COVER SHEET FOR MICA VIEW ESTATES P.U.D.

STREET AND STORM DRAINAGE PLANS

NW 1/4, SEC. 4, T. 24 N., R. 44 E, W.M.

SPOKANE COUNTY, WASHINGTON

STREET GENERAL NOTES

THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT AND INSTALL TO PROPER WORKING ORDER. ALL IMPROVEMENTS AS DETAILED OR CALLED OUT ON THESE PLANS.

1. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION 1995", AND AS AMENDED.

2. THE CONTRACTOR IS REQUIRED TO HAVE A VALID CONSTRUCTION PERMIT ON SITE AT ALL TIMES. THE ABSENCE OF THE PERMIT WILL RESULT IN AN IMMEDIATE SHUTDOWN OF WORK AND THE POSSIBLE REMOVAL OF THOSE ITEMS CONSTRUCTED WITHOUT THE PERMIT.

3. 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.

4. 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.

5. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER, MARK L. KRIEGBAUM, P.E. @ 455-6840, AND THE SITE/PROJECT INSPECTING ENGINEER OR HIS REPRESENTATIVE, ALL WEST, PHILIP NELSON, P.E. @ 534-4471.

6. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC, "AMOCO" 4545 OR APPROVED EQUIVALENT, BETWEEN THE WASHED DRAINROCK AND NATIVE SOILS PER SPOKANE COUNTY STANDARD DETAIL R-10.

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

8. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL CATCH BASINS AND DRYWELLS FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED.

IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE DRYWELL OR CATCH BASIN OUT TO THE SATISFACTION OF THE CERTIFYING ENGINEER.

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

10. ALL DRYWELL CONNECTION PIPES SHALL BE PLACED BELOW THE DRYWELL CONE AND SHALL FLOW AS DIRECTED IN THE PLANS.

11. FOR ANY CURB GRADES LESS THAN 0.8% (0.008 FT./FT.), A WASHINGTON STATE LICENSED PROFESSIONAL LAND SURVEYOR SHALL VERIFY THAT THE CURB FORMS ARE AT THE GRADES NOTED ON THE APPROVED PLANS, PRIOR TO PLACEMENT OF CURB MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND COORDINATING WORK WITH THE PROFESSIONAL LAND SURVEYOR.

STORM DRAINAGE NOTES

1. SEE STREET PLAN AND PROFILE SHEETS FOR DRYWELL AND CATCH BASIN TYPES AND LOCATIONS.

2. PONDS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THESE DRAWINGS INCLUDING GRADING, SOD, AND DRYWELL INSTALLATION. ALL PONDS WITHIN TRACTS SHALL INCLUDE AN IRRIGATION SYSTEM. ALL IRRIGATION SHALL CONFORM TO SPOKANE COUNTY POND IRRIGATION SYSTEM GUIDELINES.

3. ALL "208" PONDS SHOWN SHALL BE ROUGH GRADED PRIOR TO PAVING OF ADJACENT ROADWAY.

4. CONTRACTOR SHALL PROVIDE THE MICA VIEW ESTATES HOME OWNERS ASSOCIATION WITH AS-BUILT IRRIGATION PLANS UPON COMPLETION OF ALL POND CONSTRUCTION.

5. FOR CONSTRUCTION OF DRYWELLS, INSTALL FILTER FABRIC, "AMOCO" #4545 OR APPROVED EQUIVALENT, BETWEEN THE WASHED DRAINROCK AND NATIVE SOILS PER SPOKANE COUNTY STANDARD DETAIL B-1a (2001 ED.)

6. ALL PONDS WITHIN THE COUNTY RIGHT-OF-WAY, IN THE AREA ASSOCIATED WITH THIS PROJECT, SHALL BE COMPLETED DURING THE CONSTRUCTION OF THE ROADWAY. THE CONTRACTOR SHALL PERFORM THE POND GRADE WORK, INSTALL THE IRRIGATION SYSTEM, AND PLACE THE SOD WITHIN THE PONDS FOLLOWING THE ROAD PAVING WORK.

7. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL DRAINAGE STRUCTURES FROM BEING CONTAMINATED WITH SILT BY INSTALLING FILTER FABRIC UNDER THE LID FOR AT LEAST 6 WEEKS, OR UNTIL THE ESTABLISHMENT OF GRASS AND/OR OTHER SITE CONSTRUCTION WORK HAS ENDED. IN THE EVENT THAT SILT OR OTHER DELETERIOUS MATERIAL IS ALLOWED TO ENTER THE DRYWELLS OR CATCH BASINS, THE CONTRACTOR WILL BE REQUIRED TO CLEAN THE DRYWELL OR CATCH BASIN OUT TO THE SATISFACTION OF THE CERTIFYING ENGINEER.

8. ALL LANDSCAPE AREAS ("208" PONDS) ARE TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM INSTALLED BY OR UNDER THE DIRECTION OF THE LANDSCAPE CONTRACTOR. THE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES (90 DAY GUARANTEE). AN APPROVED BACKFLOW DEVICE SHALL BE INSTALLED TO PREVENT WATER FROM GOING BACK INTO THE WATER SUPPLY.

SLEEVING: PROVIDE SLEEVING AS REQUIRED UNDER SIDEWALKS, PATHS, CURBING, PAVING, ETC. AS NEEDED FOR IRRIGATION ACCESS. ALL SLEEVING TO BE 4" PVC, WITH AT LEAST 12" OF COVER (1) FOOT BELOW FINISH GRADE. THE OWNER/GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVING BEFORE CURBING, SIDEWALKS, PAVING, ETC. IS INSTALLED. PATCH ASPHALT AS NEEDED.

LAWN AREAS: LAWN AREAS ARE TO BE IRRIGATED WITH TORO POP-UP HEADS OR EQUIVALENT. (TEST SYSTEM BEFORE BACKFILLING).

ADJUSTMENT: AFTER INSTALLATION, ADJUST VALVES, HEADS, EMITTERS, ETC. TO PROVIDE UNIFORM COVERAGE AND TO MINIMIZE OVER SPRAY ON WALLS, FENCES, WALKS, DRIVES, ETC.

WATER POWER SUPPLY: THE OWNER/ GENERAL CONTRACTOR IS TO SUPPLY WATER TAPS FOR HOOK-UP AND SUPPLY POWER FOR CONTROLLER.

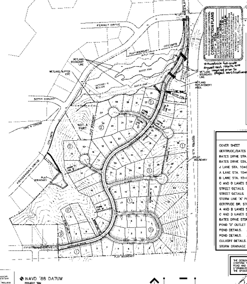
9. THE FLOOR OF A GRASSED PERCOLATION AREA (GPA) SHALL INCLUDE THE LEVEL PORTION OF THE FLOOR OF THE SWALE, AND THE SIDESLOPES OF THE SWALE UP TO THE GPA OVERFLOW ELEVATION OR TOP OF DRYWELL. THE SOIL LOCATED IN THE FLOOR OF THE GPA SWALE SHALL BE A MEDIUM TO WELL-DRAINING MATERIAL, WITH A MINIMUM INFILTRATION 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.

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NAVD '88 DATUM
PROJECT TBM
W.S.D.O.T. BRASS CAP IN CONCRETE
IDENTIFIED AS GP32027-256
ELEV=2045.17



VICINITY MAP

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BATES DRIVE STA. 31+00 TO STA. 39+00.84	SHEET 4
J LANE STA. 10+00 TO STA. 21+71.78	SHEET 5
A LANE STA. 10+00 TO STA. 15+60.25	SHEET 6
B LANE STA. 10+00 TO STA. 12+33.46	SHEET 7
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THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO APPLICABLE EDITIONS OF THE SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE COUNTY ENGINEER. I APPROVE THESE PLANS FOR CONSTRUCTION.

DEVELOPER'S APPROVAL — DATE

CLC ASSOCIATES

STREET AND STORM DRAINAGE PLANS
MICA VIEW ESTATES P.U.D.
COVER SHEET
SPOKANE COUNTY, WA

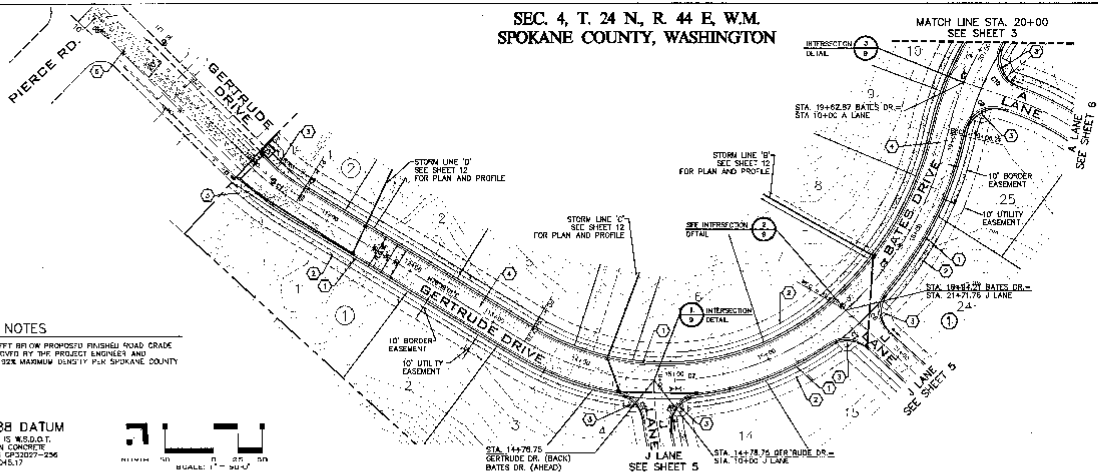
DATE — DESCRIPTION
ORIGINAL PREPARATION

COVER SHEET

P-1746

Eng Road Drainage

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



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

CONSTRUCTION NOTES

1. TYPE B CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
2. 5 FOOT WIDE CEMENT CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-4.
3. CONSTRUCT STANDARD CURB RAMP PER DESIGN "B" OF SPOKANE COUNTY STANDARD PLAN A-5.
4. SEE SHEET 10 FOR TYPICAL GERTRUDE/BATES DRIVE CROSS SECTION.
5. PAVEMENT REMOVAL AREA FOR SANITARY SEWER CONNECTION. MATCH EXISTING AT SAWCUTS. SEE DETAIL 4, SHEET 10 FOR PAVEMENT SECTION. PAVEMENT THICKNESSES AND COMPACTION PER W.S.D.O.T. STANDARDS.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	62.65	275.00	31.48	62.52	13°03'13"
C2	356.42	275.00	206.20	331.99	74°15'32"
C3	214.20	350.00	110.46	210.88	35°03'57"
C4	204.67	300.00	106.50	200.72	39°05'16"
C5	38.76	30.00	22.61	36.12	74°01'09"
C6	48.84	30.00	31.77	43.63	93°17'11"
C7	40.85	30.00	24.39	37.77	78°01'09"
C8	46.07	30.00	28.99	41.67	87°59'15"
C9	49.68	30.00	32.67	44.13	94°52'44"
C10	54.95	30.00	39.07	47.58	104°57'32"

NOTE: ALL RADII FOR TYPE B CURB ARE TO FACE OF CURB.

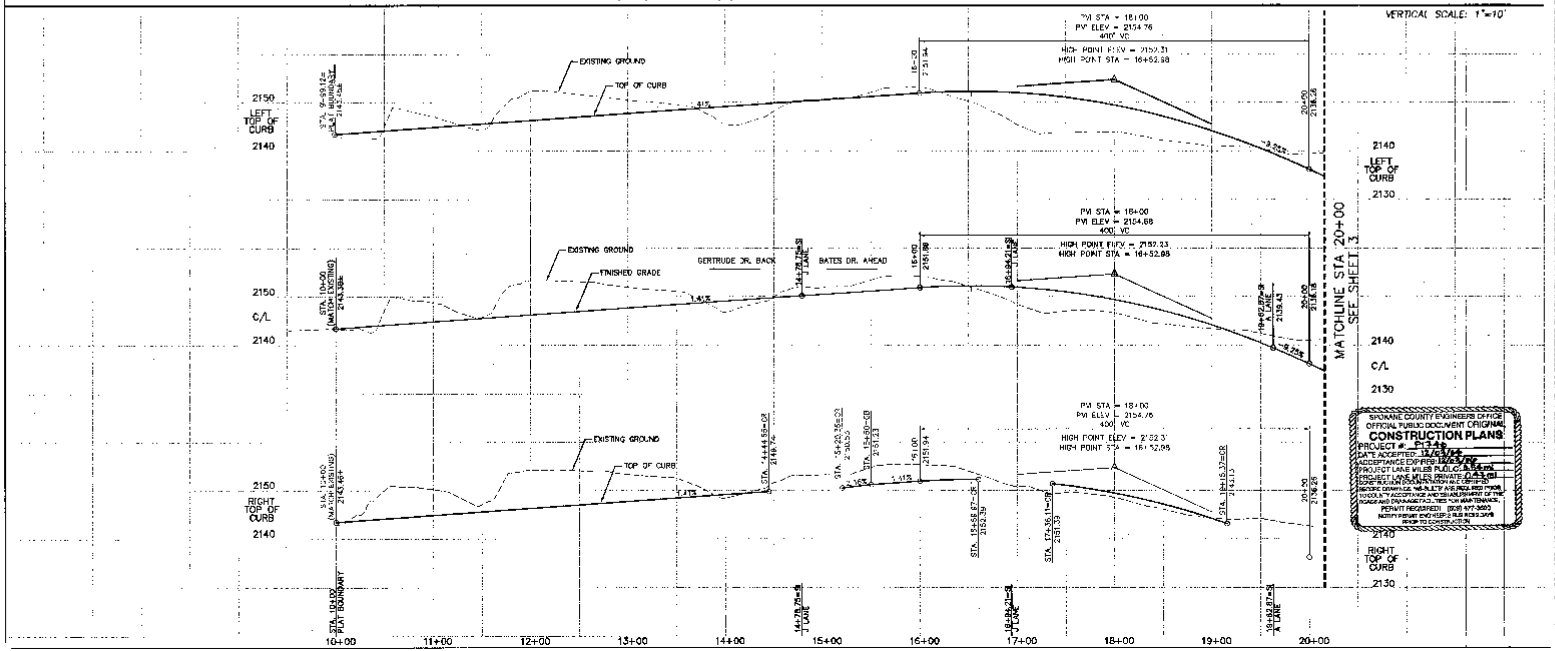
GENERAL NOTES

1. ALL FILL 2 FEET BELOW PROPOSED FINISHED ROAD GRADE SHALL BE APPROVED BY THE PROJECT ENGINEER AND COMPACTED TO 92% MAXIMUM DENSITY PER SPOKANE COUNTY SPECIFICATIONS.

NAVD '88 DATUM
PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE MONUMENT AS GP030277-256 ELEVATION=2045.17

SCALE: 1" = 50'

Brian Walker
DEVELOPER'S APPROVAL
11/23/04
DATE



SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # P-17446
DATE ACCEPTED: 12/6/04
ACCEPTANCE EXPIRES: 12/6/06
THIS LANE WILL BE PUBLIC ☐ PRIVATE ☒
ROAD NAME: BATES DR. & GERTRUDE DR.
BRIDGE CONSTRUCTION ☐ SANITARY SEWER ☐ WATER ☐
STORM ☒ EXCEPTIONS AND REQUIREMENTS OF THE ISSUED PERMIT APPLY
PERMIT REQUIRED: (509) 477-3660
NOTIFY PERMIT HOLDER 2 HRS BEFORE ANY CONSTRUCTION

CLC ASSOCIATES
13030 E. PORT OF WALLA WALLA ROAD, SUITE 100
MEAD, WA 99021
(509) 924-1000
FAX (509) 924-1997
CIVIL ☒ LAND DEVELOPMENT ☐ SURVEY ☐ PLANNING ☐ LAND ARCHITECTURE ☐ R.L.A. ☐ ENVIRONMENTAL ☐

STREET PLANS
MICA VIEW ESTATES P.U.D.
GERTRUDE/BATES DR.
STA. 10+00 TO STA. 20+00
SPOKANE COUNTY, WASHINGTON

EXPIRES: 6/14/06

DATE	REVISION
10/29/04	ORIGINAL PRESENTATION

GERTRUDE DR. PLAN & PROFILE

PROJECT #: 8030918
DRAWN BY: JSB
DESIGNED BY: BAT
CHECKED BY: MLK

2 OF 20

P-17446

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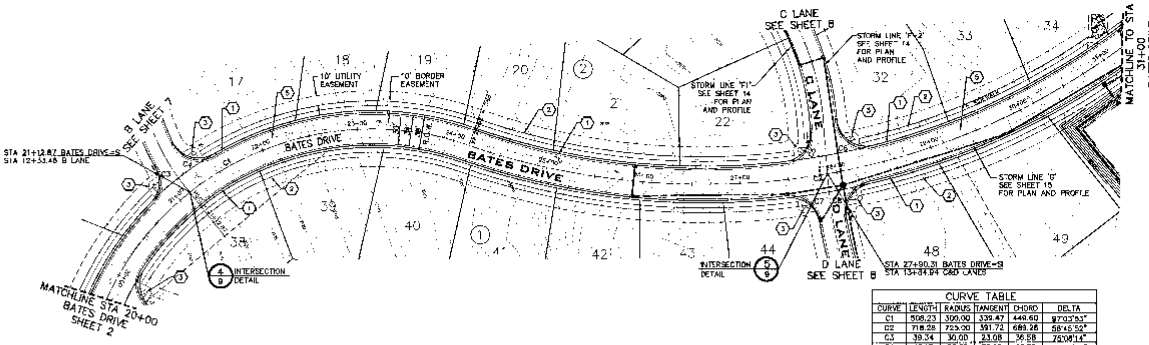
SEC. 4, T. 24 N., R. 44 E, W.M.
SPOKANE COUNTY, WASHINGTON

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



CONSTRUCTION NOTES

1. TYPE B CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
2. 5-FOOT WIDE CEMENT CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-4.
3. CONSTRUCT STANDARD CURB RAMP PER DESIGN "B" OF SPOKANE COUNTY STANDARD PLAN A-5.
4. NOT USED.
5. SEE SHEET 10 FOR TYPICAL CENTERLINE/BATES DRIVE CROSS SECTION.

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1344
DATE ACCEPTED: 12/20/04
ACCEPTANCE EXPIRES: 12/20/06
PROJECT LANE MILES PUBLIC: 0.55 mi
PROJECT LANE MILES PRIVATE: 0.33 mi
PERMIT SHALL BECOME NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR 180 DAYS OR MORE. ADDITIONAL FEES MAY BE REQUIRED FOR EXTENSIONS.
PERMIT REQUIRED: CALL 477-3600 48 HOURS PRIOR TO BEGINNING WORK
FOR INSPECTIONS CALL 477-7180

GENERAL NOTES

1. ALL FILL 2 FEET BELOW PROPOSED FINISHED ROAD GRADE SHALL BE APPROVED BY THE PROJECT ENGINEER AND COMPACTED TO 95% MAXIMUM DENSITY PER SPOKANE COUNTY GUIDELINES.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	508.23	300.00	339.47	449.60	97°03'53"
C2	718.28	725.00	391.72	689.26	56°45.59"
C3	39.34	30.00	23.08	36.58	75°08'14"
C4	46.79	30.00	32.12	43.85	89°34'30"
C5	43.76	30.00	28.67	41.45	87°23.39"
C6	52.35	30.00	35.74	45.96	99°98.38"
C7	45.68	30.00	28.39	41.40	87°19'05"
C8	45.13	30.00	28.07	40.98	86°11'01"

NOTE: ALL RADII FOR TYPE B CURB ARE TO FACE OF CURB.

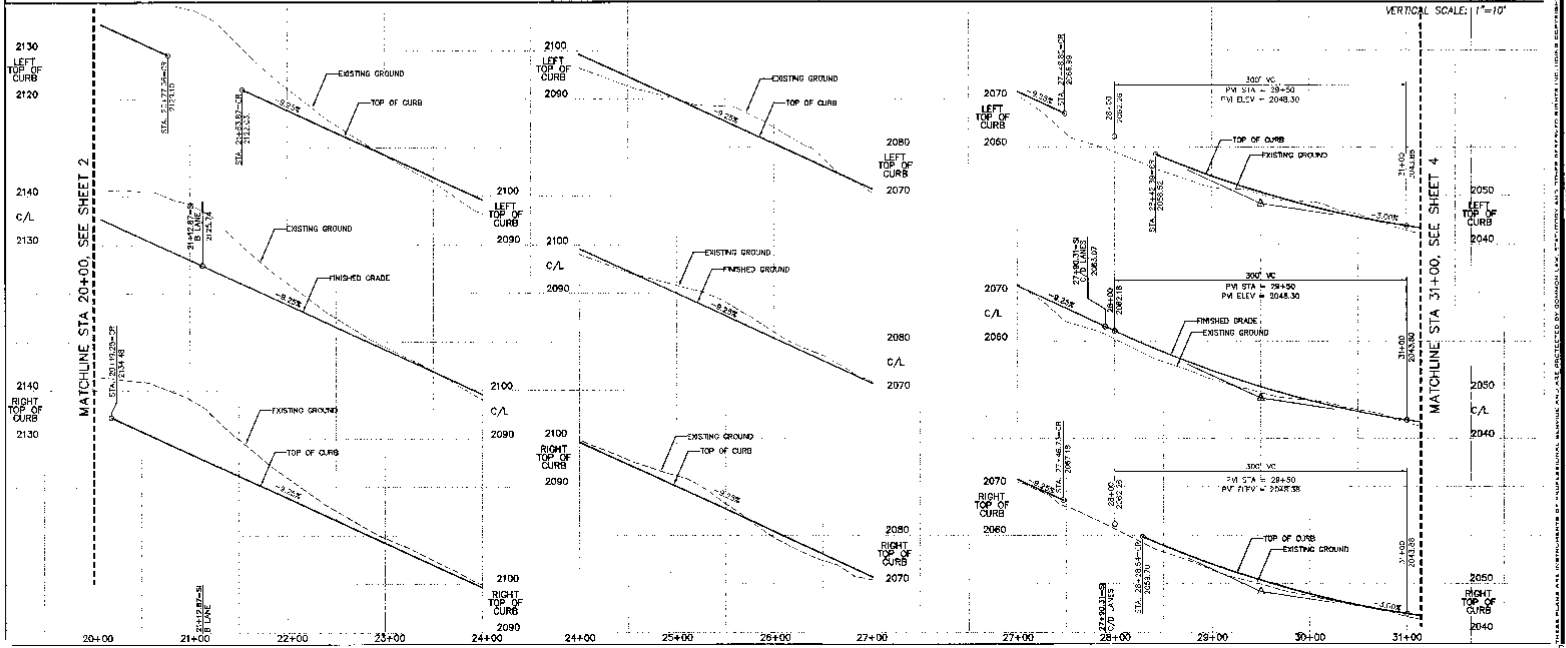
NAVD '88 DATUM
PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE, IDENTIFIED AS GP39027-256
ELEVATION=2045.17

NORTH 30 0 15 30
SCALE: 1" = 30'-0"

DEVELOPER'S APPROVAL

DATE

VERTICAL SCALE: 1"=10'



ELC ASSOCIATES
PROFESSIONAL ENGINEERING
PLANNING
SURVEYING
SPOKANE, VALLEY
SPOKANE COUNTY
WASHINGTON
(509) 924-1294
FAX (509) 924-1296
elc@elcassociates.com
CIVIL ENGINEERING
LAND DEVELOPMENT
PROJECT MANAGEMENT
LAND SURVEYING

STREET PLANS
MICA VIEW ESTATES P.U.D.
BATES DRIVE
STA. 20+00 TO STA. 31+00
SPOKANE COUNTY, WASHINGTON

EXPIRES 6/1/06

PREPARED UNDER THE DIRECT SUPERVISION OF KARL L. ROMAN
REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WASHINGTON

NO.	DESCRIPTION	DATE
	ORIGINAL PREPARATION	
1	REVISIONS	

PROJECT #: 9030212
DRAWN BY: JTB
DESIGNED BY: BAR
CHECKED BY: MW

BATES DR. PLAN & PROFILE

3 OF 20

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

LEGEND

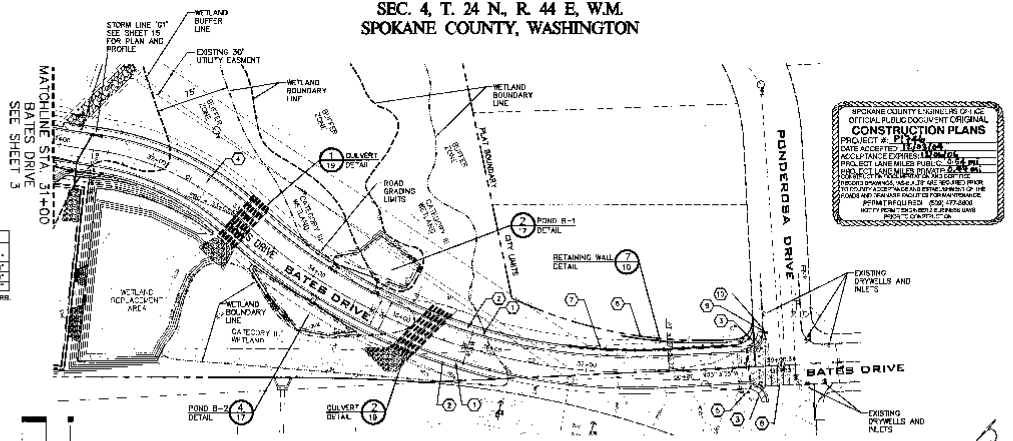
PAVEMENT REMOVAL AREA

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	168.62	273.00	87.05	165.99	35°23'51"
C2	481.39	600.00	254.79	468.24	46°00'00"
C3	31.52	20.00	20.11	28.35	90°18'56"
C4	31.11	20.00	19.70	28.07	89°08'15"

NOTE: ALL CURB RADII FOR TYPE B CURB ARE TO FACE OF CURB.

NAVD '88 DATUM
PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE, IDENTIFIED AS GP32027-258 ELEVATION=2046.17

UNDERGROUND SERVICE ALERT ONE-CALL NUMBER 456-8000 CALL AND REFERENCE DATE BEFORE YOU DIG



SPOKANE COUNTY ENGINEERING OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: PW-44
DATE ACCEPTED: 11/23/04
ACCEPTANCE EXPIRES: 11/23/05
PROJECT LANE MILES PUBLIC: 0.54 mi
PROJECT LANE MILES PRIVATE: 0.54 mi
ASSUMPTION OF MAINTENANCE SUBJECT TO PROVISIONS OF SCC 4.2.3.3
ACCEPTANCE OF ROADS AND DRAINAGE SYSTEMS OF THE PLANS AND SPECIFICATIONS
PERMIT REQUIRED (509) 477-3600
NOTIFY SCEC TWO WEEKS PRIOR TO ANY WORK WITHIN RIGHT-OF-WAY

CONSTRUCTION NOTES

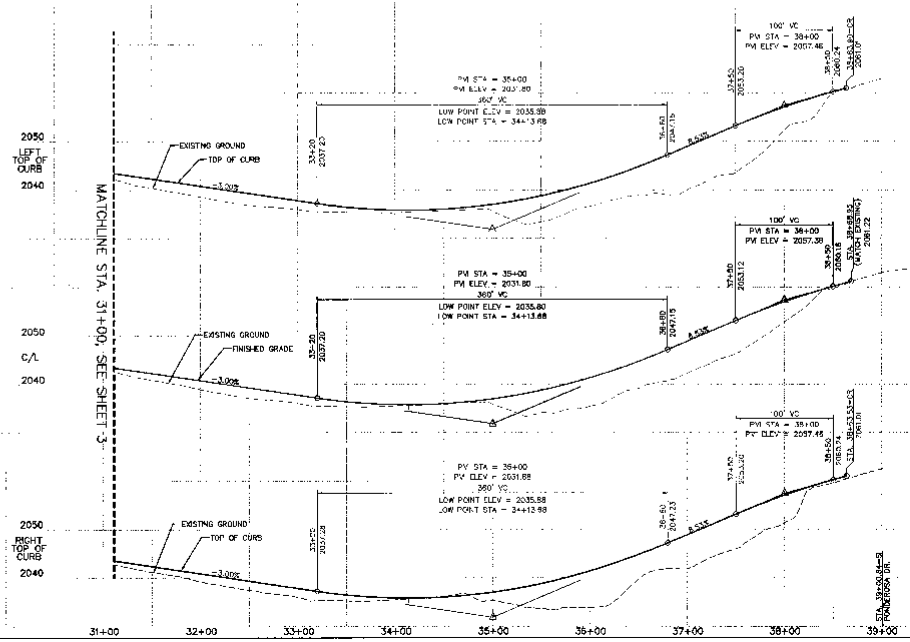
1. TYPE B CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
2. 5-FOOT WIDE CEMENT CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-4.
3. CONSTRUCT STANDARD CURB RAMP PER DESIGN "A" OF SPOKANE COUNTY STANDARD PLAN A-5.
4. SEE SHEET 10 FOR TYPICAL BATES DRIVE CROSS SECTION.
5. PROVIDE AND INSTALL 2 "PUBLIC ROAD" SIGNS PER SPOKANE COUNTY STANDARD PLAN A-6 AND M.U.T.C.D. STANDARDS.
6. PROVIDE AND INSTALL MODULAR BLOCK RETAINING WALL AS REQUIRED TO MAINTAIN MAXIMUM 1.5:1 EMBANKMENT SLOPE. SEE DETAIL 7, SHEET 10.
7. PROVIDE AND INSTALL 188 FEET OF TYPE 1 W-BEAM GUARD RAIL PER WSDOT STD PLAN C-* WITH SRT FLARED TERMINALS PER WSDOT STD PLAN C-45. ALL PER SPOKANE COUNTY AND M.U.T.C.D. STANDARDS. SPF DETAIL 7, SHEET 10.
8. PAVEMENT REMOVAL AREA FOR WATER SERVICE CONNECTION. MATCH EXISTING AT SAWCUTS. SEE DETAIL 4, SHEET 10 FOR PAVEMENT SECTION. PAVEMENT THICKNESSES AND COMPACTION PER W.S.D.O.T. STANDARDS.
9. TRANSITION TYPE 'B' TO EXISTING TYPE 'A' CURB IN 5 FEET, MATCH TO EXISTING.
10. SAWCUT AND REMOVE EXISTING TYPE 'A' CURB.

GENERAL NOTES

1. ALL FILL 2 FEET OR ON PROPOSED FINISHED ROAD GRADE SHALL BE APPROVED BY THE PROJECT ENGINEER AND COMPACTED TO 92% MAXIMUM DENSITY PER SPOKANE COUNTY GUIDELINES.

DEVELOPER'S APPROVAL — DATE 11/23/04

VERTICAL SCALE: 1"=10'



CLC ASSOCIATES

STREET PLANS
MICA VIEW ESTATES P.U.D.
BATES DRIVE
STA. 20+00 TO STA. 39+00.84
SPOKANE COUNTY, WASHINGTON

EXPIRES: 6/11/06

PREPARED UNDER THE SUPERVISION OF:
DANIEL L. BENJAMIN
REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON

DATE	DESCRIPTION
08/09/04	ORIGINAL PREPARATION

BATES DR. PLAN & PROFILE

PROJECT #: 9006212
DRAWN BY: JDS
DESIGNED BY: RAZ
CHECKED BY: MLK

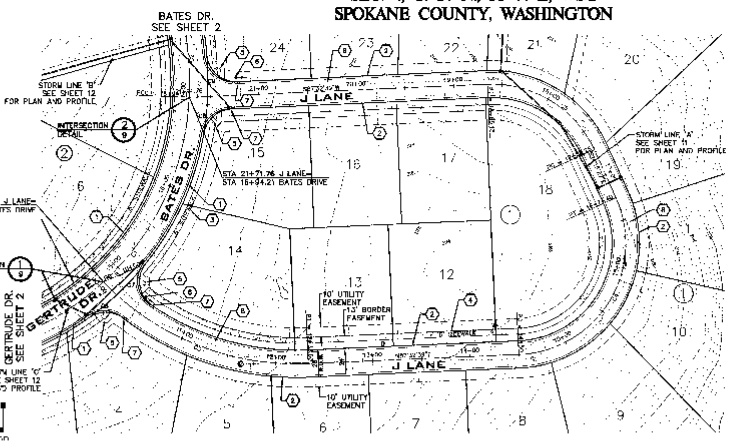
THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE ASSIGNED BY THEIR STATUTORY STATUS AND THEREFORE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF CLC ASSOCIATES, INC.

P. 1746 Eng Hard Drawings

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	366.42	275.00	208.50	331.99	74°19'32"
C2	214.00	369.00	110.46	210.98	33°13'57"
C3	333.60	275.00	194.37	226.64	69°31'27"
C4	224.40	115.00	168.86	190.46	111°48'05"
C5	136.38	115.00	77.96	128.84	68°31'56"
C6	35.76	30.00	22.61	38.13	74°51'09"
C7	48.84	30.00	31.77	43.83	93°17'31"
C8	45.85	30.00	24.30	37.27	78°31'08"
C9	45.07	30.00	28.96	41.67	87°38'35"

NOTE: ALL CURB RADII FOR TYPE B CURB ARE TO FACE OF CURB. ALL CURB RADII FOR TYPE R CURB ARE TO BACK OF CURB.



NAVD '88 DATUM
PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE IDENTIFIED AS GP13027-256 ELEVATION=2048.17

SCALE: 1" = 100'

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

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1446
DATE ACCEPTED: 12/05/04
ACCEPTANCE EXPIRES: 11/07/06
PROJECT LANE MILES PUBLIC: 0.54
PROJECT LANE MILES PRIVATE: 0.83
SCOPE OF WORK/DESCRIPTION AUTHORIZED:
ROOT DOMAIN SET BACK AT R/W REBAR AND CAP
ROOT DOMAIN SET BACK AT R/W REBAR AND CAP
MAIL AND DELIVERY ROUTE TO BE DETERMINED
PERMIT REQUIRED! (509) 477-3600
ACTIVITY PERMITS SUCH AS FLOW MUST BE OBTAINED PRIOR TO CONSTRUCTION

CONSTRUCTION NOTES

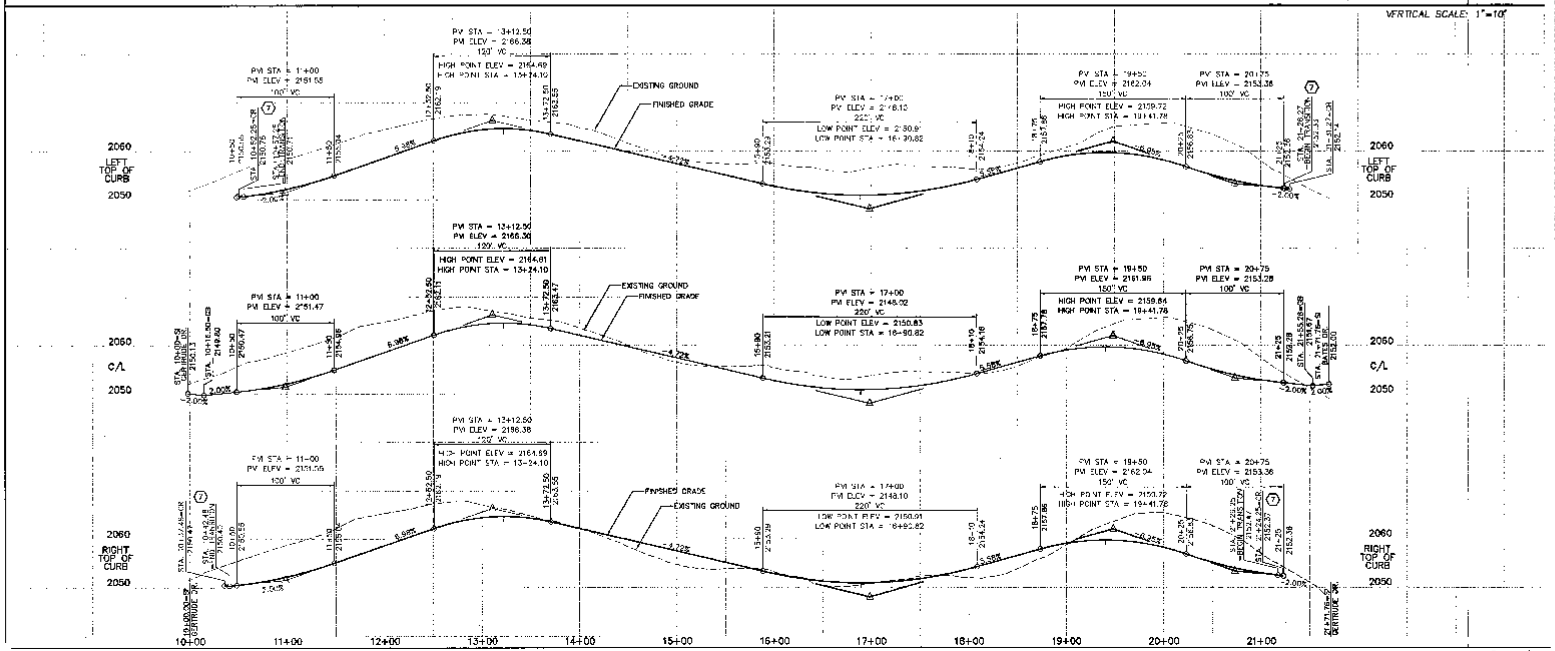
1. TYPE B CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
2. TYPE R CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
3. 5' FOOT WIDE CEMENT CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-4.
4. 8' FOOT WIDE CEMENT CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-4.
5. CONSTRUCT STANDARD CURB RAMP PER DESIGN "B" OF SPOKANE COUNTY STANDARD PLAN A-5.
6. PROVIDE AND INSTALL "STOP" SIGN R1-1 AND (1) "PUBLIC ROAD" SIGN AND (1) "PRIVATE ROAD" SIGN PER SPOKANE COUNTY STANDARD PLAN A-16 AND M.U.T.C.D. STANDARDS.
7. CONSTRUCT 5' TRANSITION FROM TYPE B TO TYPE R CURB. SEE DETAIL 6 SHEET 10.
8. SEE SHEET 10 FOR TYPICAL J LANE CROSS SECTION.

GENERAL NOTES

1. ALL FILL 2 FEET BELOW PROPOSED FINISHED ROAD GRADE SHALL BE APPROVED BY THE PROJECT ENGINEER AND COMPACTED TO 92% MAXIMUM DENSITY PER SPOKANE COUNTY GUIDELINES.

DEVELOPER'S APPROVAL — DATE 11/23/04

VERTICAL SCALE: 1"=10'



CLE ASSOCIATES
ISLAND EMPIRE | INLAND NORTHWEST
915 N. 1ST
LIBERTY LAKE, WA 99019
P: 509.924.2900
F: 509.924.9290
CIVIL ENGINEERING
PLANNING
SURVEYING
PROJECT MANAGEMENT
LAND DEVELOPMENT CONSULTING

STREET PLANS
MICA VIEW ESTATES P.U.D.
J LANE
STA. 10+00 TO STA. 21+71.76
SPOKANE COUNTY, WASHINGTON

REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
BRYAN K. METHVEN
11-23-04
EXPIRES: 4/7/05

PREPARED UNDER MY SUPERVISION BY:
NAME: BRYAN METHVEN
ADDRESS: 915 N. 1ST, LIBERTY LAKE, WA 99019
PHONE: 509.924.2900
SIGNATURE:

DESCRIPTION	DATE
ORIGINAL SUBMITTAL	10-29-04
ORIGINAL SUBMITTAL	11-23-04

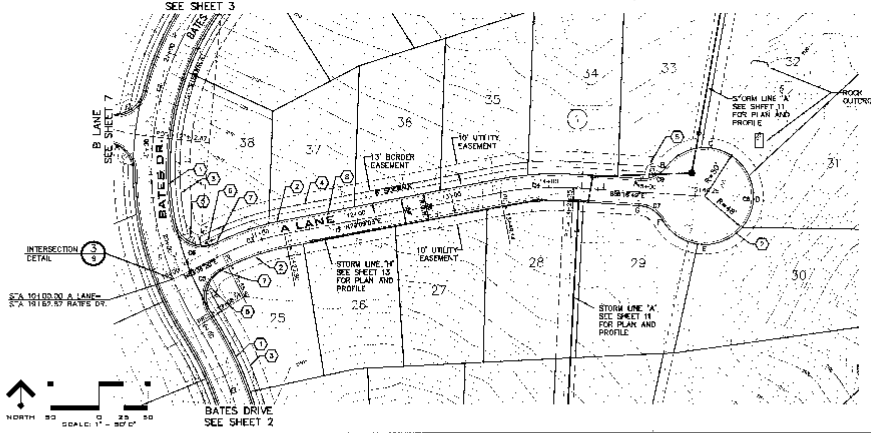
J LANE PLAN & PROFILE

PROJECT #: 03308
DRAWN BY: JLH
DESIGNED BY: BKM
CHECKED BY: BKM

5 OF 20

P-1746
Eng Road Drawing

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



NAVD '88 DATUM
PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE, IDENTIFIED AS GP32027-256 ELEVATION=7045.17

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	214.00	350.00	110.48	210.68	35°01'57"
C2	508.23	300.00	319.47	449.50	97°03'53"
C3	87.43	350.00	44.12	87.62	15°32'43"
C4	78.11	300.00	39.26	75.90	14°32'06"
C5	49.88	30.00	32.67	44.19	84°52'44"
C6	54.96	30.00	38.07	47.59	104°57'37"
C7	29.65	30.00	16.16	28.46	56°37'59"
C8	255.92	50.00	32.83	55.00	293°15'59"
C9	29.65	30.00	16.16	28.46	56°37'59"

NOTE: ALL RADII FOR TYPE B CURB ARE TO FACE OF CURB. ALL RADII FOR TYPE S CURB ARE TO BACK OF CURB.

SPOKANE COUNTY LAND RECORDS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-19446
DATE ACCEPTED: 12/03/04
ACCEPTANCE EXPIRES: 12/04/06
PROJECT LANE MILES PUBLIC: 0.47 mi.
PROJECT LANE MILES PRIVATE: 0.53 mi.
THIS DOCUMENT IS THE PROPERTY OF SPOKANE COUNTY AND IS LOANED FOR USE BY THE BORROWING AGENCY AND NEED NOT BE RETURNED TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROW AND SURVIVOR FACILITIES FOR ROW MAINTENANCE.
PERMIT REQUIRED FROM APPLICABLE ENTITY PRIOR TO ANY CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENTS

CONSTRUCTION NOTES

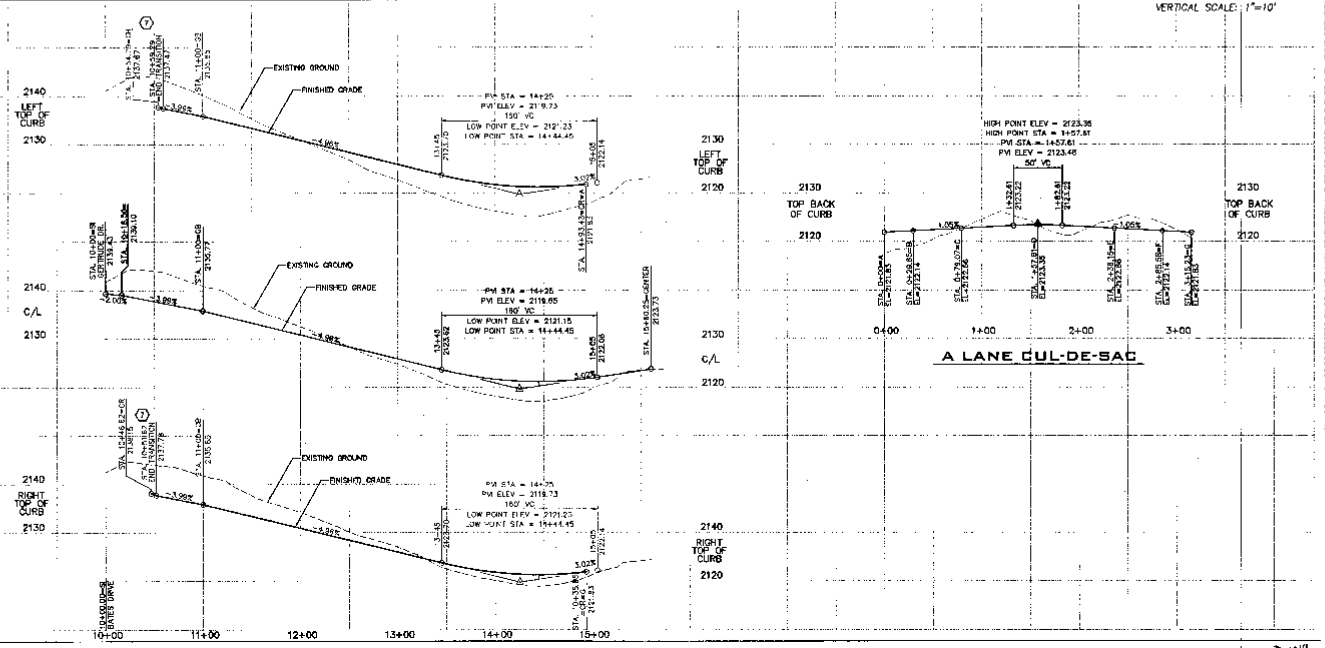
1. TYPE B CURB PER SPOKANE COUNTY STANDARD PLAN A-3.
2. TYPE R CURB AND GUTTER PER SPOKANE COUNTY STANDARD PLAN A-3.
3. 5-FOOT WIDE CEMENT CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-4.
4. 8-FOOT WIDE CEMENT CONCRETE SIDEWALK PER SPOKANE COUNTY STANDARD PLAN A-4.
5. CONSTRUCT STANDARD CURB RAMP PER DESIGN "B" OF SPOKANE COUNTY STANDARD PLAN A-5.
6. PROVIDE AND INSTALL "S10F" SIGN R1-1 AND (1) "PUBLIC ROAD" SIGN AND (1) "PRIVATE ROAD" SIGN PER SPOKANE COUNTY STANDARD PLAN A-16 AND M.U.T.C.D. STANDARDS.
7. CONSTRUCT 5' TRANSITION FROM TYPE B TO TYPE R CURB, SEE DETAIL 6, SHEET 10.
8. SEE SHEET 10 FOR TYPICAL A COURT CROSS SECTION

GENERAL NOTES

1. ALL FILL 2 FEET BELOW PROPOSED FINISHED ROAD GRADE SHALL BE APPROVED BY THE PROJECT ENGINEER AND COMPACTED TO 92% MAXIMUM DENSITY PER SPOKANE COUNTY GUIDELINES.

DEVELOPER'S APPROVAL — DATE 11/22/04

VERTICAL SCALE: 1"=10'



CLC ASSOCIATES

STREET PLANS
MICA VIEW ESTATES P.U.D.
A LANE
STA. 10+00 TO STA. 15+60.25
SPOKANE COUNTY, WASHINGTON

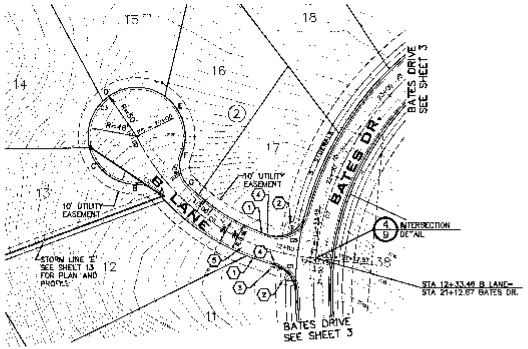
A LANE PLAN & PROFILE

PROJECT #: 03030218
DRAWN BY: JDR
DESIGNED BY: BAC
PIECED BY: MW

6 OF 20

P-19446 Eng Road Drawing

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



SPOKANE COUNTY ENGINEER'S OFFICE
ORIGINAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1944
DATE APPROVED: 11/03/06
ACCEPTANCE EXP DATE: 12/03/08
PROJECT LANE MILES PUBLIC: 0.64 mi.
PROJECT LANE MILES PRIVATE: 0.63 mi.
PRIVATE ROADS ARE NOT ACCEPTED FOR PUBLIC OWNERSHIP OR MAINTENANCE BY SPOKANE COUNTY. ALL PRIVATE ROADS AND DRIVES SHALL BE CONSTRUCTED TO MEET OR EXCEED THE MINIMUM STANDARDS REQUIRED FOR PUBLIC ROADS AND DRIVES. ALL DRIVEWAYS AND ACCESS TO LOTS SHALL BE CONSTRUCTED SO AS TO PROVIDE ADEQUATE SIGHT DISTANCE AT THE INTERSECTION WITH THE PUBLIC ROAD. DRAINAGE FACILITIES ARE REQUIRED FOR ALL PUBLIC AND PRIVATE ROADS AND DRIVES. DRAINAGE FACILITIES SHALL BE CONSTRUCTED SO AS NOT TO DIVERT, CONCENTRATE OR INCREASE STORM WATER RUNOFF ONTO ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY. PRIVATE ROADS SHALL NOT BE ACCEPTED FOR PUBLIC OWNERSHIP OR MAINTENANCE BY SPOKANE COUNTY UNLESS AND UNTIL THEY ARE BROUGHT UP TO CURRENT PUBLIC ROAD STANDARDS.
NOTIFY SPOKANE COUNTY ENGINEER'S OFFICE AT 456-3600 AT LEAST TWO BUSINESS DAYS PRIOR TO CONSTRUCTION.

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

CONSTRUCTION NOTES

1. TYPE B CURB AND GUTTER PER SPOKANE COUNTY STANDARD PLAN A-3.
2. CONSTRUCT STANDARD CURB RAMP PER DESIGN "B" OF SPOKANE COUNTY STANDARD PLAN A-5.
3. PROVIDE AND INSTALL "STOP" SIGN R1-1 AND (1) "PUBLIC ROAD" SIGN AND (1) "PRIVATE ROAD" SIGN PER SPOKANE COUNTY STANDARD PLAN A-15 AND M.U.T.C.D. STANDARDS.
4. CONSTRUCT 5' TRANSITION FROM TYPE B TO TYPE R CURB. SEE DETAIL 5 SHEET 10.
5. SEE SHEET 10 FOR TYPICAL A COURT CROSS SECTION.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	39.34	50.00	23.08	38.58	70°08'14"
C2	25.75	30.00	13.73	24.97	49°10'38"
C3	268.16	50.00	33.47	56.62	282°24'34"
C4	34.91	30.00	19.74	32.98	66°40'50"
C5	48.17	30.00	32.12	43.85	92°54'37"
C6	233.46	225.00	128.47	223.12	59°26'57"
C7	606.23	300.00	339.47	449.60	97°03'53"

NOTE: ALL RADII FOR TYPE B CURB ARE TO FACE OF CURB. ALL RADII FOR TYPE R CURB ARE TO BACK OF CURB.

GENERAL NOTES

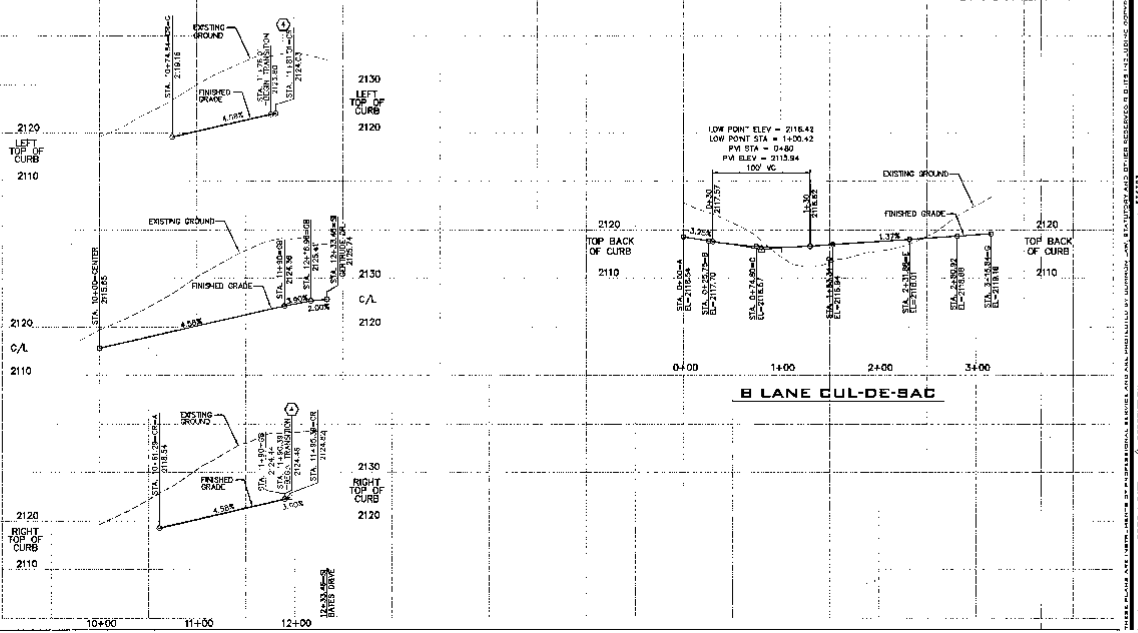
1. ALL FILL 2 FEET BELOW PROPOSED FINISHED ROAD GRADE SHALL BE APPROVED BY THE PROJECT ENGINEER AND COMPACTED TO 92% MAXIMUM DENSITY PER SPOKANE COUNTY GUIDELINES.

DEVELOPER'S APPROVAL — DATE 11/23/06

NAVD '88 DATUM
PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE IDENTIFIED AS GT302027-256 ELEVATION=2045.17

NORTH 50 0 25 50 SCALE: 1" = 50'-0"

VERTICAL SCALE: 1"=10'



CLC ASSOCIATES
PROFESSIONAL ENGINEERING
LAND PLANNING
SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND SURVEYING

STREET PLANS
MICA VIEW ESTATES P.U.D.
B LANE
STA. 10+00 TO STA. 12+33.46
SPOKANE COUNTY, WASHINGTON

EXPIRES: 6/14/08

REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
BRIAN L. ABRAHAM
THIS DOCUMENT IS NOT VALID UNLESS ORIGINAL SIGNATURE AND SEAL ARE AFFIXED

DATE: 08/24/06
DESCRIPTION: PRELIMINARY

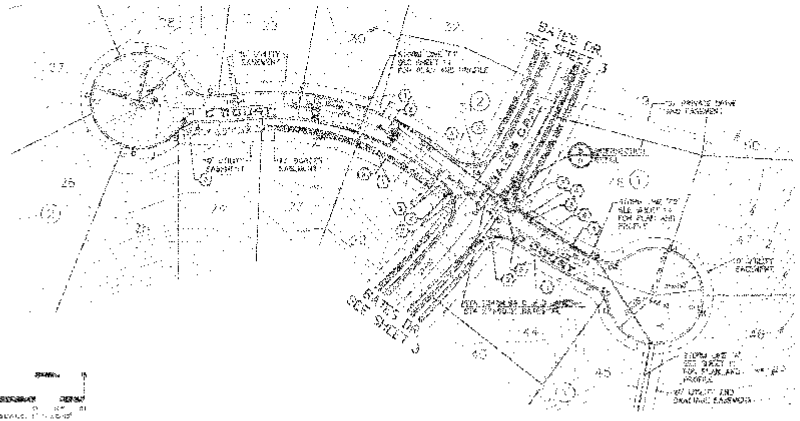
B LANE PLAN & PROFILE

PROJECT #: 5030518
DRAWN BY: JDR
DESIGNED BY: BAH
CHECKED BY: MK

7 OF 20

P-1944 Eng Road Drwngs

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



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	50.00'	90°00'00"	78.54'	S45°00'00"E
C2	50.00'	90°00'00"	78.54'	S45°00'00"W
C3	50.00'	90°00'00"	78.54'	N45°00'00"W
C4	50.00'	90°00'00"	78.54'	N45°00'00"E
C5	50.00'	90°00'00"	78.54'	S45°00'00"E
C6	50.00'	90°00'00"	78.54'	S45°00'00"W
C7	50.00'	90°00'00"	78.54'	N45°00'00"W
C8	50.00'	90°00'00"	78.54'	N45°00'00"E
C9	50.00'	90°00'00"	78.54'	S45°00'00"E
C10	50.00'	90°00'00"	78.54'	S45°00'00"W
C11	50.00'	90°00'00"	78.54'	N45°00'00"W
C12	50.00'	90°00'00"	78.54'	N45°00'00"E
C13	50.00'	90°00'00"	78.54'	S45°00'00"E
C14	50.00'	90°00'00"	78.54'	S45°00'00"W
C15	50.00'	90°00'00"	78.54'	N45°00'00"W
C16	50.00'	90°00'00"	78.54'	N45°00'00"E
C17	50.00'	90°00'00"	78.54'	S45°00'00"E
C18	50.00'	90°00'00"	78.54'	S45°00'00"W
C19	50.00'	90°00'00"	78.54'	N45°00'00"W
C20	50.00'	90°00'00"	78.54'	N45°00'00"E
C21	50.00'	90°00'00"	78.54'	S45°00'00"E
C22	50.00'	90°00'00"	78.54'	S45°00'00"W
C23	50.00'	90°00'00"	78.54'	N45°00'00"W
C24	50.00'	90°00'00"	78.54'	N45°00'00"E
C25	50.00'	90°00'00"	78.54'	S45°00'00"E
C26	50.00'	90°00'00"	78.54'	S45°00'00"W
C27	50.00'	90°00'00"	78.54'	N45°00'00"W
C28	50.00'	90°00'00"	78.54'	N45°00'00"E
C29	50.00'	90°00'00"	78.54'	S45°00'00"E
C30	50.00'	90°00'00"	78.54'	S45°00'00"W
C31	50.00'	90°00'00"	78.54'	N45°00'00"W
C32	50.00'	90°00'00"	78.54'	N45°00'00"E
C33	50.00'	90°00'00"	78.54'	S45°00'00"E
C34	50.00'	90°00'00"	78.54'	S45°00'00"W
C35	50.00'	90°00'00"	78.54'	N45°00'00"W
C36	50.00'	90°00'00"	78.54'	N45°00'00"E
C37	50.00'	90°00'00"	78.54'	S45°00'00"E
C38	50.00'	90°00'00"	78.54'	S45°00'00"W
C39	50.00'	90°00'00"	78.54'	N45°00'00"W
C40	50.00'	90°00'00"	78.54'	N45°00'00"E
C41	50.00'	90°00'00"	78.54'	S45°00'00"E
C42	50.00'	90°00'00"	78.54'	S45°00'00"W
C43	50.00'	90°00'00"	78.54'	N45°00'00"W
C44	50.00'	90°00'00"	78.54'	N45°00'00"E
C45	50.00'	90°00'00"	78.54'	S45°00'00"E
C46	50.00'	90°00'00"	78.54'	S45°00'00"W
C47	50.00'	90°00'00"	78.54'	N45°00'00"W
C48	50.00'	90°00'00"	78.54'	N45°00'00"E
C49	50.00'	90°00'00"	78.54'	S45°00'00"E
C50	50.00'	90°00'00"	78.54'	S45°00'00"W
C51	50.00'	90°00'00"	78.54'	N45°00'00"W
C52	50.00'	90°00'00"	78.54'	N45°00'00"E
C53	50.00'	90°00'00"	78.54'	S45°00'00"E
C54	50.00'	90°00'00"	78.54'	S45°00'00"W
C55	50.00'	90°00'00"	78.54'	N45°00'00"W
C56	50.00'	90°00'00"	78.54'	N45°00'00"E
C57	50.00'	90°00'00"	78.54'	S45°00'00"E
C58	50.00'	90°00'00"	78.54'	S45°00'00"W
C59	50.00'	90°00'00"	78.54'	N45°00'00"W
C60	50.00'	90°00'00"	78.54'	N45°00'00"E
C61	50.00'	90°00'00"	78.54'	S45°00'00"E
C62	50.00'	90°00'00"	78.54'	S45°00'00"W
C63	50.00'	90°00'00"	78.54'	N45°00'00"W
C64	50.00'	90°00'00"	78.54'	N45°00'00"E
C65	50.00'	90°00'00"	78.54'	S45°00'00"E
C66	50.00'	90°00'00"	78.54'	S45°00'00"W
C67	50.00'	90°00'00"	78.54'	N45°00'00"W
C68	50.00'	90°00'00"	78.54'	N45°00'00"E
C69	50.00'	90°00'00"	78.54'	S45°00'00"E
C70	50.00'	90°00'00"	78.54'	S45°00'00"W
C71	50.00'	90°00'00"	78.54'	N45°00'00"W
C72	50.00'	90°00'00"	78.54'	N45°00'00"E
C73	50.00'	90°00'00"	78.54'	S45°00'00"E
C74	50.00'	90°00'00"	78.54'	S45°00'00"W
C75	50.00'	90°00'00"	78.54'	N45°00'00"W
C76	50.00'	90°00'00"	78.54'	N45°00'00"E
C77	50.00'	90°00'00"	78.54'	S45°00'00"E
C78	50.00'	90°00'00"	78.54'	S45°00'00"W
C79	50.00'	90°00'00"	78.54'	N45°00'00"W
C80	50.00'	90°00'00"	78.54'	N45°00'00"E
C81	50.00'	90°00'00"	78.54'	S45°00'00"E
C82	50.00'	90°00'00"	78.54'	S45°00'00"W
C83	50.00'	90°00'00"	78.54'	N45°00'00"W
C84	50.00'	90°00'00"	78.54'	N45°00'00"E
C85	50.00'	90°00'00"	78.54'	S45°00'00"E
C86	50.00'	90°00'00"	78.54'	S45°00'00"W
C87	50.00'	90°00'00"	78.54'	N45°00'00"W
C88	50.00'	90°00'00"	78.54'	N45°00'00"E
C89	50.00'	90°00'00"	78.54'	S45°00'00"E
C90	50.00'	90°00'00"	78.54'	S45°00'00"W
C91	50.00'	90°00'00"	78.54'	N45°00'00"W
C92	50.00'	90°00'00"	78.54'	N45°00'00"E
C93	50.00'	90°00'00"	78.54'	S45°00'00"E
C94	50.00'	90°00'00"	78.54'	S45°00'00"W
C95	50.00'	90°00'00"	78.54'	N45°00'00"W
C96	50.00'	90°00'00"	78.54'	N45°00'00"E
C97	50.00'	90°00'00"	78.54'	S45°00'00"E
C98	50.00'	90°00'00"	78.54'	S45°00'00"W
C99	50.00'	90°00'00"	78.54'	N45°00'00"W
C100	50.00'	90°00'00"	78.54'	N45°00'00"E

NOTE: ALL RADII FOR TYPE II CURB ARE TO FACE OF CURB.
ALL RADII FOR TYPE III CURB ARE TO BACK OF CURB.

CONSTRUCTION NOTES

1. TYPE II CURB PER STANDARD DETAIL DRAWING P-1.04 A-2.
2. 6-INCH THICK CEMENT CONCRETE DRIVEWAY PER SPOKANE COUNTY STANDARD PLAN A-4.
3. CONSTRUCT ASPHALTIC CURB RAMP PER DETAIL ON SPOKANE COUNTY STANDARD PLAN A-46.
4. REMOVE AND INSTALL 6' TEMP. BARK MULCH AND (1) TEMPORARY BARK MULCH (1) TEMPORARY SIGNAGE PER SPOKANE COUNTY STANDARDS PLAN A-46 AND SPECIAL PROVISIONS.
5. CONSTRUCT 6" TRANSITION FROM TYPE III CURB TO TYPE II CURB. SEE DETAIL 2, SHEET 10.
6. SEE SHEET 10 FOR FINISH & COUNTY USE & COUNTY ISSUES NOTES.

GENERAL NOTES

1. ALL TREE & TREE REMOVAL PROPOSED, EXISTING MUST BE SHOWN ON THE PRELIMINARY PLAT AND APPROVED BY SPOKANE COUNTY PER SPOKANE COUNTY CODE.

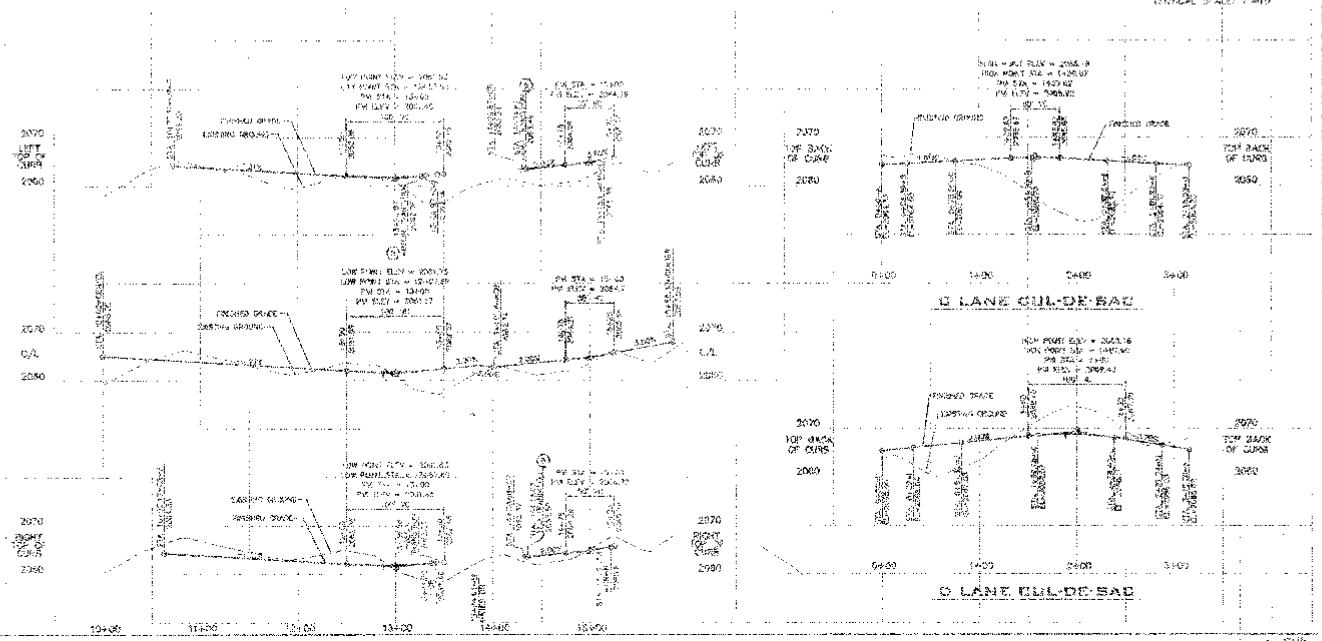
NAD '83 DATUM

CONSTRUCTION PLANS

DEVELOPER'S APPROVAL

DATE

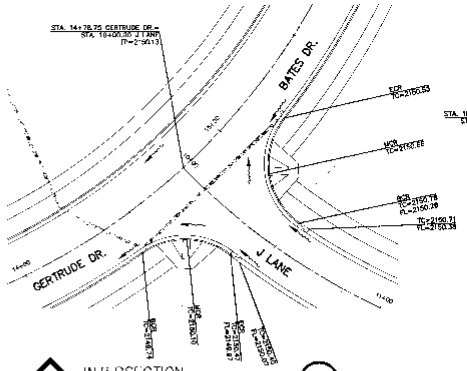
VERTICAL SCALE 1"=5'



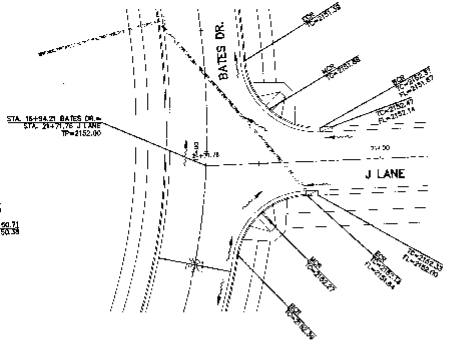
MICA VIEW ESTATES P.U.D.
C AND D LANES
STA. 10+00 TO STA. 18+85.43
SPOKANE COUNTY, WASHINGTON

C AND D LANES PLAN & PROFILE

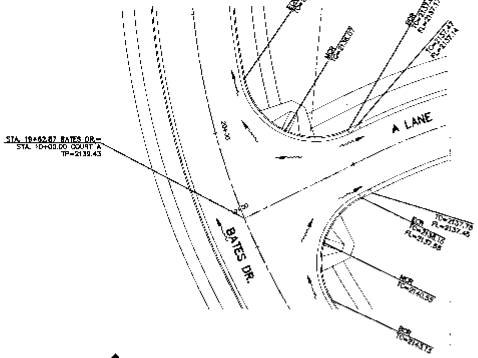
8 OF 10



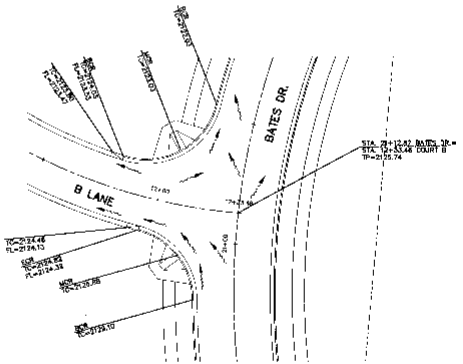
INTERSECTION 1
SCALE: 1"=20'



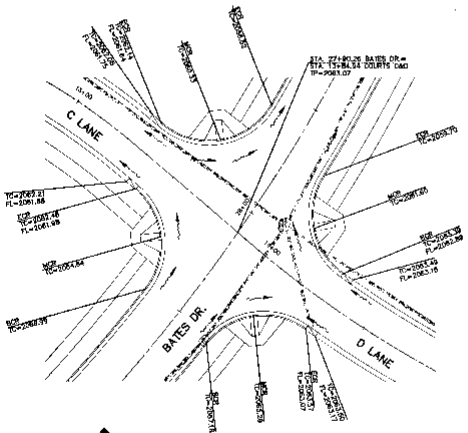
INTERSECTION 2
SCALE: 1"=20'



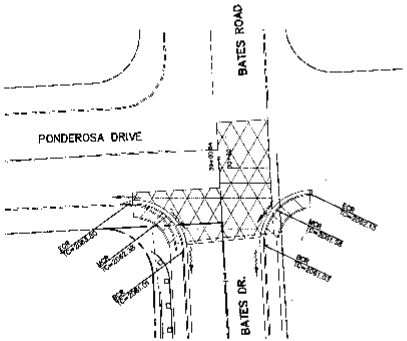
INTERSECTION 3
SCALE: 1"=20'



INTERSECTION 4
SCALE: 1"=20'



INTERSECTION 5
SCALE: 1"=20'



INTERSECTION 6
SCALE: 1"=20'

NAVD '88 DATUM

PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE IDENTIFIED AS GP32027-256 ELEV=2045.7

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-17346
DATE ACCEPTED: 10/05/04
ACCEPTANCE EXPIRES: 11/01/06
PROJECT LANE MILES PUBLIC: 2.44 mi.
PROJECT LANE MI. OR PRIVATE: 0.43 mi.
SIGNATURE BLOCK ON SHEET 1 OF 20

DEVELOPER'S APPROVAL

11/23/04
DATE

CLE ASSOCIATES
10703 PARK HIGHPLAN DRIVE
SUITE 101
SPOKANE VALLEY, WASHINGTON 99216
P 509.926.0594
F 509.926.0595
CLEASSOC.COM
CIVIL ENGINEERING
PLANNING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

STREET AND STORM DRAINAGE PLANS
MICA VIEW ESTATES P.U.D.
DETAIL SHEET
SPOKANE COUNTY, WA

EXPIRES: 6/11/06

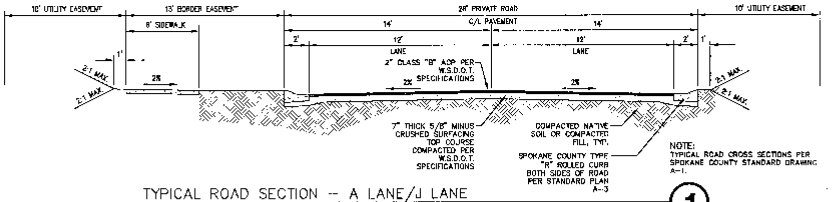
NO.	DESCRIPTION	DATE
1	ORIGINAL PREPARATION	08/11/04

STREET DETAILS

JOB NO. PROJECT #8030252
DRAWN BY: JDB
APPROVED BY: BAS
CHECKED BY: MLK

9 OF 20

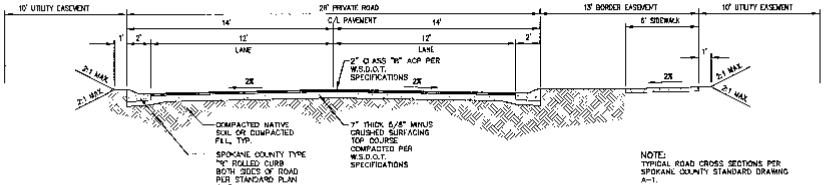
P-17346 Eng Road Drawing



TYPICAL ROAD SECTION -- A LANE/J LANE

NOT TO SCALE

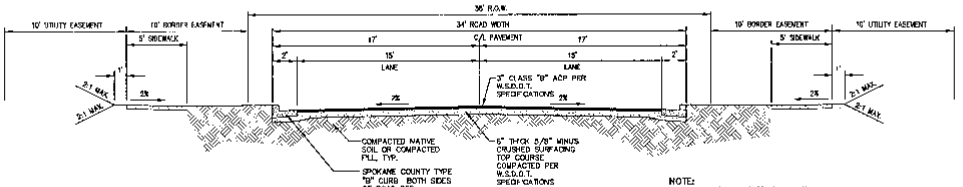
1



TYPICAL ROAD SECTION -- C LANE

NOT TO SCALE

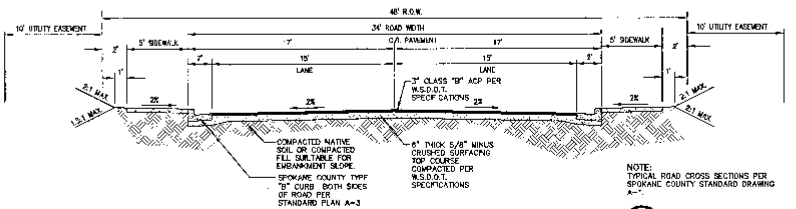
2



TYPICAL ROAD SECTION -- GERTRUDE/BATES DR. STA 10+00 TO STA 31+00

NOT TO SCALE

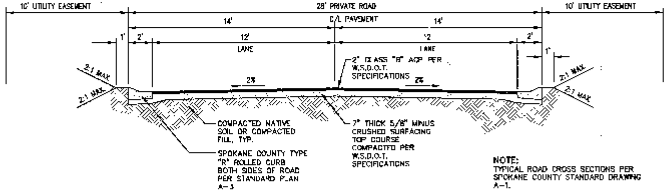
3



TYPICAL ROAD SECTION -- BATES DR. STA 31+00 TO STA 39+00

NOT TO SCALE

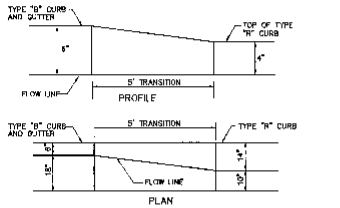
4



TYPICAL ROAD SECTION -- B & D LANES

NOT TO SCALE

5



"B" TO "R" CURB TRANSITION DETAIL

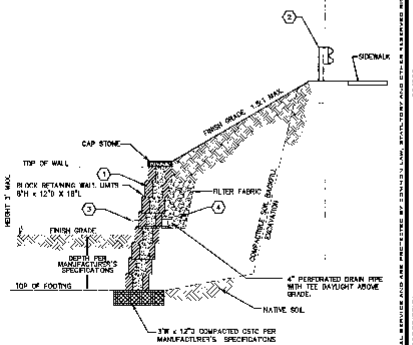
NOT TO SCALE

6

CONSTRUCTION NOTES

1. CONSTRUCT MODULAR BLOCK RETAINING WALL PER MANUFACTURER'S SPECIFICATIONS.
2. W.S.D.O.T. TYPE 1 W-BEAM GUARDRAIL TRAFFIC BARRIER PER SPOKANE COUNTY AND W.S.D.O.T. STANDARDS.
3. PLACE 4-INCH DIA. PVC SLEEVES FOR DRAINAGE PORTS, AT 8-FOOT HORIZONTAL SPACING.
4. 12-INCH WIDE SECTION OF DRAINAGE GRAVEL FOR CURTAIN DRAIN.

NOTE:
CONTRACTOR SHALL SUBMIT A STAMPED WALL DESIGN FOR APPROVAL PRIOR TO CONSTRUCTION.



RETAINING WALL DETAIL

NOT TO SCALE

7

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # P1346
DATE ACCEPTED: 1/26/07
ACCEPTANCE EXPIRES: 1/26/08
PROJECT LANE MILES PUBLIC: 0.54
PROJECT LANE MILES PRIVATE: 0.44
ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE SECOND DRAWING REVIEW AND ASSUMES PRIOR REVIEW AND APPROVAL OF ALL INFORMATION SHOWN. ROADWAY AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMITTEE SHALL NOTIFY SPOKANE COUNTY (509) 477-3600 48 HOURS PRIOR TO CONSTRUCTION.

Duncan Wilcox
DEVELOPER'S APPROVAL

1/26/07
DATE

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON PRESENCE LIMITED VISUAL EVIDENCE AND EXISTING RECORDS. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NAVD'88 DATUM
PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE IDENTIFIED AS GP-3202 / -258 ELEV=2045.17

CLC ASSOCIATES
19910 E. MISSION AVE.
SUITE 101
SPOKANE VAL. WA.
WASHINGTON 99016
P.O. BOX 482
LIBERTY LAKE, WA.
99019
(509) 924-9656
ARCHITECTURE
ENGINEERING
LAND DEVELOPMENT
LAND SURVEYING

STREET AND STORM DRAINAGE PLANS

MICA VIEW ESTATES P.U.D.

STREET DETAILS

SPOKANE COUNTY, WA

STREET DETAILS

NO.	DESCRIPTION	DATE
1	1ST SUBMITTAL	4/4/06
2	REVISIONS PER CORRECTION	6/05/06

PROJECT RESPONSIBLE
DRAWN BY: JKC
DESIGNED BY: MEH
CHECKED BY: MLK

10 OF 20

P-1346

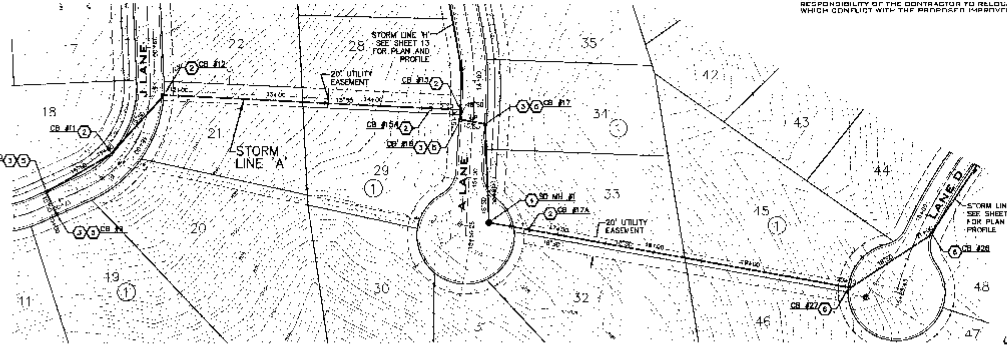
Eng Read Drawing

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE ONE-CALL LOCATING SERVICE AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

UNDERGROUND SERVICE ALERT
DIAL CALL NUMBER
456-8000
(ALL TWO WORKING DAYS BEFORE YOU DIG)



NORTH SCALE: 1" = 100'-0"

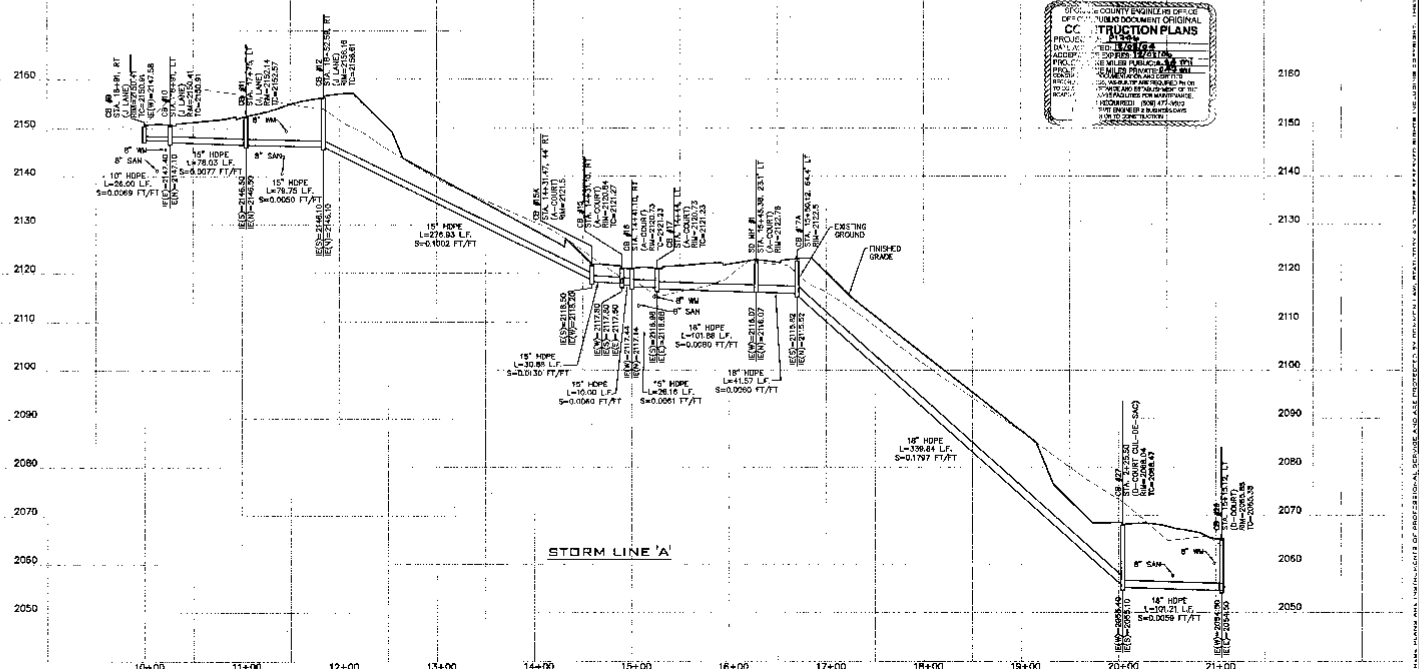
CONSTRUCTION NOTES

1. W.S.D.O.T. GRATE INLET TYPE 2 PER W.S.D.O.T. STANDARD PLANS, B-42 WITH FRAME AND VANE GRATE PER W.S.D.O.T. STANDARD PLAN B-40. INSTALL WITH LONG DIMENSION OF INLET PERPENDICULAR TO CURB.
2. TYPE 1 CATCH BASIN WITH TYPE 1 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS, B-4, B-10, & B-12.
3. TYPE 1 CATCH BASIN WITH TYPE 2 METAL FRAME AND GRATE WITH HOOD PER SPOKANE COUNTY STANDARD PLANS B-4, B-11 & B-14.
4. A COURT STA. 15+45.38, 23.1' LT, TYPE I-48 STORM SEWER MANHOLE PER SPOKANE COUNTY STANDARD PLAN U-9, RIM EL=2122.76
5. CONSTRUCT CATCH BASIN IN SUMP TRANSITION PER DETAIL 3, SHEET 20.
6. TYPE I-48 STORM MANHOLE WITH TYPE 1 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS, U-2, B-10, & B-12.

◆ NAVD '88 DATUM
PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE IDENTIFIED AS GP37097=358 ELEVATION=2045.17

DEVELOPER'S APPROVAL — DATE

VERTICAL SCALE: 1"=10'



COUNTY ENGINEER'S OFFICE
OFFICIAL DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT NO. 24-24-4
DATE: 12/05/24
ADDENDUM NO. EXPIRES: 12/31/26
PROJECT ENGINEER
PROJECT MANAGER
APPROVED BY
DIRECTOR, ENGINEERING SERVICES
DIRECTOR, PUBLIC WORKS

F.E. ASSOCIATES
9702 East Mansfield Avenue
Spokane Valley, Washington 99206
(509) 924-7688
Fax (509) 924-7694
Civil Engineering
Land Surveying
Land Planning

STORM DRAINAGE PLANS
MICA VIEW ESTATES P.U.D.
STORM LINE 'A'
PLAN AND PROFILE
SPOKANE COUNTY, WASHINGTON

REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
JAMES A. FEIST
21649
EXPIRES 1/31/26

PREPARED UNDER THE SUPERVISION OF JAMES A. FEIST, P.E. REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON
THIS DRAWING IS NOT TO BE REVISED BY ANY PARTY OTHER THAN THE ENGINEER OF RECORD OR AS AUTHORIZED BY HIM OR HER AUTHORIZED REPRESENTATIVE.

NO.	DESCRIPTION	DATE
1	PRELIMINARY	12/05/24
2	FINAL	

STORM PLAN & PROFILE

PROJECT # 2020312
DRAWN BY: LTD
DESIGNED BY: BAH
CHECKED BY: JAF

11 OF 20

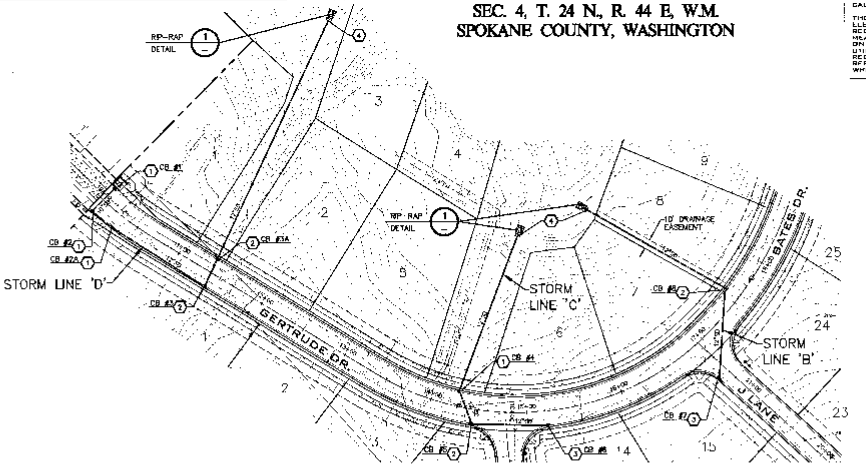
P-1746
Eng Lead Drawings

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES THAT WILL BE WORKING IN THE AREA, PRIOR TO CONSTRUCTION, AND REQUEST LOCATION OF THEIR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES IN THE AREA, WHETHER SHOWN OR NOT SHOWN ON THESE PLANS.

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



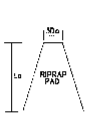
NORTH
SCALE: 1" = 80'-0"

NAVD '88 DATUM
PROJECT TBM 15 W.S.D.O.T. RIKATA CAP IN CONCRETE IDENTIFIED AS DP32027--258 ELEVATION=2045.72

CONSTRUCTION NOTES

1. W.S.D.O.T. GRATE INLET TYPE 2 WITH SUMP PER W.S.D.O.T. STANDARD PLANS, B-4C WITH FRAME AND VANE GRATE PER W.S.D.O.T. STANDARD PLAN B-40. INSTALL LONG DIMENSION OF INLET PERPENDICULAR TO CURB
2. TYPE 1 CATCH BASIN WITH TYPE 1 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS, B-4, B-TO, & B-12.
3. TYPE 1 CATCH BASIN WITH TYPE 2 METAL FRAME AND GRATE WITH HOOD PER SPOKANE COUNTY STANDARD PLANS, B-4, B-11, & B-14.
4. INSTALL TRASH RACK PER DETAIL 5, SHEET 18.
5. CONSTRUCT CATCH BASIN IN SUMP TRANSITION PER DETAIL 3, SHEET 20.

NOTE:
RIPRAP PAD MUST BE INSTALLED WITH FILTER FABRIC (AMOCO OR EQUAL) BETWEEN THE NATIVE SOIL AND THE WASHED DRAIN ROCK.



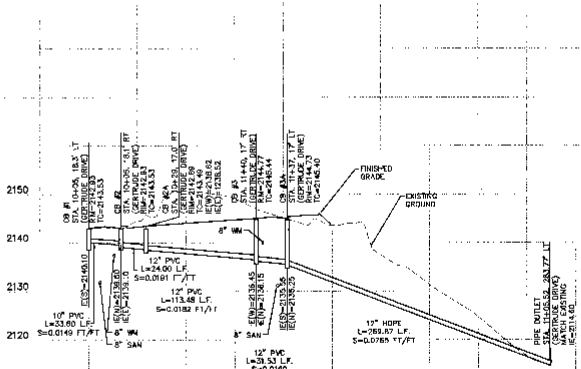
RIPRAP PAD DIMENSIONS

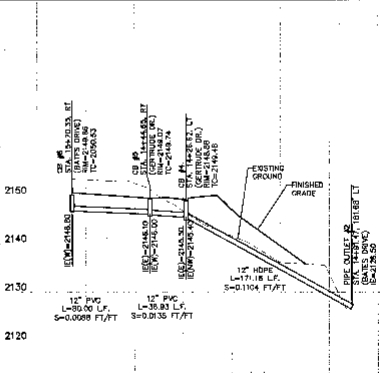
STORM LINE	30a	La	W	STONE SIZE	THICK
B	5'	12'	8'	4" MIN.	1.0'
C	5'	12'	8'	4" MIN.	1.0'
D	5'	12'	8'	4" MIN.	1.0'

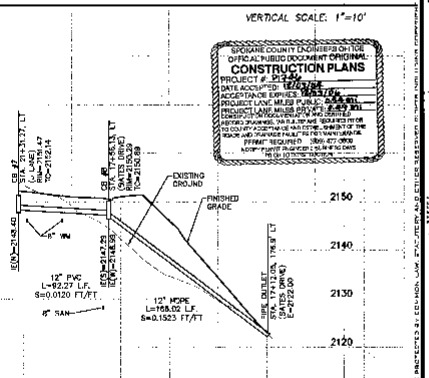
TYPICAL RIPRAP PAD (1/L)

DEVELOPER'S APPROVAL — DATE

VERTICAL SCALE: 1"=10'







SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1346
DATE ACCEPTED: 12/6/04
ACCEPTANCE EXPIRES: 12/6/07
PROJECT LANE MILES PUBLIC: 0.5 LM
PROJECT LANE MILES PRIVATE: 0.45 LM
CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH SPOKANE COUNTY STANDARDS, AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE SPOKANE COUNTY ENGINEER OR TO COMPLY ACCEPTANCE MAY EXPIRE. SUBMITTAL OF THE "END OF WORK" NOTICE FORM IS REQUIRED.
PERMIT REQUIRED (509) 477-3600
NOTE: PERMIT EXPIRES 2 YEARS FROM DATE OF ISSUANCE UNLESS OTHERWISE NOTED.

CLE ASSOCIATES
10210 N. SPOKANE LANE
SUITE 1
SPOKANE VALLEY
WASHINGTON 99218
P. (509) 924-2626
F. (509) 924-5676
CLEINC.COM
ARCHITECTURE
ENGINEERING
PLANNING
SURVEYING
LAND DEVELOPMENT CONSULTING

STORM DRAINAGE PLANS
MICA VIEW ESTATES P.U.D.
GERTRUDE DRIVE STORM DRAIN
PLAN AND PROFILE
SPOKANE COUNTY, WASHINGTON

STORM PLAN & PROFILE

PROJECT #: 03030212
DRAWN BY: JLH
DESIGNED BY: BAL
CHECKED BY: MEK

12 OF 20

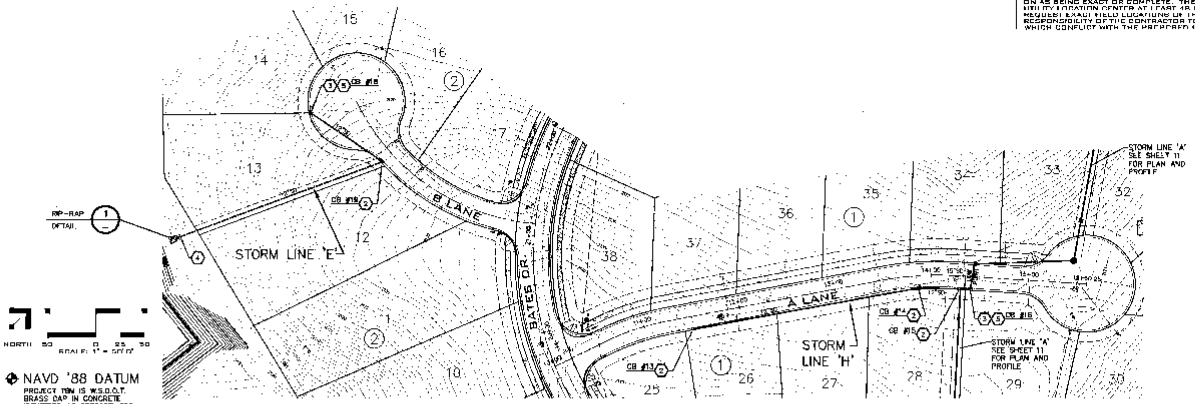
P-1346

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHILE HISTORICALLY CORRECT, MAY NOT REFLECT FIELD CONDITIONS. THE INFORMATION IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONTACTING ALL THE UTILITIES INVOLVED FOR FIELD LOCATION OF THEIR UTILITIES AT LEAST TWO WORKING DAYS BEFORE ANY EXCAVATION IS REQUIRED. SHALL FIELD LOCATIONS OF THE UTILITIES, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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

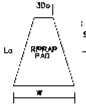


◆ NAVD '88 DATUM
PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE IDENTIFIED AS GP132027-298 ELEVATION=2045.17

CONSTRUCTION NOTES

1. NOT USED.
2. TYPE 1 CATCH BASIN WITH TYPE 1 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS, B-4, B-10, & B-12.
3. TYPE 1 CATCH BASIN WITH TYPE 2 METAL FRAME AND GRATE WITH HOOD PER SPOKANE COUNTY STANDARD PLANS B-4, B-11 AND B-14.
4. INSTALL TRASH RACK PER DETAIL 5, SHEET 18.
5. CONSTRUCT CATCH BASIN IN SUMP TRANSITION PER DETAIL 3, SHEET 20.

NOTE:
RIPRAP PAD MUST BE INSTALLED WITH FILTER FABRIC (AMOCO OR EQUAL) BETWEEN THE NATIVE SOIL AND THE WASHED DRAIN ROCK.



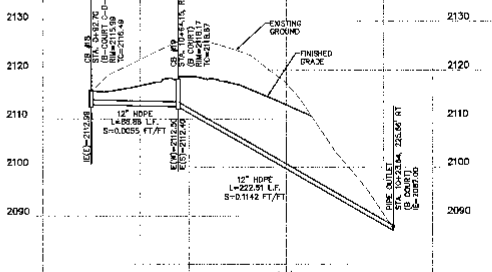
RIPRAP PAD DIMENSIONS

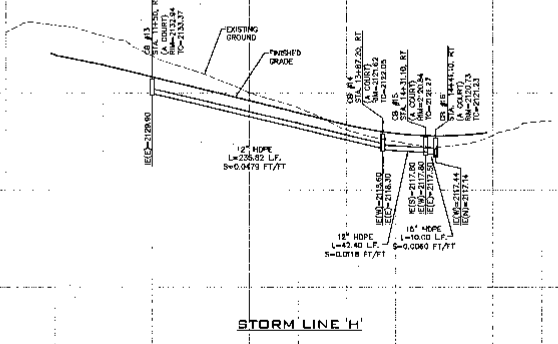
STORM LINE	30°	La	W	STONE SIZE	THICK.
E	5'	12'	8'	4" MIN.	1.0'

TYPICAL RIPRAP PAD (1)

DEVELOPER'S APPROVAL — DATE

VERTICAL SCALE: 1"=10'





10+00 11+00 12+00 13+00 10+00 11+00 12+00 13+00 14+00 15+00

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # P-1746
DATE ACCEPTED: 10/12/05
ACCEPTANCE EXPIRES: 10/12/07
PROJECT LANE MILES PUBLIC: 0.25
PROJECT LANE MILES PRIVATE: 0.00
ALL WORK SHALL BE IN ACCORDANCE WITH THE SPOKANE COUNTY STANDARDS AND SPECIFICATIONS FOR ROAD AND DRAINAGE CONSTRUCTION AND ALL OTHER APPLICABLE LAWS, RULES AND REGULATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS FOR WORK WITHIN THE RIGHT-OF-WAY.
PERMIT REQUIRED: ROAD APPROVAL
NOTIFY SPOKANE COUNTY ENGINEER'S OFFICE 24 HOURS PRIOR TO START OF CONSTRUCTION
SPOKANE COUNTY ENGINEER

CLC ASSOCIATES
• 4700 LAKE MINEHAHA ROAD
SUITE 100
SPOKANE VALLEY
WASHINGTON 99216
P 509.536.0064
F 509.536.0065
CLCINC.COM
ARCHITECTS
ENGINEERS
LAND PLANNERS
LAND SURVEYORS

STORM DRAINAGE PLANS
MICA VIEW ESTATES P.U.D.
A AND B LANES STORM DRAIN
PLAN AND PROFILES
SPOKANE COUNTY, WASHINGTON

STORM PLAN & PROFILE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	04/09/04

PROJECT #: 03-0051.13
DRAWN BY: JCR
DESIGNED BY: BAC
CHECKED BY: MLK

13 OF 20

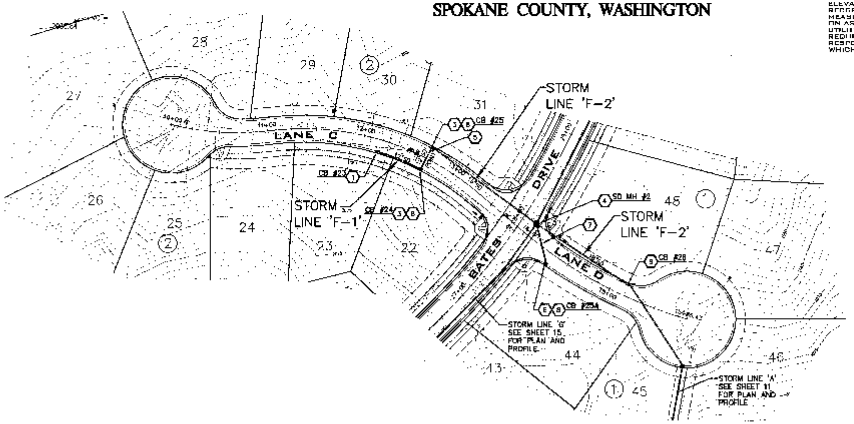
P-1746 Eng Set Drawings

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS CERTIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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



SCALE: 1" = 50'

◆ NAVD '88 DATUM
PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE IDENTIFIED AS GP57077-256 ELEVATION=2045.17

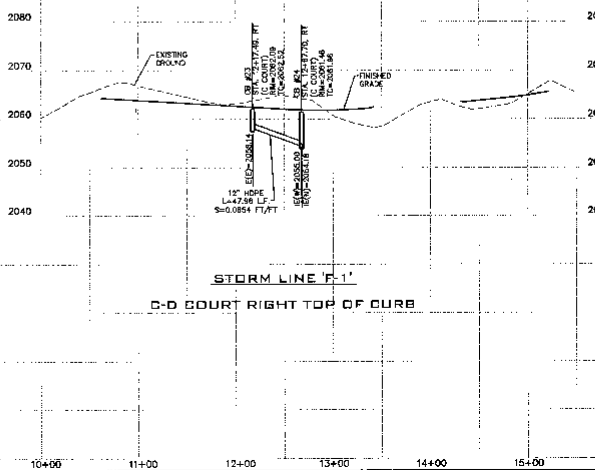
CONSTRUCTION NOTES

1. W.S.D.O.T. GRATE INLET TYPE 2 PER W.S.D.O.T. STANDARD PLANS, B-4C WITH FRAME AND VANE GRATE PER W.S.D.O.T. STANDARD PLAN B-40. INSTALL LONG DIMENSION OF INLET PERPENDICULAR TO CURB.
2. TYPE 1 CATCH BASIN WITH TYPE 1 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS, B-4, B-10, & B-12.
3. TYPE 1 CATCH BASIN WITH TYPE 2 METAL FRAME AND GRATE WITH HOOD PER SPOKANE COUNTY STANDARD PLANS, B-4, B-11, B-14.
4. TYPE I-48 STORM SEWER MANHOLE PER SPOKANE COUNTY STANDARD PLAN U-2.
5. INSTALL APPROX 25.00 L.F. OF 12" HDPE STORM PIPE. CB #24 IE(S)=2054.18, CB #25 E(N)=2054.03, S=0.0080 FT/FT.
6. STA. 14+30.88, RT TYPE 1 CATCH BASIN WITH TYPE 2 METAL FRAME AND GRATE WITH HOOD PER SPOKANE COUNTY STANDARD PLANS, B-4, B-11, B-14. TC=2063.57, RIM FI=2062.90, IE=2058.50
7. INSTALL APPROX 41.85 L.F. OF 12" PVC STORM PIPE. CB #25A IE=2058.50, SD MH#2 IE(SE)=2056.50 S=0.0502 FT/FT.
8. CONSTRUCT CATCH BASIN IN SUMP TRANSITION PER DETAIL 3, SHEET 20.
9. TYPE I-48 STORM SEWER MANHOLE WITH TYPE 1 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS, U-2, B-10, & B-12.

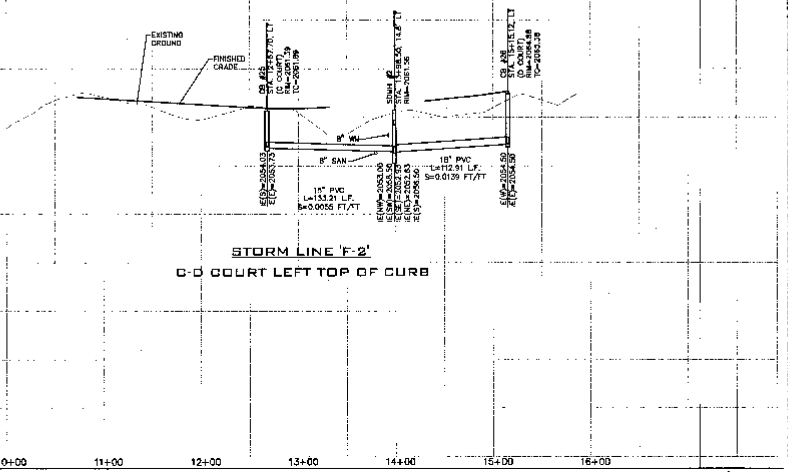
DEVELOPER'S APPROVAL — DATE 11/23/04

VERTICAL SCALES 1"=10'

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # P1946
DATE ACCEPTED: 12/03/04
ACCEPTANCE EXPIRES: 12/03/05
PROJECT LANE MILES PUBLIC: 0.33 mi
PROJECT LANE MILES PRIVATE: 0.33 mi
UNDERGROUND DISCLOSURE ON ATTACHED PLAN
ISSUING AGENCY: NO S.C.P.W. RIGHT TO REVIEW PRIOR TO COMPANY ACCEPTANCE AND ALL RIGHTS OF THE ACKNOWLEDGE WAIVER INCLUDED FOR MARKINGS.
PERMIT REQUIRED (509) 477-3623
NOT FOR USE WITH A BUILDING PERMIT
PWC CONDITIONS



STORM LINE 'F-1'
C-D COURT RIGHT TOP OF CURB



STORM LINE 'F-2'
C-D COURT LEFT TOP OF CURB

THESE PLANS ARE AN INSTRUMENT OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY ARE NOT TO BE REUSED OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF CLC ASSOCIATES.

CLC ASSOCIATES
10721 E. MAIN AVENUE, SUITE 201
POST OFFICE BOX 141765
SPOKANE VALLEY
WASHINGTON 99216-1765
P. 509.892.1000
F. 509.892.1001
ENGINEERING
LAND DEVELOPMENT CONSULTING
PROJECT MANAGEMENT
LAND SURVEYING

STORM DRAINAGE PLANS
MICA VIEW ESTATES P.U.D.
C AND D LANES STORM DRAIN
PLAN AND PROFILES
SPOKANE COUNTY, WASHINGTON

REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
JOHN L. KRIKAVA
12-9-04

EXPIRES 6/16/05

PREPARED UNDER THE DIRECT SUPERVISION OF JOHN L. KRIKAVA, P.E. REGISTERED REPRESENTATIVE FOR AND ON BEHALF OF CLC ASSOCIATES

DATE	DESCRIPTION
12/9/04	INITIAL PREPARATION

STORM PLAN & PROFILE

PROJECT #SM030218
DRAWN BY: JSR
ORIGINED BY: SAH
UTILITIES BY: MLK

14 OF 20

P1946

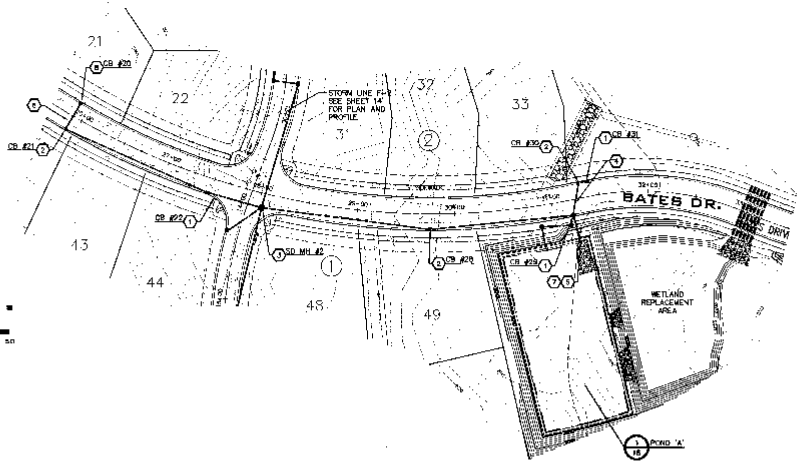
Eng Std Drawing

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF FACILITIES (UTILITIES) AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE AND PRESERVE ALL UTILITIES AS REQUIRED BY CHAPTER 19.122 RCW. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

UNDERGROUND SERVICE ALERT
CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-456-8000



NAVD '88 DATUM
PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE IDENTIFIED AS SF2907-256 ELEVATION=2045.17

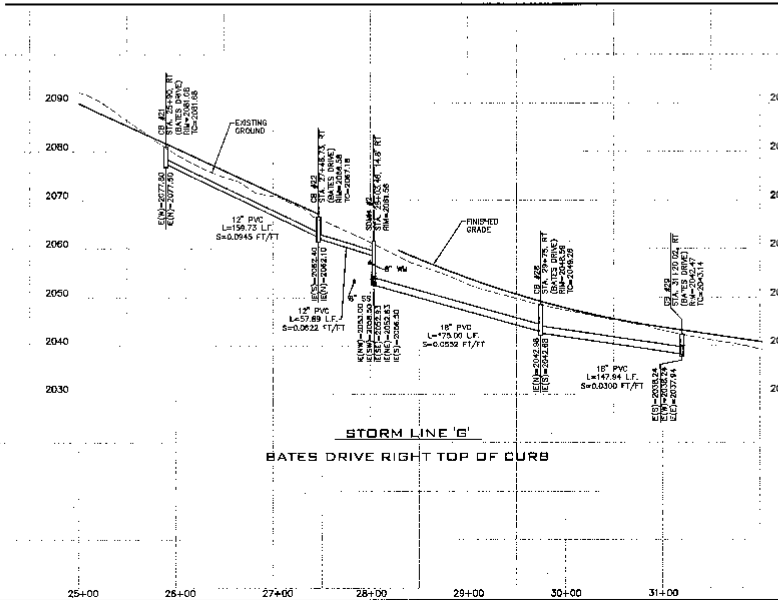
CONSTRUCTION NOTES

1. W.S.D.O.T. GRATE INLET TYPE 2 PER W.S.D.O.T. STANDARD PLAN B-40 WITH FRAME AND VANE GRATE PER W.S.D.O.T. STANDARD PLAN B-40. INSTALL LONG DIMENSION OF INLET PERPENDICULAR TO CURB.
2. TYPE 1 CATCH BASIN WITH TYPE 1 METAL FRAME AND GRATE PER SPOKANE COUNTY STANDARD PLANS, B-4, B-10, & B-12.
3. STORM DRAINAGE MANHOLE, TYPE I-48 PER SPOKANE COUNTY STANDARD PLAN U-2. RIM EL=2081.6.
4. INSTALL APPROX. 30.4 L.F. OF 12" PVC STORMPIPE, IE(E) CB#30=2038.41, IE(W) CB#29=2038.24, S=0.0056 FT/FT.
5. INSTALL APPROX 28.9 L.F. OF 21" HDPE STORM PIPE, IE(E) CB#29=2037.94, IE AT POND A=2037.50, S=-0.0151 FT/FT.
6. INSTALL APPROX. 31.2 L.F. OF 12" PVC STORM PIPE, IE(W) CB#30=2078.95, IE(E) CB#27=2077.80, S=0.0144 FT/FT.
7. INSTALL TRASH RACK. SEE DETAIL 5, SHEET 18.
8. W.S.D.O.T. GRATE INLET TYPE 2 PER W.S.D.O.T. STANDARD PLAN B-40 WITH FRAME AND VANE GRATE PER W.S.D.O.T. STANDARD PLAN B-40. INSTALL LONG DIMENSION OF INLET PERPENDICULAR TO CURB. RIM EL=2081.08, TC=2081.68, IE(E)=2078.25.

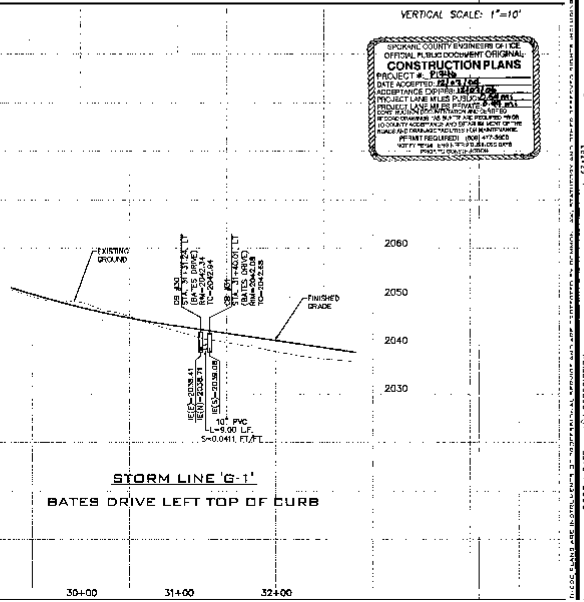
DEVELOPER'S APPROVAL — DATE 11/23/04

VERTICAL SCALE: 1"=10'

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # F2907
DATE ACCEPTED: 12/13/04
ACCEPTANCE EXPIRES: 12/07/05
PROJECT LANE MILES PUBLIC: 0.681
PROJECT LANE MILES PRIVATE: 0.301
SCRIPT ROAD(S) WITHIN PLAN: N/A
W'SCOM DRAWING NO. 5-47, 5-48, 5-49, 5-50
IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE SCALE OF THE REPRODUCTION, THE PRINT REQUIRED (NOT) 477-3600
NOTE: THIS IS NOT A PERMIT, ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION



STORM LINE 'G'
BATES DRIVE RIGHT TOP OF CURB



STORM LINE 'G-1'
BATES DRIVE LEFT TOP OF CURB

CLC ASSOCIATES
PO BOX 1081, RICHLAND
WASHINGTON 99352
PHONE (509) 627-7677
FAX (509) 627-8208
CIVIL
PLANNING
SURVEYING
LAND DEVELOPMENT
ARCHITECTURE
PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT
LAND MARKETING

STORM DRAINAGE PLANS
MICA VIEW ESTATES P.U.D.
BATES DRIVE STORM DRAIN
PLAN AND PROFILES
SPOKANE COUNTY, WASHINGTON

EXPIRES 6/11/06

DATE	DESCRIPTION
05/09/04	ORIGINAL PREPARATION

STORM PLAN & PROFILE

PROJECT #2003212
DRAWN BY: JLM
DESIGNED BY: DAT
CHECKED BY: MLK

15 OF 20

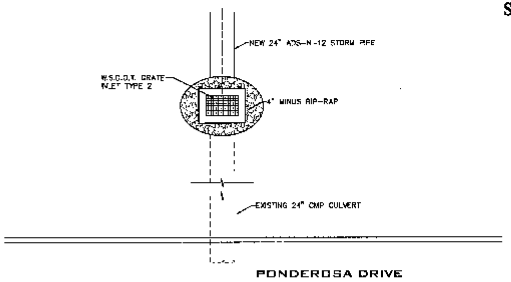
P-1746 Eng Road Drawings

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

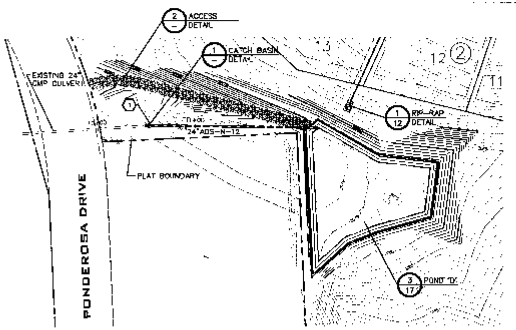
CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND IS ONLY AS ACCURATE AS SUCH RECORDS ARE REASONABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO THE CONSTRUCTION OR TO LOSS INCURRED AS A RESULT OF DELAYS CAUSED BY THE CONTRACTOR'S FAILURE TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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



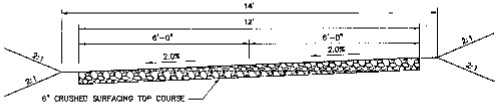
NEW CATCH BASIN, END OF EXISTING 24" CULVERT (1)
NOT TO SCALE



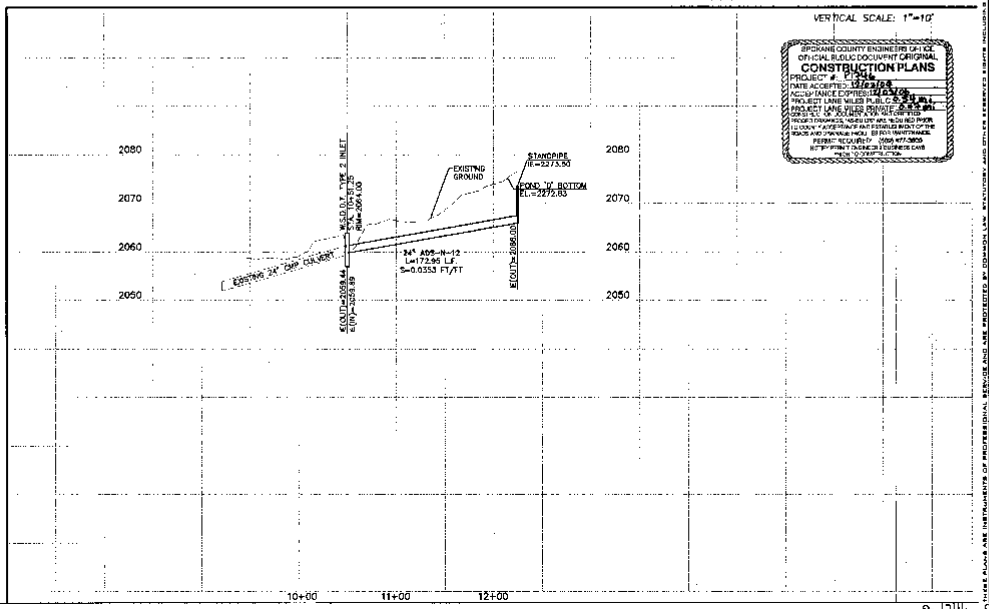
CONSTRUCTION NOTES

1. W.S.D.O.T. GRATE INLET TYPE 2 PER W.S.D.O.T. STANDARD PLAN B-40.

Duncan Walker 11/22/05
DEVELOPER'S APPROVAL DATE



POND 'D' ACCESS SECTION (2)
NOT TO SCALE



NAVD '88 DATUM
PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE IDENTIFIED AS GP12027-256 ELEVATION=2045.17

NORTH 50 0 25 50
SCALE: 1" = 50'FT

ELC ASSOCIATES
13707 FAIRMOUNT ROAD
SUITE 101
SPOKANE VALLEY
WASHINGTON 99216
T 509 924 1532
F 509 924 1533
ON THE WEB AT:
WWW.ELCINC.COM
CIVIL ENGINEERING
PLANNING
SURVEYING
LAND DEVELOPMENT

STORM DRAINAGE PLANS
MICA VIEW ESTATES P.U.D.

POND 'D' OUTLET PIPE
PLAN AND PROFILES
SPOKANE COUNTY, WASHINGTON

REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
DUNCAN A. WALKER
11/9/05

PREPARED UNDER THE SUPERVISION OF:
DUNCAN A. WALKER
REGISTRATION NUMBER 19985
STATE OF WASHINGTON

NO.	DATE	DESCRIPTION
1	11/9/05	PRELIMINARY
2	12/23/05	FINAL

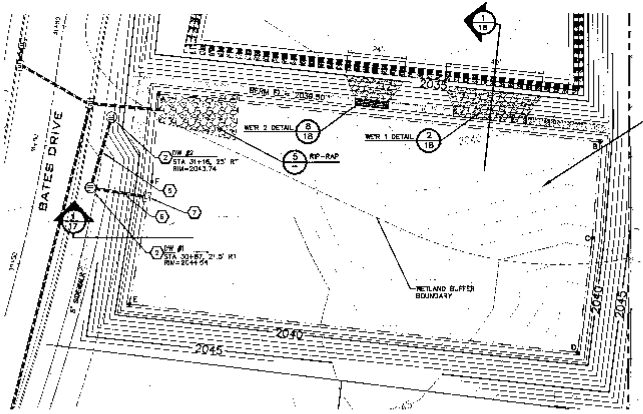
PROJECT #: 5000515
DRAWN BY: JLH
DESIGNED BY: DAW
CHECKED BY: MLK

STORM PLAN & PROFILE

16 OF 20

P 1946 Eng Road Drawings

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN CONSENT OF ELC ASSOCIATES, INC.



POND A
FINISHED GRADE POND BOTTOM EL= 2037.50
POND BOTTOM AREA PROVIDED = 6,005 S.F.
MINIMUM BERM ELEV = 2039.50
PERIMETER = 542 L.F.
REQUIRED "20#" VOLUME = 8,753 C.F.
PROVIDED "20#" VOLUME = 8,756 C.F.

POND BOTTOM LOCATION TABLE (BATES DRIVE STATION & OFFSET)		
POINT	STATION	OFFSET
A	31+57.68	40.30' RT.
B	31+32.2	226.11' RT.
C	31+02.11	248.11' RT.
D	30+66.09	231.60' RT.
E	30+45.47	46.08' RT.
F	30+93.75	43.80' RT.

POND BOTTOM DIMENSION TABLE	
POINTS	LENGTH
A–B	164.21'
B–C	28.66'
C–D	47.59'
D–E	186.14'
E–F	5' 44'
F–A	39.98'

POND A DETAIL
SCALE: 1"= 20'
1/—

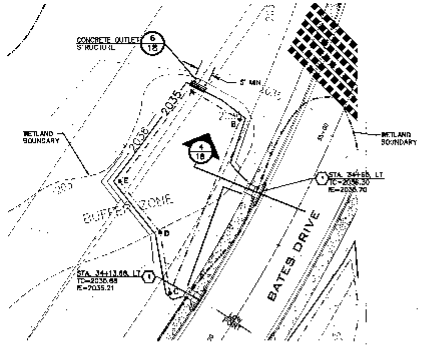
NOTE:
RIPRAP PAD MUST BE INSTALLED WITH FILTER FABRIC (AMOCO OR EQUAL) BETWEEN THE NATIVE SOIL AND THE WASHED DRAIN ROCK.

RIPRAP PAD DIMENSIONS					
POND	3Do	Lp	W	STONE SIZE	THICK
A	10'	32'	19'	7" MIN.	2.5'

TYPICAL RIPRAP PAD
NOT TO SCALE
5/—

CONSTRUCTION NOTES

1. CURB INLET TYPE 2 PER SPOKANE COUNTY STANDARD PLAN B-9.
2. TYPE "B" DRYWELL WITH TYPE 4 GRATE PER SPOKANE COUNTY STD. PLANS B1-A AND B-15. RIM EL=TC-0.34' (DESIGN).
3. 12' GATE
4. 6' HIGH "SEE THROUGH" FENCE.
5. INSTALL APPROX. 30.2 L.F. OF 12" HDPE STORMPIPE, IE (S) INV #1=2035.78, IE (N) INV#2=2035.42, S=0.0113 FT/FT.
6. INSTALL APPROX. 23.5 L.F. OF 12" HDPE STORMPIPE, IE (F) CR=2035.86, IE (W) INV#=2035.76, S=0.0051 FT/FT.
7. TYPE 1 CATCH BASIN, FRAME AND GRATE PER SPOKANE COUNTY STD. PLANS B-4, B-10, AND 9-12. RIM EL=2037.88 (DESIGN)-0.28' ABOVE POND BOTTOM. IE(W)=2035.88.
8. POND BOTTOM IS DESIGNED FOR INFILTRATION. HEAVY EQUIPMENT TRAFFIC SHOULD BE MINIMIZED ON POND BOTTOM. SCARIFY FINISH GRADE PRIOR TO HYDROSEEDING.



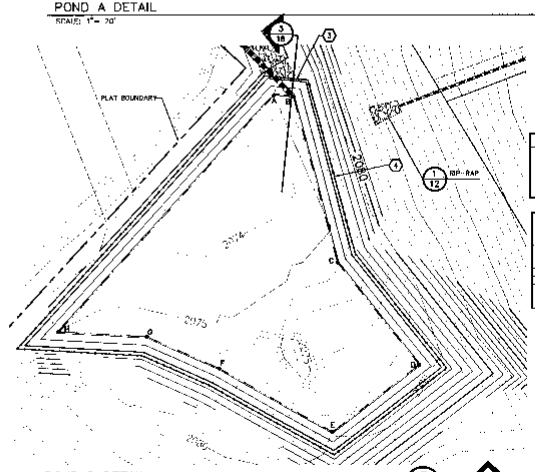
POND B-1
FINISHED GRADE POND BOTTOM EL= 2034.00
POND BOTTOM AREA PROVIDED = 1,844 S.F.
MINIMUM BERM ELEV = 2035.00
PERIMETER = 204 L.F.
REQUIRED "20#" VOLUME = 704 C.F.
PROVIDED "20#" VOLUME = 1,327 C.F.

POND BOTTOM LOCATION TABLE (BATES DRIVE STATION & OFFSET)		
POINT	STATION	OFFSET
A	34+85.57	61.58' LT.
B	34+80.34	12.12' LT.
C	34+80.16	38.16'
D	34+28.67	44.77' LT.
E	34+40.63	69.72' LT.

POND BOTTOM DIMENSION TABLE	
POINTS	LENGTH
A–B	74.68'
B–C	77.23'
C–D	25.40'
D–E	28.86'
E–A	49.59'

POND B-1 DETAIL
SCALE: 1"= 20'
2/—

NORTH



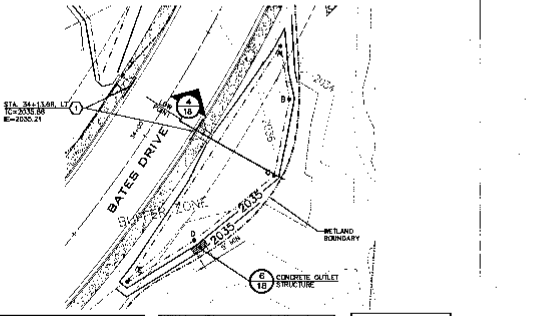
POND D
FINISHED GRADE POND BOTTOM EL= 2072.83
POND BOTTOM AREA PROVIDED = 9052 S.F.
MINIMUM BERM ELEV = 2075
PERIMETER = 451 L.F.
REQUIRED "20#" VOLUME = 2,929 C.F.
PROVIDED "20#" VOLUME = 6,364 C.F.

POND BOTTOM LOCATION TABLE (BATES DRIVE STATION & OFFSET)		
POINT	STATION	OFFSET
A	20+89.84	47.32' LT.
B	20+89.83	409.32' LT.
C	20+50.17	389.39' LT.
D	20+ 58.99	360.02' LT.
E	20+ 30.27	338.34' LT.
F	20+43.78	441.67' LT.
G	20+50.24	489.74' LT.
H	20+52.31	505.61' LT.

POND BOTTOM DIMENSION TABLE	
POINTS	LENGTH
A–B	8.02'
B–C	76.38'
C–D	51.99'
D–E	43.01'
E–F	53.33'
F–G	50.43'
G–H	16.28'
H–A	131.82'

POND D DETAIL
SCALE: 1"= 20'
3/—

NORTH



POND B-2
FINISHED GRADE POND BOTTOM EL= 2034.00
POND BOTTOM AREA PROVIDED = 1,762 S.F.
MINIMUM BERM ELEV = 2036.00
PERIMETER = 353 L.F.
REQ. RES "20#" VOLUME = 704 C.F.
PROVIDED "20#" VOLUME = 1,281 C.F.

POND BOTTOM LOCATION TABLE (BATES DRIVE STATION & OFFSET)		
POINT	STATION	OFFSET
A	34+58.36	28.53' RT.
B	34+42.22	42.62' RT.
C	34+14.31	53.24' RT.
D	33+76.86	40.95' RT.
E	33+49.12	29.39' RT.

POND BOTTOM DIMENSION TABLE	
POINTS	LENGTH
A–B	22.41'
B–C	31.95'
C–D	43.23'
D–E	32.48'
E–A	115.89'

POND B-2 DETAIL
SCALE: 1"= 20'
4/—

NORTH

SPOKANE COUNTY ENGINEER'S STAMP
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # 83196
DATE ACCEPTED: 12/6/16
ACCEPTANCE EXPIRES: 12/6/17
PROJECT LANE MUST BE PUBLIC ACCESS
CONTACT LAND USE BRANCH AT 509-477-3675 TO SCHEDULE PRE-CONSTRUCTION CONFERENCE
PERMIT REQUIRED (509) 477-3675
NOTIFY PERMIT HOLDER 2 DAYS PRIOR TO CONSTRUCTION

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

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON REPTINGS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NAVD '88 DATUM
PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE IDENTIFIED AS GP32027-256 ELEV=2045.17

DEVELOPER'S APPROVAL

DATE

P-17446

ELE ASSOCIATES
2130 EAST MISSION AVENUE
SUITE 104
SPOKANE, WASHINGTON 99223
P. 509.535.1813
F. 509.535.1853
E. ELE@ELEASSOCIATES.COM
ARCHITECTS, PE
PLANNERS/PLS/LANDSCAPE ARCHITECTS/PE
LAND SURVEYORS/PE

STREET AND STORM DRAINAGE PLANS
MICA VIEW ESTATES P.U.D.
POND DETAILS
SPOKANE COUNTY, WA

DPW# 17-49

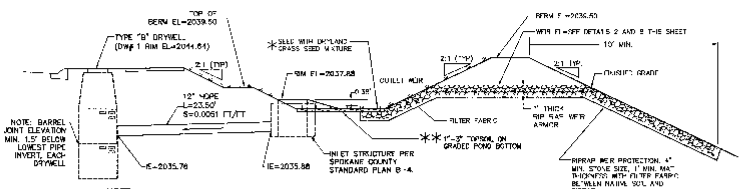
DATE: 08/31/04
1 ORIGINAL SUBMISSION

POND DETAILS

PROJECT # 503013
DRAWN BY: JDJ
DESIGNED BY: BAH
CHECKED BY: MLK

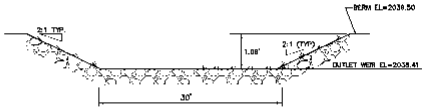
17 OF 20

Eng Road Drawing



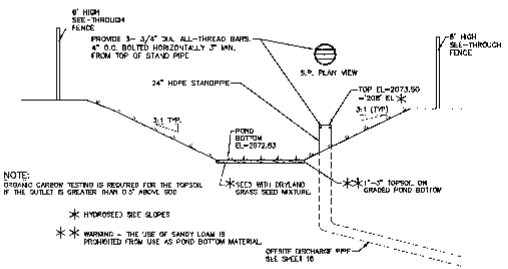
POND A CROSS SECTION
NOT TO SCALE

1



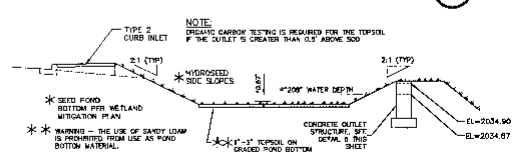
POND A WEIR 1 DETAIL
NOT TO SCALE

2



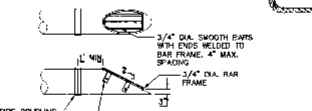
POND D CROSS SECTION
NOT TO SCALE

3



PONDS B-1 AND B-2 CROSS SECTION
NOT TO SCALE

4



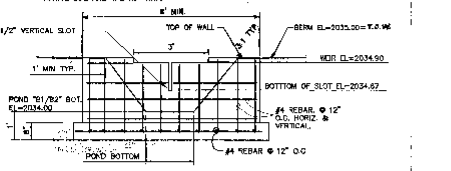
NOTE: ALL STEEL PARTS MUST BE GALVANIZED AND ASPHALT COATED (TREATMENT I OR BETTER) REFER TO PUBLICATIONS FOR GUIDELINES FOR STORMWATER MANAGEMENT.

TRASH RACK DETAIL
NOT TO SCALE

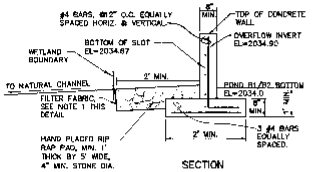
5

GENERAL NOTES

1. RIP-RAP PAD MUST BE INSTALLED WITH FILTER FABRIC (AMOCO 4545 OR EQUIVALENT) BETWEEN THE NATIVE SOIL AND THE RIP-RAP.
2. MINIMUM COVER FOR REBAR IN P.C.C. IS 3 INCHES.



ELEVATION



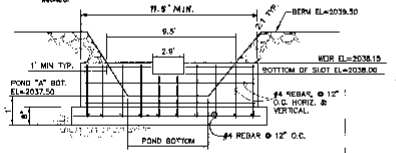
SECTION

PONDS B-1 AND B-2 CONCRETE OUTLET STRUCTURE DETAIL

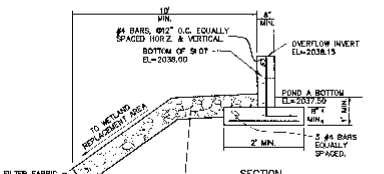
6

GENERAL NOTES

1. RIP-RAP PAD MUST BE INSTALLED WITH FILTER FABRIC (AMOCO 4545 OR EQUIVALENT) BETWEEN THE NATIVE SOIL AND THE RIP-RAP.
2. MINIMUM COVER FOR REBAR IN P.C.C. IS 3 INCHES.



ELEVATION



SECTION

POND A WEIR 2 OUTLET STRUCTURE DETAIL

8

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATE CENTER AT LEAST TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

* NOTE:

DUE TO THE PROPOSAL TO UTILIZE A HIGHER VARIOUS 6 INCHES OF PONDED WATER QUALITY TREATMENT DEPTH, PRIOR TO FINAL CERTIFICATION OF THESE ROAD AND DRAINAGE FACILITIES, THE WATER TREATMENT SOIL NEEDS TO BE TESTED. THE SOIL IN THE 208 TREATMENT AREA(S) MUST HAVE AN INFILTRATION RATE/PERMEABILITY CAPACITY OF 15 MI (EQUIVALENT TO 7.08 GRAMS OF MUST BE A MINIMUM OF 2% ORGANIC CARBON. ONE TEST FOR CEC AND ORGANIC MATTER SHALL BE PERFORMED FOR THE FIRST 1500 S.F. OF POND BOTTOM AREA, AND AN ADDITIONAL SET OF TESTS IS REQUIRED FOR EACH ADDITIONAL 2500 SF. OF POND BOTTOM AREA, OR FRACTION THEREOF. TESTS SHALL BE PERFORMED ON A WELL-MIXED COMPOSITE SAMPLE CONSISTING OF THE TOP SIX (6) INCHES OF SOIL FROM AT LEAST FOUR (4) CORES UNIFORMLY DISTRIBUTED OVER THE AREA BEING TESTED (I.E. FOR A 8,500 S.F. POND BOTTOM, FOUR SETS OF TESTS OR 16 CORES WOULD BE REQUIRED). NOTE THAT IF THE SOIL IS AMENDED DURING CONSTRUCTION, SOIL CEC AND ORGANIC MATTER DATA MUST BE SUBMITTED FROM THE SOIL SUPPLIER AS PART OF THE CERTIFICATION PACKAGE. IF THE SOIL TESTED POST-CONSTRUCTION, THOSE TESTS SHALL BE SUBMITTED AS PART OF THE CERTIFICATION PACKAGE.

Bryan Walker
DEVELOPER'S APPROVAL

11/23/04
DATE

P-17446

CLC ASSOCIATES
19999 E. MISSION, SUITE 201
SPOKANE, WA 99216
PHONE: (509) 924-9656
FAX: (509) 924-9658
ARCHITECTURE
LAND PLANNING/FEASIBILITY
LANDSCAPE ARCHITECTURE
CONSTRUCTION MGMT

MICA VIEW ESTATES P.U.D.
STREET AND STORM DRAINAGE PLANS
POND DETAILS
SPOKANE COUNTY, WA

DATE	DESCRIPTION
11/23/04	ORIGINAL SUBMITTAL

PROJECT #8030313
DRAWN BY: JMC
CHECKED BY: MLA

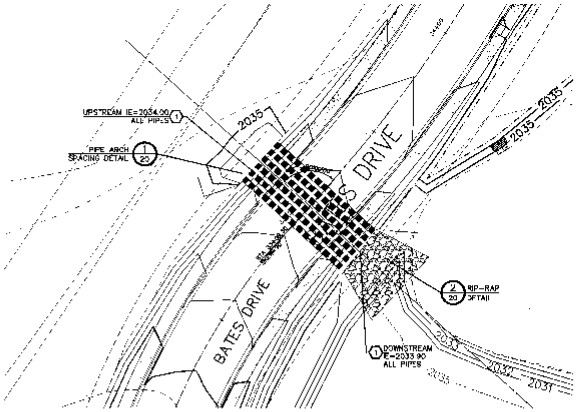
POND DETAILS

18 OF 20

Eng Road Drawing

CONSTRUCTION NOTES

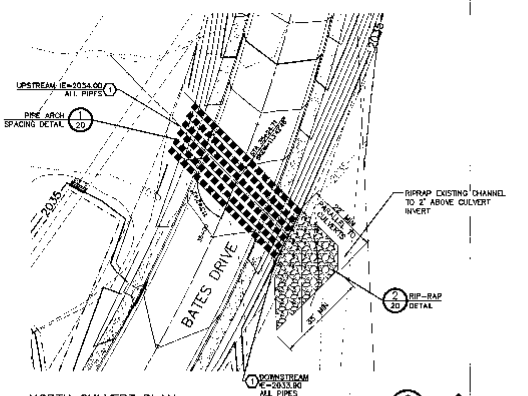
1. PROVIDE AND INSTALL (6) 28" x 20" CMP PIPE ARCH CULVERTS. CUT PIPE ENDS TO SLOPE PER W.S.D.O.T. STANDARD PLAN 8-7a AND SPOKANE COUNTY STANDARDS.



SOUTH CULVERT PLAN
SCALE: 1"= 20'

1/-

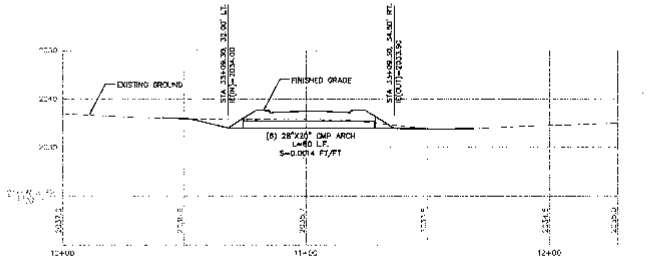
NORTH



NORTH CULVERT PLAN
SCALE: 1"= 20'

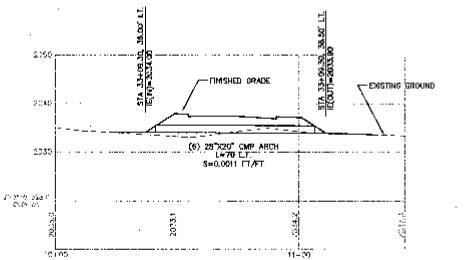
2/-

NORTH



SOUTH CULVERT PROFILE
HORIZONTAL SCALE: 1"= 20'
VERTICAL SCALE: 1"= 10'

1/-



NORTH CULVERT PROFILE
HORIZONTAL SCALE: 1"= 20'
VERTICAL SCALE: 1"= 10'

2/-

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P13-446
DATE ACCEPTED: 12-07-04
ACCEPTANCE EXPIRES: 12-07-06
PROJECT LANE MILES PUBLIC: 0.35 (+)
PROJECT LANE MILES PRIVATE: 0.35 (+)
THE ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE ACCEPTANCE OF THE ROAD SYSTEM FOR MAINTENANCE BY SPOKANE COUNTY.
PERMIT REQUIRED: (509) 477-3663
NOTIFY SPOKANE COUNTY 24 HOURS PRIOR TO CONSTRUCTION

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS WITH KNOWN OR VISIBLE APPURTENANCES, WHERE SHOWN IN PLAN AND PROFILE, AND IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO HAVE UNDERGROUND UTILITY LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NAVD '88 DATUM
PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE IDENTIFIED AS GP12027--256 ELEV=2045.17

Duncan Wallace
DEVELOPER'S APPROVAL

11/22/04
DATE

P-1746 Eng Road Drawings

CLE ASSOCIATES
10727 EAST INDIANOLA AVENUE
SPOKANE VALLEY
WASHINGTON 99206
T 509.928.1500
F 509.928.1504
CLEASSOCIATES.COM
ARCHITECTURE
PLANNING
PROJECT MANAGEMENT
LAND SURVEYING

STREET AND STORM DRAINAGE PLANS
MICA VIEW ESTATES P.U.D.
CULVERT PLAN AND PROFILE
SPOKANE COUNTY, WA

REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
DUNCAN WALLACE
12944
12/1/04

PREPARED UNDER MY SUPERVISION
DUNCAN WALLACE, P.E.
MARK L. WITHEE, P.E.
WAR CERTIFICATE NUMBER 12944
EXPIRES 12/1/06
ALL PAGES OF THIS DOCUMENT ARE NOT VALID UNLESS SIGNED AND SEALED BY ONE OF THE ABOVE NAMED ENGINEERS

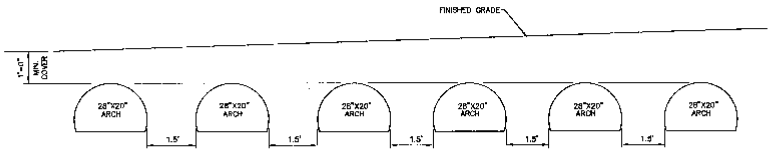
DATE	DESCRIPTION
08/17/04	ORIGINAL PREPARATION

PROJECT #: 03031212
DRAWN BY: JCH
DESIGNED BY: DAW
CHECKED BY: MLW

CULVERT PLAN AND PROFILE

19 OF 20

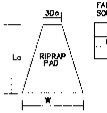
THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COPYRIGHT LAW. ANY ACTION AND OTHER RIGHTS RESERVED. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WHICH THE WRITTEN CONSENT OF CLE ASSOCIATES.



CULVERT SPACING DETAIL
NOT TO SCALE

1

NOTE:
RIPRAP PAD MUST BE INSTALLED WITH FILTER FABRIC (AMOCO OR EQUAL) BETWEEN THE NATIVE SOIL AND THE WASHED DRAIN ROCK.

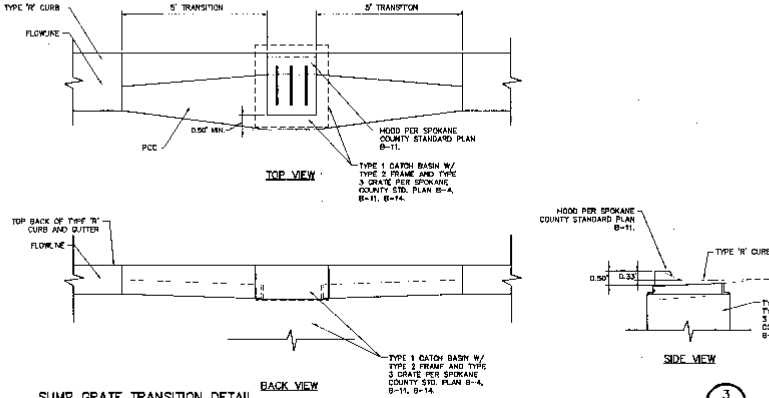


RIPRAP PAD DIMENSIONS

POND	30o	La	W	STONE SIZE	THICK.
A	21'	23'	35'	4" MIN.	1.0'

TYPICAL RIPRAP PAD
NOT TO SCALE

2



SUMP GRATE TRANSITION DETAIL
NOT TO SCALE

3

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT/ ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1746
DATE ACCEPTED: 12/16/04
ACCEPTANCE EXPIRES: 12/16/06
PROJECT LANE MILES PUBLIC: 0.43 LMS
PROJECT LANE MILES PRIVATE: 0.43 LMS
CONSTRUCTION PLANS ARE VALID FOR ONE YEAR FROM DATE OF ACCEPTANCE. ANY CHANGES MADE TO THE APPROVED PLANS DURING THAT PERIOD MUST BE APPROVED BY THE COUNTY ENGINEER AND REFLECTED ON THE "AS-BUILT" PLANS. EXTENSIONS MAY BE GRANTED BY THE COUNTY ENGINEER FOR GOOD CAUSE.
PERMITS REQUIRED: (509) 477-3600
WITTMAN TRAFFIC (509) 928-3618
P.W.T. CONSTRUCTION

DEVELOPER'S APPROVAL

DATE 11/30/04

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY COMPANY FOR LOCATIONS OF THEIR FACILITIES BEFORE BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR LOCATION AND PROTECTION OF ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NAVD '88 DATUM
PROJECT TBM IS W.S.D.O.T. BRASS CAP IN CONCRETE IDENTIFIED AS SF-37027- 258 ELEV=2045.17

CLC ASSOCIATES
• 2930 EAST AVENUE H
SUITE A
SPOKANE VALLEY
WASHINGTON 99212
T. 509.462.8344
F. 509.462.8348
PROFESSIONAL ENGINEERING
LAND PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

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STREET AND STORM DRAINAGE PLANS
MICA VIEW ESTATES P.U.D.
CULVERT HEADWALL DETAILS
SPOKANE COUNTY, WA

EXPIRES 6/16/05
REGISTERED PROFESSIONAL ENGINEER
MARK L. BRENNAN
WASHINGTON REGISTRATION NUMBER 21600
PLANNER AND SURVEYOR

DATE	DESCRIPTION
08/17/04	ORIGINAL PREPARATION

STORM DRAINAGE DETAILS

PROJECT #: 80302136
DRAWN BY: JCR
DESIGNED BY: BAS
UNLOCKED BY: MLK

20 OF 20

P-1746 Eng Road Drainage

MICA VIEW ESTATES

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

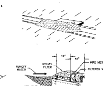
SECTION 4, T. 24 N., R. 44 E., W.M.
SPOKANE COUNTY, WASHINGTON

LEGEND

- STORM DRAINAGE POND – NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
- STORM DRAINAGE STRUCTURE – NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
- SILT FENCE. SEE DETAIL 3 AND GENERAL NOTE 5.
- LIMIT OF SOIL DISTURBANCE
- ROCK CONSTRUCTION ENTRY. SEE DETAIL AND GENERAL NOTE 6.
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM MAN-HOLE
- PROPOSED STORM DRYWELL
- PROPOSED STORM DRAIN PIPE
- GRAVEL AND WIRE MESH INLET SEDIMENT FILTER PROTECTION

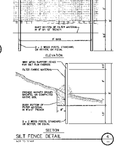
TABLE OF CONTENTS	
COVER SHEET	SHEET 1
EROSION CONTROL PLAN	SHEET 2
GRADING PLAN	SHEET 3

ROCK ENTRY CONSTRUCTION (1)
NOT TO SCALE



GRAVEL FILTER DETAIL (3)
NOT TO SCALE

SILT FENCE IN DRAINAGEWAY DETAIL (2)
NOT TO SCALE



SILT FENCE DETAIL (4)
NOT TO SCALE

NAVD 88 DATUM
WSDOT BRASS CAP IN CONCRETE IDENTIFIED AS GP32027-296
ELEVATION=2045.17 FEET

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

CAUTION: NOTICE TO CONTRACTORS

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VICINITY MAP

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
CONSTRUCTION PLANS

LEGAL DESCRIPTION

That portion of Government Lots 8 and 9 of Section 4, Township 24 North, Range 44 East, W.M., lying Southerly and Easterly of Ponderosa Drive and Westerly of the Union Pacific Railroad right of way;

EXCEPT any portion of Short Plat 79-[illegible], as recorded in Book 1 of Short Plats, page 19, in the Spokane Auditor's Office;

ALSO EXCEPT that portion of said Government Lot 8 described as follows:

Begin at the Southwest corner of Lot A, Short Plat No. [illegible], as recorded in Volume 1 of Short Plats, page 19, in Spokane County, Washington; thence North 20°29'30" West, along the West line of said Lot A, a distance of 103.35 feet to the Easterly right of way of Ponderosa Drive and the beginning of a curve concave to the Northeast with a radius of 320.00 feet, a radial bearing of North 11°[illegible] West, and a central angle of 12°19'53"; thence Southwesterly, along the arc and said right of way, a distance of 72.33 feet; thence South 01°34'10" West, a distance of 67.58 feet to a point lying 150.00 feet Southwesterly of the Point of Beginning; thence Northeasterly 150.00 feet to the Point of Beginning.

ALSO EXCEPT any portion of the final plat of VALLEY VISTA ESTATES, as recorded in Book 17 of Plats, page 66, in the Spokane County Auditor's Office;

ALSO EXCEPT any portion of the final plat of GUTHRIE FAMILY TRACTS, as recorded in Book 26 of Plats, page 96, in the Spokane County Auditor's office;

ALSO EXCEPT that portion of said Government Lots 8 and 9 described as follows:

Beginning at the North quarter corner of Section 4, Township 24 North, Range 44 East, W.M., thence South 81°19'10" East, 2017.82 feet along the quarter section line; thence due West, 1'42.08 feet to the Northwest corner of lot being described and the True Point of Beginning of this description; thence South 35°04'24" West, 60.00 feet; thence West, 27°10'43" East, 331.45 feet; thence due East, 100.00 feet; thence North 32°12'20" East, 328.12 feet; thence South 65°55'58" West, 261.04 feet to the TRUE POINT OF BEGINNING of this description;

ALSO EXCEPT that portion of said Government Lot 9 described as follows:

BEGINNING at the Northeast corner of GUTHRIE FAMILY TRACTS, as recorded in Book 26 of Plats, page 96, in the Spokane County Auditor's Office; thence North 68°35'57" West, along the northerly boundary of said plat a distance of 511.98 feet to the Southeast corner of Lot 6, Block 1 of VALLEY VISTA ESTATES, as recorded in Book 17 of Plats, page 66; thence North 32°46'32" West, along the East line of said Lot 6, a distance of 220.00 feet; thence South 68°35'57" East, parallel with the northerly boundary of GUTHRIE FAMILY TRACTS, a distance of 431.55 feet; thence South 01°21'43" West, a distance of 203.66 feet to the POINT OF BEGINNING.

Situate in the County of Spokane, State of Washington.

EROSION & SEDIMENT CONTROL

GENERAL NOTES AND INFORMATION

1. AN EROSION/SEDIMENT CONTROL (E.S.C.) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE E.S.C. PLAN, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE E.S.C. 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.

2. APPROVAL OF THE E.S.C. PLAN DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE E.S.C. PLAN.

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

4. GEOTEXTILE FABRIC IS TO BE PLACED ON THE BMS, CATCH BASINS AND INLETS UNTIL SUCH TIME THAT THE VEGETATION ON THE SITE IS ESTABLISHED AND THE THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.

5. THE SILT FENCES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO OTHER SITE WORK, AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE. SEE DETAIL 1.

7. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNATING A LOCATION WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED OUT, NOT LOCATED NEAR OR DRAINING INTO A STORM DRAINAGE AREA.

8. PROPERTY OWNER: BRYAN WALKER, LANDWORKS DEVELOPMENT, (509) 922-7400
PERMIT APPLICANT: BRYAN WALKER, LANDWORKS DEVELOPMENT, (509) 922-7400
CONTACT PERSON ON SITE: BRYAN WALKER, LANDWORKS DEVELOPMENT, (509) 922-7400

9. PROJECT LOCATION: IN SPOKANE COUNTY, WEST OF THE UNION PACIFIC RAILROAD R.O.W. IN SECTION 4, TOWNSHIP 24 NORTH, RANGE 44 EAST, W.M.

10. PROJECT DESCRIPTION: MICA VIEW ESTATES P.U.D. IS A RESIDENTIAL SUBDIVISION CONSISTING OF 86 LOTS AND WILL REQUIRE CONSTRUCTION OF SEWER, WATER, ROAD, STORM DRAINAGE AND ELECTRICAL FACILITIES. THE IMPROVEMENTS CONSIST OF APPROXIMATELY 3,450 LINEAR FEET OF NEW PUBLIC AND PRIVATE STREETS AND CURBS, WITH ASSOCIATED STORM DRAINAGE.

11. DESCRIPTION OF E.S.C. MEASURES: USE OF SILT FENCES AND ROCK CONSTRUCTION ENTRANCES. ALL E.S.C. MEASURES MENTIONED ABOVE ARE TEMPORARY AND WILL BE REMOVED AFTER YARDS ARE LANDSCAPED.

12. EXISTING VEGETATION: MIXED WITH PONDEROSA PINES AND FIELD GRASSES.

13. PLAN PREPARATION DATE: MAY 27, 2004

14. SOILS:
- MsB — MARBLE SANDY LOAM, 0-8% SLOPES
- SrD — SPOKANE STONY LOAM, 30-70% SLOPES
- CaB — CLAYTON SANDY LOAM, 0-8% SLOPES
- MaD — MARBLE LOAMY SAND, 0-30% SLOPES

15. STABILIZATION OF DENUDED AREAS:
ANY DISTURBED AREAS WHICH WOULD BE LEFT BARE FOR MORE THAN 7 DAYS AND ARE NOT INTENDED TO BE REWORKED WITHIN 30-45 DAYS SHALL BE SEEDED WITH A FAST STARTING NATIVE DRYLAND GRASS SUCH AS ANNUAL RYE, OR APPROVED EQUAL, AT A RATE OF 80 lbs/ACRE.

16. CONTROL OF POLLUTANTS:
ANY SPILLS WILL BE HANDLED ACCORDING TO D.O.E. AND D.O.H. GUIDELINES.

17. SEED MIX:
EXCAVATION AND EMBANKMENT BANKS AND ALL DISTURBED AREAS WILL REQUIRE STABILIZATION WITH HYDROSEEDING METHODS. THE SEED MIXTURE SHALL CONSIST OF THE FOLLOWING GRASS SPECIES:

- 10% ELKA PERENNIAL RYE
- 20% DURAR HARD FESCUE
- 40% COVAR SHEEP / FESCUE
- 15% REUBENS CANADIAN BLUEGRASS

GRASS SEED: 90 LBS. / ACRE
FERTILIZER: 16-16-16 TIMED RELEASE AT 300 LBS. / ACRES

18. ALL SEEDING OF SLOPES SHALL BE PERFORMED IN ACCORDANCE WITH W.S.D.O.T. STANDARD SPECIFICATIONS SECTION 8-01, AND APPENDIX "E" OF THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT.

MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE TEMPORARY E.S.C. MEASURES.

2. SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RUNOFF-PRODUCING RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FILTER FABRIC SHALL BE ACCOMPLISHED PROMPTLY.

4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RUNOFF-PRODUCING RAINFALL. DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.

5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE E.S.C. STRUCTURE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

6. ALL TEMPORARY AND PERMANENT E.S.C. PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

7. ALL TEMPORARY E.S.C. MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD AND OTHER CONSTRUCTION DEBRIS WHICH MAY ACCUMULATE ON PAVED STREETS ADJACENT TO THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING SWEEPING AND WATER TO WASH THE CONSTRUCTION DEBRIS FROM THE STREET.

9. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY USING WATER. APPLICATIONS OF WATER MAY BE REQUIRED SEVERAL TIMES PER DAY DURING CONSTRUCTION ACTIVITY.

CERTIFICATION STATEMENT: I CERTIFY THAT THIS EROSION AND SEDIMENT CONTROL PLAN MEETS THE E.S.C. REQUIREMENTS AS LISTED IN CHAPTER 6.5 OF THE SPOKANE COUNTY GUIDELINES FOR STORMWATER MANAGEMENT.

MARK L. KRIGBAUM, P.E.

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

DEVELOPER'S APPROVAL — DATE 11/20/04

CLC ASSOCIATES

EROSION CONTROL COVER
MICA VIEW ESTATES
SPOKANE, WASHINGTON

DATE 05/27/04 — DESCRIPTION: ORIGINAL PREPARATION

EROSION CONTROL COVER

P-1746 Eng Road-Drainage

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

CAUTION: NOTICE TO CONTRACTOR

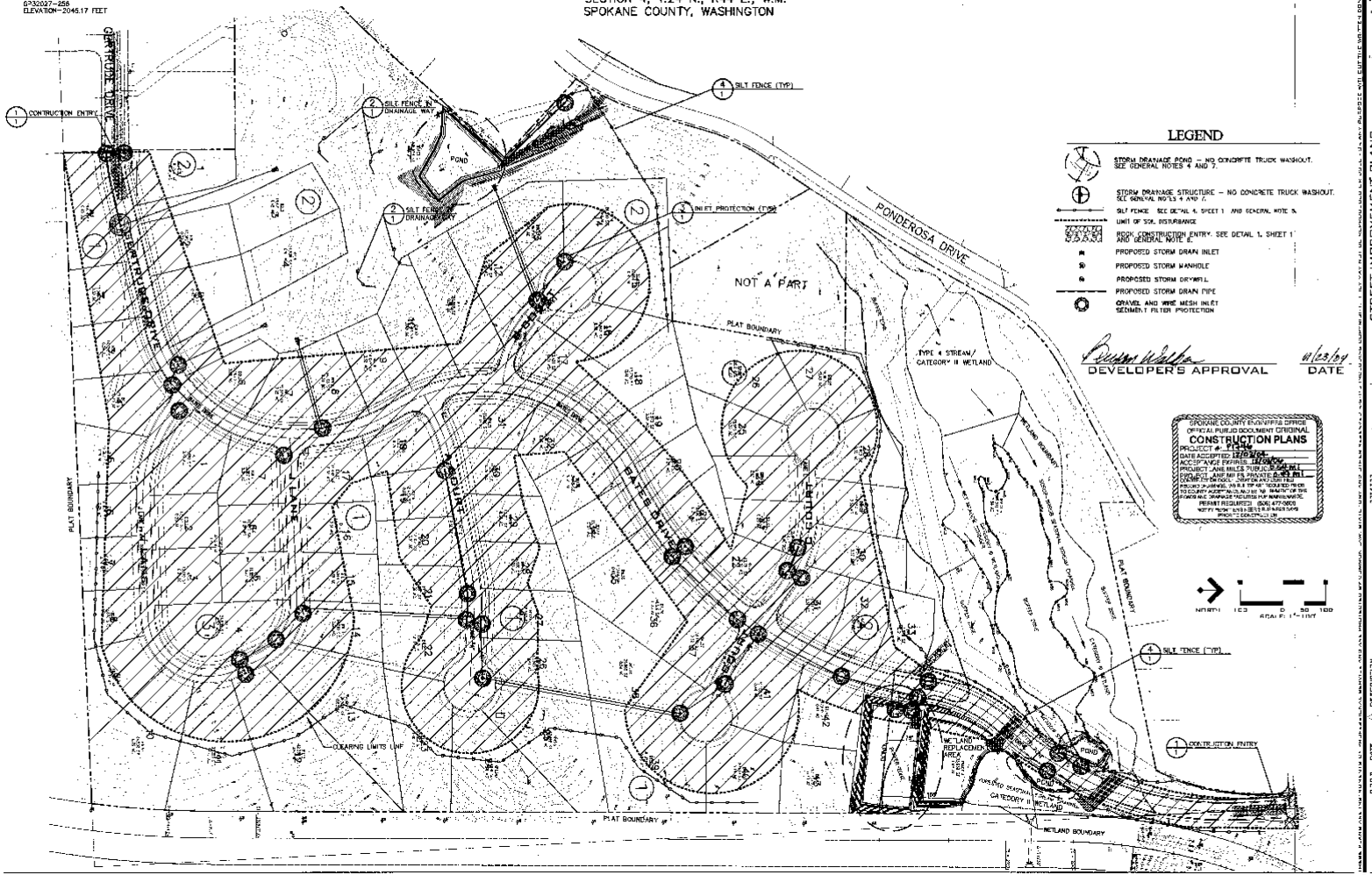
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO ESTABLISH FURTHER LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH INTERFERE WITH THE PROPERTY IMPROVEMENTS SHOWN ON THE PLANS.

MICA VIEW ESTATES

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SECTION 4, T.24 N., R44 E., W.M.
SPOKANE COUNTY, WASHINGTON

NAVD 88 DATUM
WSDOT BRASS CAP IN CONCRETE IDENTIFIED AS G932027-258
ELEVATION=2046.17 FEET



LEGEND

- STORM DRAINAGE POND — NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
- STORM DRAINAGE STRUCTURE — NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7.
- SILT FENCE SEE DETAIL 4, SHEET 1 AND GENERAL NOTE 5.
- LIMIT OF SOIL DISTURBANCE
- ROCK CONSTRUCTION ENTRY. SEE DETAIL 1, SHEET 1 AND GENERAL NOTE 6.
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM DRYWELL
- PROPOSED STORM DRAIN PIPE
- GRAVEL AND WIRE MESH INLET SEDIMENT FILTER PROTECTION

DEVELOPER'S APPROVAL — DATE 11/23/04

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: T1756
DATE ACCEPTED: 12/8/04
ACCEPTANCE EXPIRES: 12/8/06
PROJECT LANE MILES PUBLIC: 0.93 MI
PROJECT LANE MILES PRIVATE: 0.93 MI
OVERWIDTH ON ROCK: STATION AND LOCATION
PROJECT NUMBER: 99-5 TIP OR "ISSUED TO DATE"
TO SURVEY ACCEPTANCE: NO MAINTENANCE BY SPOKANE COUNTY
DRAINAGE FACILITIES TO BE MAINTAINED BY:
PERMIT REQUIRED: (509) 477-3605
NOTE: "ROCK" = CRUSHED SURFACING TOP COURSE

KRIEGER & STEWART, INC. ENGINEERING AND SURVEYING
SPOKANE, WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
12444
11/23/04

THE ASSOCIATES
LAND PLANNING
ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

STREET IMPROVEMENT PLANS
MICA VIEW ESTATES
SPOKANE, WASHINGTON

EROSION CONTROL PLAN

DESCRIPTION: FINAL PLAT PREPARATION
DATE: 11/23/04

PROJECT # 2003-018
DRAWN BY: JSC
APPROVED BY: MEL
DISCUSSED BY: MLK

2 OF 3

P. 1746
Eng Road-Drainage

SECTION 4, T.24 N., R44 E., W.M.
SPOKANE COUNTY, WASHINGTON

MICA VIEW ESTATES

GRADING PLAN

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION SERVICE AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NAVD 88 DATUM
WSDOT BRASS CAP IN CONCRETE IDENTIFIED AS GP32027-256
ELEVATION=2045.17 FEET

LEGEND

PROPOSED CONTOURS
EXISTING CONTOURS

GERTRUDE DRIVE
PONDEROSA DRIVE
BEKTRUSE DRIVE
J LANE
K LANE
L LANE
M LANE
BAISE DRIVE
NOT A PART
PLAT BOUNDARY
TYPE 4 STREAM/ CATEGORY III WETLAND
WETLAND BOUNDARY
ROAD GRADING LIMITS
WETLAND REPLACEMENT AREA
POND
CATEGORY II WETLAND
ROCK OUTCROPPINGS

DEVELOPER'S APPROVAL
DATE

OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 17-174
DATE ACCEPTED: 11/6/2018
ACCEPTANCE EXPIRES: 11/6/2020
PROJECT LANE MILES PUBLIC: 0.7 mi.
PROJECT LANE MILES PRIVATE: 0.27 mi.
PROJECT DISTURBED AREA: 4.5 ac.
PERMIT REQUIRED: (509) 477-3600

SCALE: 1"=100'

CLC ASSOCIATES
13030 E. MIRABEAU PKWY., SUITE 100
SPOKANE VALLEY, WASHINGTON 99216
P. (509) 928-1500
F. (509) 928-1515
CLCASSOCIATES.COM
ARCHITECTURE
ENVIRONMENTAL PLANNING
LAND DEVELOPMENT
LAND SURVEYING

GRADING PLAN
MICA VIEW ESTATES
SPOKANE, WASHINGTON

EXPIRES: 12/31/19

PROJECT #: 16-0312
DRAWN BY: HCC
1st ISSUE BY: MLG
CHECKED BY: MLK

GRADING PLAN

3 OF 3

P-13746
Eng Prel Drawings