



SEC. 4, T. 34 N., R. 44 E., WM.  
SPOKANE COUNTY, WASHINGTON

**RECORD  
DRAWING**



**CONSTRUCTION NOTES**

1. SEE SHEET 10 FOR PIONEER COUNTY LAYOUT
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF WASHINGTON, LATEST EDITION.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF WASHINGTON, LATEST EDITION.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF WASHINGTON, LATEST EDITION.

NO.	DESCRIPTION	AMOUNT	DATE
1	...	...	...
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10	...	...	...



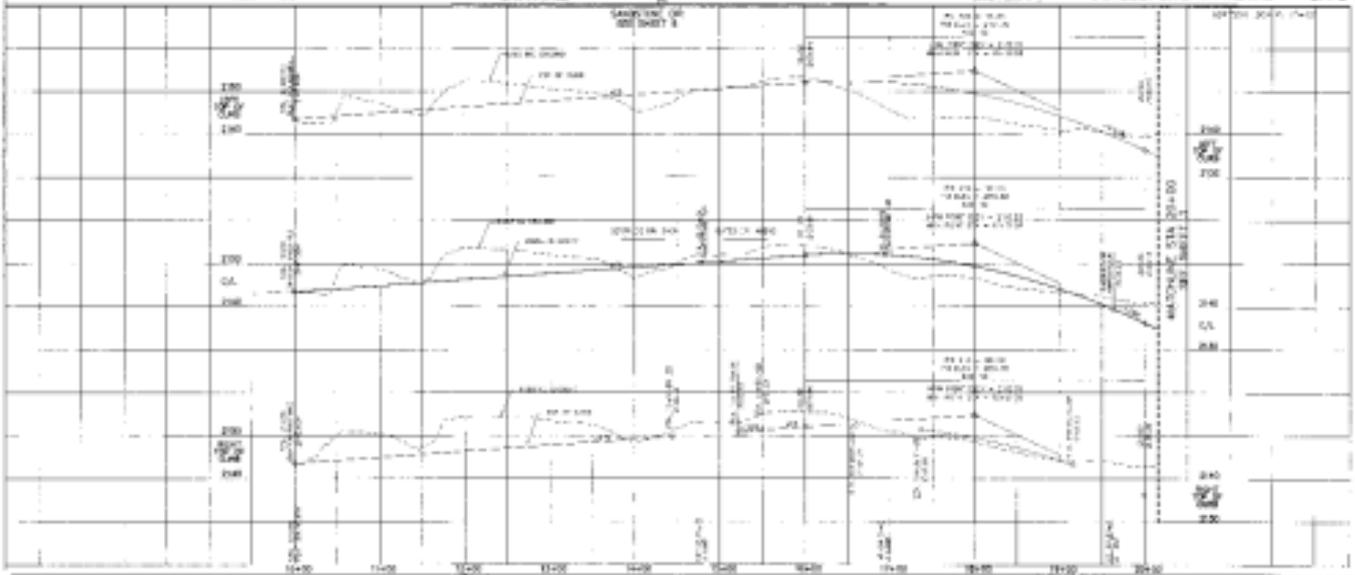
**GENERAL NOTES**

1. SEE SHEET 10 FOR PIONEER COUNTY LAYOUT
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF WASHINGTON, LATEST EDITION.

READ TO DATE  
MICA VIEW ESTATES P.L.L.C.  
NO. 456-8800



DEVELOPER'S APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_



MICA VIEW ESTATES P.L.L.C.  
 456-8800  
 1000 10TH AVENUE  
 SPOKANE, WASHINGTON 99201  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 456-8800  
 DATE: 10/10/2017  
 SHEET NO. 10 OF 10  
 PROJECT NO. 17-001

SEC. 4 T. 2 N. R. 41 E. W. M.  
SPOKANE COUNTY, WASHINGTON

**RECORD  
DRAWING**

ENGINEERING OFFICE AND  
SURVEYING  
454-8800  
1000 W. WALTON  
SPOKANE, WASH.



**CONSTRUCTION NOTES**

1. SEE PLAN FOR ROAD WIDTH
2. LANE AND SHOULDER GRADES TO BE SHOWN ON THE PLAN
3. EXISTING GRADES ARE SHOWN ON THE PLAN
4. ALL GRADES TO BE SHOWN ON THE PLAN
5. ALL GRADES TO BE SHOWN ON THE PLAN
6. ALL GRADES TO BE SHOWN ON THE PLAN

1. THE RIGHT OF WAY BOUNDARY AS SHOWN ON THIS PLAN IS TO BE MAINTAINED AT ALL TIMES AND NO PART OF THE ROAD OR SHOULDER IS TO BE PLACED OUTSIDE THE BOUNDARY.



STATION	GRADE	WIDTH	TYPE
1+00	100.00	12.00	LANE
1+00	98.00	12.00	SHOULDER
1+00	96.00	12.00	LANE
1+00	94.00	12.00	SHOULDER
1+00	92.00	12.00	LANE
1+00	90.00	12.00	SHOULDER
1+00	88.00	12.00	LANE
1+00	86.00	12.00	SHOULDER
1+00	84.00	12.00	LANE
1+00	82.00	12.00	SHOULDER
1+00	80.00	12.00	LANE
1+00	78.00	12.00	SHOULDER
1+00	76.00	12.00	LANE
1+00	74.00	12.00	SHOULDER
1+00	72.00	12.00	LANE
1+00	70.00	12.00	SHOULDER
1+00	68.00	12.00	LANE
1+00	66.00	12.00	SHOULDER
1+00	64.00	12.00	LANE
1+00	62.00	12.00	SHOULDER
1+00	60.00	12.00	LANE
1+00	58.00	12.00	SHOULDER
1+00	56.00	12.00	LANE
1+00	54.00	12.00	SHOULDER
1+00	52.00	12.00	LANE
1+00	50.00	12.00	SHOULDER
1+00	48.00	12.00	LANE
1+00	46.00	12.00	SHOULDER
1+00	44.00	12.00	LANE
1+00	42.00	12.00	SHOULDER
1+00	40.00	12.00	LANE
1+00	38.00	12.00	SHOULDER
1+00	36.00	12.00	LANE
1+00	34.00	12.00	SHOULDER
1+00	32.00	12.00	LANE
1+00	30.00	12.00	SHOULDER
1+00	28.00	12.00	LANE
1+00	26.00	12.00	SHOULDER
1+00	24.00	12.00	LANE
1+00	22.00	12.00	SHOULDER
1+00	20.00	12.00	LANE
1+00	18.00	12.00	SHOULDER
1+00	16.00	12.00	LANE
1+00	14.00	12.00	SHOULDER
1+00	12.00	12.00	LANE
1+00	10.00	12.00	SHOULDER
1+00	8.00	12.00	LANE
1+00	6.00	12.00	SHOULDER
1+00	4.00	12.00	LANE
1+00	2.00	12.00	SHOULDER
1+00	0.00	12.00	LANE



1. THE RIGHT OF WAY BOUNDARY AS SHOWN ON THIS PLAN IS TO BE MAINTAINED AT ALL TIMES AND NO PART OF THE ROAD OR SHOULDER IS TO BE PLACED OUTSIDE THE BOUNDARY.

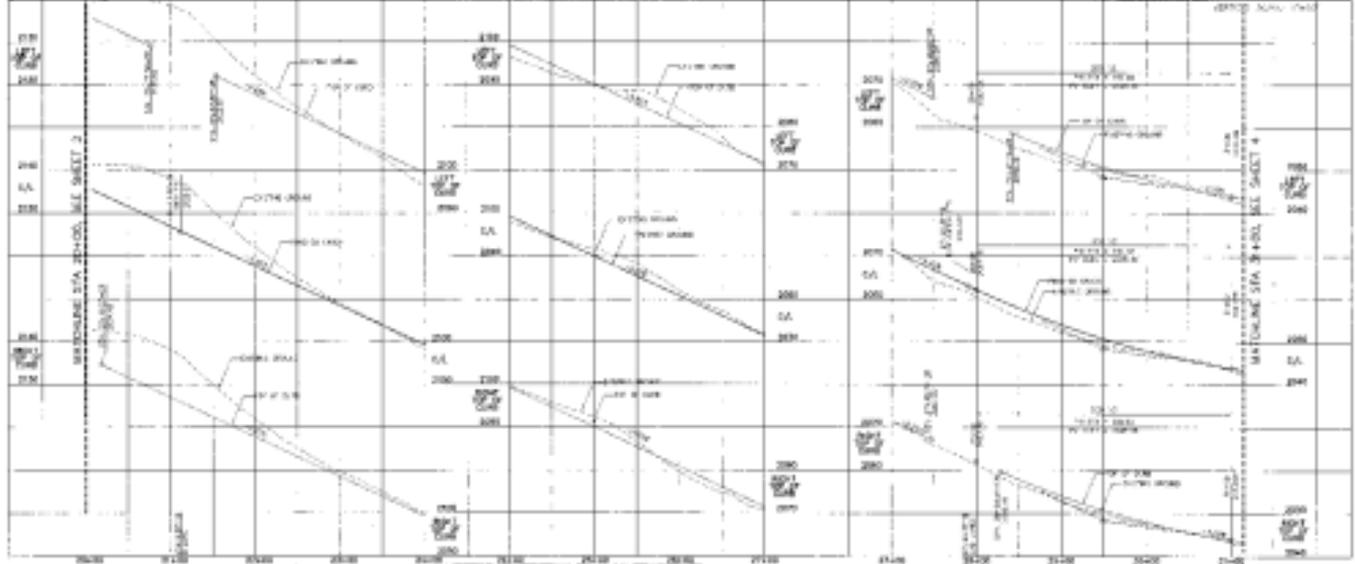
• HAVE '86 DATUM  
ELEVATION OF 100.00  
AT STA. 1+00.00  
ELEVATION OF 100.00  
AT STA. 1+00.00



**GENERAL NOTES**

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6. ALL GRADES TO BE SHOWN ON THE PLAN

DEVELOPER'S APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_



STATE OF WASHINGTON  
MICA VIEW STATES P.U.D.  
BATES DRIVE  
STA. 20+00 TO STA. 31+00  
SPOKANE COUNTY, WASHINGTON



BATES DR. PLAN & PROFILE  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

SEC. 4 T. 2 N. R. 41 E. W.M.  
SPOKANE COUNTY, WASHINGTON

# RECORD DRAWING

- CONSTRUCTION NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
  2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR BRIDGES.
  3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR STRUCTURES.
  4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR UTILITIES.
  5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND HIGHWAYS.
  6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR DRAINAGE.
  7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR EROSION CONTROL.
  8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE.
  9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR SIGNAGE.
  10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL.



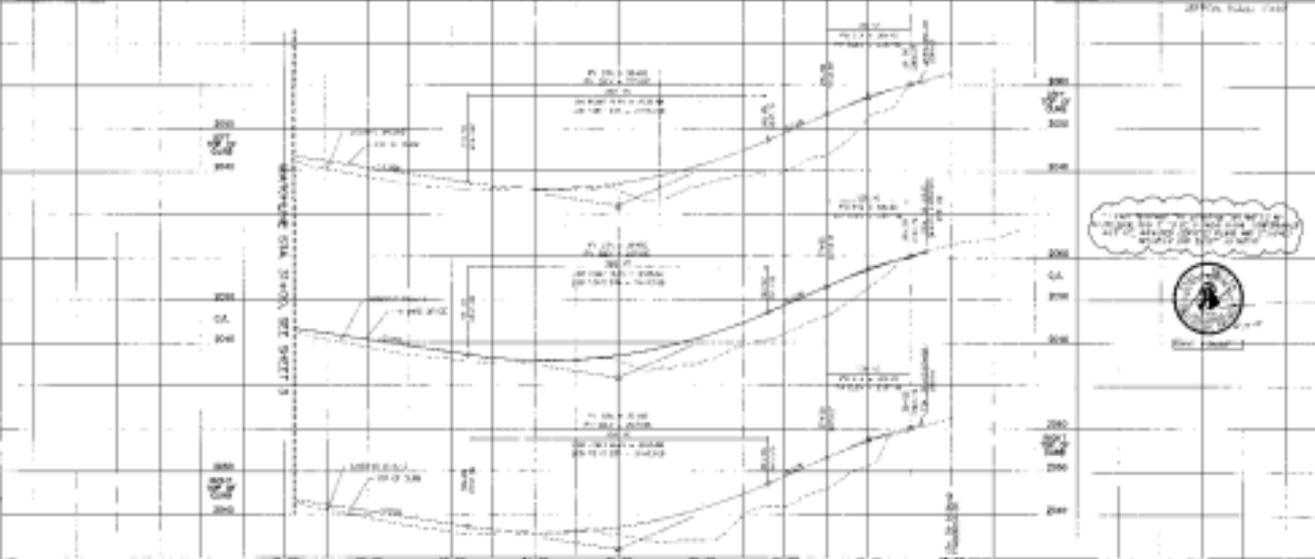
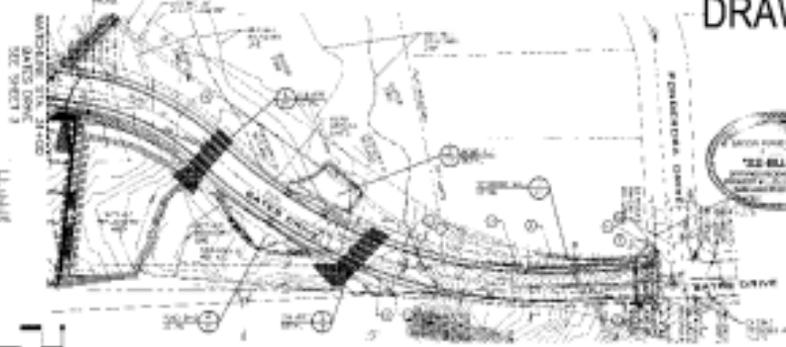
**GENERAL NOTE:**  
THIS DRAWING IS A REVISION OF THE PREVIOUS DRAWING AND SHALL BE USED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

DEVELOPER'S APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

**LEGEND**  
SOLID LINE: EXISTING ROADWAY  
DASHED LINE: PROPOSED ROADWAY  
DOTTED LINE: PROPOSED SIDEWALK

AREA	AREA (SQ. FT.)	AREA (AC.)
1	10000	0.23
2	20000	0.46
3	30000	0.69
4	40000	0.92
5	50000	1.15
6	60000	1.38
7	70000	1.61
8	80000	1.84
9	90000	2.07
10	100000	2.30

**ROAD TO DATUM**  
ELEVATION OF DATUM: 1000.00  
ELEVATION OF ROAD: 1000.00



**CONTRACT NO.**  
MICA VIEW ESTATES P.L.D.  
WATER DRIVE  
STA. 00+00 TO 00+39+00.04

**CONTRACT NO.**  
MICA VIEW ESTATES P.L.D.  
WATER DRIVE  
STA. 00+00 TO 00+39+00.04



**CONTRACT NO.**  
MICA VIEW ESTATES P.L.D.  
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WATER DRIVE  
STA. 00+00 TO 00+39+00.04

SEC. 4, T. 34 N., R. 44 E. WM.  
SPOKANE COUNTY, WASHINGTON

# RECORD DRAWING



NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/76
2	REVISION	11/15/76
3	REVISION	12/15/76
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325	REVISION	10/15/03
326	REVISION	11/15/03
327	REVISION	12/15/03
328	REVISION	1/15/04







# RECORD DRAWING



↑ VISUAL IDN. 1st FLOOR ①



↑ INTERSECTION 1st FLOOR ②



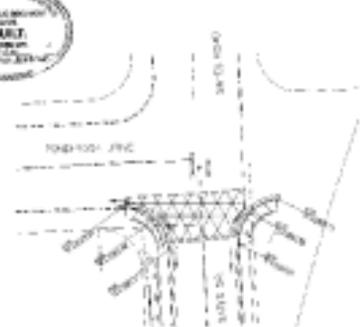
↑ VISUAL IDN. 2nd FLOOR ③



↑ VISUAL IDN. 1st FLOOR ④



↑ INTERSECTION 1st FLOOR ⑤



↑ VISUAL IDN. 2nd FLOOR ⑥



• HAZARD TO DATA  
REVISIONS TO BE MADE  
BY THE CITY ENGINEER  
BEFORE RECORDING



THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

PLEASE REFER TO PLANS FOR NOTES

THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



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STREET AND UTILITY DRAWING NO. 12345  
MICA VIEW ESTATES, P.A.D.D.  
DETAIL SHEET

STREET AND UTILITY DRAWING NO. 12345  
MICA VIEW ESTATES, P.A.D.D.  
DETAIL SHEET



STREET DETAIL 5

STREET DETAIL 5

STREET DETAIL 5

DEVELOPER'S APPROVAL "DATE"



SBC. 4 T. 34 N. R. 44 E. W.M.  
 SPOKANE COUNTY, WASHINGTON

RECORD DRAWING  
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 2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA OR THE RESULTS OF THE CALCULATIONS.  
 3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION OF THE WORK OR FOR THE MAINTENANCE THEREOF.



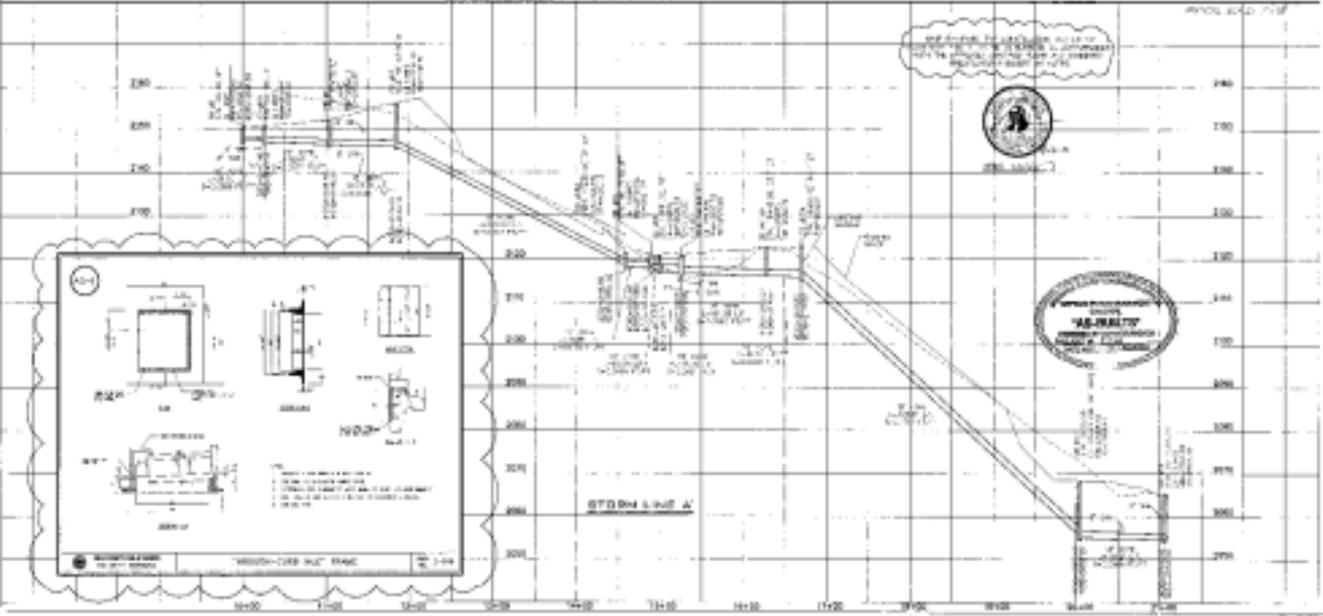
# RECORD DRAWING

## CONSTRUCTION NOTES

1. THE STORM LINE SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROAD.
2. THE STORM LINE SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROAD.
3. THE STORM LINE SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROAD.
4. THE STORM LINE SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROAD.
5. THE STORM LINE SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROAD.
6. THE STORM LINE SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROAD.

DEVELOPER'S APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

NAVD 88 DATUM  
 1" = 40' HORIZONTAL  
 1" = 40' VERTICAL



THE ENGINEER HAS REVIEWED THIS DRAWING AND IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK OR FOR THE MAINTENANCE THEREOF.



ALL ASSOCIATES  
 MEGA VIEW ESTATES P.L.L.C.  
 10000 N. 4TH AVENUE, SUITE 100  
 SPOKANE, WASHINGTON 99208  
 (509) 325-1000  
 WWW.MEGAVIEWESTATES.COM



11 OF 30  
 12/15/2010

SEC. 4 T. 24 N. R. 44 E. WM.  
SPOKANE COUNTY, WASHINGTON

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PROPOSED DRAINAGE DISTRICT NO. 10  
SPOKANE COUNTY, WASHINGTON  
454-8000

# RECORD DRAWING

- CONSTRUCTION NOTES**
1. EXISTING GRADE IS TO BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.
  2. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPOKANE COUNTY ZONING ORDINANCES.
  3. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPOKANE COUNTY SUBDIVISION MAP ACT.
  4. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPOKANE COUNTY SUBDIVISION MAP ACT.



**GRADES AND DIMENSIONS**

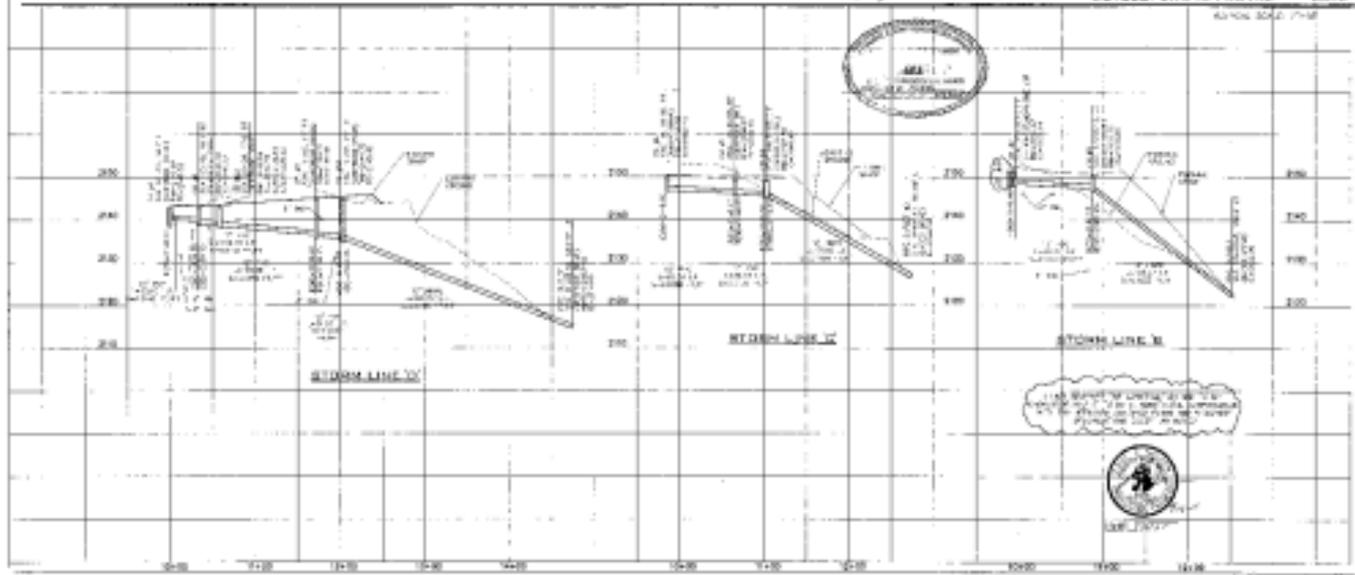
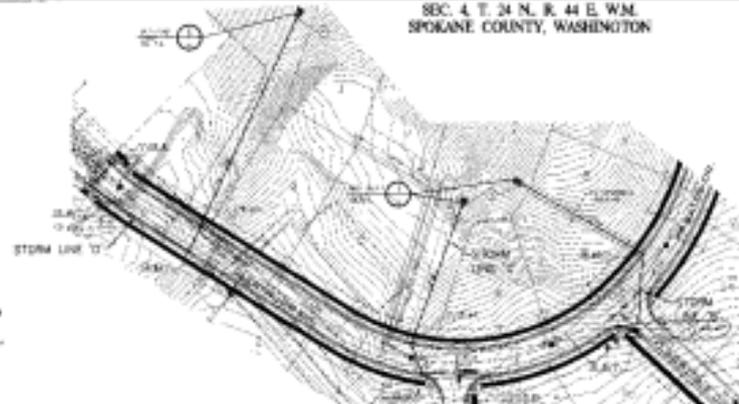
STATION	PIPE SIZE	DEPTH	GRADE
1+00	18"	1.5'	100.00
1+25	18"	1.5'	99.50
1+50	18"	1.5'	99.00
1+75	18"	1.5'	98.50
2+00	18"	1.5'	98.00
2+25	18"	1.5'	97.50
2+50	18"	1.5'	97.00
2+75	18"	1.5'	96.50
3+00	18"	1.5'	96.00

TYPICAL CROSS SECTION

DEVELOPER'S APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_



◆ HAVE THE DATUM  
ELEVATION 100.00  
BEING USED FOR THE  
PROPOSED DRAINAGE



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STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

WATER QUALITY CONTROL DISTRICT  
MICA VIEW ESTATES P.A.D.  
BESTRIDE DRIVE STORM DRAIN  
PLAN AND PROFILE  
SPOKANE COUNTY, WASHINGTON



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

WATER QUALITY CONTROL DISTRICT  
MICA VIEW ESTATES P.A.D.  
BESTRIDE DRIVE STORM DRAIN  
PLAN AND PROFILE  
SPOKANE COUNTY, WASHINGTON

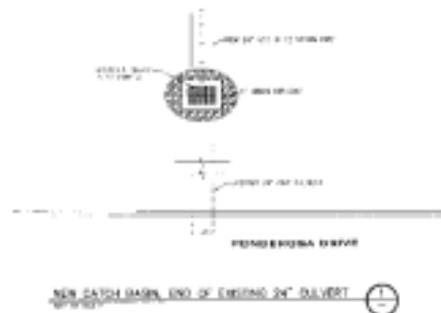






SEC. 4, T. 24 N., R. 41 E. WM  
SPOKANE COUNTY, WASHINGTON

PROFESSIONAL SEAL AND EXPIRES  
DATE: 12/31/2011  
NO. OF HOURS: 1000  
NO. OF DAYS: 365  
NO. OF MONTHS: 12  
NO. OF YEARS: 1



CONSTRUCTION NOTES

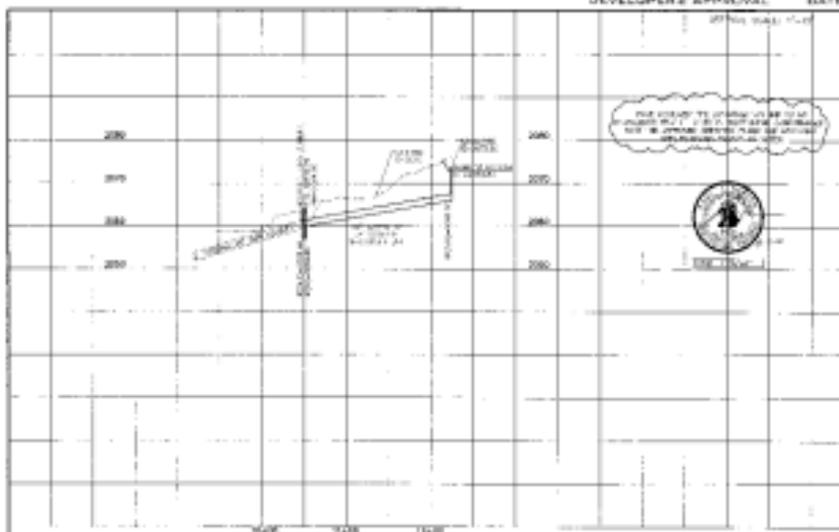
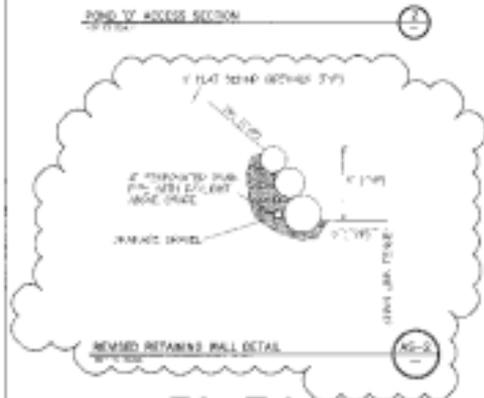
- 1. POND TO BE CONSTRUCTED TO A FINISH ELEVATION OF 200.00.

**RECORD  
DRAWING**



DEVELOPER'S APPROVAL DATE

ZONE IV ACCESS SECTION



AS PER 30 DATUM  
SEE PLAN FOR  
LOCATION OF  
CATCH BASIN



THIS DRAWING IS THE PROPERTY OF  
MICA VIEW ESTATES P.L.L.C.  
IT IS TO BE USED ONLY FOR THE PROJECT  
AND SITE SPECIFICALLY IDENTIFIED  
HEREON.

STORM DRAINAGE PLAN  
MICA VIEW ESTATES P.L.L.C.  
POND 10' DIAMETER  
POND 10' DIAMETER  
POND 10' DIAMETER



DATE: 12/31/2011  
NO. OF HOURS: 1000  
NO. OF DAYS: 365  
NO. OF MONTHS: 12  
NO. OF YEARS: 1



DATE: 12/31/2011  
NO. OF HOURS: 1000  
NO. OF DAYS: 365  
NO. OF MONTHS: 12  
NO. OF YEARS: 1

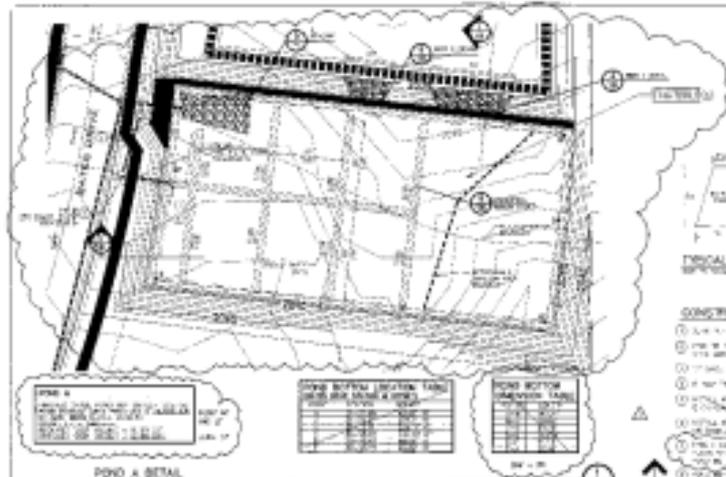
STORM PLAN & PROFILE

DATE: 12/31/2011  
NO. OF HOURS: 1000  
NO. OF DAYS: 365  
NO. OF MONTHS: 12  
NO. OF YEARS: 1

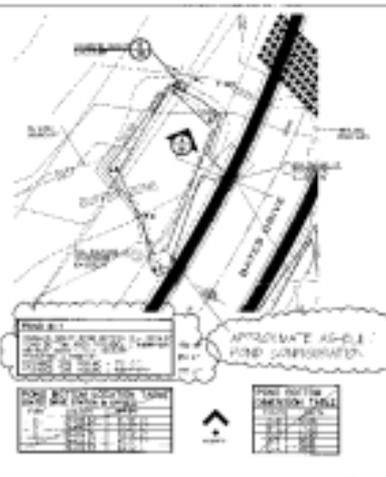
DATE: 12/31/2011  
NO. OF HOURS: 1000  
NO. OF DAYS: 365  
NO. OF MONTHS: 12  
NO. OF YEARS: 1

DATE: 12/31/2011  
NO. OF HOURS: 1000  
NO. OF DAYS: 365  
NO. OF MONTHS: 12  
NO. OF YEARS: 1

# RECORD DRAWING



SEE PLAN FOR DIMENSIONS AND NOTES.  
 ALL DIMENSIONS ARE IN FEET AND INCHES.  
 UNLESS OTHERWISE SPECIFIED.



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• HAVE THE DRAWING  
 REPRODUCED  
 ON 24" X 36" PAPER  
 AT THE OFFICE OF THE  
 ENGINEER AND ARCHITECT

DEVELOPER'S APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

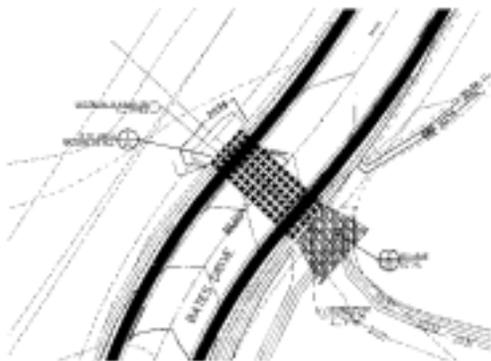


**MICA VIEW ESTATES P.L.L.C.**  
 ENGINEERS AND ARCHITECTS  
 1111 W. 11TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 PHONE: (303) 733-1111  
 FAX: (303) 733-1112  
 WWW.MICAVIEWESTATES.COM



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 FAX: (303) 733-1112  
 WWW.MICAVIEWESTATES.COM





SOUTH CULVERT PLAN  
SCALE: 1" = 20'

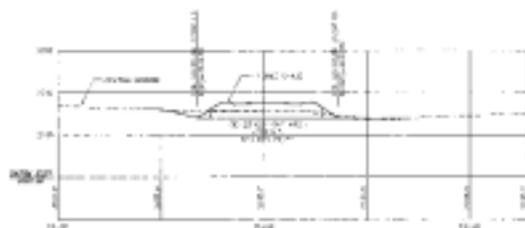
**CONSTRUCTION NOTES**

1. SEE NOTES ON SHEET 101 FOR GENERAL NOTES AND SPECIFICATIONS.

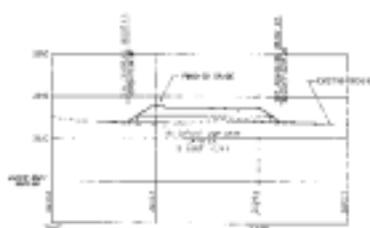
**RECORD DRAWING**



NORTH CULVERT PLAN  
SCALE: 1" = 20'



SOUTH CULVERT PROFILE  
SCALE: 1" = 10'



NORTH CULVERT PROFILE  
SCALE: 1" = 10'

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▲ MAIN 100 DATUM  
ELEVATION 100.00  
ELEVATION 100.00  
ELEVATION 100.00

DESIGNER'S APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_



ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE PROPOSED ROAD OPEN TO TRAFFIC AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE ROAD TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF THE PROJECT.

STREET AND HIGHWAY DESIGN PLANS  
MICA VIEW ESTATES P.U.D.  
CULVERT PLAN AND PROFILE  
DATE: 08/14/2013



REGISTERED PROFESSIONAL ENGINEER  
STATE OF OREGON  
NO. 12345  
MS-BURTS

PROJECT: MICA VIEW ESTATES P.U.D. - CULVERT PLAN AND PROFILE  
DATE: 08/14/2013

1.0 OF 20  
P-1706

# RECORD DRAWING



CULVERT SPACING DETAIL  
10" X 11"



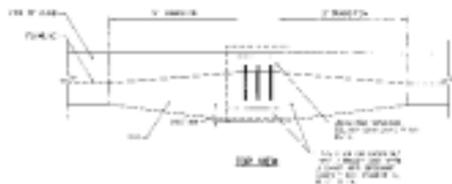
TYPICAL CULVERT PIPE  
10" X 11"



I HEREBY CERTIFY THAT THE INFORMATION ON THIS SET OF RECORDS IS TRUE AND CORRECT, AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO ANY OTHER PARTY.



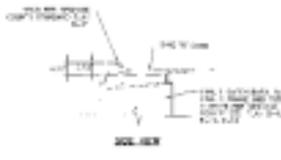
10" X 11"



10" X 11"



10" X 11"



10" X 11"



10" X 11"

10" X 11"

10" X 11"

DEVELOPER'S APPROVAL DATE

10" X 11"

10" X 11"



10" X 11"

10" X 11"