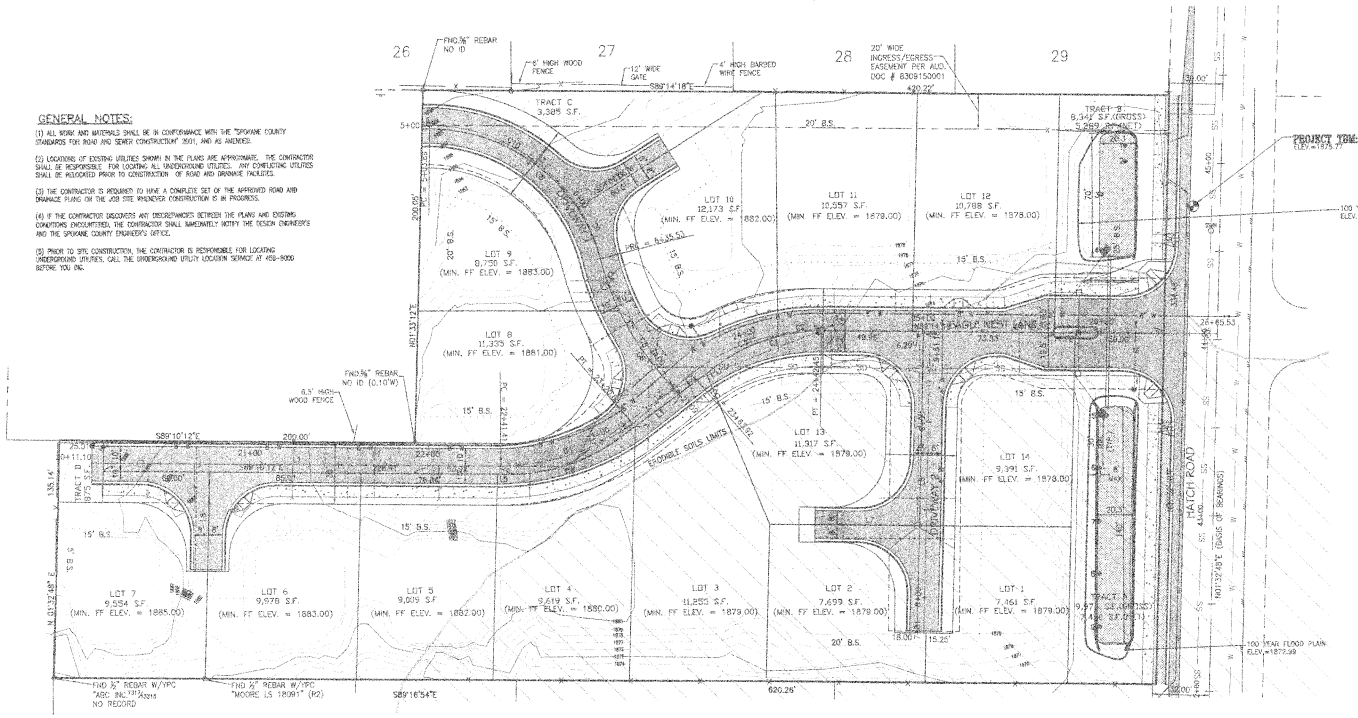
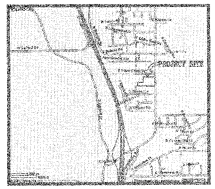
GOLDEN EAGLE ESTATES
ROAD, DRAINAGE, AND UTILITY PLANS

A PORTION OF THE NW 1/4 OF SECTION 29, T27N, R43E, W.M.

SPOKANE COUNTY, WASHINGTON





VICINITY MAP
NTS

GENERAL NOTES:

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

(2) 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.

(3) 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.

(4) IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER'S AND THE SPOKANE COUNTY ENGINEER'S OFFICE.

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

LEGEND

- PROPOSED CONTOURS
- FOUND 1/2" #69 /YPC "MOORE PLS 18091"
- EXISTING STREET SIGN
- EXISTING GAS METER
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING TELEPHONE RISER
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- PROPOSED SITE LIGHTING
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED 8" WATERLINE
- PROPOSED 4" WATERLINE
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT ASSEMBLY
- PROPOSED GATE VALVE
- PROPOSED STORM DRAIN
- PROPOSED ROLLED CURB
- PROPOSED EDGE OF NEW ASPHALT
- PROPOSED DRAIN PIPE
- PROPOSED TYPE 1 CATCH BASIN
- PROPOSED ELEVATION FS – FINISHED SURFACE TC – TOP OF CURB TOW – TOP OF WALL CONC – CONCRETE
- PROPOSED DRAINAGE SWALE
- PROPOSED ASPHALT AREA
- PROPOSED BUILDING SETBACKS
- PROPOSED CONCRETE SIDEWALK

SHEET	DESCRIPTION
C1	COVER SHEET
C2	OVERALL DRAINAGE PLAN
C3	EAGLE NEST LANE PLAN & PROFILE
C4	DRIVEWAY 1&2 PLAN & PROFILES
C5	POND SECTIONS & DETAILS
C6	ROAD DETAILS
C7	DRAINAGE DETAILS
R1	HATCH ROAD FRONTAGE IMPROVEMENT PLAN
U1	OVERALL UTILITY PLAN
U2	EAGLE NEST LANE UTILITY PLAN & PROFILE
U3	DRIVEWAY 1&2 UTILITY PLAN & PROFILE
U4	WATER DETAILS
U5	SEWER DETAILS
E1	TEMPORARY EROSION CONTROL PLAN

* Subject to full-scale drywell testing prior to project certification (tract A only)

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1934
DATE ACCEPTED: 11-3-2005
ACCEPTANCE EXPIRES: 11-3-2006
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.95
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS AS-BUILT ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROAD AND DRAINAGE FACILITIES FOR MAINTENANCE
PERMIT REQUIRED: (509) 477-3600
NOTIFY PERMIT DIRECTOR 2 WORKING DAYS PRIOR TO CONSTRUCTION

ENGINEER'S APPROVAL — DATE 10/14/04

DEVELOPER — DATE 10/29/04

"THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO THE APPLICABLE EDITIONS OF SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND THE SPOKANE COUNTY GUIDELINES FOR STORM WATER MANAGEMENT. THE SPOKANE COUNTY ENGINEER WAS PROVIDED ALL DESIGN DOCUMENTS TO APPROVE THESE PLANS FOR CONSTRUCTION."

NOTE:

CONTRACTOR MUST ADDRESS F.E.M.A. AND AND SPOKANE COUNTY FLOOD PLAIN DEVELOPMENT REGULATIONS AND OBTAIN A FLOOD PLAIN DEVELOPMENT PERMIT FOR ANY FUTURE DEVELOPMENT OR ACTIVITIES (STRUCTURES, GROUNDS, FILL, EXCAVATION, UTILITIES, ETC.) WITHIN TRACTS A AND B.

VERTICAL DATUM

Fnd 1/2" Rum. Cap (WSDOT) marked "TOP" to E Jct line Elev.=1879.72 NAVD88

SURVEYORS NOTES

LINES IS NOT A BOUNDARY SURVEY. THE PARCEL LINES LOCATED HEREON ARE FROM FOUND MONUMENTATION LOCATED IN THE FIELD.

LEGAL DESCRIPTION

(FURNISHED BY FIRST AMERICAN TITLE ORDER NO. 4258-287255 DATED OCTOBER 14, 2003)

THE EAST 650.16 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON, EXCEPT THE NORTH 200 FEET OF THE WEST 200 FEET THEREOF, AND HATCH ROAD.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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

NO.	DATE	BY	APP.	REVISION

NOTE
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

STATE OF WASHINGTON — RANDALL G. HAHN — 18241 — REGISTERED PROFESSIONAL ENGINEER — EXPIRES 12-18-04

HAHN ENGINEERING, INC.
805 E. HOLLAND AVE., SUITE 112
SPOKANE, WA. 99218
(509) 487-1560 FAX (509) 467-8189
www.hahnengr.com

SCALE
HORIZ. 1" = 30'
VERT. N/A

		DATE
DRAWN:	PM/MEK	9/28/2004
DESIGNED:	PM/MEK	9/28/2004
APPROVED:	RGH	

MIKE BLAIR
GOLDEN EAGLE ESTATES

COVER SHEET

COVER SHEET NO. C 1

CAD FILE: U3-BSBCWL

P1934 Eng Road Drawings

SPOKANE COUNTY NOTES

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

2) 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.

3) 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.

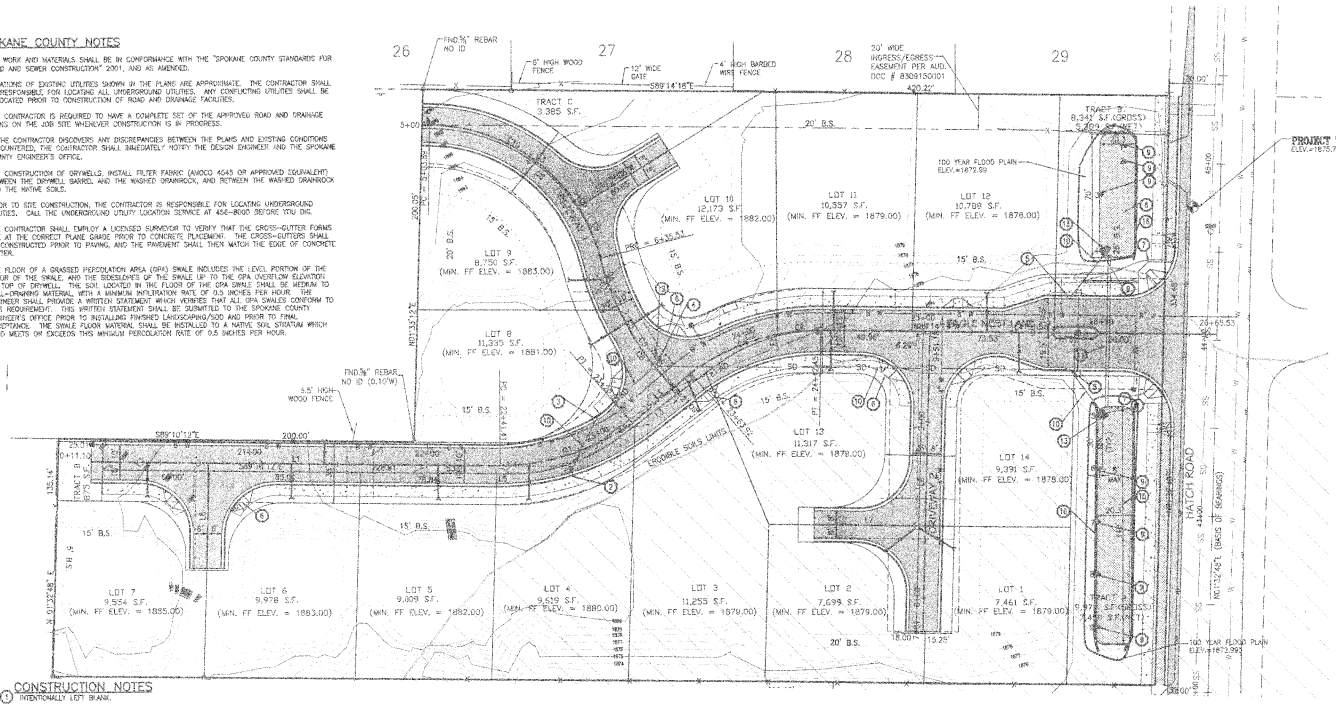
4) IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND THE SPOKANE COUNTY ENGINEER'S OFFICE.

5) 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 THE NATIVE SOILS.

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

THE CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO VERIFY THAT THE CROSS-GUTTER FORMS ARE AT 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.

7) THE FLOOR OF A GRASSED PERCOLATION AREA (GPA) SWALE INCLUDES THE LEVEL PORTION OF THE FLOOR OF THE SWALE, AND THE SIDESLOPES OF THE SWALE UP TO THE GPA OVERFLOW ELEVATION, OR TOP OF DRYWELL. THE SOIL LOCATED IN THE FLOOR OF THE GPA SWALE SHALL BE MEDIUM TO WELL-DRAINING MATERIAL WITH A MINIMUM INFILTRATION RATE OF 0.5 INCHES PER HOUR. THE ENGINEER SHALL PROVIDE A WRITTEN STATEMENT WHICH VERIFIES THAT ALL GPA SWALES CONFORM TO THIS REQUIREMENT. THIS WRITTEN STATEMENT SHALL BE SUBMITTED TO THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO INSTALLING FINISHED LANDSCAPING/SOD AND PRIOR TO FINAL ACCEPTANCE. THE SWALE FLOOR MATERIAL SHALL BE INSTALLED TO A NATIVE SOIL STRATUM WHICH ALSO MEETS OR EXCEEDS THIS MINIMUM PERCOLATION RATE OF 0.5 INCHES PER HOUR.



DRYWELL TABLE

DW No.	TYPE	RIM EL.	STATION HATCH RD.	OFFSET LEFT
1	2	1870.34	45+09.02	54.16'
2	2	1870.34	45+01.02	52.01'
3	2	1870.34	44+79.02	67.10'
4	2	1870.34	44+49.02	66.44'
5	2	1870.34	42+55.79	64.85'
6	2	1870.34	43+25.79	64.51'
7	2	1870.34	42+85.79	64.05'
8	2	1870.34	42+65.79	63.27'
9	3	1870.34	42+35.79	62.46'

LEGEND

- 890 — PROPOSED CONTOURS
- FOUND MONUMENT
- EXISTING STREET SIGN
- EXISTING GAS METER
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING TELEPHONE RISER
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- PROPOSED SITE LIGHTING
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- 8"W PROPOSED 8" WATERLINE
- 4"W PROPOSED 4" WATERLINE
- WS PROPOSED WATER SERVICE
- PROPOSED HYDRANT ASSEMBLY
- PROPOSED GATE VALVE
- SD PROPOSED STROM DRAIN
- PROPOSED ROLLED CURB
- PROPOSED EDGE OF NEW ASPHALT
- PROPOSED DRAIN PIPE
- PROPOSED TYPE 1 CATCH BASIN
- PROPOSED DRAINAGE SWALE
- PROPOSED ASPHALT AREA
- PROPOSED BUILDING SETBACKS
- PROPOSED CONCRETE SIDEWALK

NOTE:

CONTRACTOR MUST ADDRESS F.E.M.A. AND AND SPOKANE COUNTY FLOOD PLAIN DEVELOPMENT REGULATIONS AND OBTAIN A FLOOD PLAIN DEVELOPMENT PERMIT FOR ANY FUTURE DEVELOPMENT OR ACTIVITIES (STRUCTURES, GRADING, FILL, EXCAVATION, UTILITIES, ETC.) WITHIN TRACTS A AND B.

ROAD CENTERLINES CURVE TABLE

CURVE	LENGTH	RADIUS
C1	79.24	130.67
C2	78.53	120.00
C3	131.64	100.00
C4	23.41	160.00
C5	62.15	160.00

ROAD CENTERLINES TABLE

LINE	LENGTH	BEARING
L1	232.31	S89°10'12"E
L2	43.27	N49°19'10"E
L3	223.08	S89°14'18"E
L4	4.36	S89°14'18"E
L5	170.18	N01°28'10"E
L6	62.00	S89°14'19"E
L7	66.00	H00°49'48"E
L8	60.00	S58°06'05"W
L9	60.00	S58°06'05"W

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

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

CONSTRUCTION NOTES

1. INTENTIONALLY LEFT BLANK.
2. STA. 22+87.48, 10.0' RT INSTALL CATCH BASIN RIM=1876.88, IE(E)1873.20.
3. STA. 23+02.61, 12.11' LT INSTALL CATCH BASIN RIM=1877.05, IE(W)=1873.65, IE(E)=1873.55.
4. STA. 23+51.08, 16.27' LT INSTALL STORM SEWER MANHOLE RIM=1877.65, IE(N)=1873.23, IE(W)=1873.23, IE(E)=1873.13.
5. STA. 25+80.80, 19.5' RT & LT INSTALL CATCH BASIN RIM=1872.39, IE(N)=1870.10, IE(S)=1870.00.
6. INSTALL TYPE A CURB RAMP (SEE DETAIL SHEET C/6).
7. INSTALL TYPE B CURB RAMP (SEE DETAIL SHEET C/6).
8. 208 DRAINAGE SWALE, BOTTOM AREA = 1375 S.F., BOTTOM EL = 1869.84
9. DRYWELL TYPE 2 SWALE PER SPOKANE COUNTY STANDARD.
10. 12"ø SDR35 STORM DRAIN LINE.
11. 12"ø PVC EQUALIZER LINE LAID LEVEL.
12. STA. 5+89.52, 12.88' LT. INSTALL CATCH BASIN RIM=1876.12, IE(S)=1875.12.
13. RIP-RAP SPLASH PAD AT STORM DRAIN OUTFALL (SEE DETAIL SHEET C/5).
14. INTENTIONALLY LEFT BLANK.
15. 208 DRAINAGE SWALE, BOTTOM AREA = 2,688 S.F., BOTTOM EL = 1868.84
16. ROCK RETAINING WALL

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # P-1934
DATE ACCEPTED: 11-3-2004
ACCEPTANCE EXPIRES: 11-3-2006
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.25
AS-BUILT DOCUMENTATION AND CERTIFIED ASSESSED VALUE OF IMPROVEMENTS ARE SUBMITTED WITHIN 30 DAYS TO COUNTY ASSESSOR'S AND SUBMITTAL OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE. FERMIT REQUIRED (509) 477-3672 NOTIFY PERMIT INSPECTOR 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

Mike Blair 10/29/04
DEVELOPER DATE

NO.	DATE	BY	APP.	REVISION

NOTE
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RANDELL C. HAHN — STATE OF WASHINGTON — 18667 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12-5-04

HAHN ENGINEERING, INC.
605 E. HOLLAND AVE., SUITE 112
SPOKANE, WA. 99218
(509) 467-1669 FAX (509) 467-8189
www.hahnengr.com

SCALE
HORIZ. 1" = 30'
VERT. N/A

		DATE
DRAWN:	PM/MEK	9/28/2004
DESIGNED:	PM	9/28/2004
APPROVED:	RCH	

MIKE BLAIR
GOLDEN EAGLE ESTATES

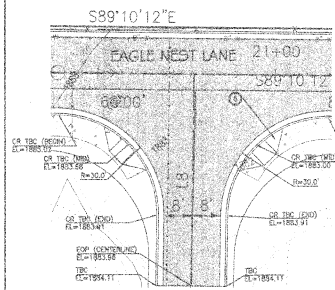
OVERALL DRAINAGE PLAN

DRAIN
SHEET NO. C / 2

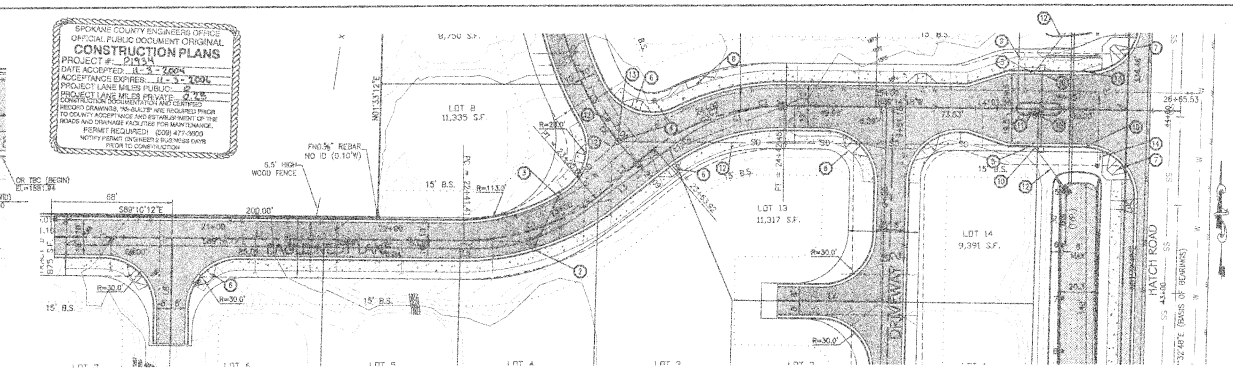
CAD FILE: 03-005CIVIL

P-1934 Eng Approved Drawing

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1934
DATE ACCEPTED: 11-3-2004
ACCEPTANCE EXPIRES: 11-3-2006
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.78
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

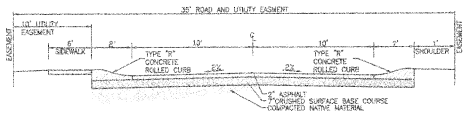


DRIVEWAY STUB ELEVATIONS
SCALE 1:15

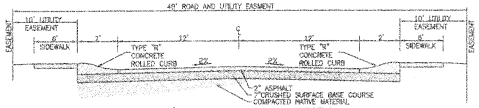


LEGEND

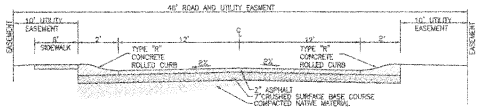
- 993 — PROPOSED CONTOURS
- 993 — EXISTING CONTOURS
- FOUND 1/2" REBAR/PPC "MOORE PLS 18081"
- EXISTING STREET SIGN
- EXISTING GAS METER
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING TELEPHONE RISER
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- PROPOSED SITE LIGHTING
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED 8" WATERLINE
- PROPOSED 4" WATERLINE
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT ASSEMBLY
- PROPOSED GATE VALVE
- PROPOSED STORM DRAIN
- PROPOSED ROLLED CURB
- PROPOSED EDGE OF NEW ASPHALT
- PROPOSED DRAIN PIPE
- PROPOSED TYPE 1 CATCH BASIN
- PROPOSED DRAINAGE SWALE
- PROPOSED ASPHALT AREA
- PROPOSED BUILDING SETBACKS
- PROPOSED CONCRETE SIDEWALK



35' EASEMENT TYPICAL SECTION
(STA. 20+26.70 TO STA. 22+41.40) N.T.S.



48' EASEMENT TYPICAL SECTION
(STA. 23+65 TO STA. 24+74.85) N.T.S.



48' EASEMENT TYPICAL SECTION
(STA. 24+74.75 TO STA. 25+45.85) N.T.S.

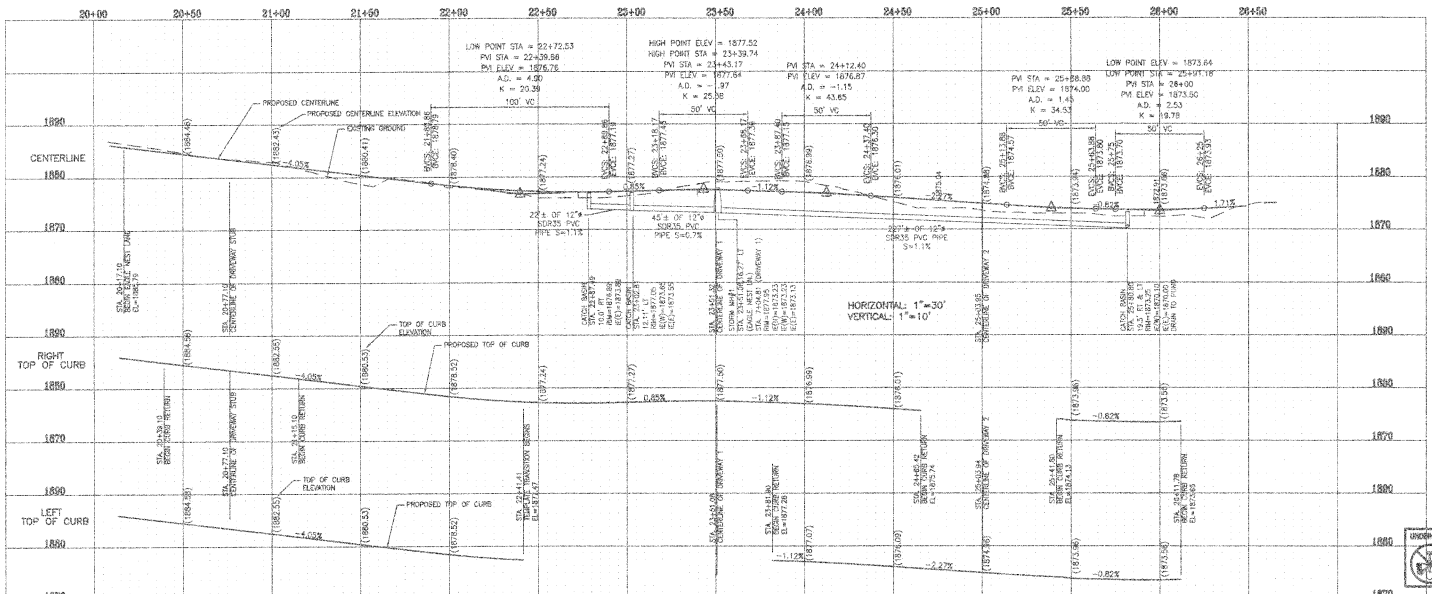
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

ENGINEER'S NOTES:

1. ALL SIGNS MUST BE LOCATED AS SPECIFIED IN THE M.U.T.C.D. AND SHALL BE INSTALLED PER SPOKANE COUNTY STANDARDS. ALL STOP SIGNS SHALL BE M.U.T.C.D. NO. R1-1 30" x 30". ALL STREET NAME SIGNS SHALL BE SPOKANE COUNTY STANDARD PLAN NO. A-16.

CONSTRUCTION NOTES

1. INTENTIONALLY LEFT BLANK.
2. STA. 22+87.48, 13.0'RT INSTALL CATCH BASIN RIM=1878.89, IE(E)1873.69.
3. STA. 22+02.81, 12.11' LT INSTALL CATCH BASIN RIM=1877.05, IE(W)=1873.65, IE(E)=1873.55.
4. STA. 23+51.05, 16.27' LT INSTALL STORM SEWER MANHOLE RIM=1877.95, IE(N)=1873.23, IE(W)=1873.23, IE(E)=1873.13.
5. STA. 25+80.80, 19.5' RT & LT INSTALL CATCH BASIN RIM=1872.39, IE(W)=1870.10, IE(E)=1870.00.
6. INSTALL TYPE A CURB RAMP (SEE DETAIL SHEET C/6).
7. INSTALL TYPE B CURB RAMP (SEE DETAIL SHEET C/6).
8. MAILBOX LOCATION (REFER TO LANDSCAPE PLANS).
9. MANDERING SIDEWALK (REFER TO LANDSCAPE PLANS).
10. DATE MOUNTING TOWERS (REFER TO LANDSCAPE PLANS).
11. TRAFFIC ISLAND BEGIN STA. 25+73.00 TO END 25+98.50 (SEE DETAIL SHEET C/6).
12. 12"ø SDR35 PVC STORM DRAIN LINE.
13. STA. 24+89.52, 12.86' LT INSTALL CATCH BASIN RIM=1878.12, IE(E)=1875.12.
14. STA. 26+20.50, 28.75' RT INSTALL STOP SIGN AND ROAD SIGN PER SPOKANE COUNTY STANDARD FOR EAGLE NEST LANE AND HATCH ROAD.
15. TRANSITION FROM TYPE "N" ROLLED CURB TO TYPE "B" CURB AND GUTTER WITHIN 2.0' OF CURB RETURN.



Mike Blair 10/29/04
DEVELOPER DATE

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

NO.	DATE	BY	APP.	REVISION

NOTE
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RANDY G. HAHN STATE OF WASHINGTON 18411 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12-11-04

HAHN ENGINEERING, INC.
605 E. HOLLAND AVE., SUITE 112
SPOKANE, WA. 99218
(509) 467-1550 FAX (509) 467-8189
www.hahnengr.com

SCALE
HORIZ. 1" = 30'
VERT. 1" = 10'

		DATE
DRAWN:	PM/MDK	9/28/2004
DESIGNED:	PM	9/28/2004
APPROVED:	RGH	

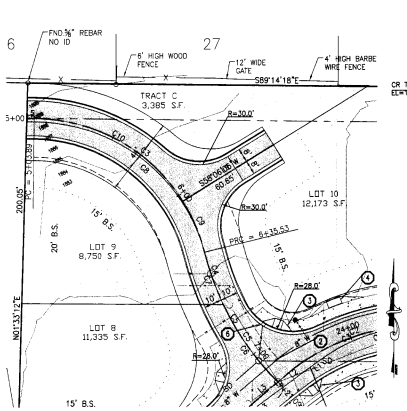
MIKE BLAIR
GOLDEN EAGLE ESTATES

EAGLE NEST LANE PLAN AND PROFILE

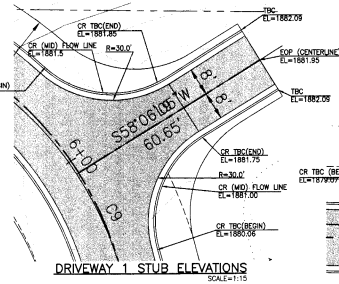
ROAD
SHEET NO. C/3

CAD FILE: 03-RGH3OL

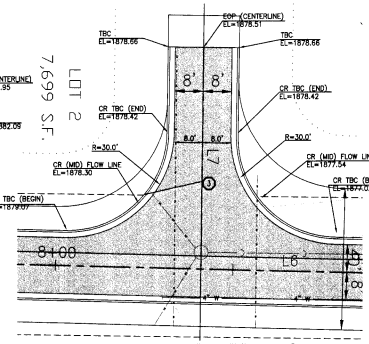
P-1934 Eng Road Drawing



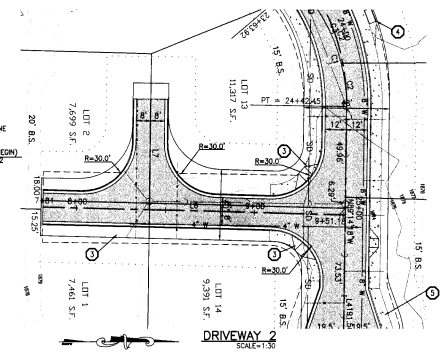
DRIVEWAY 1
SCALE=1:30



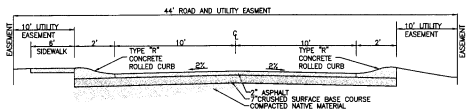
DRIVEWAY 1 STUB ELEVATIONS
SCALE=1:15



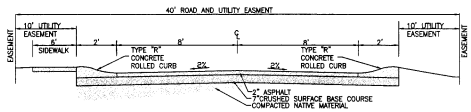
DRIVEWAY 2 STUB ELEVATIONS
SCALE=1:15



DRIVEWAY 2
SCALE=1:30

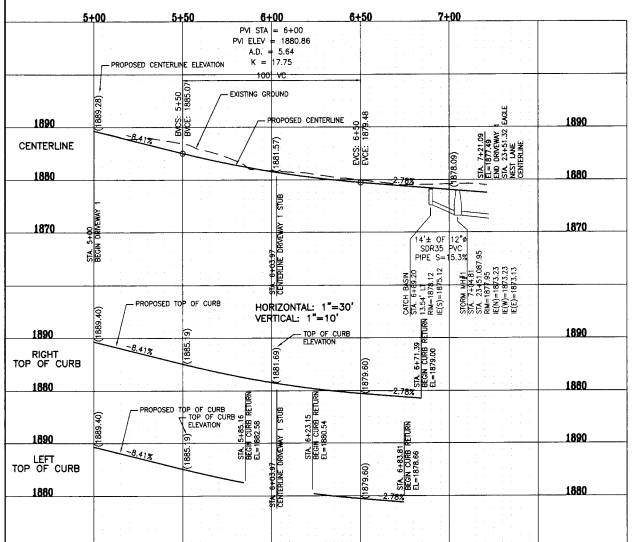


44' EASEMENT TYPICAL SECTION
(STA. 5+00 TO STA. 6+79)
NTS



40' EASEMENT TYPICAL SECTION
(STA. 8+00 TO STA. 9+22.18)
NTS

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



CONSTRUCTION NOTES

1. INTENTIONALLY LEFT BLANK.
2. STA. 23+51.08, 16.27' LT, (EAGLE NEST LANE) STA. 7+04.81(DRIVEWAY 1) INSTALL STORM SEWER MANHOLE RIM=1877.95, IE(N)=1873.23, IE(W)=1873.23, IE(E)=1873.13.
3. INSTALL TYPE A CURB RAMP (SEE DETAIL SHEET C/6).
4. MAILBOX LOCATION (REFER TO LANDSCAPE PLANS).
5. WANDERING SIDEWALK (REFER TO LANDSCAPE PLANS).
6. STA. 6+89.52, 12.88' LT INSTALL CATCH BASIN RIM=1878.12, IE(S)=1875.12.

ENGINEER'S NOTES:

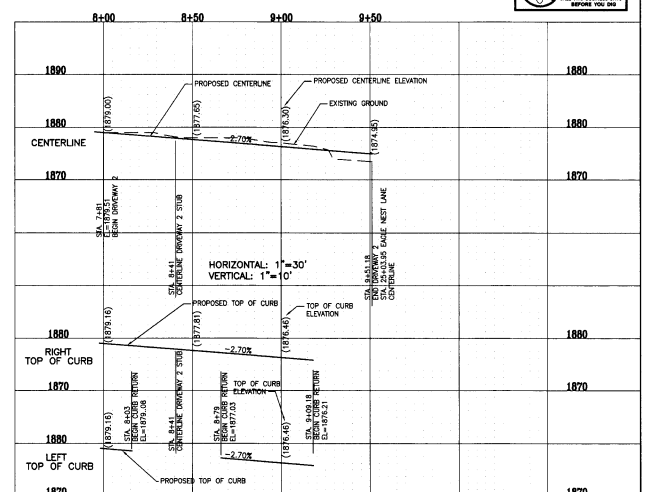
1. ALL SIGNS MUST BE LOCATED AS SPECIFIED IN THE M.U.T.C.D. AND SHALL BE INSTALLED PER SPOKANE COUNTY STANDARDS. ALL STOP SIGNS SHALL BE M.U.T.C.D. NO. R1-1 30" x 30", ALL STREET NAME SIGNS SHALL BE SPOKANE COUNTY STANDARD PLAN NO. A-16.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 01934
DATE ACCEPTED: 11 - 3 - 2004
ACCEPTANCE EXPIRES: 11 - 3 - 2006
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.25
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) 477-3300
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO:
1. [illegible]

LEGEND

992 / 990	PROPOSED CONTOURS
	FOUND 1/2" REB./YPC "MOORE PLS 18091"
	EXISTING STREET SIGN
	EXISTING GAS METER
	EXISTING POWER POLE
	EXISTING GUY WIRE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING TELEPHONE RISER
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD POWER LINE
	PROPOSED SITE LIGHTING
	PROPOSED SEWER LINE
	PROPOSED SEWER MANHOLE
8"W	PROPOSED 8" WATERLINE
4"W	PROPOSED 4" WATERLINE
WS	PROPOSED WATER SERVICE
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED GATE VALVE
SD	PROPOSED STORM DRAIN
	PROPOSED ROLLED CURB
	PROPOSED EDGE OF NEW ASPHALT
	PROPOSED DRAIN PIPE
	PROPOSED TYPE 1 CATCH BASIN
	PROPOSED DRAINAGE SWALE
	PROPOSED ASPHALT AREA
	PROPOSED BUILDING SETBACKS
	PROPOSED CONCRETE SIDEWALK

Mike B. 10/29/04
DEVELOPER DATE



NO.	DATE	BY	APP.	REVISION

NOTE
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RANDALL L. HAHN — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12-15-04

HAHN ENGINEERING, INC.
605 E. HOLLAND AVE., SUITE 112
SPOKANE, WA. 99218
(509) 467-1550 FAX (509) 467-8189
www.hahnengr.com

SCALE
HORIZ. 1" = 30'
VERT. 1" = 10'

DRAWN: PM/MEK — DATE 9/28/2004
DESIGNED: PM — DATE 9/28/2004
APPROVED: RGH

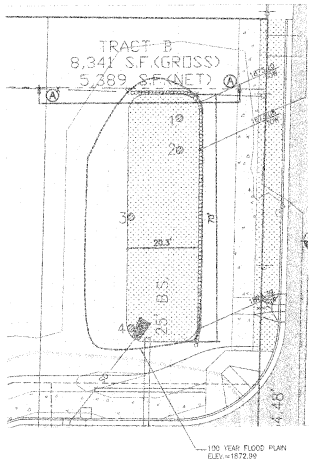
MIKE BLAIR
GOLDEN EAGLE ESTATES

DRIVEWAYS 1&2 PLAN & PROFILE

ROAD
SHEET NO. C / 4

CAD FILE: 03-809CIVIL

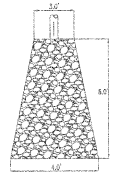
P-1934 Eng Rd Drawings



NORTH SWALE
1" = 15'

LEGEND

992 / 990	PROPOSED CONTOURS
	FOUND 1/2" REB./YPC "MOORE PLS 18081"
	EXISTING STREET SIGN
	EXISTING GAS METER
	EXISTING POWER POLE
	EXISTING GUY WIRE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING TELEPHONE RISER
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD POWER LINE
	PROPOSED SITE LIGHTING
	PROPOSED SEWER LINE
	PROPOSED SEWER MANHOLE
	PROPOSED 8" WATERLINE
	PROPOSED 4" WATERLINE
	PROPOSED WATER SERVICE
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED GATE VALVE
	PROPOSED STORM DRAIN
	PROPOSED ROLLED CURB
	PROPOSED EDGE OF NEW ASPHALT
	PROPOSED DRAIN PIPE
	PROPOSED TYPE 1 CATCH BASIN
	PROPOSED DRAINAGE SWALE
	PROPOSED ASPHALT AREA
	PROPOSED BUILDING SETBACKS
	PROPOSED CONCRETE SIDEWALK



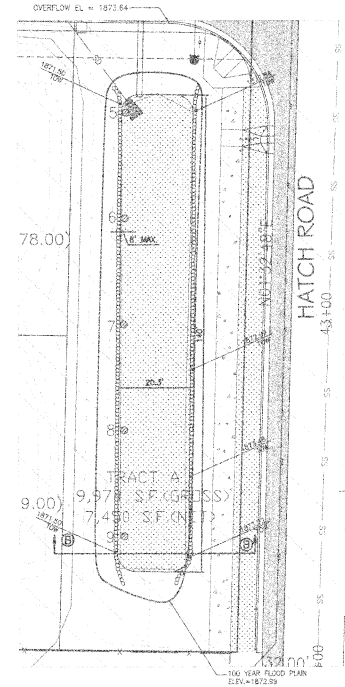
RIP-RAP PAD
(NTS)

NOTE:
THE ROCK RIP RAP SHALL MEET THE FOLLOWING GRADATION:
D_{50} = 6"
4" - 5/8" MINUS BASE MATERIAL

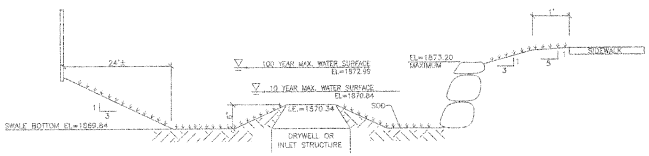
DRYWELL TABLE

DW No.	TYPE	RIM EL.	STATION HATCH RD.	OFFSET LEFT
1	2	1870.34	45+09.02	54.16'
2	2	1870.34	45+01.02	53.91'
3	2	1870.34	44+79.02	67.10'
4	2	1870.34	44+49.02	66.44'
5	2	1870.34	43+55.79	64.95'
6	2	1870.34	43+25.79	64.51'
7	2	1870.34	42+95.79	64.08'
8	2	1870.34	42+65.79	63.27'
9	2	1870.34	42+35.79	62.16'

NOTE:
CONTRACTOR MUST ADDRESS F.E.M.A. AND ANY SPOKANE COUNTY FLOOD PLAIN DEVELOPMENT REGULATIONS AND OBTAIN A FLOOD PLAIN DEVELOPMENT PERMIT FOR ANY FUTURE DEVELOPMENT OF ACTIVITIES (STRUCTURES, GRADING, FILL, EXCAVATION, UTILITIES, ETC.) WITHIN TRACTS A AND B.



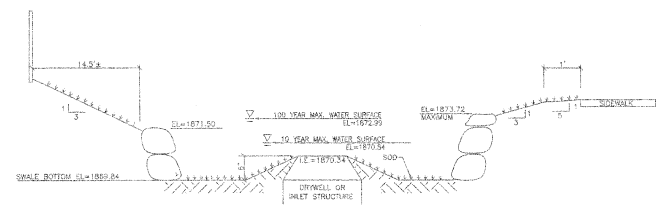
SOUTH SWALE
1" = 15'



SECTION A-A
TYPICAL "208" SWALE
(NTS)

* Subject to full-scale drywell testing prior to project certification. (Tract A only)

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 21934
DATE ACCEPTED: 11-3-2004
ACCEPTANCE EXPIRES: 11-3-2006
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.25
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADWAY AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-5803
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION



SECTION B-B
TYPICAL "208" SWALE
(NTS)

Mike Blair 11/01/04
DEVELOPER DATE

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

NO.	DATE	BY	APP.	REVISION

NOTE
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DANIEL E. HAHN
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
EXPIRES 12-15-04

HAHN ENGINEERING, INC.
605 E. HOLLAND AVE., SUITE 112
SPOKANE, WA. 99218
(509) 467-1660 FAX (509) 467-8188
www.hahnengr.com

SCALE
HORIZ. 1" = 30'
VERT. 1" = 10'

DRAWN:	DATE
PM/MEK	9/28/2004
DESIGNED:	
PM	9/28/2004
APPROVED:	
RDH	

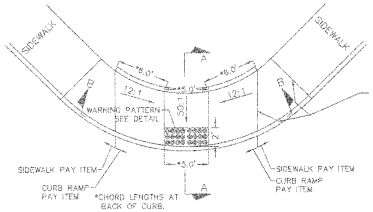
MIKE BLAIR
GOLDEN EAGLE ESTATES

SWALES AND DETAILS

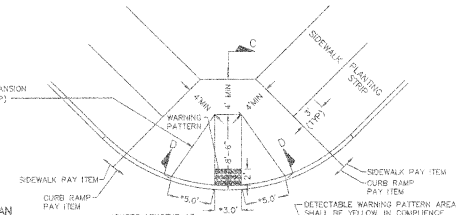
ROAD
SHEET NO.
C / 5

CAD FILE: 03-1930VR

P-1934 Eng Pond Drainage

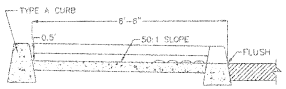


DESIGN "A"



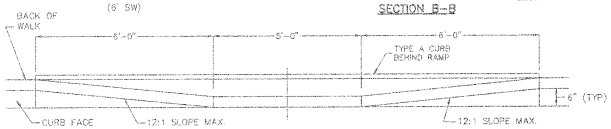
PLAN

DESIGN "B"



SECTION A-A
(6' SW)

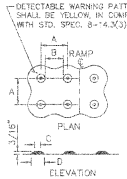
SECTION B-B



SECTION B-B

SECTION D-D

	MIN.	MAX.
A	1 5/8"	2 3/8"
B	5/8"	1 1/2"
C	7/16"	3/4"
D	7/8"	1 7/16"



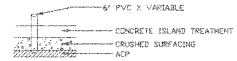
TRUNCATED DOMES
DETECTIBLE WARNING PATTERN DETAIL
(SEE NOTE 2)

GENERAL NOTES

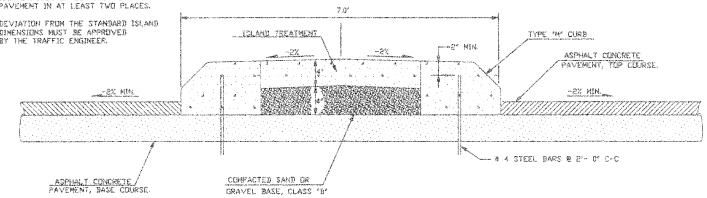
1. DRAINAGE INLETS SHALL BE OUTSIDE THE CURB RAMP.
2. DETECTABLE WARNING PATTERNS MAY BE CREATED BY ANY METHOD THAT WILL ACHIEVE THE TRUNCATED DOME DIMENSIONS AND SPACING SHOWN.
3. CURB RAMP DESIGN A OR B SHALL BE SPECIFIED IN THE CONTRACT PLANS OR SPECIAL PROVISIONS.
4. CURB RAMPS SHALL BE ISOLATED BY EXPANSION JOINT MATERIAL ON ALL SIDES, EXCEPT AT THE SIDE ADJACENT TO THE ROADWAY.
5. WHERE CONSTRUCTED ON STRAIGHT CURB, DESIGN "A" DIMENSIONS REMAIN THE SAME AS SHOWN.
6. TOP OF CURB ELEVATIONS SHOWN ON PLANS ARE PROJECTED TOP OF CURB ELEVATIONS THROUGH CURB RAMP AREA
7. TYPE "A" CURB AT BACK OF RAMP IS INCIDENTAL TO CURB RAMP PAY ITEM. CURB ADJACENT TO ROAD PAID PER L.F.

GENERAL NOTES

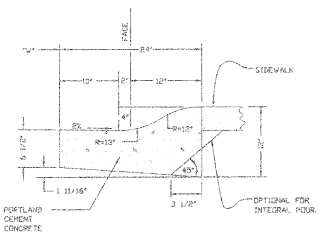
1. CONSTRUCTION OF ISLAND TREATMENT SHALL CONFORM TO SECTION 8-04 OF THE STANDARD SPECIFICATIONS
2. EXPOSED CURB SURFACES SHALL BE STEEL TROWELLED TO PROVIDE A DENSE, SMOOTH, REFLECTIVE FINISH. THE CONCRETE SLAB SHALL HAVE A BROOMED FINISH.
3. ISLAND NOSES SHALL BE DOWELED TO THE PAVEMENT IN AT LEAST TWO PLACES.
4. DEVIATION FROM THE STANDARD ISLAND DIMENSIONS MUST BE APPROVED BY THE TRAFFIC ENGINEER.



P.V.C. PLACEMENT DETAIL



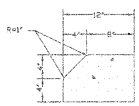
TRAFFIC ISLAND SECTION



TYPE "R"
QUANTITY = 0.052259 C.Y. / L.F.

GENERAL NOTES

1. PORTLAND CEMENT CONCRETE SHALL BE CLASS 3000 CONFORMING TO THE STANDARD SPECIFICATIONS.
2. WEAKENED PLANE JOINTS FOR PORTLAND CEMENT CONCRETE SHALL BE PLACED AT 2 TIMES SIDEWALK WIDTH OR 12' MAXIMUM. IT SHALL MATCH SCORES IN SIDEWALK WHERE APPLICABLE.
3. CONCRETE SHALL BE PLACED AT CURB RETURNS.
4. EPOXY CEMENT SHALL BE APPLIED AT A 10-15 MIL THICKNESS AND SHALL CONFORM TO THE REQUIREMENTS OF SECTION 9-26 OF THE SPOKANE COUNTY STANDARD SPECIFICATIONS.
5. CONSTRUCTION OF TYPE "M" CURB SHALL CONFORM TO SECTION 8-04 OF THE SPOKANE COUNTY STANDARD SPECIFICATIONS. THE FINISH SHALL BE STEEL TROWELLED TO PROVIDE A DENSE AND SMOOTH FINISH.
6. TO BE USED ONLY IN SPECIAL CASES WITH APPROVAL OF THE COUNTY ENGINEER.
7. CURBS SHALL HAVE A LIGHT BROOMED FINISH. GUTTERS SHALL BE FINISHED WITH A STEEL TROWEL.



TYPE "M"
QUANTITY = 0.022633 C.Y. / L.F.

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # FINAL
DATE ACCEPTED: 11-3-2004
ACCEPTANCE EXPIRES: 11-3-2006
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.25
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS ARE BUILT PER REQUIREMENT PRIOR TO COUNTY ACCEPTANCE AND SERVE AS PROPERTY OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED (509) 477-3600
NOTIFY PERMIT ENGINEER 5 BUSINESS DAYS PRIOR TO CONSTRUCTION

Mike Blair 11/01/04
DEVELOPER DATE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-6000
CALL TWO WORKING DAYS BEFORE YOU DIG

NO.	DATE	BY	APP.	REVISION

NOTE
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RANDELL G. HAHN STATE OF WASHINGTON 18396 PROFESSIONAL ENGINEER 11/1/04
EXPIRES 12-11-04

HAHN ENGINEERING, INC.
605 E. HOLLAND AVE., SUITE 112
SPOKANE, WA. 99218
(509) 467-1660 FAX (509) 467-8189
www.hahnengr.com

SCALE
HORIZ. 1" = NTS
VERT. N/A

DRAWN:	DATE
PM/MRK	9/28/2004
DESIGNED:	
PM	9/28/2004
APPROVED:	
RGH	

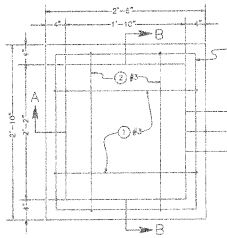
MIKE BLAIR
GOLDEN EAGLE ESTATES

ROAD SECTIONS AND DETAILS

DETAILS
SHEET NO. C / 6

CAD FILE: 03-80625-09-13-04

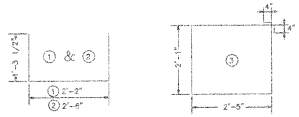
P-1934 England Drainage



PLAN

MARK	LOCATION	NO.	SIZE	LENGTH
①	BOTTOM SLAB & SIDEWALLS	2	3	4'-9"
②	BOTTOM SLAB & SIDEWALLS	2	3	5'-
③	SIDEWALLS	2	3	9'-8"

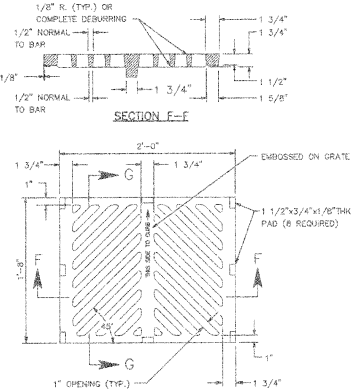
BAR LIST



BENDING DIAGRAM

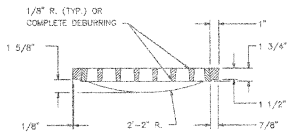
GENERAL NOTES

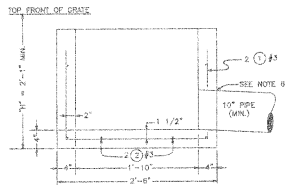
1. CONCRETE INLET SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C 478 (AASHTO M 199) & ASTM C 890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE PROJECT SPECIAL PROVISIONS.
2. REINFORCING STEEL SHALL BE GRADE 40 OR GRADE 60.
3. CONCRETE INLETS SHALL BE SET ON A COMPACTED OR UNDISTURBED LEVEL FOUNDATION.
4. AS AN ACCEPTABLE ALTERNATE TO REBAR, WELDED WIRE FABRIC HAVING A MINIMUM AREA OF .12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A 497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN THE KNOCKOUTS.
5. "+" SHALL BE SHOWN ON CONSTRUCTION PLANS.
6. WHEN PVC PIPE IS USED, A SAND COLLAR SHALL BE INSTALLED.
7. INLET PIPE SHALL BE GROUTED INTO CONCRETE INLET.
8. KNOCKOUTS SHALL BE ON ALL 4 SIDES WITH MAXIMUM DIAMETER OF 17". KNOCKOUTS SHALL BE ROUND. PIPE SHALL BE INSTALLED IN FACTORY SUPPLIED KNOCKOUTS.



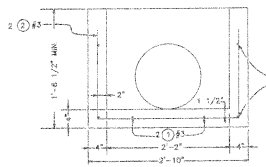
GENERAL NOTES

1. THE WORDS "THIS SIDE TO CURB" SHALL BE EMBOSSED ON THE TOP OF THE GRATE, WITH AN ARROW INDICATING THE CURB SIDE OF THE GRATE.
2. FRAME SHALL BE GRAY IRON CONFORMING TO A.S.T.M. A48-90, GRADE 30. THE GRATE SHALL BE DUCTILE IRON CONFORMING TO A.S.T.M. A536-84, GRADE 80-55-06.
3. THE FRAME SHALL BE MANUFACTURED IN ACCORDANCE WITH STD. PLAN, B-11.
4. WELDING IS NOT PERMITTED.
5. AS AN ALTERNATE 8 PADS 1 1/2" x 3/4" x 1/8" INTEGRALLY CAST WITH THE GRATE MAY BE USED.



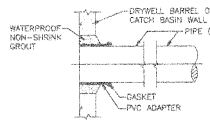


SECTION A-A



SECTION B-B

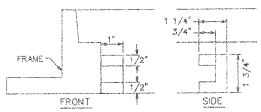
PRECAST UNIT



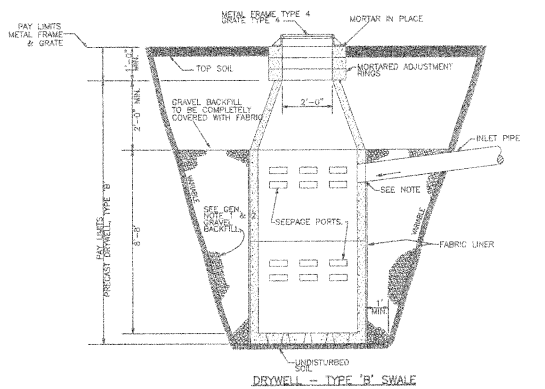
PVC ADAPTER
(SAND COLLAR)

NOTE:
PVC PIPE ADAPTERS AND GASKET MAY VARY IN SHAPE AND SIZE AS ILLUSTRATED IN DETAIL BY ACCEPTABLE ALTERNATE IN ACCORDANCE WITH A.S.T.M.-C-428.

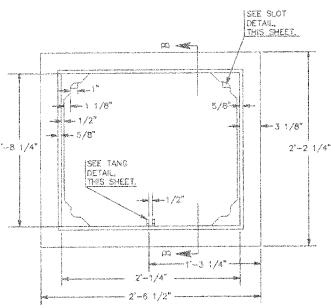
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 01934
DATE ACCEPTED: 11-3-2004
ACCEPTANCE EXPIRES: 11-3-2006
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.25
CONSTRUCTION DOCUMENTATION AND STAMPED RECORD DRAWINGS, AS-BUILTS ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ISSUANCE OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION



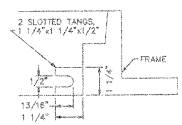
SLOT DETAIL



DRYWELL - TYPE 'B' SWALE



FRAME - TYPE 1



TANG DETAIL

GENERAL NOTES

1. FRAME SHALL BE GRAY IRON CONFORMING TO A.S.T.M. A48-90, GRADE 30. THE GRATE SHALL BE DUCTILE IRON CONFORMING TO A.S.T.M. A536-84, GRADE 80-55-06.
2. USE WITH CATCH BASIN AND CONCRETE INLET TYPE 1, SEE STD. PLAN SHEETS B-4,5 & 7.
3. FIT TOLERANCE SHALL BE 1/8" ±.
4. WELDING IS NOT PERMITTED.
5. GRATE GUARD REQUIRED. SEE SHEET B-17.
6. FOR GRATE DETAIL SEE STD. PLAN, SHEET B-12.

GENERAL NOTES

1. GRAVEL BACKFILL QUANTITY FOR DRYWELLS :
   TYPE "A" - 30 CUBIC YARDS MINIMUM / 42 TONS.
   TYPE "B" - 40 CUBIC YARDS MINIMUM / 56 TONS.
   OR AS SPECIFIED ON ROAD PLANS.
2. SPECIAL BACKFILL MATERIAL FOR DRYWELLS SHALL CONSIST OF WASHED GRAVEL GRADED FROM 1" TO 3" WITH A MAXIMUM OF 5% PASSING THE U.S. No. 200 SCREEN, AS MEASURED BY WEIGHT. A MAXIMUM OF 10% OF THE AGGREGATE, AS MEASURED BY WEIGHT, MAY BE CRUSHED OR FRACTURED ROCK. THE REMAINING 90% SHALL BE NATURALLY OCCURRING UNFRACTURED MATERIAL.
3. FABRIC SHALL BE MODERATE SURVIVABILITY AS OUTLINED IN STANDARD SPECIFICATIONS 9-33
4. SEE STANDARD PLANS SHEETS B-2 AND B-3 FOR PRECAST CONCRETE DETAILS.
5. ADJUSTMENT BLOCKS SHALL BE CEMENT CONCRETE.
6. PRECAST RISER MAY BE USED IN COMBINATION WITH OR IN LIEU OF ADJUSTING BLOCKS.
7. WHEN PVC PIPE IS USED A PVC ADAPTER SHALL BE INSTALLED.
8. PIPES SHALL BE GROUTED INTO DRYWELLS.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

DEVELOPER — DATE

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-6000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

NO.	DATE	BY	APP.	REVISION

NOTE
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RANDALL C. HAHN
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 12-15-04

HAHN ENGINEERING, INC.
805 E. HOLLAND AVE., SUITE 112
SPOKANE, WA. 99218
(509) 467-1550 FAX (509) 467-8189
www.hahnengr.com

SCALE	DRAWN:	DATE
HORIZ. 1" = NTS	PM	9/28/2004
	DESIGNED: PM	9/28/2004
VERT. N/A	APPROVED: RCM	

MIKE BLAIR
GOLDEN EAGLE ESTATES

DRAINAGE DETAILS

DETAILS
SHEET NO. C / 7

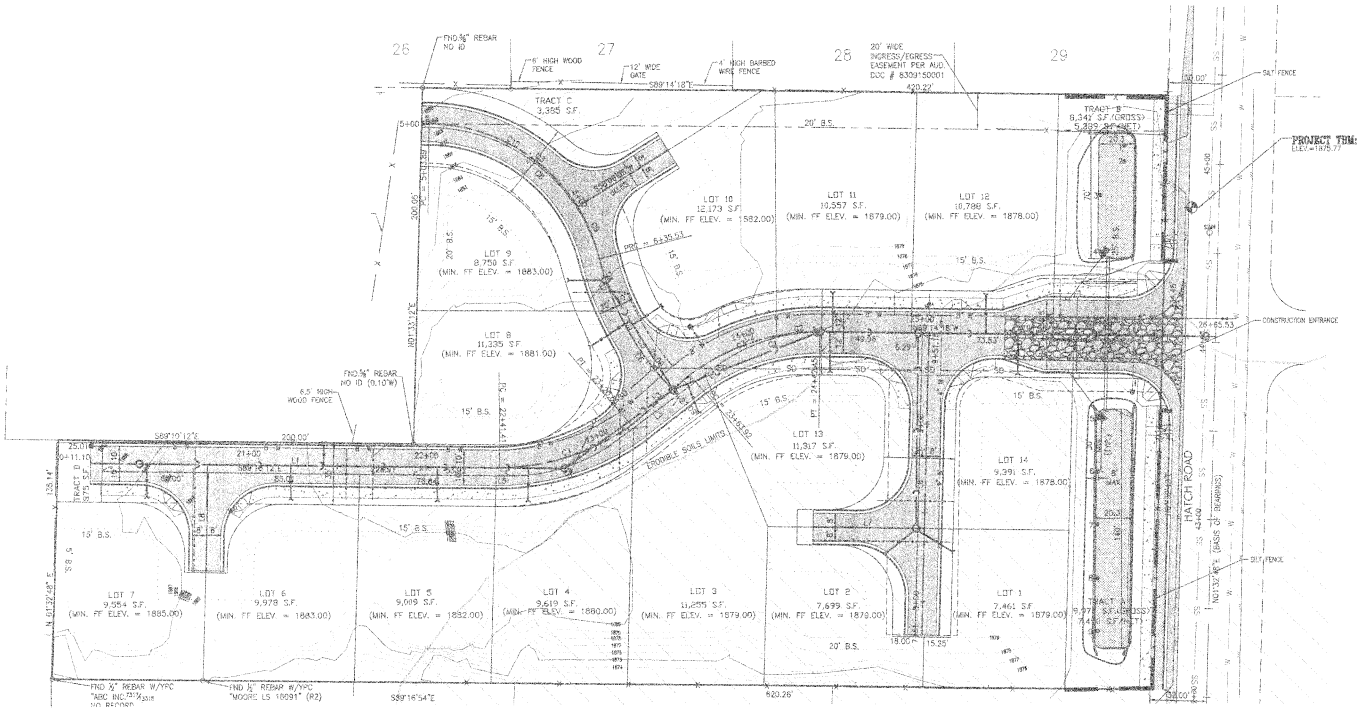
CAD FILE: 03-8065-06-US-04

P-1934 Eng Cost Drainage

GOLDEN EAGLE ESTATES
TEMPORARY EROSION CONTROL PLAN

A PORTION OF THE NW 1/4 OF SECTION 29, T27N, R43E, W.M.

SPOKANE COUNTY, WASHINGTON



PROJECT INFORMATION:

PROPERTY OWNER: J. MICHAEL BLAIR LLC
24907 N. PERRY RD.
COLBERT, WA 99005
(509)276-3732

CONTACT PERSON: J. MICHAEL BLAIR LLC
24907 N. PERRY RD.
COLBERT, WA 99005
(509)276-3732

PROJECT ENGINEER: RANDELL HAHN
HAHN ENGINEERING, INC.
605 E. HOLLAND AVE.
SPOKANE, WA 99218
(509)467-1550

PROJECT ADDRESS: SEE LEGAL DESCRIPTION

LEGAL DESCRIPTION:
THE EAST 650.19 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON; EXCEPT THE NORTH 200 FEET OF THE WEST 200 FEET THEREOF; AND HATCH ROAD.

PROJECT DESCRIPTION: THE PROJECT INVOLVES THE PLATTING OF 14 LOTS THAT ARE ACCESSED BY A 24 FT WIDE PRIVATE ROAD (EAGLE NEST LANE).

ESC MEASURES: A CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED AS SHOWN ON PLAN. SEDIMENT FROM PROJECT PROPERTY WILL NOT LEAVE PROJECT SITE. CONTRACTOR SHALL USE SILT FENCING AS NEEDED TO KEEP SEDIMENT ON PROJECT PROPERTY.

EXISTING VEGETATION ON-SITE: EXISTING PROPERTY IS PASTURE/RANGE.

EXISTING BODIES OF WATER: NONE

ON-SITE SOILS (PER SCS SURVEY MAP):
BoB-BONO & PHOSRIE FINE SANDY LOAMS
McD-MARBLE SANDY LOAM
NhA-NARCISSY SILT LOAM
NsB-NESSELTHYE SILT LOAM

STANDARD EROSION CONTROL NOTES:

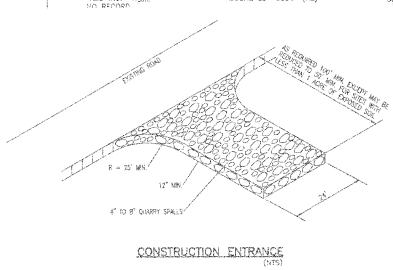
ER1) AN EROSION/SEDIMENTATION CONTROL (ESC) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE ESC PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE ESC FACILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL ALL CONSTRUCTION IS COMPLETED AND ACCEPTED BY SPOKANE COUNTY, OR UNTIL VEGETATION IS ESTABLISHED THROUGHOUT THE SITE, AND ACCEPTED BY SPOKANE COUNTY, WHICHEVER IS LATER.

ER2) APPROVAL OF THE ESC PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE ESC PLAN.

ER3) THE EROSION/SEDIMENTATION CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE ESC MEASURES DAILY, AND SHALL MAINTAIN AND UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF THE SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, CULVERTS, OR GRAVEL GALLERIES.

ER4) THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE.

ER5) GEOTEXTILE FABRICS TO BE PLACED ON THE RIMS OF DRYWELLS, CATCH BASINS & INLETS UNTIL SUCH TIME THAT THE VEGETATION ON THE SITE IS ESTABLISHED AND THE INDENT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED. CONTRACTOR IS TO MONITOR THE RIMS AND CLEAR THEM OF SEDIMENT AS NEEDED.

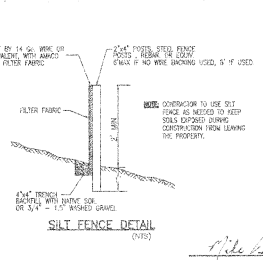


CONSTRUCTION ENTRANCE
(NTS)

CONSTRUCTION ENTRANCE NOTES

1) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURE FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

2) ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMPS ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.



SILT FENCE DETAIL
(NTS)

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 2183
DATE ACCEPTED: 11-3-2004
ACCEPTANCE EXPIRES: 11-3-2006
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.25
CONSTRUCTION ACCEPTANCE AND EXPIRES RECORD DRAWINGS (AS-BUILTS) ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND REPAIR/REPAIRMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE. PERMITS REQUIRED: (509) 477-3600 NORTH PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

Mike B. 11/01/04
DEVELOPER DATE

"THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO THE APPLICABLE EDITIONS OF SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND THE SPOKANE COUNTY GUIDELINES FOR STORM WATER MANAGEMENT. THE SPOKANE COUNTY ENGINEER HAS APPROVED ALL DESIGN DEVIATIONS I APPROVE THESE PLANS FOR CONSTRUCTION."

VERTICAL DATUM

Fnd. 1/2" Alum. Cap (WSDOT) marked "TRP" to E.Mg line Elev.=1876.72 NAVD88

LEGAL DESCRIPTION

(FURNISHED BY FIRST AMERICAN TITLE ORDER NO. 4209-257283 DATED OCTOBER 14, 2003)

THE EAST 650.19 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON; EXCEPT THE NORTH 200 FEET OF THE WEST 200 FEET THEREOF; AND HATCH ROAD.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
458-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

NO.	DATE	BY	APP.	REVISION

NOTE
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RANDELL HAHN STATE OF WASHINGTON 22842 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12-18-04

HAHN ENGINEERING, INC.
605 E. HOLLAND AVE., SUITE 112
SPOKANE, WA. 99218
(509) 467-1550 FAX (509) 467-8189
www.hahnengr.com

SCALE		DRAWN:	DATE
HORIZ	1" = 30'	PM	9/28/2004
		DESIGNED:	
VERT.	N/A	PM	9/28/2004
		APPROVED:	
		RGH	

MIKE BLAIR
GOLDEN EAGLE ESTATES

TEMPORARY EROSION CONTROL PLAN

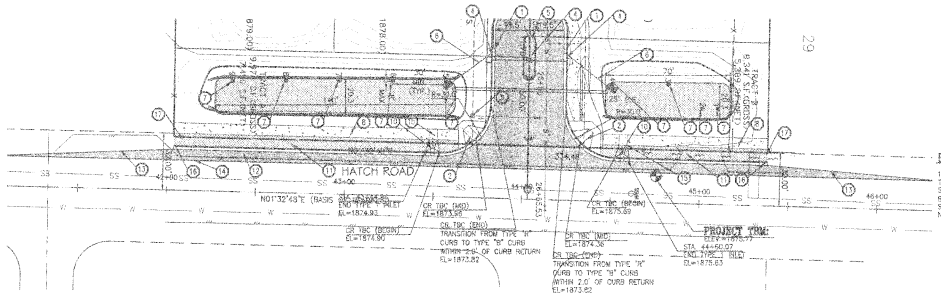
EROSION
SHEET NO.
E 1

CAD FILE: 03-8309.TPL

P-1934 Eng Lost Drawings

CONSTRUCTION NOTES

1. STA. 25+80.60, 13.5' RT & LT INSTALL CATCH BASIN RIM=1872.39, E(0)=1870.11, E(E)=1870.00.
2. INSTALL TYPE B CURB RAMP (SEE DETAIL SHEET C/6).
3. INTENTIONALLY LEFT BLANK.
4. GATE MOUNTING TOWERS (REFER TO LANDSCAPE PLANS).
5. TRAFFIC ISLAND BEGIN STA. 25+72 TO END 25+98 (SEE DETAIL SHEET C/5).
6. 32'± OF 12"ø SDR35 PVC STORM DRAIN LINE, S=0.5%.
7. INSTALL DRYWELL TYPE A SWALE.
8. EXISTING SEWER SERVICE STUB.
9. INSTALL FIRE HYDRANT PER WHITWORTH WATER DISTRICT STANDARD
10. INSTALL TYPE 1 CURB INLET.
11. GRASS SWALE AREA.
12. NEW ASPHALT WIDENING, AREA=2575.0sf±.
13. 100' ASPHALT TAPER, COORDINATE WITH NEIGHBORING PROPERTIES WHEN CONSTRUCTING TAPER
14. SAWCUT LINE 17.0' OFFSET FROM HATCH ROAD CENTERLINE.
15. INSTALL TYPE 2 INLET.
16. 1.0' TYPE "B" CURB NOSE.
17. GRADE PROPOSED CONVEYANCE DITCH TO MATCH EXISTING HATCH ROAD DRAINAGE DITCH TO FLOW TO TYPE 1 CURB INLET.

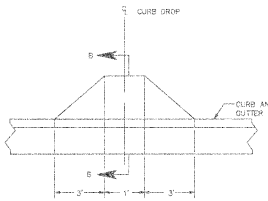


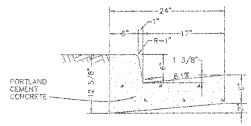
ENGINEER'S NOTES:

1. ALL SIGNS MUST BE LOCATED AS SPECIFIED IN THE M.U.T.C.D. AND SHALL BE INSTALLED PER SPOKANE COUNTY STANDARDS. ALL STOP SIGNS SHALL BE M.U.T.C.D. NO. R1-1 30" x 30". ALL STREET NAME SIGNS SHALL BE SPOKANE COUNTY STANDARD PLAN NO. X-15.

LEGEND

- 992 — EXISTING CONTOURS
- 990
- FOUND 1/2" REB./YPC "MOORE PLS 18091
- EXISTING STREET SIGN
- EXISTING GAS METER
- EXISTING POWER POLE
- EXISTING CITY WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING TELEPHONE RISER
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- PROPOSED SITE LIGHTING
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED 8" WATERLINE
- PROPOSED 4" WATERLINE
- PROPOSED WATER SERVICE
- PROPOSED HYDRANT ASSEMBLY
- PROPOSED GATE VALVE
- PROPOSED STORM DRAIN
- PROPOSED ROLLED CURB
- PROPOSED EDGE OF NEW ASPHALT
- PROPOSED DRAIN PIPE
- PROPOSED TYPE 1 CATCH BASIN
- EXISTING ELEVATION
- PROPOSED ELEVATION
  FS - FINISHED SURFACE
  TC - TOP OF CURB
  TOW - TOP OF WALL
  CONC - CONCRETE
- PROPOSED DRAINAGE SWALE
- PROPOSED ASPHALT AREA
- PROPOSED BUILDING SETBACKS
- PROPOSED CONCRETE SIDEWALK

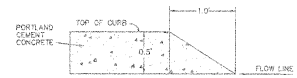




TYPE "B" CURB
QUANTITY = 0.047857 C.Y. / L.F.

GENERAL NOTES

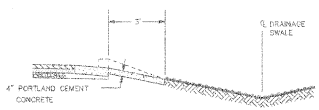
1. PORTLAND CEMENT CONCRETE SHALL BE CLASS 3000 CONFORMING TO THE STANDARD SPECIFICATIONS.
2. WEAKENED PLANE JOINTS FOR PORTLAND CEMENT CONCRETE SHALL BE PLACED AT 15' INTERVALS.
3. 3/8" EXPANSION JOINTS IN PORTLAND CEMENT CONCRETE SHALL BE PLACED AT CURB RETURNS.
4. EPOXY CEMENT SHALL BE APPLIED AT A 10-15 MIL THICKNESS AND SHALL CONFORM TO THE REQUIREMENTS OF SECTION 9-26 OF THE STANDARD SPECIFICATIONS.
5. CURBS SHALL HAVE A LIGHT BROOMED FINISH. GUTTERS SHALL BE FINISHED WITH A STEEL TROWEL.



1.0' CURB NOSE
NTS

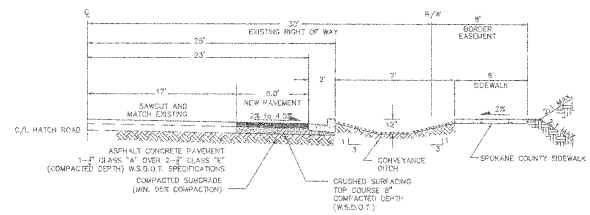
GENERAL NOTES

1. CURB INLET SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C 478 (AASHTO M 199) & ASTM C 890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE PROJECT SPECIAL PROVISIONS.
2. TOP SURFACE TO BE BROOM FINISHED.
3. ALL EXTERIAL EDGES NOT LABELED SHALL BE TROWELLED WITH 1/4" RADIUS EDGER.

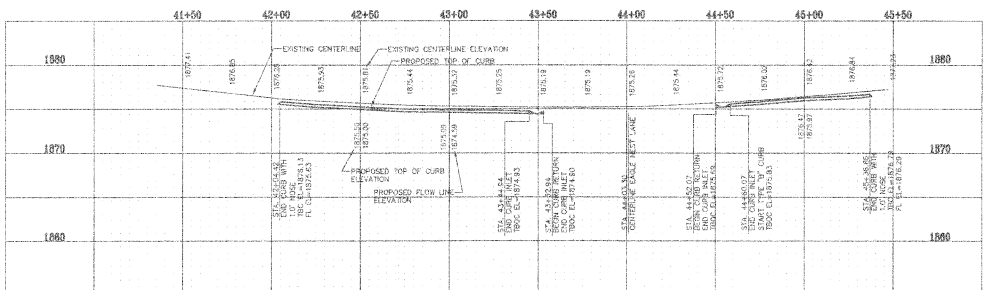


SECTION B-B

CURB INLET TYPE 1



ROAD WIDENING SECTION



SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 04-934
DATE ACCEPTED: 11-3-2004
ACCEPTANCE EXPIRES: 11-3-2006
PROJECT LANE MILES PUBLIC: 0
PROJECT LANE MILES PRIVATE: 0.25
CONSTRUCTION DOCUMENTATION AND DEFINED 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

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

Mike Blair 10/21/04
DEVELOPER DATE

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

NO.	DATE	BY	APP.	REVISION

NOTE
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RANDALL G. HAHN STATE OF WASHINGTON 18291 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12-15-04

HAHN ENGINEERING, INC.
605 E. HOLLAND AVE., SUITE 112
SPOKANE, WA. 99218
(509) 467-1660 FAX (509) 467-8189
www.hahnengr.com

SCALE
HORIZ. 1" = 30'
VERT. N/A

DRAWN: PM	DATE 5/28/2004	
DESIGNED: PM	9/28/2004	
APPROVED: RGH		

MIKE BLAIR
GOLDEN EAGLE ESTATES

HATCH ROAD FRONTAGE PLAN

ROAD
SHEET NO. F / 1

CAD FILE: 03-934.DWG

P-1934 Engineer Drawings