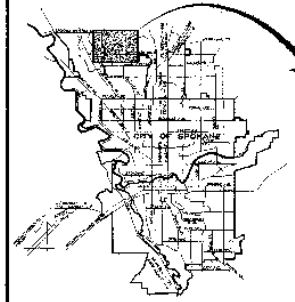
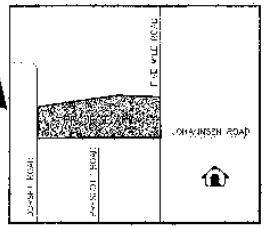
COVER SHEET FOR
PRAIRIE BREEZE SUBDIVISION
STREET AND STORM DRAINAGE PLANS

SECTION 14, T.26 N., R. 42 E, W.M.





VICINITY MAP
N.T.S.

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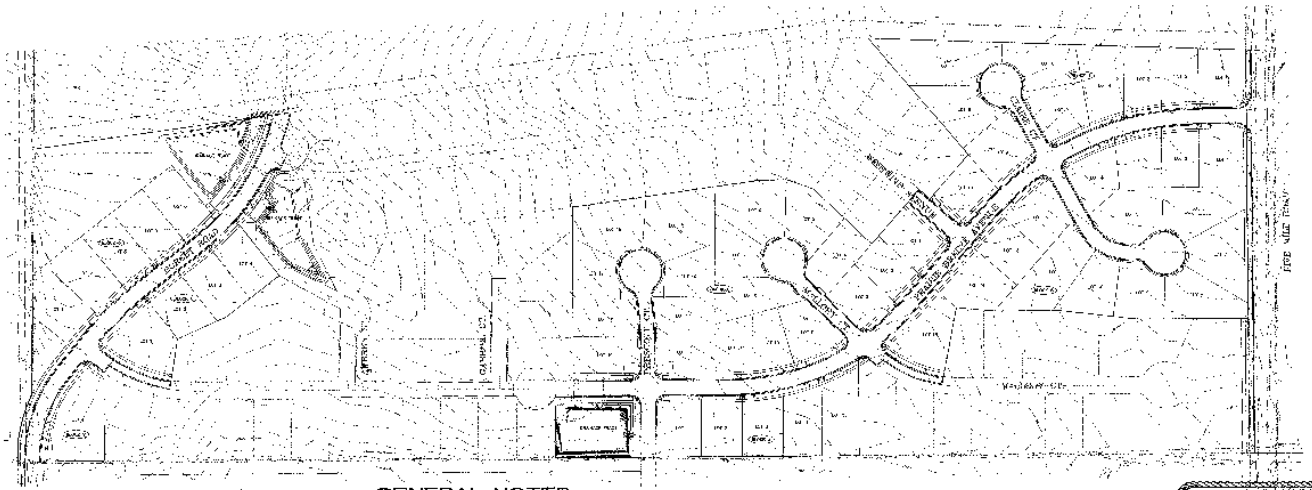
NORTH
SCALE 1" = 120'
0 60 120 240

NAVD '88 DATUM
BASED ON CROSS CAP LOCATED AT THE INTERSECTION OF ADAMS IN AND ... STREETS, CITY OF SPOKANE. ELEV. IS 1241.45 FEET.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	GENERAL	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	PAVEMENT	
	CONTOUR	
	INDEX CONTOUR	
OH	OVERHEAD POWER LINE	OH
	GUY ANCHOR AND ROD	
	UTILITY POLE	
	WATER	
	SERVICE LATERAL, WATER	
8"W	WATER MAIN	8"W
	FIRE HYDRANT	
	WATER BLOWOFF VALVE	
WM	WATER METER	WM
	WATER VALVE	
	SEWER	
	SERVICE LATERAL, SEWER	
8"S	SANITARY SEWER MAIN	8"S
CO	CLEAN OUT	CO
	SANITARY MANHOLE	
	STORM	
	STORMWATER POND	
	CATCH BASIN	
	INFILTRATION DRAIN	



GENERAL NOTES:

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

2. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT AND INSTALL THE WORK SHOWN ON THE ALL APPROVALS BY [illegible] OR THE SPOKANE COUNTY.

3. LOCATIONS OF EXISTING UTILITIES SHOWN, IN THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. 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 AND THE SPOKANE COUNTY ENGINEER'S OFFICE.

6. FOR CONSTRUCTION OF DRIVEWAYS, ROAD, EITHER PAVED GRAVEL ROAD, OR APPROVED EQUIVALENT BETWEEN THE PAVED DRIVEWAY AND THE WATER SURFACE.

7. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 1-800-424-5555.

8. FOR ANY CURB GRADES, PER THE CURB CATCH BASINS, A WASHINGTON STATE LICENSED PROFESSIONAL LAND SURVEYOR (PLS) SHALL SET THE FORMS ARE AT THE GRADES NOTED ON THE APPROVED PLANS PRIOR TO PLACEMENT OF CURB MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ATTAINING AND COORDINATES WORK WITH THE PROFESSIONAL LAND SURVEYOR.

9. THE CONTRACTOR SHALL HIRE OR A LICENSED SURVEYOR TO VERIFY THE CROSS GUTTER FORMS ARE AT THE CORRECT PLANE GRADE PRIOR TO CONCRETE PLACEMENT. THE CROSS GUTTERS SHALL BE CONSTRUCTED PRIOR TO PAVING AND THE PAVEMENT SHALL THEN MATCH THE EDGE OF CONCRETE GUTTER.

10. THE FLOOR OF A CROSSED BY LOCATION ACCESSIBLE SHALL INCLUDES THE FINAL FORMS OF THE FLOOR OF THE GARAGE AND THE SIDE SLOPES UP TO THE GRADE DEVIATION FROM TOP TO BOTTOM. THE SOIL LOCATED IN THE FLOOR OF THE GRADE SHALL BE A MEDIUM TO HIGH DRAINING MATERIAL WITH A MINIMUM INFILTRATION RATE OF 0.5 INCHES PER HOUR. THE CONTRACTOR SHALL PROVIDE THE ENGINEER A WRITTEN STATEMENT WHICH VERIFIES THAT ALL STATE REQUIREMENTS TO THE REQUIREMENT. THE WRITTEN STATEMENT SHALL BE SUBMITTED TO THE SPOKANE COUNTY ENGINEERING OFFICE PRIOR TO INSTALLING FINISHED LANDSCAPING AND PRIOR TO FINAL ACCEPTANCE. IF A SINGLE FLOOR MATERIAL SHALL BE INSTALLED, A FAIRLY SOIL LOCATION OF SIZE ALSO MEETS OR EXCEEDS THE MINIMUM INFILTRATION RATE OF 0.5 INCHES PER HOUR.

11. FLOOR INSPECTION SHALL BE ARRANGED WITHOUT COSTS INCLUDING DURING THE APPROVED BY THE COUNTY OF SPOKANE AND THE CITY OF SPOKANE AS APPROPRIATE. ANY CONSTRUCTION DONE WITHOUT APPROVAL OR INSPECTION MAY BE REJECTED AND WILL BE AT THE CONTRACTOR'S RISK.

12. THESE DRAWINGS REPRESENT THE FINISHED CONDITION, AND UNLESS OTHERWISE INDICATED, THEY DO NOT SHOW THE METHOD OF CONSTRUCTION.

13. 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.

14. THE CONTRACTOR SHALL KEEP A SET OF PROJECT DRAWINGS ON WHICH RECORD INFORMATION SHALL BE PLACED NOTING DEVIATIONS FROM THE PLANS IN THE LOCATIONS, DEPTH, SIZE, TYPE, AND SCOPE OF WORK WHICH IS CONSTRUCTED.

15. FOR FACILITIES THAT ARE RESPONSIBLE TO MAINTAIN, THE CONTRACTOR IS REQUIRED TO INSTALL ALL TRAFFIC CONTROL DEVICES AND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

16. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN DUST CONTROL AT ALL TIMES AND TO COMPLY WITH THE CONDITIONS OF THE SPOKANE COUNTY AIR POLLUTION CONTROL AUTHORITY (SCAPCA).

17. THE CONTRACTOR SHALL MAKE AN EFFORT TO PROTECT ALL DITCH BASINS FROM SEDIMENTATION BY PLACING FILTER FABRIC UNDER THE GRATE UNTIL THE ESTABLISHMENT OF GRASS OR OTHER SITE CONSTRUCTION WORK HAS ENDED.

18. ONSITE GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND LEGAL ... AND IMPORT OR EXPORT OF MATERIAL SHALL BE FROM A PERMITTED SOURCE. DESTRUCTION AND COORDINATED WITH THE SPOKANE COUNTY DEVELOPMENT ENGINEERING. ALL GRADING ON THE SITE OR ANY PERMITTED SITE SHALL BE IN ACCORDANCE WITH THE SPOKANE COUNTY STANDARDS FOR GRADING PROJECTS, SPOKANE COUNTY HIGHWAY CODE, CRITICAL AREAS, FLOODPLAINS, DESIGNATED DRAINAGEWAYS, ETC.

19. THE DESIGN PARAMETERS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO APPLICABLE PORTIONS OF THE SPOKANE COUNTY STANDARDS FOR ROAD AND DRAINAGE CONSTRUCTION AND THE SPOKANE COUNTY GUIDELINES FOR STORM WATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE SPOKANE COUNTY ENGINEER. TEMPORARY THIS PLANS FOR LONG HOLIDAY.

DEVELOPMENT ENGINEERING
SPOKANE COUNTY ENGINEER'S OFFICE
APPROVED CONSTRUCTION PLANS
DATE
DEPUTY PUBLIC DEVELOPMENT ORIGINAL
NOT FOR CONSTRUCTION UNTIL
DATE ACCEPTED BY SCDE
CONSTRUCTION PLANS

DESIGN ENGINEER — 3-21-06 DATE

DEVELOPER'S APPROVAL — 3-21-06 DATE

CALL BEFORE YOU DIG 1-800-424-5555 ONE CALL NUMBER 48 HR. NOTICE REQUIRED

STREET AND STORM DRAINAGE PLANS
PRAIRIE BREEZE SUBDIVISION
COVER SHEET

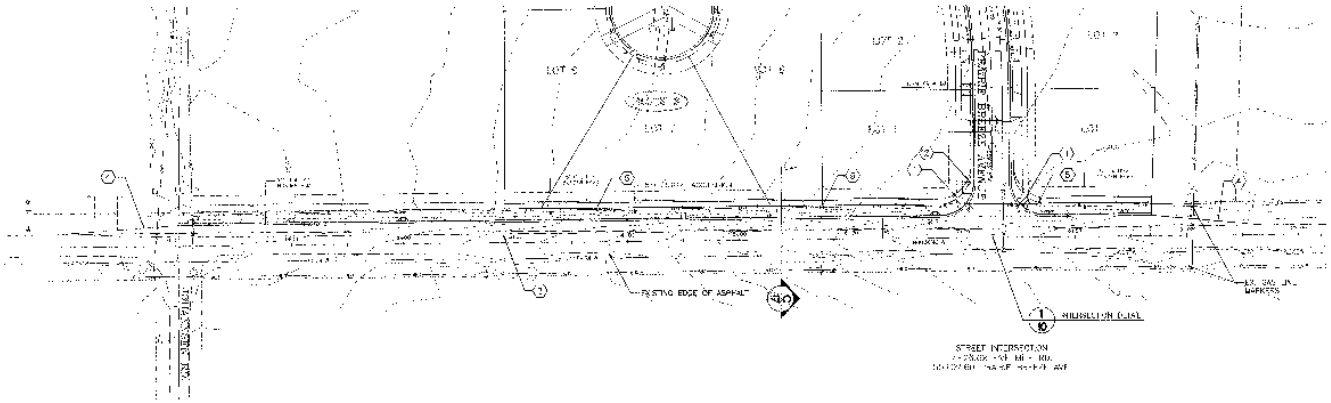
DAVID EVANS AND ASSOCIATES, INC.
808 W. Riverside Ave., Suite 300
Spokane, WA 99201-0907
Phone: 509.747.1077

SHEET 1 of 20

PMH

Limited Drawing

SECTION 14, T.26 N., R. 42 E. W.M.



NORTH
SCALE 1" = 50'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
R1	28.00'	43.97'	89°59'30"

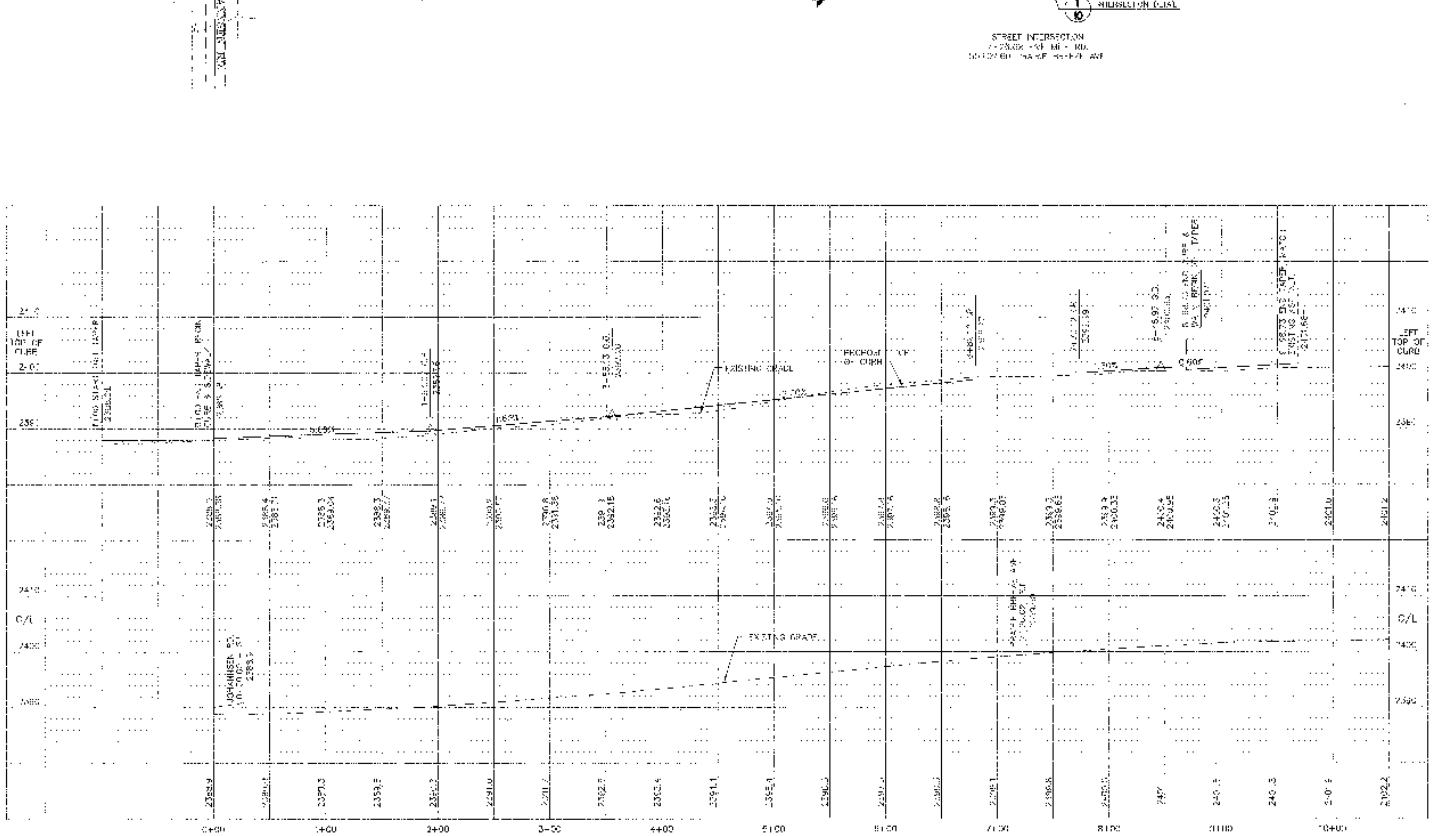
1. CURVE RADII ARE TO BACK OF CURB

NAVD '88 DATUM

BASED ON BRASS CAP LOCATED AT THE INTERSECTION OF CHENNAULT ROAD AND FIVE MILE ROAD, CITY OF SPOKANE COR NO. 55N, ELEV. 2358.20

CONSTRUCTION NOTES

1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DETAIL 7A
2. INSTALL STREET AND STOP SIGN PER SPOKANE COUNTY AND M.U.T.C.D. STANDARDS
3. SAWCUT EXISTING ASP 3.5' FROM CENTERLINE APPLY TACK COAT TO VERTICAL ASP JOINT PRIOR TO PAVING NEW ASP.
4. INSTALL 10' PREFORMED TAPER FROM CURB TO EXISTING PAVEMENT EDGE
5. INSTALL EXISTING CITY TYPE 'CUT' CURB, COORDINATE TO COMPLIMENT WORK WITH JOINTS CONFIG.



SPOKANE COUNTY ENGINEERS CONFORM
OFFICIAL PUBLIC DOCUMENT CONTAINS SEAL
CONSTRUCTION PLANS
PROJECT #: 2-141
DATE ACCEPTED: 3/28/06
ACCEPTANCE CORRESPONDENCE: 3/28/06
PROJECT LANDMILES PUBLIC: 0.23
PROJECT LANDMILES PRIVATE: 0
NOTE: ACCEPTANCE OF PLANS DOES NOT CONSTITUTE COUNTY ACCEPTANCE AND DOES NOT RELIEVE THE OWNER AND ENGINEER FROM THE RESPONSIBILITY OF THE ROAD AND DRAINAGE FACILITIES MAINTENANCE PERMIT REQUIRED (509) 477-3600
NOTE: PERMIT EXPIRES 180 DAYS FROM ISSUANCE

CALL BEFORE YOU DIG
1-800-424-5555
ONE CALL NUMBER
48 HR. NOTICE REQUIRED

DEVELOPER'S APPROVAL — DATE 3-27-06

STREET PLANS
PRAIRIE BREEZE SUBDIVISION
FIVE MILE ROAD
STA. 2+90.62 TO STA 8+68.92

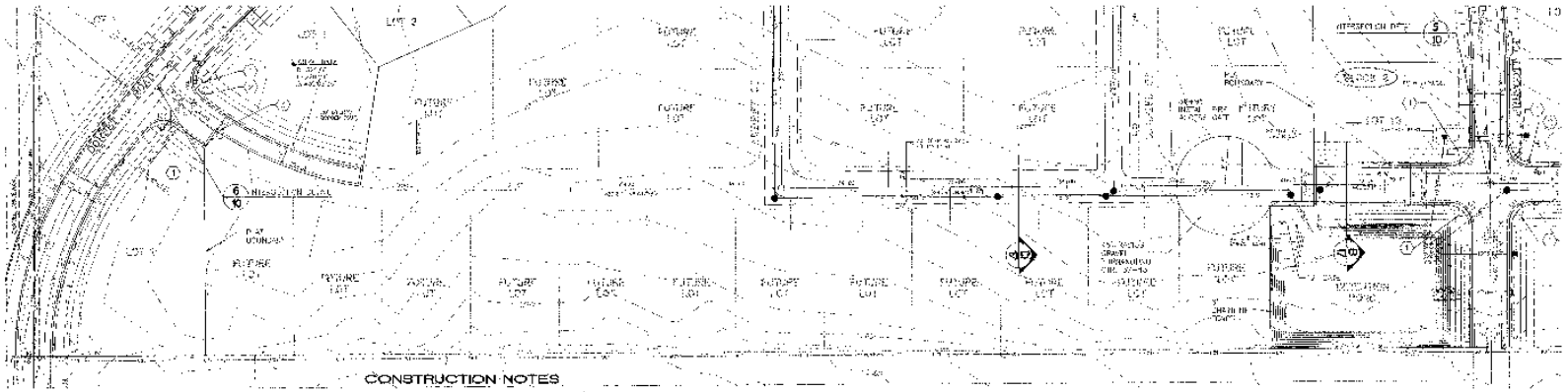
DAVID EVANS AND ASSOCIATES, INC.
826 W. Riverside, Suite 300
Spokane, WA 99201-0911
(509) 962-9181

DATE	
DESIGN	
DRAWN	
CHECKED	
APPROVED	

SHEET 2 of 20

P.I.R.
Final Drawings

SECTION 14, T 26 N., R. 42 E, W.M.



NAVD '88 DATUM

CURVE TABLE

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

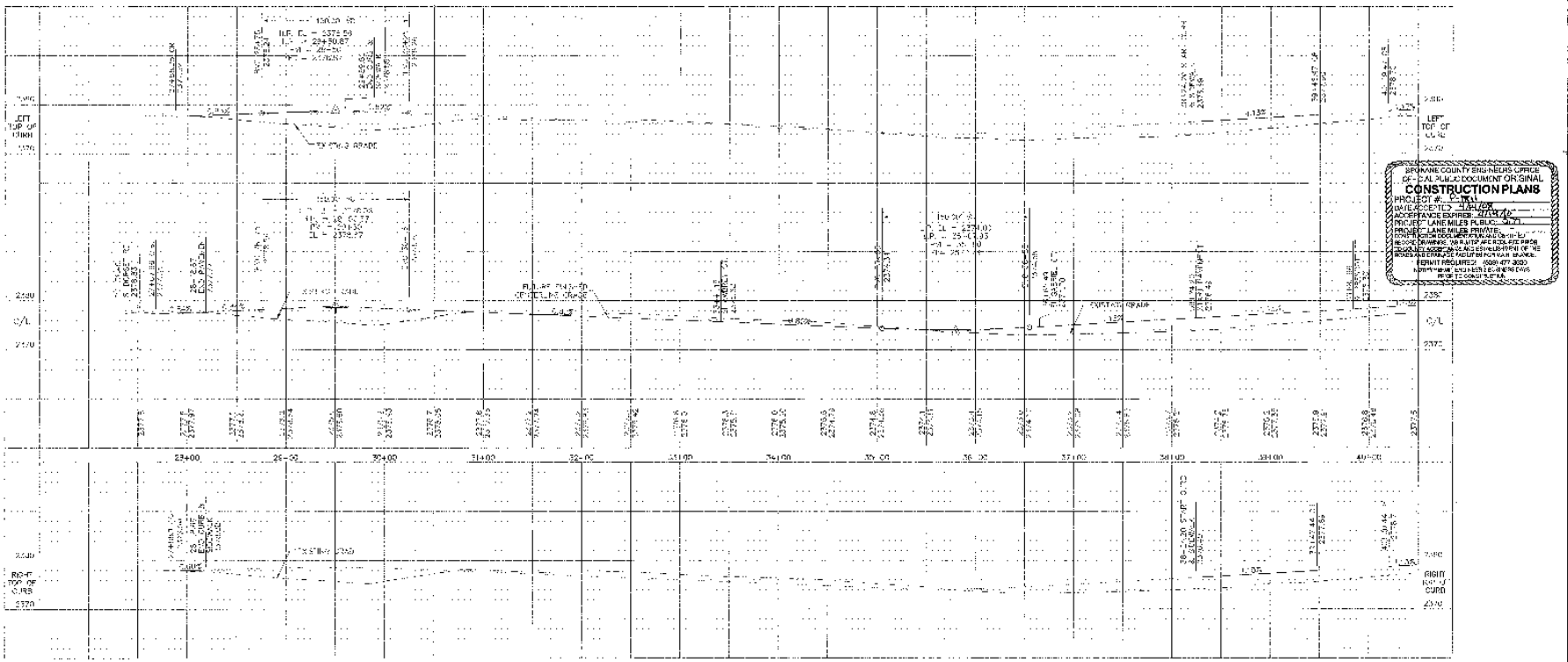
ALL CURVE RADII ARE TO FACE OF CURB

CALL BEFORE YOU DIG 1-800-424-5555 ONE CALL NUMBER 48 HR. NOTICE REQUIRED

CONSTRUCTION NOTES

1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, FIGURE 17
2. INSTALL STREET SIGN PER SPOKANE COUNTY AND MUTCO STANDARDS
3. INSTALL SAND OR ROAD SIGNAGE, INSTALL TYPE I BARRICADE PER MUTCO STANDARDS.

DEVELOPER'S APPROVAL 3-24-08 DATE



SPOKANE COUNTY ENGINEERS OFFICE OF CIVIL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1811
DATE ACCEPTED: 4/24/08
ACCEPTANCE EXPIRES: 4/24/10
PROJECT LANE MILES PUBLIC: 3.71
PROJECT LANE MILES PRIVATE: 0
PROJECT LANE MILES PRIVATE: 0
PERMIT REQUIRED: (509) 477-3000
NOTIFY PERMIT ENGINEERS 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

STREET PLANS

PRAIRIE BREEZE SUBDIVISION
PRAIRIE BREEZE AVE.
STA. 27+51.49 TO STA 40+00.00

DAVID EVANS AND ASSOCIATES INC.
508 N. Howard St., Suite 300
Spokane, Washington 99201
Phone 509.327.8997

Exp. 8/1/08

SHEET 3 of 20

P-1811

SECTION 14, T.26 N., R. 42 E. W.M.

NAVD '88 DATUM

BASED ON BRASS CAP LOCATED AT THE INTERSECTION OF LOMBARDY ROAD AND 3RD WEST ROAD. ELEV. = 1426.4 FOR NAVD 88 ELEV. 2398.36

NORTH
SCALE: 1" = 50'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CURVE	TANGENT	CHORD	CHORD BEARING
C1	20.00'	45°34'	15.90'	C6	13.00'	15.47'	S 21°46'30"
C2	14.00'	53°46'	13.49'	C7	7.18'	13.00'	S 26°53'00"
C3	15.00'	30.5°	8.00'	C8	4.10'	8.00'	S 38°18'00"
C4	15.00'	29.44°	7.71'	C9	15.00'	15.00'	N 38°18'00"
C5	15.00'	53.13°	13.91'	C10	7.48'	13.41'	N 26°53'00"

ALL CURVE DATA AT TO FACE OF CURB

INTERSECTION DETAIL
47+66.25 PRAIRIE BREEZE AVE.
74+51.11 MALLORY ST.

INTERSECTION DETAIL
47+50.11 PRAIRIE BREEZE AVE.
77+63.22 WESTWIND AVE.

INTERSECTION DETAIL
50+37.18 PRAIRIE BREEZE AVE.
77+19.2 COATS ST.

INTERSECTION DETAIL

STREET INTERSECTION
50+42.50 PRAIRIE BREEZE AVE.
74+53.82 TIME MILE RD.

CALL
BEFORE YOU DIG
1-800-424-5555
ONE CALL NUMBER
48 HR NOTICE REQUIRED

CONSTRUCTION NOTES

1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-44, TYPE "C".
2. INSTALL STREET LIGHT PER SPOKANE COUNTY AND NOTIFY P.U.D. 5 [illegible].
3. INSTALL STREET SIGN AND STOP SIGN PER SPOKANE COUNTY AND U.M.U.T.C. STD. [illegible].
4. NOT USED
5. INSTALL 20' [illegible]

DEVELOPER'S APPROVAL

DATE

STREET PLANS

PRAIRIE BREEZE SUBDIVISION
PRAIRIE BREEZE AVE.
STA. 40+00.00 TO STA 55+02.60

DAVID EVANS AND ASSOCIATES INC.
901 E. Hawthorne Rd., Suite 201
Spokane, Washington 99251
Phone: 509-467-9097

CONSTRUCTION PLANS

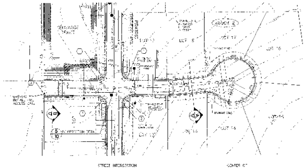
PROJECT LINE MILES PUBLIC CONSTRUCTION OVERSIZE WATER MAIN

REVISIONS

4 of 20

P.18

SECTION 14, T.26 N., R. 42 E., W.M.



STREET INTERSECTION

CENTER OF CUL-DE-SAC

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
[illegible]	[illegible]	[illegible]	[illegible]

ALL CURVE RADII ARE TO BACK OF CURB

NAVD '88 DATUM

BASED ON BRASS CAP LOCATED AT THE INTERSECTION OF [illegible] ROAD AND [illegible] MILE ROAD, CITY OF SPOKANE [illegible]

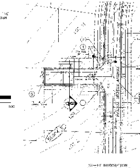
NORTH SCALE 1" = 50'

CALL BEFORE YOU DIG 1-800-424-5555 ONE CALL NUMBER 48 HR. NOTICE REQUIRED

NORTH SCALE 1" = 50'

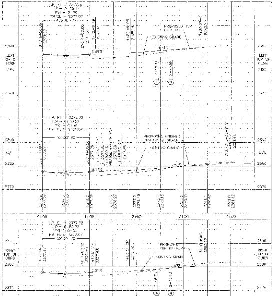
CONSTRUCTION NOTES

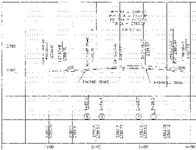
1. CONSTRUCT WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN A-5, DESIGN "B"
2. INSTALL STREET SIGN PER SPOKANE COUNTY AND M.U.T.C.D. STANDARDS.
3. RELOCATE EXISTING TELEPHONE RISER (BY OTHERS). CONTRACTOR TO COORDINATE WITH UTILITY OWNER.
4. INSTALL [illegible]
5. INSTALL END OF ROAD SIGNAGE. INSTALL TYPE III BARRICADE PER M.U.T.C.D. STANDARDS.



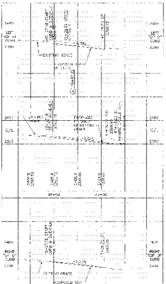
STREET INTERSECTION

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: [illegible]
DATE ACCEPTED: [illegible]
ACCEPTANCE EXPIRES: [illegible]
PROJECT LANE MILES PUBLIC: [illegible]
PROJECT LANE MILES PRIVATE: [illegible]
PERMIT REQUIRED! (509) 477-3600





CUL-DE-SAC PROFILE



DEVELOPER'S APPROVAL 3-24-08 DATE

STREET PLANS

PRAIRIE BREEZE SUBDIVISION
PRESCOTT COURT/WESTWIND AVE.
0+00 TO 4+01.97/ 45+97.18 TO 47+43.22

DAVID EVANS AND ASSOCIATES INC.

SECTION 14, T.26 N., R. 42 E., W.M.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
R7	16.50	[illegible]	[illegible]
[illegible]	16.50	[illegible]	[illegible]
R5	16.50	[illegible]	[illegible]
[illegible]	16.50	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

ALL CURVE RADII ARE TO BACK OF CURB

NORTH
SCALE 1" = 50'
0 25 50 100

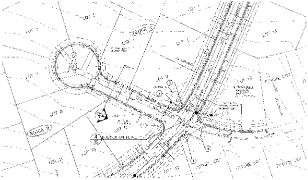
NAVD '88 DATUM

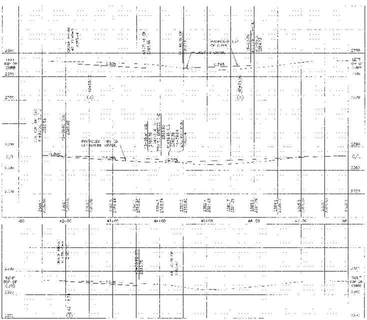
BASED ON BRASS CAP LOCATED AT THE INTERSECTION OF JOHANNSON ROAD AND [illegible] CITY OF SPOKANE [illegible]

CALL
BEFORE YOU DIG
1-800-424-5555
ONE CALL NUMBER
48 HR. NOTICE REQUIRED

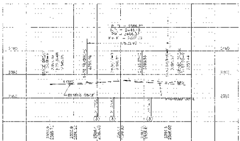
CONSTRUCTION NOTES

1. CONSTRUCT [illegible] PER SPOKANE COUNTY STANDARD [illegible], DESIGN "B"
2. INSTALL STREET SIGN PER SPOKANE COUNTY AND M.U.T.C.D. STANDARDS
3. INSTALL [illegible] DRIVEWAY
4. INSTALL END OF ROAD SIGNAGE, INSTALL TYPE III BARRICADE PER M.U.T.C.D. STANDARDS





DEVELOPER'S APPROVAL 3-23-06 DATE



WEST CUL-DE-SAC

STREET PLANS
PRAIRIE BREEZE SUBDIVISION
MALLORY COURT
STA. 41+50.00 TO STA 45+92.79

DAVID EVANS AND ASSOCIATES INC.

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1811
DATE ACCEPTED:
ACCEPTANCE EXPIRES:
PROJECT LANE MILES PUBLIC:
PROJECT LANE MILES PRIVATE:
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, AS-BUILTS ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-3600
NOTIFY [illegible] BUSINESS DAYS PRIOR TO CONSTRUCTION

P-1811 Eng Road Drainage

CALL
BEFORE YOU DIG
1-800-424-5555

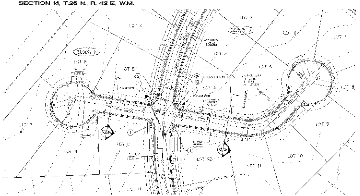
CURVE	RADIUS	LENGTH	DELTA
[illegible]	18.50'	[illegible]	[illegible]
[illegible]	19.50'	[illegible]	[illegible]
[illegible]	9.50'	36.44	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	20.50'	[illegible]	[illegible]
[illegible]	47.00'	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	29°59'29"

ALL CURVE RADII ARE TO BACK OF CURB

CONSTRUCTION NOTES

1. [illegible] WHEELCHAIR RAMP PER SPOKANE COUNTY STANDARD PLAN [illegible]
2. INSTALL STREET SIGN PER SPOKANE COUNTY AND M.U.T.C.D. STANDARDS
3. INSTALL [illegible]

SECTION 14, T.26 N., R. 42 E., W.M.

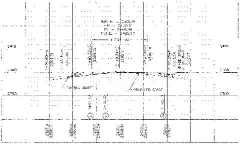


NORTH
SCALE 1" = 50'

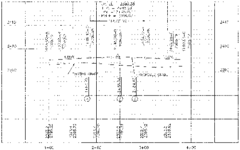
NAVD '88 DATUM

BASED ON BRASS CAP LOCATED AT THE INTERSECTION OF [illegible] ROAD AND FIVE MILE ROAD, CITY OF SPOKANE [illegible]

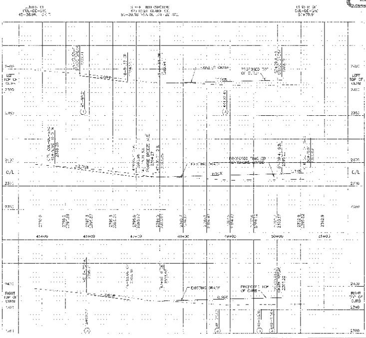
SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # [illegible]
DATE ACCEPTED [illegible]
ACCEPTANCE EXPIRES [illegible]
PROJECT LANE MILES PUBLIC [illegible]
PROJECT LANE MILES PRIVATE [illegible]
PERMIT REQUIRED [illegible]



NORTH CUL-DE-SAC



SOUTH CUL-DE-SAC



DEVELOPER'S APPROVAL   3-24-08
DATE

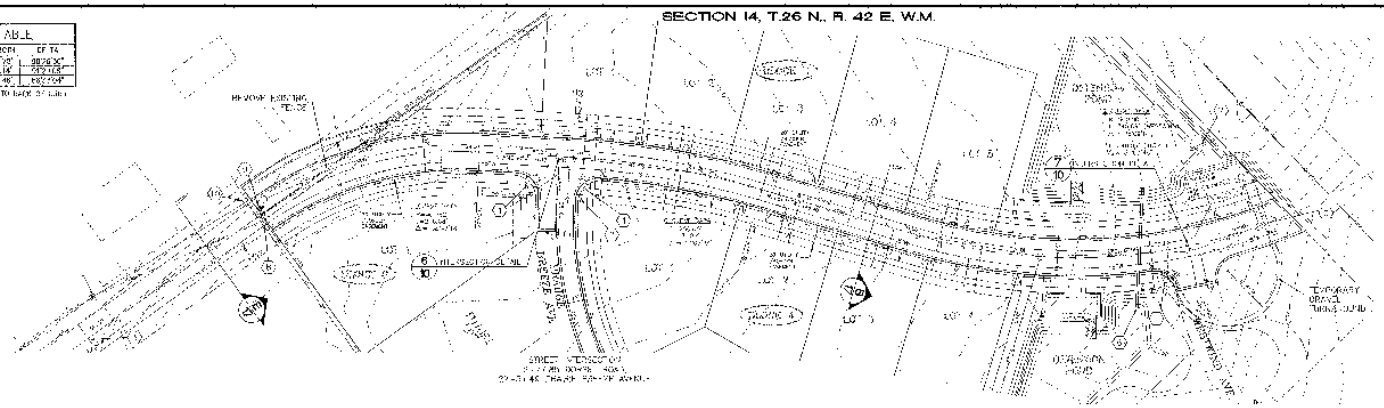
STREET PLANS
PRAIRIE BREEZE SUBDIVISION
CLAIRE COURT
STA. 45+26.96 TO STA 50+70.91

DAVID EVANS AND ASSOCIATES INC.

SECTION 14, T.26 N., R. 42 E. W.M.

CURVE TABLE			
CURVE	RADIUS	DEGREE	DF TA
C1	1655	10°16'	0026.00"
C2	1655	10°16'	0026.00"
C3	1655	22°46'	0037.00"

ALL CURVES WITH 1.0' TO BACK OF CURB



NAVD '88 DATUM

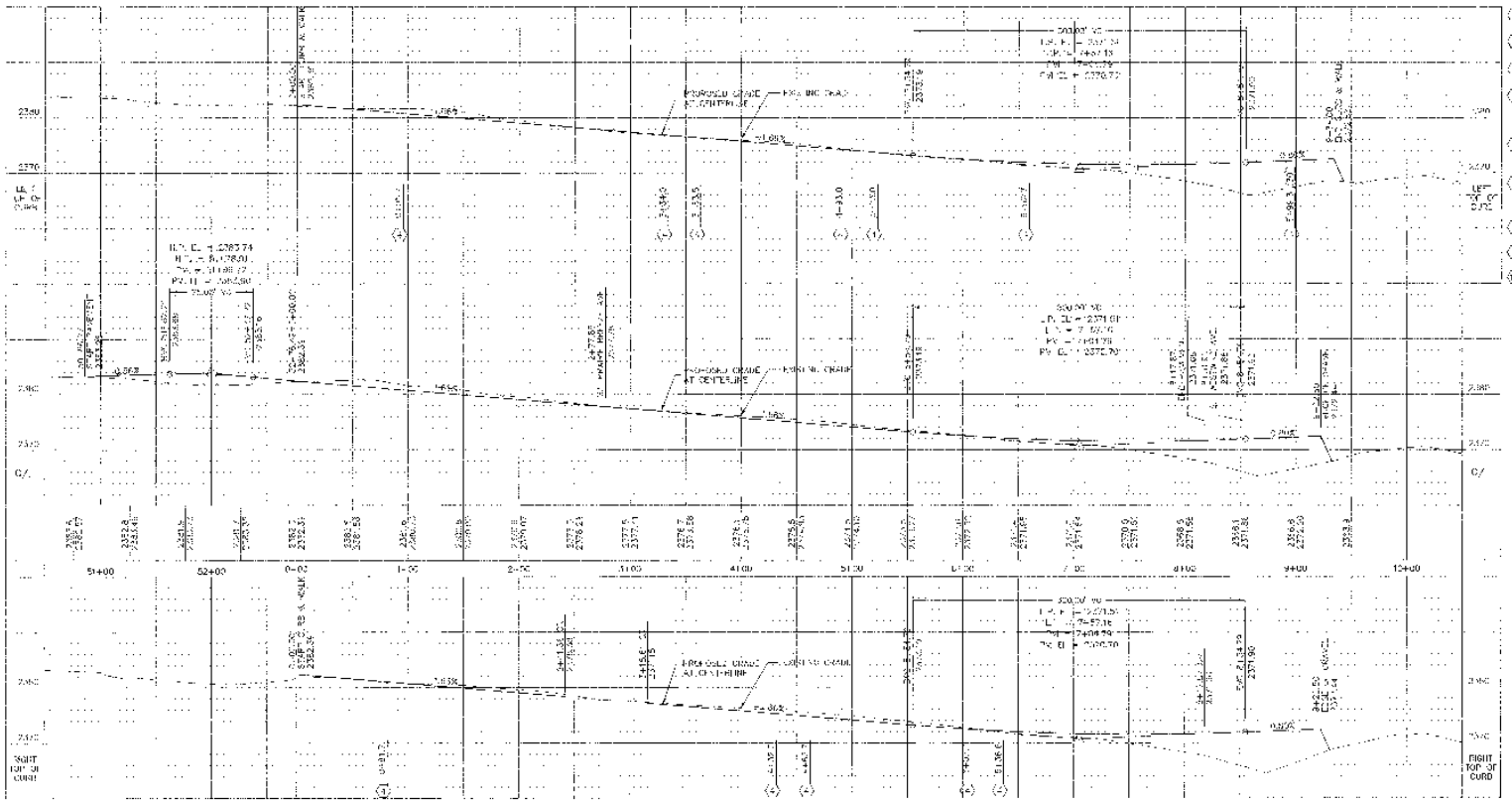
BASED ON BRASS CAP LOCATED AT A 1/2" INTERSECTION OF SHAWLAKEN ROAD AND BRIT VALLEY ROAD, CITY OF SPOKANE (CEM '93 PCH 2846, FL 2386.58)

CALL BEFORE YOU DIG
1-800-424-5555
ONE CALL NUMBER
48 HR. NOTICE REQUIRED

DEVELOPER'S APPROVAL — DATE 3-24-08

CONSTRUCTION NOTES

1. CONSTRUCT 4" ECLIPSE WIR TAPE PER SPOKANE COUNTY STANDARD PLAN A-6, DESIGN "D"
2. INSTALL STREET SIGN PER SPOKANE COUNTY AND MUTCD STANDARDS.
3. INSTALL END OF ROAD DRAINAGE, INSTALL TYPE III BARRICADE PER MUTCD STANDARDS.
4. REMOVE TEMPORARY
5. SAWCUT PER SP APPR. / TO PROVIDE A STRAIGHT VERTICAL EDGE. APPLY TACK COAT TO VERTICAL EDGE PRIOR TO INSTALLING NEW ASPH.
6. INSTALL 12" PVC C-900 PIPE
7. INSTALL 25 LF OF 18" CPP
8. RELOCATE EXISTING UTILITY POLE. COORDINATE WITH AVISTA
9. RELOCATE EXISTING SIGNS
10. RELOCATE EXISTING TELEPHONE MANHOLE COORDINATE WITH QWEST.



BROKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 9-147
DATE ADOPTED: 4/24/07
ADDENDUM EXPIRES: 4/24/10
PROJECT LANE MILES PUBLIC: 0.37
PROJECT LANE MILES PRIVATE: 0
ENGINEER OR OWNER HAS ACQUIRED RECORD DRAWINGS, NO SURVEY IS REQUIRED PROVIDED COMPLY ACCORDING AND SUBMITTAL OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED: (509) 477-6900
NOTE: PRINT BLACK LINE ON 24 WIDE MYLAR PLOTS SCALE 1" = 20' MAXIMUM

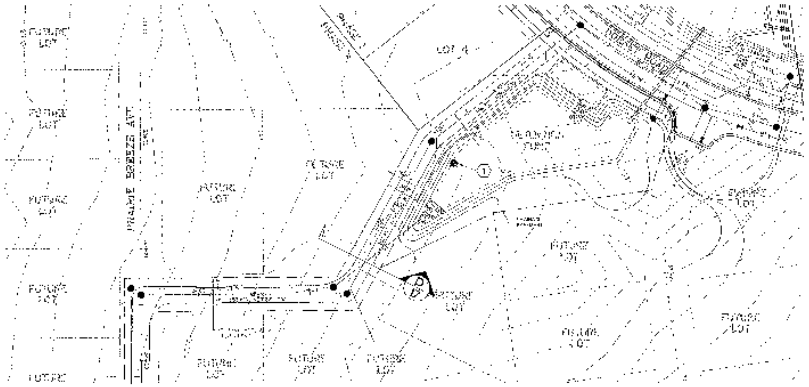
STREET PLANS

PRAIRIE BREEZE SUBDIVISION
DORSET ROAD
STA. 0+00.00TO STA 9+47.1

DAVID EVANS AND ASSOCIATES inc.
Spokane, Washington 99201
Phone: 509-477-9547

DATE	REVISION	BY

SECTION 14, T.26 N., R. 42 E. W.M.



STREET INTERSECTION
[illegible]
[illegible] AWBREY CT

DEVELOPER FUTURE
[illegible]

CONSTRUCTION NOTES

[illegible]

NORTH
SCALE 1" = 50'

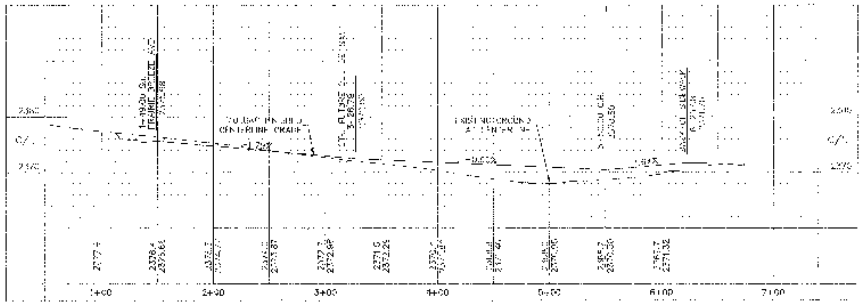
0 25 50 100

NAVD '88 DATUM

BASED ON BRASS CAP LOCATED AT THE INTERSECTION OF [illegible] AND [illegible] MILE ROAD, CITY OF [illegible] [illegible] NO. [illegible], FL [illegible]

CALL
BEFORE YOU DIG
1-800-424-5555
ONE CALL NUMBER
48 HR. NOTICE REQUIRED

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: [illegible]
DATE ACCEPTED: [illegible]
ACCEPTANCE EXPIRES: [illegible]
PROJECT LANE MILES PUBLIC: [illegible]
PROJECT LANE MILES PRIVATE: [illegible]
[illegible]
PERMIT REQUIRED: [illegible]
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION



DEVELOPER'S APPROVAL

3-24-08
DATE

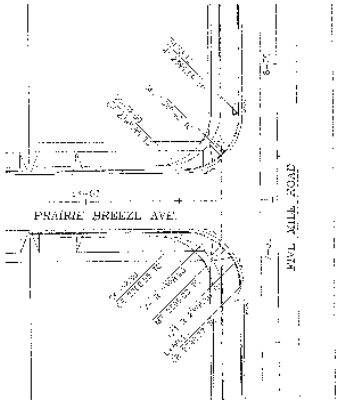
STREET PLANS

PRAIRIE BREEZE SUBDIVISION
AWBREY COURT
STA. 1+49.00 TO STA 6+50

DAVID EVANS AND ASSOCIATES INC.
[illegible]
Spokane, Washington [illegible]
Phone: 509.327.0067

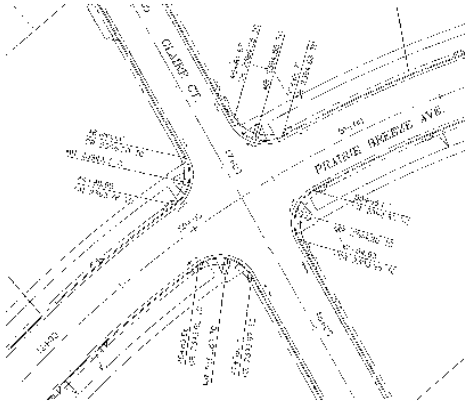
SHEET 9 of 20

[illegible]



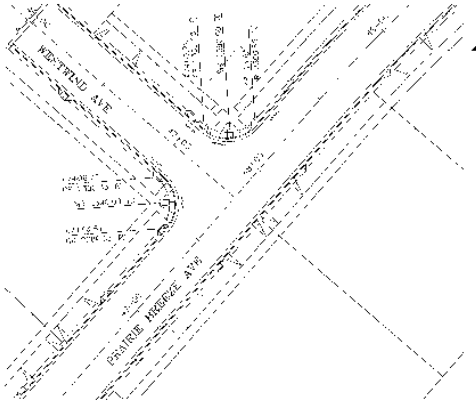
1 **PRAIRIE BREEZE & FIVE MILE**

SCALE: 1" = 30'



2 **PRAIRIE BREEZE & CLAIRE**

SCALE: 1" = 30'



3 **PRAIRIE BREEZE & WESTWIND**

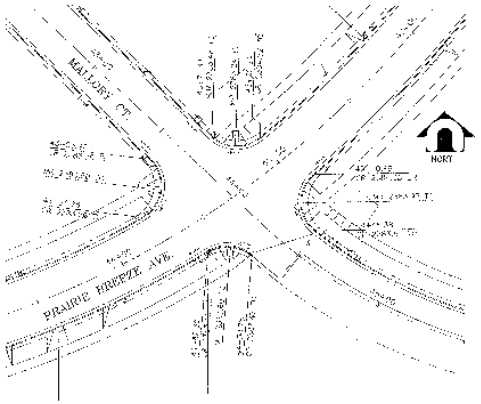
SCALE: 1" = 30'

SPOKANE COUNTY ENGINEERING UNIT
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: [illegible]
DATE ACCEPTED: [illegible]
ACCEPTANCE EXPIRES: [illegible]
PROJECT LANE MILES PUBLIC: [illegible]
PROJECT LANE MILES PRIVATE: [illegible]
CONSTRUCTION DOCUMENTS OR ALTERATIONS
REQUIRE TRAFFIC AND PUBLIC WORKS PRIOR TO COUNTY ACCEPTANCE AND BEFORE START OF THE ROAD AND DRAINAGE WORK BY PROFESSIONAL ENGINEER
PERMIT REQUIRED (509) 477-3600
PERMIT NUMBER (BOND #) (BONDED) (NPDES)
EFFECTIVE DATE: [illegible]

NAVD '88 DATUM

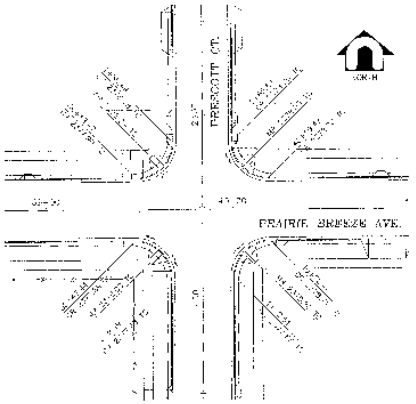
BASED ON BREEZE CAP LOCATED AT THE INTERSECTION OF CHAMPION ROAD AND FIVE MILE ROAD. CITY OF SPOKANE DRN. NO. CTL 2840, EL. 2338.36

CALL BEFORE YOU DIG
1-800-424-5555
ONE CALL NUMBER
48 HR. NOTICE REQUIRED



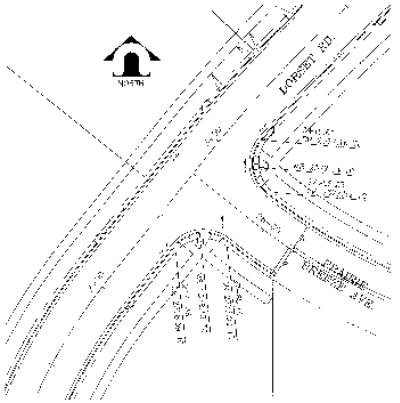
4 **PRAIRIE BREEZE & MALLORY**

SCALE: 1" = 30'



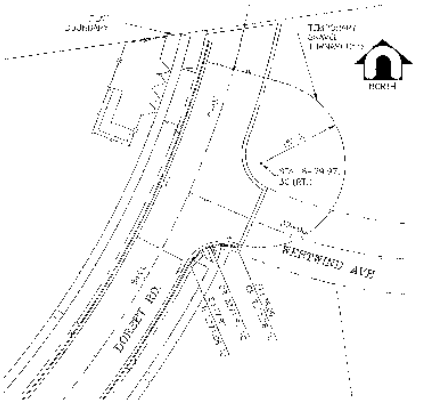
5 **PRAIRIE BREEZE & PRESCOTT**

SCALE: 1" = 30'



6 **DORSET & PRAIRIE BREEZE**

SCALE: 1" = 30'



7 **DORSET & WESTWIND**

SCALE: 1" = 30'

DEVELOPER'S APPROVAL

3-24-08
DATE

STREET PLANS

PRAIRIE BREEZE SUBDIVISION INTERSECTION DETAILS

DAVID EVANS AND ASSOCIATES, INC.
808 W. Spokane Ave., Suite 300
Spokane, Washington 99201
Phone: (509) 962-7999

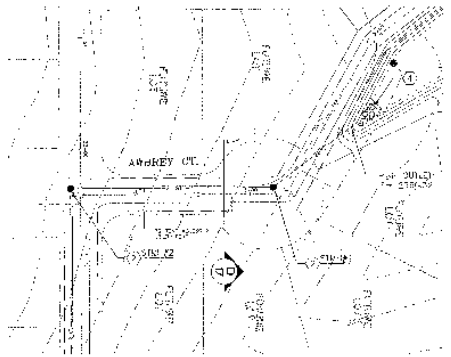
SHEET 10 OF 20

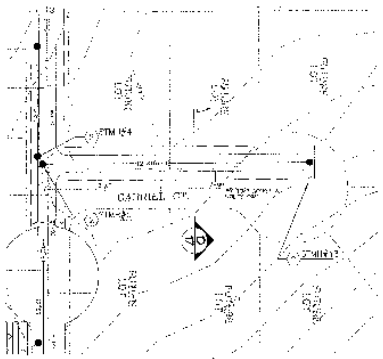
SCALE: AS NOTED	DESIGN		
DATE: MAR 31, 1995	DRAWN		
PROJECT COORDINATOR			
PANEL: TITLE/LEGEND			

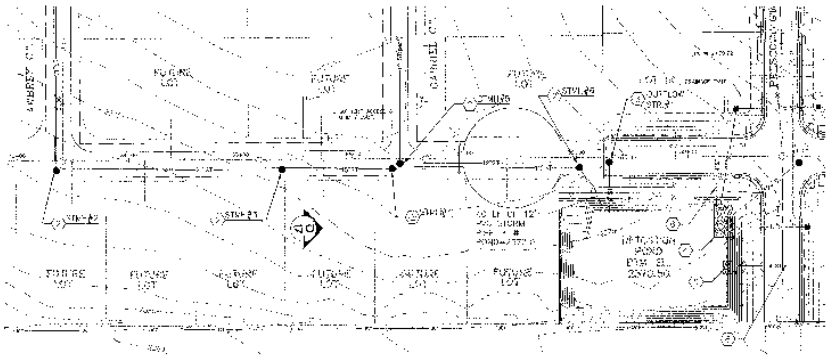
REV. 3-07-08

Engineer Drawing

SECTION 14, T.26 N., R. 42 E, W.M.







CONSTRUCTION NOTES

(3) INSTALL OUTLET PROTECTION PER DETAIL 4, SHEET 18.

(4) INSTALL OUTLET PROTECTION PER DETAIL 4, SHEET 18.

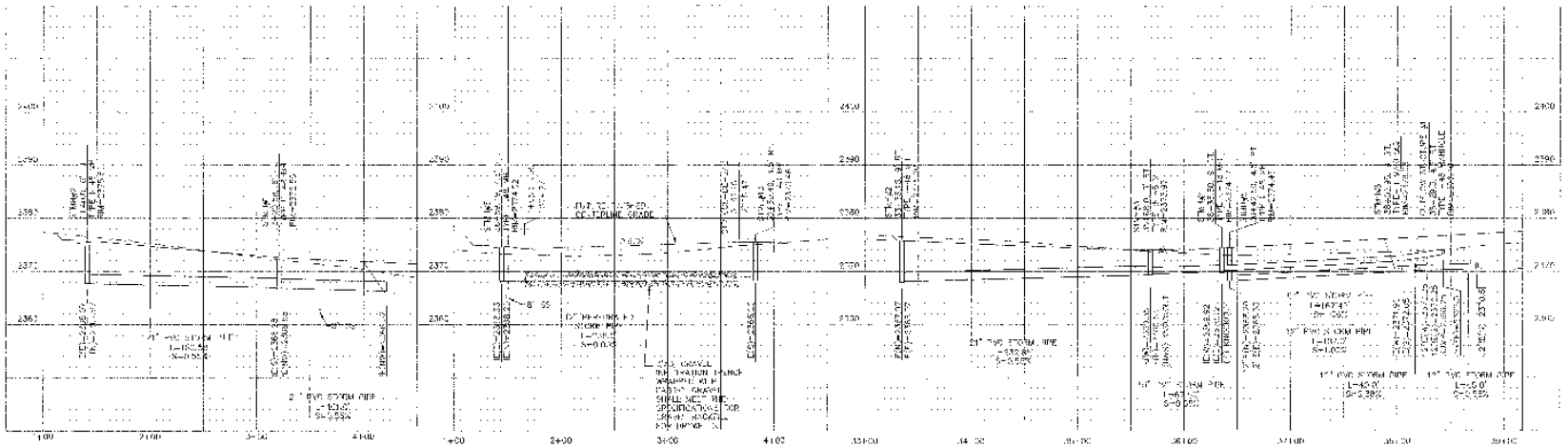
(5) INSTALL 4.0" PERFORATED DUCTILE IRON DRAIN PIPE ON 6" OF 5/8" THROUGH ROAD SUBGRADE. PIPE TO BE A LENGTH OF THE ROAD PLUS 10' PER SIDE. CONNECT TO CATCH BASIN, MANHOLE OR DRAINAGE DITCH AS APPROPRIATE.

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJ. SCT #: 9_ 12_
DATE ACCEPTED: 3_24_06
ACCEPTANCE EXPIRES: 3_24_08
PROJECT: LANE MILES PUBLIC: 0.72
PROJECT LANE MILES PRIVATE: 0.__
PROJECT DOCUMENTS ORIGINALLY ENGINEERED BY
RECORD DRAWINGS REQUIRED FOR ACCEPTANCE
TO COUNTY MAINTENANCE ESTABLISHMENT OF THE
ROADWAY DRAINAGE SYSTEM RECORD DRAWINGS
REQUIRED REQUIRED (509) 477-3600
ACTIVITY START END NOTIFICATION DATE
PLCS TO CONSTRUCTION

NAVD '88 DATUM

BASED ON BRASS CAP LOCATED AT THE INTERSECTION OF JOHNSON RD. AND FIVE MILE ROAD, OFF OF STATE COR. NO. 954 25W, EL. 2368.56

SCALE: 1" = 50'



DEVELOPER'S APPROVAL

3-24-06
DATE

STORM DRAINAGE PLANS

PRAIRIE BREEZE SUBDIVISION
AWBREY CT., GABRIEL CT., PRAIRIE BREEZE AVE.

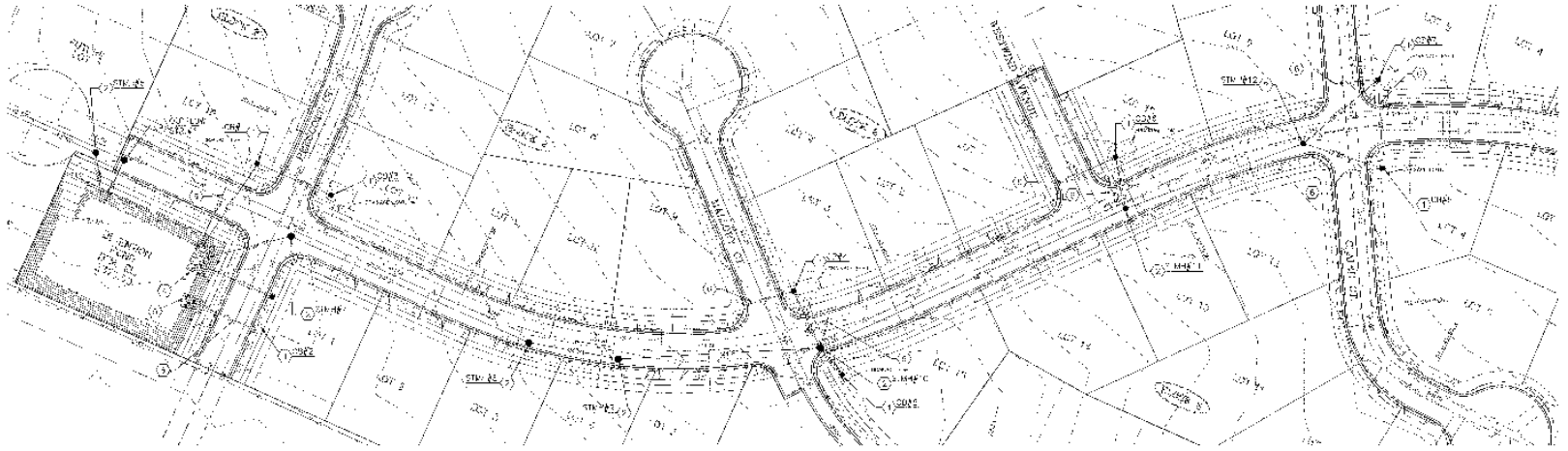
DAVID EVANS AND ASSOCIATES INC.
926 W. Riverside Ave., Suite 200
Spokane, Washington 99201

11 of 20

R18-11

Eng Prod Drawing

SECTION 14, T.26 N., R. 42 E. W.M.



STREET INTERSECTION
PRAIRIE BREEZE AVE.
PRESCOTT CT.

STREET INTERSECTION

STREET INTERSECTION

STREET INTERSECTION

CONSTRUCTION NOTES

(1) INSTALL CONCRETE [illegible] PER SPOKANE COUNTY STANDARD PLAN [illegible]

(2) INSTALL PVC 18-32 MANHOLE WITH TYPE 1 FRAME AND SOLID COVER PER SPOKANE COUNTY STD. PLANS [illegible]

(3) INSTALL OUTLET CONTROL STRUCTURE PER DETAIL [illegible], SHEET 18

(4) INSTALL OUTLET PROTECTION PER DETAIL 1, SHEET 18

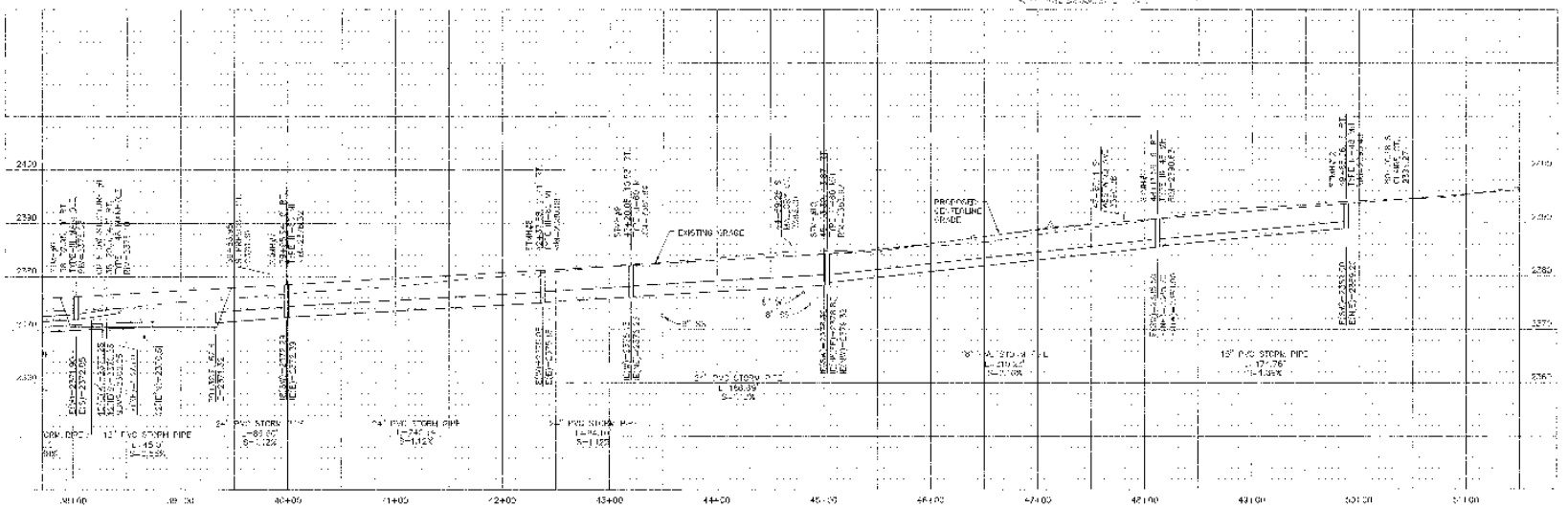
(5) INSTALL OUTLET PROTECTION PER DETAIL 1, SHEET 18

(6) INSTALL A 6" PERFORATED PVC [illegible] PRIOR TO INSTALLATION OF THE FIRST LIFT OF PAVEMENT. CONNECT TO CATCH BASIN. [illegible]

BRIDGE COUNTY ENGINEERING DEPT OF
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: [illegible]
DATE ACCEPTED: [illegible]
ACCEPTANCE EXPIRES: [illegible]
PROJECT LANE MILES PUBLIC: [illegible]
PROJECT LANE MILES PRIVATE: [illegible]
DIMENSIONS, ROADWAY, RIGHT OF WAY AND DRAINAGE STRUCTURE
ISSUED DRAWINGS, PLANS OR AS-BUILTS ARE ACCEPTED FOR TO COUNTY ACCEPTANCE AND ENCUMBRANCE OF THE ROADWAY DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED (509) 477-3600
NOTIFY 1 DAY IN ADVANCE BEFORE CALLING
[illegible]

NAVD '88 DATUM

NORTH
SCALE 1" = 50'



DEVELOPER'S APPROVAL

3-24-08
DATE

STORM DRAINAGE PLANS

PRAIRIE BREEZE SUBDIVISION
PRAIRIE BREEZE AVE.
STA. 39+20.00 TO STA 49+88.06

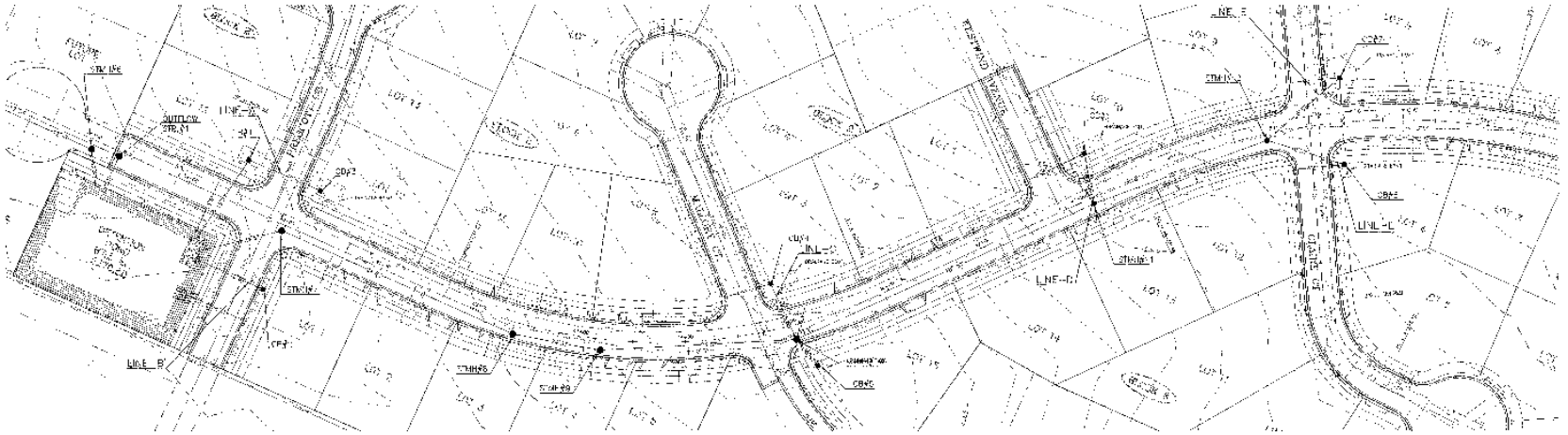
DAVID EVANS AND ASSOCIATES INC.
[illegible] Spokane, Washington [illegible]

SHEET 12 of 20

RJH

Eng Prel Drawing

SECTION 14, T.26 N., R. 42 E. W.M.



STORM DRAINAGE PLANS

PRAIRIE BREEZE SUBDIVISION
STORM DRAIN PROFILES

DAVID EVANS AND ASSOCIATES INC.

SHEET 13 of 20

DATE March 21, 2023

DRAWN JF

PROJECT NO. 2017-0001

FILE NAME

SCALE

REVISIONS

DATE

P168

Eng Prod Drainage

STORM DRAINAGE PLANS

PRAIRIE BREEZE SUBDIVISION
POND DETAILS

DAVID EVANS AND ASSOCIATES INC.
9601 N. Newell St., Suite 201
Spokane Washington 99201
Phone: 509.327.3557

NAVD '88 DATUM

BASED ON BRASS CAP LOCATED AT THE INTERSECTION OF SHANNON ROAD AND FOX HOLE ROAD, OFF OF SPRAGUE. ELEV. NO. NGVD 1929, EL. 2318.54

POND PE1
POND BTM. EL.=2372.56
BOTTOM AREA=1,107 SF
TRT. VOL. REQ'D=83 CF
TRT. VOL. PROVIDED=238 CF

POND PE2
POND BTM. EL.=2370.94
BOTTOM AREA=370 SF
TRT. VOL. REQ'D=110 CF
TRT. VOL. PROVIDED=207 CF

POND PE3
POND BTM. EL.=2377.77
BOTTOM AREA=100 SF
TRT. VOL. REQ'D=38 CF
TRT. VOL. PROVIDED=123 CF

POND PE4
POND BTM. EL.=2381.89
BOTTOM AREA=267 SF
TRT. VOL. REQ'D=80 CF
TRT. VOL. PROVIDED=235 CF

POND PE5
POND BTM. EL.=2387.20
BOTTOM AREA=67 SF
TRT. VOL. REQ'D=20 CF
TRT. VOL. PROVIDED=154 CF

POND PE6
POND BTM. EL.=2387.00
BOTTOM AREA=67 SF
TRT. VOL. REQ'D=20 CF
TRT. VOL. PROVIDED=154 CF

POND PE7
POND BTM. EL.=2360.00
BOTTOM AREA=170 SF
TRT. VOL. REQ'D=70 CF
TRT. VOL. PROVIDED=287 CF

POND PE8
POND BTM. EL.=2381.89
BOTTOM AREA=267 SF
TRT. VOL. REQ'D=80 CF
TRT. VOL. PROVIDED=235 CF

POND PE9
POND BTM. EL.=2381.89
BOTTOM AREA=267 SF
TRT. VOL. REQ'D=80 CF
TRT. VOL. PROVIDED=235 CF

POND PE10
POND BTM. EL.=2387.20
BOTTOM AREA=67 SF
TRT. VOL. REQ'D=20 CF
TRT. VOL. PROVIDED=154 CF

POND PE11
POND BTM. EL.=2372.56
BOTTOM AREA=1,107 SF
TRT. VOL. REQ'D=83 CF
TRT. VOL. PROVIDED=238 CF

POND PE12
POND BTM. EL.=2381.89
BOTTOM AREA=267 SF
TRT. VOL. REQ'D=80 CF
TRT. VOL. PROVIDED=235 CF

POND PE13
POND BTM. EL.=2387.20
BOTTOM AREA=67 SF
TRT. VOL. REQ'D=20 CF
TRT. VOL. PROVIDED=154 CF

POND PE14
POND BTM. EL.=2399.65
BOTTOM AREA=280 SF
TRT. VOL. REQ'D=84 CF
TRT. VOL. PROVIDED=192 CF

BOTTOM COORDS.

POINT	NORTHING	EASTING
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]
7	[illegible]	[illegible]

POND PE15
POND BTM. EL.=2399.65
BOTTOM AREA=220 SF
TRT. VOL. REQ'D=66 CF
TRT. VOL. PROVIDED=100 CF

POND PE16
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE17
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE18
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE19
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE20
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE21
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE22
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE23
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE24
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE25
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE26
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE27
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE28
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE29
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE30
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE31
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE32
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

POND PE33
POND BTM. EL.=2399.90
BOTTOM AREA=[illegible] SF
TRT. VOL. REQ'D=[illegible] CF
TRT. VOL. PROVIDED=[illegible] CF

PRAIRIE BREEZE AVENUE

FREESCOTT CT.

MALLORY CT.

WESTWIND AVENUE

WESTWIND CT.

TYPICAL POND CAT-OUT

CONSTRUCTION NOTES

1. CONSTRUCT TYPE [illegible] AND 2 CURB INLETS PER SPOKANE COUNTY STANDARD PLAN B-6 AND B-3.
2. CONSTRUCT TYPE 1 INLETS PER SPOKANE COUNTY STANDARD PLAN B 8.
3. [illegible] PROTECTION PER [illegible] LF.
4. [illegible] PROTECTION PER [illegible] LF.

DEVELOPER'S APPROVAL

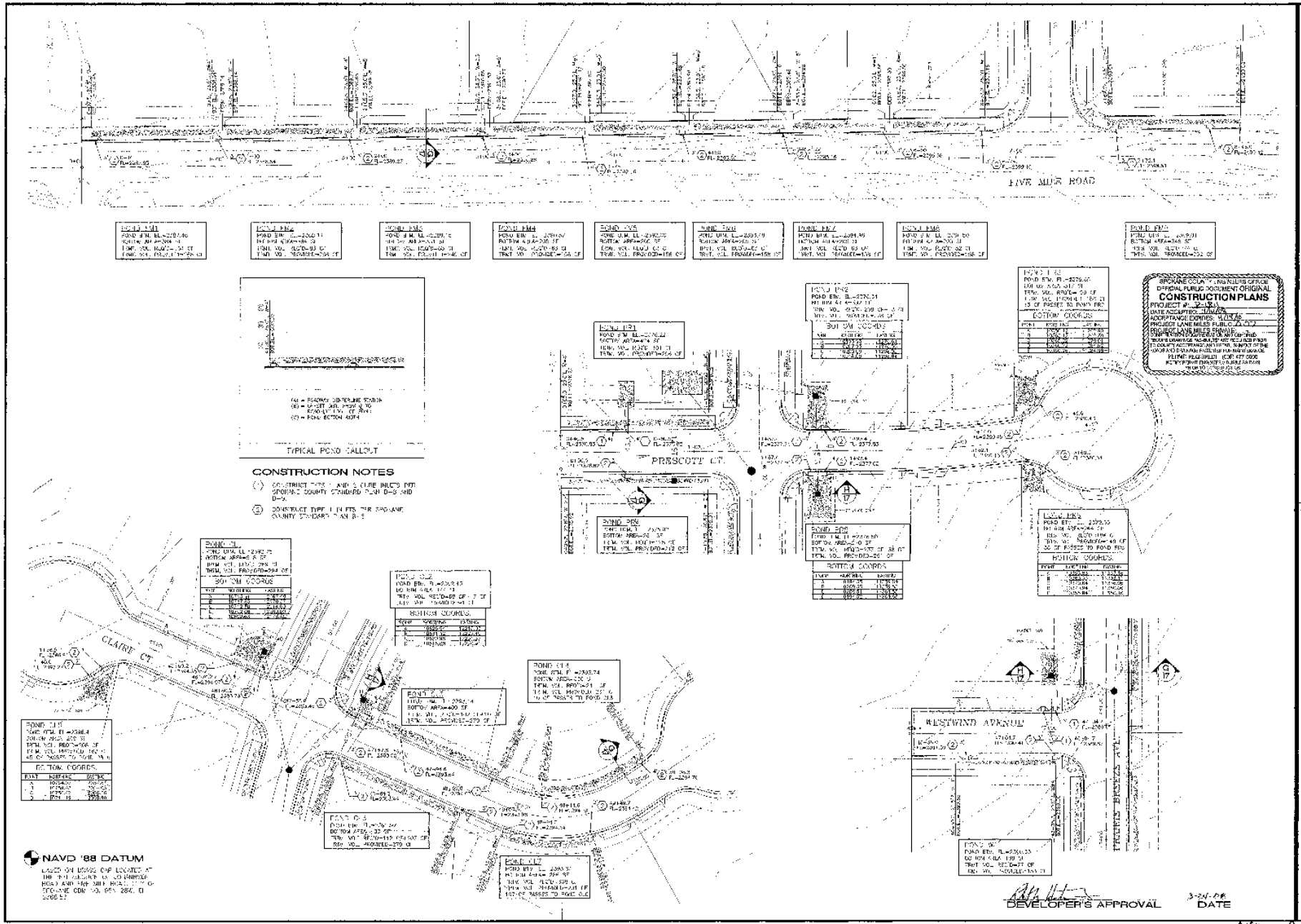
7-24-08
DATE

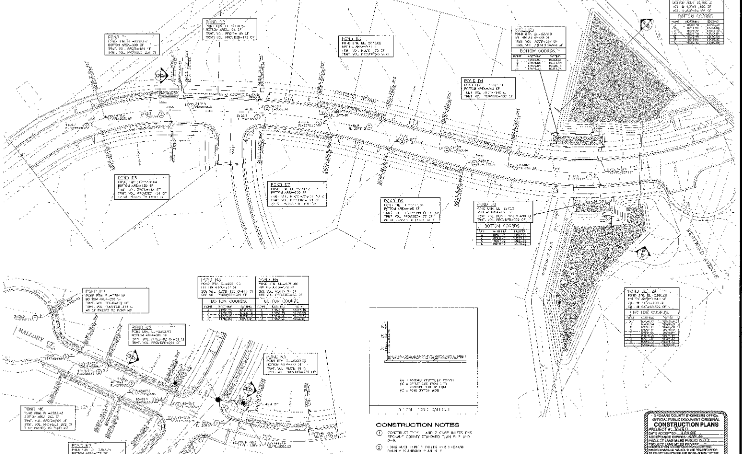
SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # S-[illegible]
DATE ADOPTED: [illegible]
ACCEPTANCE EXPIRES: [illegible]
PROJECT LANE MILES PUBLIC: [illegible]
PROJECT LANE MILES PRIVATE: [illegible]
CONSTRUCTION PLAN REVISIONS MUST BE APPROVED PRIOR TO COUNTY ACCEPTANCE AND OR THE ISSUANCE OF THE BONDS AND TRANSFER AND OR MAINTENANCE.
PERMITTEE HEREBY [illegible] NOTIFY SENIOR TRANSPORTATION ENGINEER [illegible]

SHEET	14 of 20
SCALE	[illegible]
DATE	[illegible]
DRAWN BY	[illegible]
PROJECT NO.	[illegible]

DATE	REVISIONS

Eng Prod. Drainage


FIVE MILE ROAD
PRESCOTT CT.
CLAIRE CT.
WESTWIND AVENUE
TYPICAL POND CALLOUT
CONSTRUCTION NOTES
NAVD '88 DATUM
DEVELOPER'S APPROVAL
DATE
SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
STORM DRAINAGE PLANS
PRAIRIE BREEZE SUBDIVISION
POND DETAILS
DAVID EVANS AND ASSOCIATES INC
15 of 20



CONSTRUCTION NOTES

1. CONSTRUCT TYPE 1 AND 2 CURB INLETS PER SPOKANE COUNTY STANDARD PLAN [illegible] AND B-9.
2. CONSTRUCT TYPE 1 INLETS PER SPOKANE COUNTY STANDARD PLAN [illegible]
3. INSTALL OUTLET PROTECTION PER DETAIL C, SHEET 15.
4. CONSTRUCT OVERFLOW SLOPE PROTECTION PER DETAIL E, SHEET 18.

NAVD '88 DATUM

BASED ON BRASS CAP LOCATED AT THE INTERSECTION OF JOHANNSEN ROAD AND THE [illegible] ROAD, CITY OF SPOKANE [illegible] ELEV. 2380.50

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-1811
DATE ACCEPTED: 4/04/08
ACCEPTANCE EXPIRES: 4/04/10
PROJECT LANE MILES PUBLIC: [illegible]
PROJECT LANE MILES PRIVATE: —
[illegible] DRAWINGS ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED (509) 477-[illegible]
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION

DEVELOPER'S APPROVAL — DATE 3-24-08

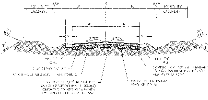
STORM DRAINAGE PLANS

PRAIRIE BREEZE SUBDIVISION
POND DETAILS

DAVID EVANS AND ASSOCIATES INC.
[illegible] N. Howard St., Suite 300
Spokane Washington 99201

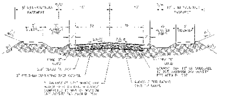
16 of 20

P-1811 — Eng Road Drainage



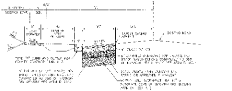
A TYPICAL CROSS SECTION

SCALE: N.T.S.



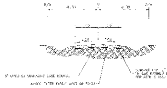
B TYPICAL CROSS SECTION

SCALE: N.T.S.



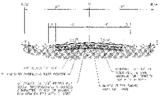
C TYPICAL CROSS SECTION

SCALE: N.T.S.



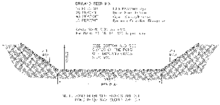
D TYPICAL CROSS SECTION

SCALE: N.T.S.



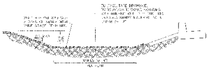
E TYPICAL CROSS SECTION

SCALE: N.T.S.



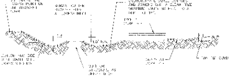
F TYPICAL DETENTION POND SECTION

SCALE: N.T.S.



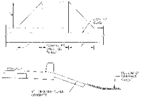
G TYPICAL POND CROSS SECTION

SCALE: N.T.S.



H TYPICAL POND W/ STRUCTURE

SCALE: N.T.S.



I CURB INLET

SCALE: N.T.S.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #:
DATE ACCEPTED:
ACCEPTANCE EXPIRES:
PROJECT LANE MILES PUBLIC: 0.27
PROJECT LANE MILES PRIVATE:

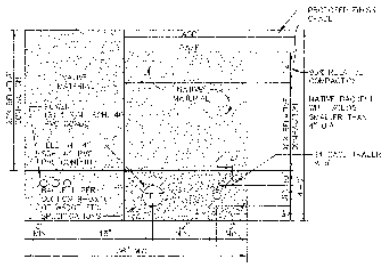
DEVELOPER'S APPROVAL

DATE

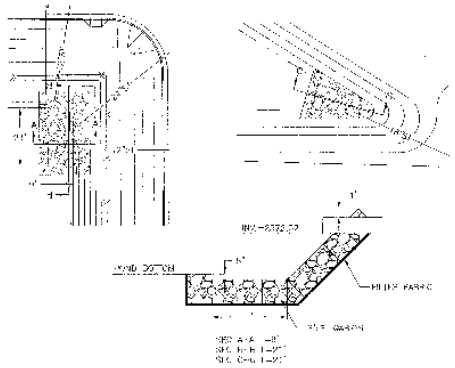
STREET AND STORM DRAINAGE PLANS

PRAIRIE BREEZE SUBDIVISION
ROAD SECTIONS AND DETAILS

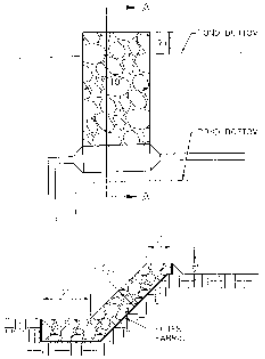
DAVID EVANS AND ASSOCIATES INC.



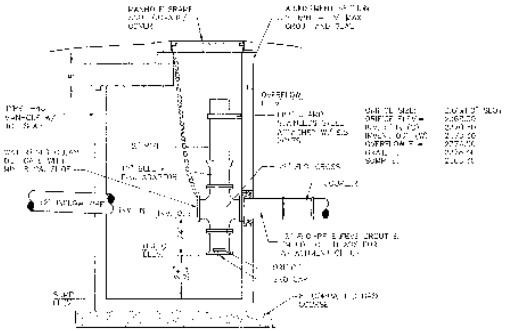
J COMPOSITE UTILITY TRENCH



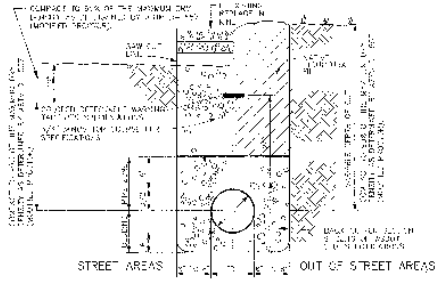
K OUTLET PROTECTION



L SLOPE PROTECTION



M OUTFLOW CONTROL STRUCTURE



N SEWER AND STORM DRAIN TRENCH DETAIL

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: 2-[illegible]
DATE ACCEPTED: [illegible]
ACCEPTANCE EXPIRES: [illegible]
PROJECT LANE MILES PUBLIC: [illegible]
PROJECT LANE MILES PRIVATE: [illegible]
PERMIT REQUIRED: [illegible]

DEVELOPER'S APPROVAL 3-24-08 DATE

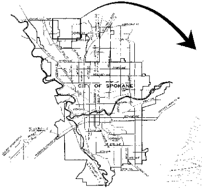
STREET AND STORM DRAINAGE PLANS

PRAIRIE BREEZE SUBDIVISION
ROAD SECTIONS AND DETAILS

DAVID EVANS AND ASSOCIATES INC.
[illegible]

SHEET 18 of 20

P-1811 Eng Road Drainage



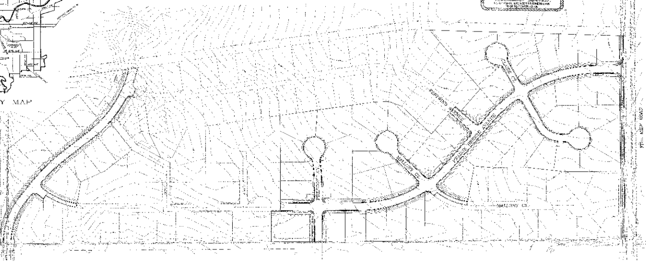
VICINITY MAP

COVER SHEET FOR
PRAIRIE BREEZE SUBDIVISION I
EROSION CONTROL PLAN

SECTION 14, T.26 N., R. 42 E., W.M.

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS

NAVD '88 DATUM



GENERAL NOTES

AN EROSION/SEDIMENT CONTROL (E.S.C.) PLAN IS REQUIRED FOR THIS PROJECT. [illegible] 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, WHICHEVER IS LATER.

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.

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.

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

[illegible] SHALL BE PLACED ON THE RIMS OF 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.

THE SILT FENCE SHALL BE CONSTRUCTED BY THE CONTRACTOR PRIOR TO [illegible] WORK, AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE FOR DESIGNATING A LOCATION WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED [illegible] NOT [illegible] OR DRAINING INTO A STORM DRAINAGE AREA.

PROPERTY OWNER: NORTH DIVISION COMPLEX LLC. (509)467-2123
PERMIT APPLICANT: NORTH DIVISION COMPLEX LLC. (509)467-2123
CONTACT PERSON ON SITE: BUSTER HERMAN (509)467-2123

PROJECT LOCATION: IN SPOKANE COUNTY, WEST OF FIVE MILE ROAD AND NORTH OF [illegible] ROAD, IN SECTION 14, TOWNSHIP 26 N., RANGE 42 E.W.M.

PROJECT DESCRIPTION: PRAIRIE BREEZE SUBDIVISION PRELIMINARY GRADING [illegible] PHASE OF THE RESIDENTIAL DEVELOPMENT CONSISTING OF [illegible] LOTS. THE DEVELOPMENT WILL INCLUDE CONSTRUCTION OF SEWER, WATER, STORM FACILITIES AND ROAD FACILITIES.

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 DISTURBED AREAS ARE PERMANENTLY SEEDED OR LANDSCAPED.

EXISTING [illegible]

PLAN PREPARATION DATE: JUNE 06, 2007

SOILS: ON SITE SOILS ARE [illegible] SILT LOAM ([illegible] AND [illegible])

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 DRY LAND [illegible] ANNUAL RYE, OR APPROVED EQUAL, AT A RATE OF 80 LBS./ACRE.

CONTROL OF POLLUTANTS: ANY [illegible] SHALL BE HANDLED ACCORDING TO [illegible] GUIDELINES.

LIMITS OF CLEARING: DURING THE COURSE OF CONSTRUCTION, THE AMOUNT OF DISTURBED AREA SHALL BE KEPT TO A MINIMUM AND SHALL BE LIMITED TO THE CLEARING LIMITS SHOWN.

DEVELOPER'S APPROVAL — 3-24-08 DATE

MAINTENANCE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL TEMPORARY ESC MEASURES.

[illegible] SHALL BE INSPECTED IMMEDIATELY AFTER EACH RUNOFF PRODUCING RAINFALL [illegible] DURING PROLONGED RAINFALL PERIODS.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FILTER FABRIC SHALL BE COMPLETED WITHIN 24 HOURS OF NOTICE.

SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH RAINFALL EVENT. DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES ONE HALF THE HEIGHT OF THE BARRIER.

ALL TEMPORARY AND PERMANENT ESC PRACTICES SHALL BE MAINTAINED AND REPAIRED AS [illegible] TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

ALL TEMPORARY EROSION CONTROL FACILITIES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THEY ARE NO LONGER NEEDED.

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.

ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY USING WATER. APPLICATION 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 [illegible] REQUIREMENTS AS LISTED IN CHAPTER 4.3 OF THE SPOKANE COUNTY [illegible] STORMWATER MANAGEMENT.

3-24-08

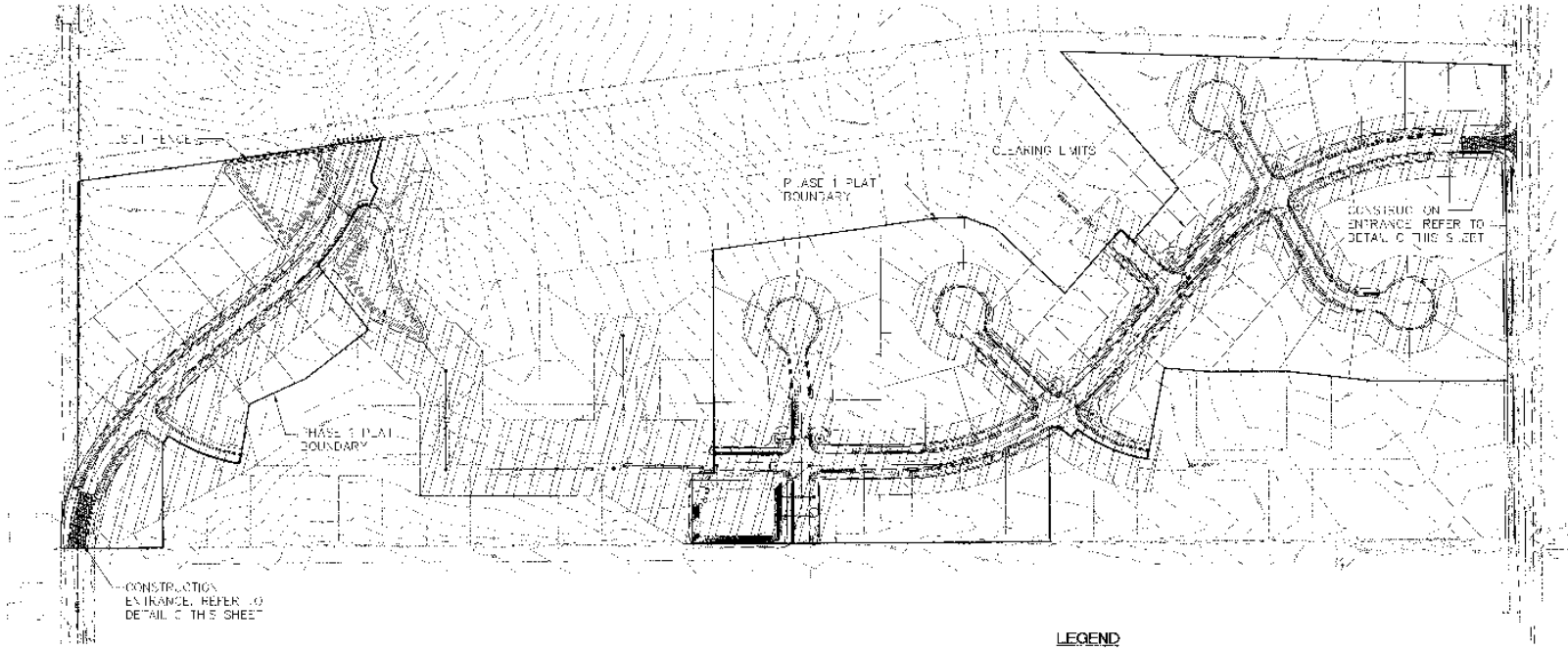
EROSION CONTROL PLANS

PRAIRIE BREEZE SUBDIVISION
COVER SHEET

DAVID EVANS AND ASSOCIATES INC.

19 of 20

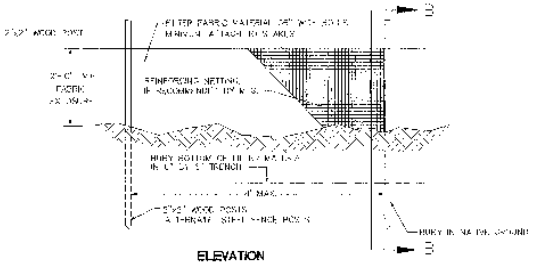
P-1811 Eng Road Drainage



LEGEND

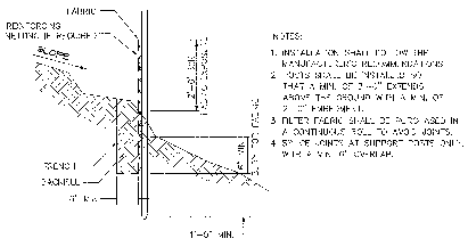
- CLEARING LIMITS
- CONSTRUCTION ENTRANCE PER DETAIL C THIS SHEET
- SILT FENCE PER DETAIL A, THIS SHEET
- STONE DRAINAGE POND – NO CONCRETE TRUCK WASHOUT, REFER TO GENERAL NOTES ON SHEET 18
- MINI DRAINAGE POND – NO CONCRETE TRUCK WASHOUT, REFER TO GENERAL NOTES ON SHEET 18

SPOKANE COUNTY RECORDER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT # P-1811
DATE ADOPTED: 4/18/06
ACCEPTANCE EXPIRES: 4/18/08
PROJECT LANE MILES PUBLIC: 0.00
PROJECT LANE MILES PRIVATE: 0
PURSUANT TO CONDITIONS AS STATED
BEFORE PROCEEDING, ALL LOTS ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE FENCE AND DRAINAGE REQ. TIES FOR MAINTENANCE
REFER TO DOCUMENT 19 OF 4/18/06
TO PERMIT INVENTORY & MAINTENANCE
REQUIRED CHECK BOX



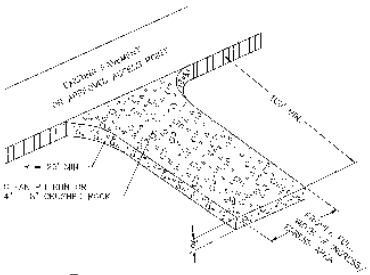
ELEVATION

B FILTER FENCE
NOT TO SCALE



SECTION B-B

NOTES:
1. INSTALL FOR SHALLOW OVERFLOW MOUNTAINOUS AREA RECOMMENDATIONS
2. POSTS SHALL BE INSTALLED SO THAT A MIN. OF 2'-0" EXTENDS ABOVE THE GROUND WITH A MIN. OF 2'-0" FABRIC ABOVE.
3. FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO AVOID JOINTS.
4. SPLICE JOINTS AT SUPPORT POSTS ONLY, WITH A MIN. 6" OVERLAP.



B CONSTRUCTION ENTRANCE
NOT TO SCALE

DEVELOPER'S APPROVAL

3-24-06
DATE

EROSION CONTROL PLANS

PRAIRIE BREEZE SUBDIVISION EROSION CONTROL PLAN

DAVID EVANS AND ASSOCIATES, INC.
808 N. Havana St., Suite 200
Spokane, Washington 99201
Phone: 509.327.2687

DATE	
SCALE	
DRAWN BY	
CHECKED BY	
REVISIONS	
SHEET	20 of 20

P-1811 Eng. Const. Drawings