell Subdivision
WA-FITT-PROP-SYM	WMETP	water/utility purveyor	Post Falls, EGAID, Ross Point
		year of installation	2008
		box material	concrete / plastic box
		box type	brooks #37/#65, raven/midstate
		service size	xx"
		meter size	x" or n/a
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd
		general comments	If any ?
Fire Hydrant (2-Nozzle)			
			
WA-FHYD-EXST-SYM	WFH2	project name	Mulcluski - Cornwell Subdivision
WA-FHYD-PROP-SYM	WFH2P	water/utility purveyor	Post Falls, EGAID, Ross Point
		hydrant valve manufacture	mueller, waterous, u.s. pipe
		year of installation	2009
		identification number	utility generated number
		top nut elevation at project datum	xxxx.xx'
		model	pacer, centurion,
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd
		general comments	If any ?
Fire Hydrant (3-Nozzle)			
			
WA-FHYD-EXST-SYM	WFH3	project name	Mulcluski - Cornwell Subdivision
WA-FHYD-PROP-SYM	WFH3P	water/utility purveyor	Post Falls, EGAID, Ross Point
		hydrant valve manufacture	mueller, waterous, u.s. pipe
		year of installation	2009
		identification number	utility generated number
		top nut elevation at project datum	XXXX.XX ft.
		model	WB-67, super centurion, metroflow
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd
		general comments	If any ?

Air Relief



WA-VALV-EXST-SYM
 WA-VALV-PROP-SYM
 SS-VALV-EXST-SYM
 SS-VALV-PROP-SYM

WARV
 WARVP
 SARV
 SARVP

project name
 water/utility purveyor
 year of installation
 manufacture
 identification number
 type
 size
 x coordinate
 y coordinate
 general comments

Mulcluski - Cornwell Subdivision
 Post Falls, EGAID, Ross Point
 2009
 mueller, waterous, u.s. pipe
 utility generated number
 air relief
 xx"
 dddddddd.dd
 dddddddd.dd
 If any ?

Blow - Off



WA-VALV-EXST-SYM
 WA-VALV-PROP-SYM

WBOV
 WBOVP

project name
 water/utility purveyor
 year of installation
 manufacture
 identification number
 type
 size
 x coordinate
 y coordinate
 general comments

Mulcluski - Cornwell Subdivision
 Post Falls, EGAID, Ross Point
 2009
 mueller, waterous, u.s. pipe
 utility generated number
 blow off
 xx"
 dddddddd.dd
 dddddddd.dd
 If any ?

Butterfly



WA-VALV-EXST-SYM
 WA-VALV-PROP-SYM
 SS-VALV-EXST-SYM
 SS-VALV-PROP-SYM

WBFV
 WBFVP
 SBFV
 SBFVP

project name
 water/utility purveyor
 year of installation
 manufacture
 identification number
 type
 size
 x coordinate
 y coordinate
 general comments

Mulcluski - Cornwell Subdivision
 Post Falls, EGAID, Ross Point
 2009
 mueller, waterous, u.s. pipe
 utility generated number
 butterfly valve
 xx"
 dddddddd.dd
 dddddddd.dd
 If any ?

Check



WA-VALV-EXST-SYM
 WA-VALV-PROP-SYM
 SS-VALV-EXST-SYM
 SS-VALV-PROP-SYM

WCKV
 WCKVP
 SCKV
 SCKVP

project name
 water/utility purveyor
 year of installation
 manufacture
 identification number
 type
 size
 x coordinate
 y coordinate
 general comments

Mulcluski - Cornwell Subdivision
 Post Falls, EGAID, Ross Point
 2009
 mueller, waterous, u.s. pipe
 utility generated number
 check valve
 xx"
 dddddddd.dd
 dddddddd.dd
 If any ?

Gate



WA-VALV-EXST-SYM
 WA-VALV-PROP-SYM
 SS-VALV-EXST-SYM
 SS-VALV-PROP-SYM

WGV
 WGVP
 SGV
 SGVP

project name
 water/utility purveyor
 year of installation
 manufacture
 identification number
 type
 size
 x coordinate
 y coordinate
 general comments

Mulcluski - Cornwell Subdivision
 Post Falls, EGAID, Ross Point
 2009
 mueller, waterous, u.s. pipe
 utility generated number
 gate valve
 xx"
 dddddddd.dd
 dddddddd.dd
 If any ?

Plug Valve



WA-VALV-EXST-SYM	WPV	project name	Mulcluski - Cornwell Subdivision
WA-VALV-PROP-SYM	WPVP	water/utility purveyor	Post Falls, EGALD, Ross Point
SS-VALV-EXST-SYM	SPV	year of installation	2009
SS-VALV-PROP-SYM	SPVP	manufacture	mueller, waterous, u.s. pipe
		identification number	utility generated number
		type	plug valve
		size	xx"
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd
		general comments	If any ?

Survey Data

Monument




SV-CTRL-EXST-SYM	SMON	surveyor license number	PLS #####
SV-CTRL-PROP-SYM	SMONP	official name of plat	Mulcluski - Cornwell Subdivision
		project name	Mulcluski - Cornwell Subdivision
		unique ID for monument	xxxxxx
		date monument was set	mm/dd/yyyy
		monument set or found	found, set
		cross reference of mon (plat)	ROS_book-page, PLAT_book-page
		type of monument	government corner, lot corner
		diameter of monument	1/2", 5/8", 3/4", etc...
		monument material	steel, rebar, iron pipe, concrete, etc...
		instrument # of CPF	xxxxxx
		actual cap notation	lot corner, PLS#, etc...
		gen detail comments	online, offset 0.1' +/- in mon case, flush
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd
		z coordinate (elevation)	dddddddd.dd
		coordinate system	Idaho State Plane, West Zone - Feet
		horizontal datum	NAD 83, 1992 adjustment
		vertical datum	NGVD 88, 1992 adjustment
		general comments	If any ?

Section Corner




SV-SECT-EXST-SYM	SSC	surveyor license number	PLS #####
SV-SECT-PROP-SYM	SSCP	official name of plat	Mulcluski - Cornwell Subdivision
		project name	Mulcluski - Cornwell Subdivision
		unique ID for monument	xxxxxx
		date monument was set	mm/dd/yyyy
		monument set or found	found, set
		cross reference of mon (plat)	ROS_book-page, PLAT_book-page
		type of monument	government corner, lot corner
		diameter of monument	1/2", 5/8", 3/4", etc...
		monument material	steel, rebar, iron pipe, concrete, etc...
		instrument # of CPF	xxxxxx
		actual cap notation	lot corner, PLS#, etc...
		gen detail comments	online, offset 0.1' +/- in mon case, flush
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd
		z coordinate (elevation)	dddddddd.dd
		coordinate system	Idaho State Plane, West Zone - Feet
		horizontal datum	NAD 83, 1992 adjustment
		vertical datum	NGVD 88, 1992 adjustment

Quarter Corner


		surveyor license number	PLS #####
SV-QSCT-EXST-SYM	SQC	official name of plat	Mulcluski - Cornwell Subdivision
SV-QSCT-PROP-SYM	SQCP	project name	Mulcluski - Cornwell Subdivision
		unique ID for monument	xxxxxx
		date monument was set	mm/dd/yyyy
		monument set or found	found, set
		cross reference of mon (plat)	ROS_book-page, PLAT_book-page
		type of monument	government corner, lot corner
		diameter of monument	1/2", 5/8", 3/4", etc...
		monument material	steel, rebar, iron pipe, concrete, etc...
		instrument # of CPF	xxxxxx
		actual cap notation	lot corner, PLS#, etc...
		gen detail comments	online, offset 0.1' +/- in mon case, flush
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd
		z coordinate (elevation)	dddddddd.dd
		coordinate system	Idaho State Plane, West Zone - Feet
		horizontal datum	NAD 83, 1992 adjustment
		vertical datum	NGVD 88, 1992 adjustment

Datum


		project name	Mulcluski - Cornwell Subdivision
SV-DATM-EXST-SYM	SDAT	year of installation	2009
SV-DATM-PROP-SYM	SDATP	coordinate system	ISPC, west zone
		horizontal datum	NAD 1983, 1992 adjustment
		vertical datum	NGVD 1988, 1992 adjustment
		datum x coordinate	dddddddd.dd
		datum y coordinate	dddddddd.dd
		datum z coordinate (elev.)	dddd.dd
		description of datum	row mon., SE corner lot 5 blk 2, IDGB 2nd Add. rxr spike in ppole

Signal Data

Street light

		project name	Mulcluski - Cornwell Subdivision
TF-SIGL-EXST-SYM	TSLA	year of installation	2009
TF-SIGL-PROP-SYM	TSLAP	utility company	KEC or Avista
		luminair standard	steel, alum, wood, existing util pole
		type	cobra head
		luminair wattage	100 watt, 200 watt
		pole number	utility generated number
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd
		general comments	If any ?

Street light

		project name	Mulcluski - Cornwell Subdivision
TF-SIGL-EXST-SYM	TSLT	year of installation	2009
TF-SIGL-PROP-SYM	TSLTP	utility company	KEC or Avista
		luminair standard	steel, fiberglass
		type	town & country
		luminair wattage	100 watt, 200 watt
		pole number	utility generated number
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd
		general comments	If any ?

Traffic Signal w/ luminaire



TF-SIGL-EXST-SYM	TSPL	project name	Mulcluski - Cornwell Subdivision
TF-SIGL-PROP-SYM	TSPLP	year of installation	2009
		utility company	KEC or Avista
		luminaire standard material	steel, alum, wood, existing util pole
		luminaire type	KEC or Avista designation
		luminaire wattage	100 watt, 200 watt
		pole number	utility generated number
		x coordinate	ddddddd.dd
		y coordinate	ddddddd.dd
		general comments	If any ?

Traffic Sign



TF-SIGN-EXST-SYM	TSS	project name	Mulcluski - Cornwell Subdivision
TF-SIGN-PROP-SYM	TSSP	year of installation	2009
		public or private	
		MUTCD designation(1)	R1-1, W14-1
		material type(1)	engineer grade, diamond grade
		size(1)	inch height only or (w x h): 9, 36, 36x24
		post type	2" telspar, 4" wood
		MUTCD designation(2)	R1-1, W14-1
		material type(2)	engineer grade, diamond grade
		size(2)	inch height only or (w x h): 9, 36, 36x24
		MUTCD designation(3)	street name
		material type(3)	engineer grade, diamond grade
		size(3)	inch height only or (w x h): 9, 36, 36x24
		MUTCD designation(4)	R1-1, W14-1
		material type(4)	engineer grade, diamond grade
		size(4)	inch height only or (w x h): 9, 36, 36x24
		x coordinate	ddddddd.dd
		y coordinate	ddddddd.dd

Sanitary / Storm Sewer

San clean out



SS-STRC-EXST-SYM	SSCO	project name	Mulcluski - Cornwell Subdivision
SS-STRC-PROP-SYM	SSCOP	utility company	City of Post Falls
		year of installation	2009
		structure type	ss cleanout
		structure size	4",6", 8"
		cleanout #	xx
		depth rim to invert	xx feet, +/- 0.1 feet
		rim elevation	xxxx.xx ft.
		IE out & direction	xxxx.xx ft. (N, S, E or W)
		x coordinate	ddddddd.dd
		y coordinate	ddddddd.dd
		general comments	If any ?


SS Manhole




SS-STRC-EXST-SYM	SSMH	project name	Mulcluski - Cornwell Subdivision
SS-STRC-PROP-SYM	SSMHP	utility company	City of Post Falls
		year of installation	2009
		structure type	ss manhole
		structure size	xx"
		manhole number	utility generated number
		depth rim to invert	xx feet, +/- 0.1 feet
		rim elevation	xxxx.xx ft.
		IE out & direction	xxxx.xx ft. (N, S, E or W)
		IE in & direction	xxxx.xx ft. (N, S, E or W)
		IE in & direction	xxxx.xx ft. (N, S, E or W)
		IE in & direction	xxxx.xx ft. (N, S, E or W)
		x coordinate	ddddddd.dd
		y coordinate	ddddddd.dd
		general comments	If any ?

Storm Drain Catch Basin




 SD-STRC-EXST-SYM SD-STRC-PROP-SYM	SDCB SDCBP	project name utility company year of installation structure type structure size inlet type manhole number use depth rim to invert rim elevation IE out & direction IE in & direction IE in & direction IE in & direction x coordinate y coordinate general comments	Mulcluski - Cornwell Subdivision City of Post Falls 2009 sd catch basin xx" olympic/sm-60 orsm-44, hern, itd type I utility generated number low point, bypass, rolled curb xx feet, +/- 0.1 feet xxxx.xx ft. xxxx.xx ft. (N, S, E or W) xxxx.xx ft. (N, S, E or W) xxxx.xx ft. (N, S, E or W) xxxx.xx ft. (N, S, E or W) dddddddd.dd dddddddd.dd If any ?
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Storm Drain Manhole

 SD-STRC-EXST-SYM SD-STRC-PROP-SYM	SDMH SDMHP	project name utility company year of installation structure type structure size manhole number depth rim to invert rim elevation IE out & direction IE in & direction IE in & direction IE in & direction x coordinate y coordinate general comments	Mulcluski - Cornwell Subdivision City of Post Falls 2009 sd manhole xx" utility generated number xx feet, +/- 0.1 feet xxxx.xx ft. xxxx.xx ft. (N, S, E or W) xxxx.xx ft. (N, S, E or W) xxxx.xx ft. (N, S, E or W) xxxx.xx ft. (N, S, E or W) dddddddd.dd dddddddd.dd If any ?
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Storm Drain Drywell

 SD-STRC-EXST-SYM SD-STRC-PROP-SYM	SDDW SDDWP	project name utility company year of installation structure type structure size manhole number depth rim to invert rim elevation IE out & direction IE in & direction IE in & direction IE in & direction x coordinate general comments	Mulcluski - Cornwell Subdivision City of Post Falls 2009 sd drywell xx" utility generated number xx feet, +/- 0.1 feet xxxx.xx ft. xxxx.xx ft. (N, S, E or W) xxxx.xx ft. (N, S, E or W) xxxx.xx ft. (N, S, E or W) xxxx.xx ft. (N, S, E or W) dddddddd.dd If any ?
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Curb Cut

 SD-CCUT-EXST-SYM SD-CCUT-PROP-SYM	SDCC SDCCP	project name year of installation structure type curb cut width low point x coordinate y coordinate general comments	Mulcluski - Cornwell Subdivision 2009 curb cut xx" yes/no dddddddd.dd dddddddd.dd If any ?
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Storm Drain Culvert



SD-GLIN-EXST-SYM	SDC	year of installation	2009
SD-GLIN-PROP-SYM	SDCP	type	culvert
		pipe material	ductile, PVC, rccp, cmcp
		pipe diameter	xx"
		pipe length	manhole to manhole, fitting to fitting
		pipe slope	x.xx%
		pipe id	utility generated number
		general comments	If any ?
		x and y coordinates each end	dddddddd.dd

Channelization / Lane Control

Bike Path



TF-CHAN-EXST-SYM	CB	project name	Mulcluski - Cornwell Subdivision
TF-CHAN-PROP-SYM	CBP	year of installation	2009
		channelization marker type	bike path
		material type	paint, thermoplastic
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd

Handicap Sym



TF-CHAN-EXST-SYM	CHS	project name	Mulcluski - Cornwell Subdivision
TF-CHAN-PROP-SYM	CHSP	year of installation	2009
		channelization marker type	handicap symbol
		material type	paint, thermoplastic
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd

H.O.V. Lane



TF-CHAN-EXST-SYM	CHOV	project name	Mulcluski - Cornwell Subdivision
TF-CHAN-PROP-SYM	CHOVP	year of installation	2009
		channelization marker type	H.O.V. lane marker
		material type	paint, thermoplastic
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd

Only



TF-CHAN-EXST-SYM	CO	project name	Mulcluski - Cornwell Subdivision
TF-CHAN-PROP-SYM	COP	year of installation	2009
		channelization marker type	only
		material type	paint, thermoplastic
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd

Railroad Crossing



TF-CHAN-EXST-SYM	CRR	project name	Mulcluski - Cornwell Subdivision
TF-CHAN-PROP-SYM	CRRP	year of installation	2009
		channelization marker type	railroad crossing
		material type	paint, thermoplastic
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd

School



TF-CHAN-EXST-SYM	CSC	project name	Mulcluski - Cornwell Subdivision
TF-CHAN-PROP-SYM	CSCP	year of installation	2009
		channelization marker type	school marker
		material type	paint, thermoplastic
		x coordinate	dddddddd.dd
		y coordinate	dddddddd.dd

Stop





TF-CHAN-EXST-SYM
TF-CHAN-PROP-SYM

CS
CSP

project name
year of installation
channelization marker type
material type
x coordinate
y coordinate

Mulcluski - Cornwell Subdivision
2009
school
paint, thermoplastic
ddddddd.dd
ddddddd.dd

Straight Arrow



TF-CHAN-EXST-SYM
TF-CHAN-PROP-SYM

CSA
CSAP

project name
year of installation
channelization marker type
material type
x coordinate
y coordinate

Mulcluski - Cornwell Subdivision
2009
straight arrow
paint, thermoplastic
ddddddd.dd
ddddddd.dd

Lt. Rt. Str Arrow



TF-CHAN-EXST-SYM
TF-CHAN-PROP-SYM

CLRS
CLRSP

project name
year of installation
channelization marker type
material type
x coordinate
y coordinate

Mulcluski - Cornwell Subdivision
2009
Lt, Rt. Str turn arrow
paint, thermoplastic
ddddddd.dd
ddddddd.dd

Left - Right Arrow



TF-CHAN-EXST-SYM
TF-CHAN-PROP-SYM

CLR
CLRP

project name
year of installation
channelization marker type
material type
x coordinate
y coordinate

Mulcluski - Cornwell Subdivision
2009
LT/RT arrow
paint, thermoplastic
ddddddd.dd
ddddddd.dd

2-Way Left Turn



TF-CHAN-EXST-SYM
TF-CHAN-PROP-SYM

C2W
C2WP

project name
year of installation
channelization marker type
material type
x coordinate
y coordinate

Mulcluski - Cornwell Subdivision
2009
2 -Way left turn arrows
paint, thermoplastic
ddddddd.dd
ddddddd.dd

Left Turn Arrow



TF-CHAN-EXST-SYM
TF-CHAN-PROP-SYM

CLT
CLTP

project name
year of installation
channelization marker type
material type
x coordinate
y coordinate

Mulcluski - Cornwell Subdivision
2009
left turn arrow
paint, thermoplastic
ddddddd.dd
ddddddd.dd

Right Turn Arrow



TF-CHAN-EXST-SYM
TF-CHAN-PROP-SYM

CRT
CRTP

project name
year of installation
channelization marker type
material type
x coordinate
y coordinate

Mulcluski - Cornwell Subdivision
2009
right turn arrow
paint, thermoplastic
ddddddd.dd
ddddddd.dd

Left-Straight Arrow



TF-CHAN-EXST-SYM
TF-CHAN-PROP-SYM

CLS
CLSP

project name
year of installation
channelization marker type
material type
x coordinate
y coordinate

Mulcluski - Cornwell Subdivision
2009
left - straight arrow
paint, thermoplastic
ddddddd.dd
ddddddd.dd

Right-Straight Arrow



TF-CHAN-EXST-SYM
TF-CHAN-PROP-SYM

CRS
CRSP

project name
year of installation
channelization marker type
material type
x coordinate
y coordinate

Mulcluski - Cornwell Subdivision
2009
right - straight arrow
paint, thermoplastic
ddddddd.dd
ddddddd.dd

Line Types

Centerline



SV-CNTL-EXST-LIN
SV-CNTL-PROP-LIN

CNTL
CNTLP

project name
year of installation
roadway name
suffix
predirection
ownership
classification
structural section
width
curb
general comments

Mulcluski - Cornwell Subdivision
2009
Paluszewski
lane, way, street, avenue, etc...
north, south, east, west
City of Post Falls, PF Highway, Private
local, collector, minor arterial
x" surface / x" base / x" ballast
xx' (curb face to curb face)
none, rolled, straight, curb and gutter
If any ?

Right-of-Way



SV-ROFW-EXST-LIN
SV-ROFW-PROP-LIN

ROFW
ROFWP

project name
plat name
year of installation
ownership
min width
max width
record
book

Mulcluski - Cornwell Subdivision
Mulcluski - Cornwell Subdivision
2009
City, Highway District, State, Private
xx' for segment from centerline
xx' for segment from centerline
Instrument recordation number
recorded book & page if created with plat

Property Line



SV-PROP-EXST-LIN
SV-PROP-PROP-LIN

PROP
PROPP

project name
plat name

Mulcluski - Cornwell Subdivision
Mulcluski - Cornwell Subdivision

record
book

Instrument recordation number
recorded book & page if created with plat

Easement



SV-ESMT-PERM-LIN

ESMT

project name
type
owner
status
record
book
plat name

Mulcluski - Cornwell Subdivision
utility, sidewalk, drainage, etc...
jurisdiction, public, HOA
exclusive
Instrument recordation number
recorded book & page if created with plat
Mulcluski - Cornwell Subdivision

Storm Drainage Basin



SD-BASN-PROP-LIN

SDBSN

project name
basin number
year of installation
basin impervious area
basin swale area
basin swale volume
basin total area
basin treatment volume
basin flow
basin comments

Mulcluski - Cornwell Subdivision
X
2009
xx,xxx square feet
x,xxx square feet
x,xxx cubic feet
xx,xxx square feet
xxx cf (1/2" rainfall on impervious area)
x.xx cfs (peak flow rate for design storm)
? If any

Swale

project name

Mulcluski - Cornwell Subdivision

-----		swale number	X
SD-SWAL-PROP-LIN	SDSWAL	year of installation	2009
		associated basin number	X
		bottom area	xxx square feet
		storage volume	xxx cf (curb cut flow line to swale bottom)
		depth	xx" (value below curb cut or below dry well)
		comments	? If any

Roadway Markings

-----		project name	Mulcluski - Cornwell Subdivision
TF-CHAN-EXST-LIN	RDMRK	year of installation	2009, preexisting
TF-CHAN-PROP-LIN	RDMRKP	type	centerline, cross walk, stop bar, double
		width	xx"
		color	white, yellow
		material	paint, thermoplastic

Force Main

----- FM -----		project name	Mulcluski - Cornwell Subdivision
SS-PLIN-EXST-LIN	SSFMP	utility purveyor	City of Post Falls
SS-PLIN-PROP-LIN	SSFMP	year of installation	2009
		pipe material	ductile, PVC C900 class 150
		pipe diameter	xx"
		pipe length	xx.xx ft.
		pipe slope	x.xx%
		pipe id	utility generated number
		general comments	If any ?

Sanitary Sewer

----- S -----		project name	Mulcluski - Cornwell Subdivision
SS-GLIN-EXST-LIN	SSGM	utility purveyor	City of Post Falls
SS-GLIN-PROP-LIN	SSGMP	year of installation	2009
		pipe material	ductile, PVC SDR 35
		pipe diameter	xx"
		pipe length	xx.xx ft.
		pipe slope	x.xx%
		pipe id	utility generated number
		general comments	If any ?

Sanitary Service

----- SEW SERV -----		project name	Mulcluski - Cornwell Subdivision
SS-SERV-EXST-LIN	SSERV	utility purveyor	City of Post Falls
		year of installation	2009
		pipe material	ductile, PVC C900, concrete
		pipe diameter	xx"
		pipe length	xx.xx ft.
		pipe slope	x.xx%
		pipe depth	x.x ft. At prop line from top back of curb
		general comments	If any ?

Storm Drain

----- SD -----		project name	Mulcluski - Cornwell Subdivision
SD-GLIN-EXST-LIN	SDGM	utility purveyor	City of Post Falls
SD-GLIN-PROP-LIN	SDGMP	year of installation	2009
		pipe material	ductile, PVC C900, concrete
		pipe diameter	xx"
		pipe length	xx.xx ft.
		pipe slope	x.xx%
		pipe id	utility generated number
		general comments	If any ?

Water

— w —

WA-PLIN-EXST-LIN
WA-PLIN-PROP-LIN

WM
WMP

project name
water/utility purveyor
year of installation
pipe material
pipe diameter
pipe length
pipe id
general comments

Mulcluski - Cornwell Subdivision
Post Falls, EGAIID, Ross Point
2009
ductile, PVC C900, concrete
xx"
xx.xx ft.
utility generated number
If any ?

Surface Features

Tree (Conifer)



SF-VEGE-EXST-SYM
SF-VEGE-PROP-SYM

SFC
SFCP

project name
year of installation
vegetation type
vegetation size
landscape contractor
nursery
x coordinate
y coordinate
general comments

Mulcluski - Cornwell Subdivision
2009
tree / shrub (botanical name)
tree height (feet), shrub size (gallon)

huckleberries
dddddddd.dd
dddddddd.dd
If any ?

Tree (Deciduous)



SF-VEGE-3333-SYM

SFD
SFDP

project name
year of installation
vegetation type
vegetation size
landscape contractor
nursery
x coordinate
y coordinate
general comments

Mulcluski - Cornwell Subdivision
2009
tree / shrub (botanical name)
tree calliper (inches), shrub size (gallon)

dddddddd.dd
dddddddd.dd
If any ?