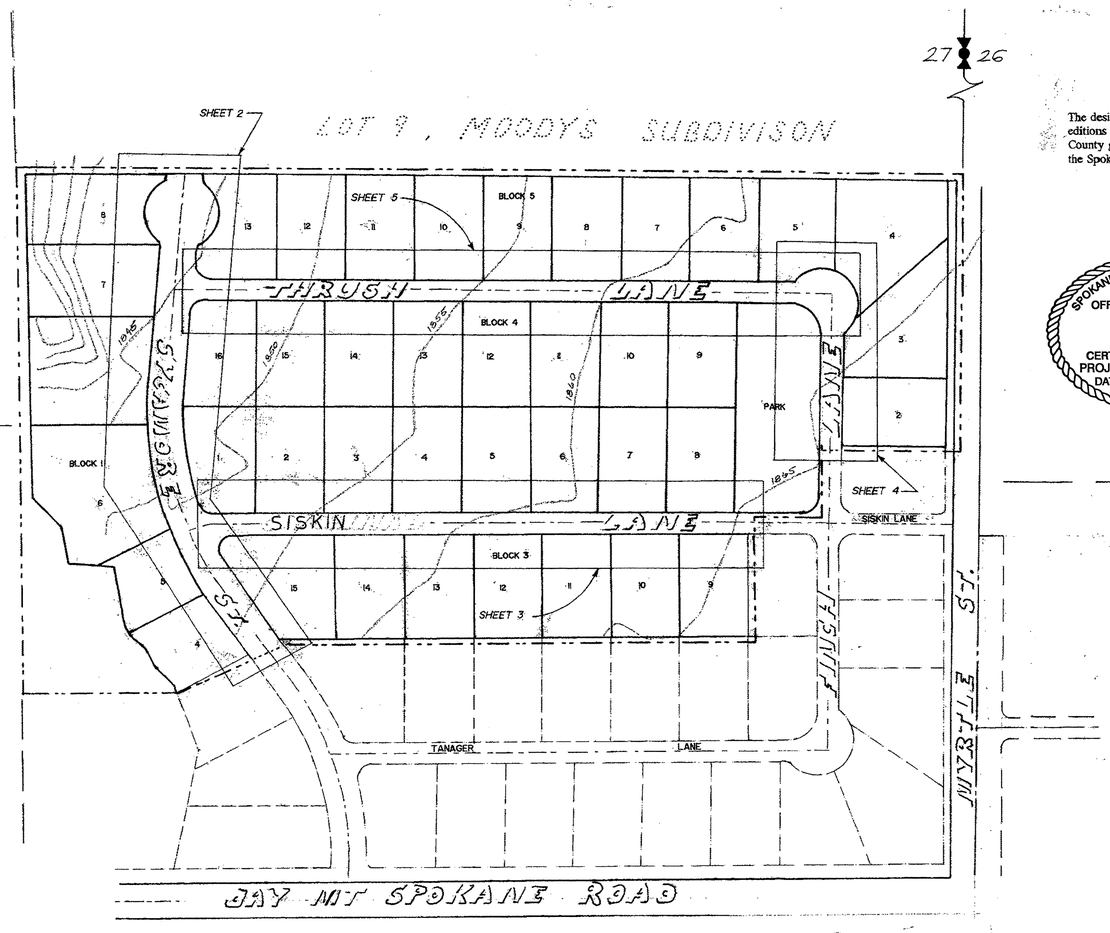
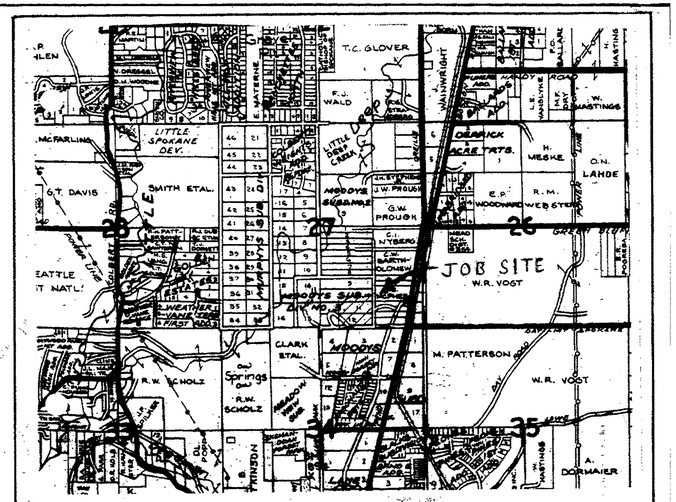
TITLE SHEET
FOR
TANAGER ESTATES P.U.D. PHASE 2 – ROAD PLANS
PORTION OF SE1/4 OF SECTION 27, T27N, R43E, W.M.
SPOKANE COUNTY, WASHINGTON



The design improvements shown in this set of plans and calculations conform to the applicable editions of the Spokane County Standards for Road and Sewer Construction and the Spokane County guidelines for Stormwater Managements. All design deviation have been approved by the Spokane County Engineer. I approve these plans for construction. PMK

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P 1685A
DATE ACCEPTED: 7/13/07



VICINITY MAP

BASIS OF BEARINGS
S 89°41'16" E - Bearing of record per SP 87-508 along the south line of the SE 1/4 of Section 27.

BASIS OF ELEVATION
1860.23' Spike in P. Pole on Day Mt. Spokane Rd. Sta. 13+32 20' RT.
TO CONVERT THIS DATUM TO NAVD88, ADD 3.80' TO THE ELEVATIONS GIVEN.

PETER M. KRUSE
STATE OF WASHINGTON
20236
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 01/01/05

GENERAL NOTES:

All work and materials shall be in conformance with the "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION 2001 and as amended.

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.

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.

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.

For construction of drywells, install filter fabric (Amoco 4545 or approved equivalent) between the washed drainrock and the native soils.

Prior to site construction, the Contractor is responsible for locating underground utilities. Call the underground utility location service at 456-8000 before you dig.

For any curb grades less than 0.80% (0.0080 ft/ft), a Washington State Licensed Professional Land Surveyor shall verify that the curb 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.

An Erosion/Sedimentation control (ESC) plan is required for this project. Implementation of the ESC plan, and construction, maintenance, and upgrading of the ESC facilities are 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.

Approval of the ESC plan does not constitute approval of any of the proposed road, storm drainage, grading or utility design elements shown on the ESC plan.

The erosion/sedimentation control measures shown are the minimum requirements for the anticipated site conditions. The Contractor shall inspect and maintain these ESC measures daily, and shall maintain and upgrade these measures as necessary to prevent sediment-laden water from either flowing off the site, or into new/existing storm drainage facilities, such as drywells, culverts, or gravel galleries.

The Contractor/Developer is responsible for installing Rock Construction Entries at any and all locations used to enter or exit the project site.

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SYCAMORE ST 23+87.97 TO 30+81.17
3	SISKIN LANE 0+00 TO 7+75.96
4	FINCH LANE 4+35.56 TO 6+41.51
5	THRUSH LANE 0+00 TO 9+09.69
6	DRAINAGE DETAILS

SPOKANE CO. FIRE DIST. NO. 4
Deputy Chief
DATE 11-14-00

RECORD DRAWING

DATE: 06/22/07

THESE DRAWINGS REPRESENT THE COMPLETED CONSTRUCTION WORK AS ACCURATELY AS POSSIBLE. THE DRAWINGS WERE CREATED USING INFORMATION GATHERED DURING CONSTRUCTION WHICH WAS PROVIDED BY THE CONTRACTOR, THE ON-SITE INSPECTOR, SURVEY WORK AND/OR OTHERS. THESE DRAWINGS ARE THOUGHT TO BE ACCURATE BUT NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR EXACTNESS AND SHOULD BE USED ONLY AS A GENERAL REPRESENTATION OF THE CONSTRUCTION WORK. I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

GREGORY S. MILLER
STATE OF WASHINGTON
37450
REGISTERED
PROFESSIONAL ENGINEER
6/22/07
EXPIRES 11/03/07

THIS STAMP IS NOT VALID UNLESS SIGNED WITH AN ORIGINAL SIGNATURE AND DATE

DEVELOPER

11-1-02
DATE:

0 50 100 200
SCALE: 1" = 100'

REVISIONS		TITLE SHEET
		TANAGER ESTATES PHASE 2 P.U.D
Date	SCALE	SARGENT, RAMER & ASSOC, INC.
Drawn MAM	Horizontal 1" = 100'	CIVIL ENGINEERS & LAND SURVEYORS
Checked SMH	Vertical	N. 10115 NEWPORT HWY. PH: 487-1658
Field Book		SPOKANE, WASHINGTON 99208

Project No. 96185
Sht 1 of 6

P-1685A Eng/As Built

N:\– PROJECT FOLDERS\02169-TANAGER – AS BUILTS\dwg\02169-RECORD.dwg 7/2/2007 3:42:12 PM PDT

NO.	Δ	RADIUS	LENGTH	TANGENT
1	18°04'52"	222.71'	70.28'	35.44'
2	11°50'36"	410.00'	84.75'	42.53'
3	124°02'06"	30.00'	64.95'	56.46'
4	71°52'32"	30.00'	37.64'	21.75'
5	85°16'22"	30.00'	44.65'	27.62'
6	136°00'52"	30.00'	71.22'	74.28'
7	4°13'28"	385.00'	28.39'	14.20'

BASIS OF BEARINGS

S89°41'16"E – BEARING OF RECORD PER SP 87–508 ALONG THE SOUTH LINE OF THE SE1/4 OF SECTION 27.

BASIS OF ELEVATION

1860.23 SPIKE IN POWER POLE ON DAY MT. SPOKANE ROAD STA 13+32 20' RT.

NOTE:

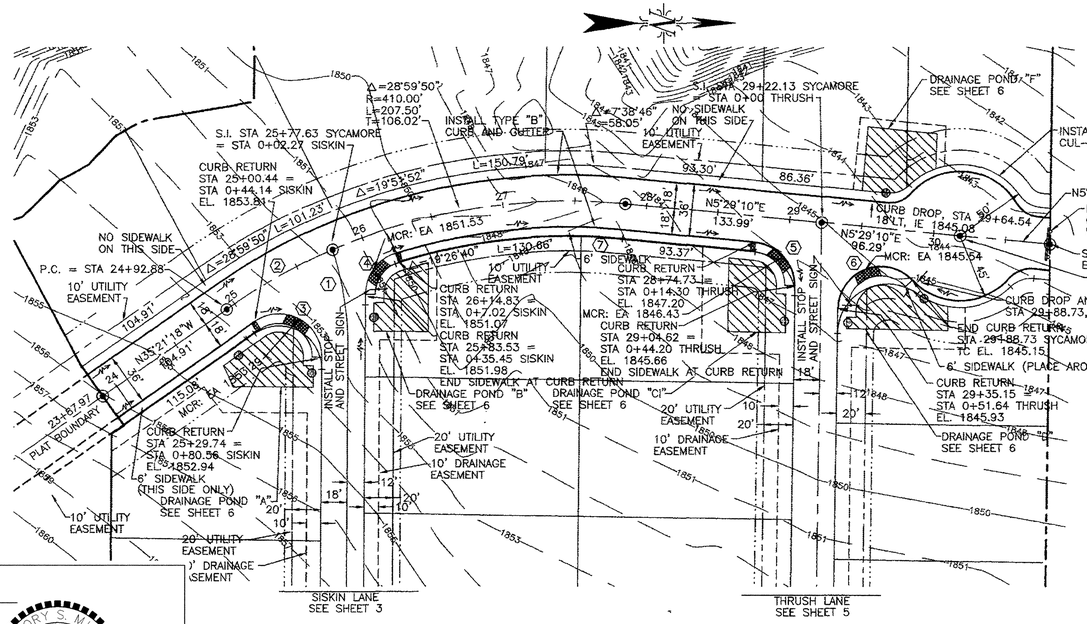
THE ENFORCEMENT OF STOP SIGNS AT THE INTERSECTIONS WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

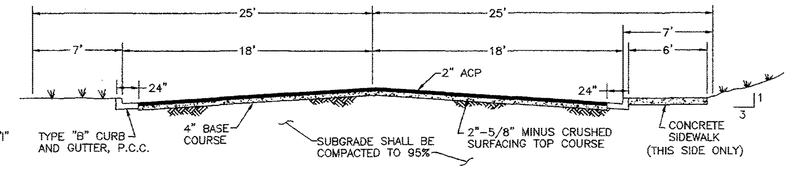
SURVEY INFORMATION WAS PROVIDED BY DWIGHT M. BARTLESON.

ELEVATIONS SHOWN ARE ON COUNTY DATUM ADD 3.80' TO CONVERT TO NAVD88

CURB DROPS SHOWN TO BE SPOKANE COUNTY STANDARD PER DRAWING B–8, TYPE 1 INLET.

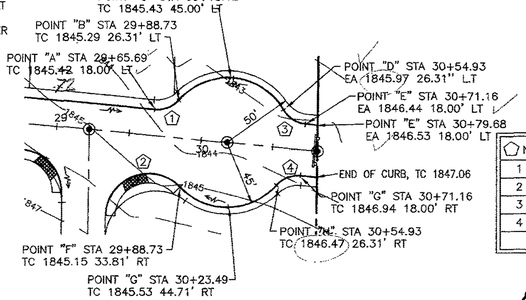
WHEELCHAIR RAMPS TO BE SPOKANE COUNTY STANDARD PER STANDARD DRAWING A–5.





SYCAMORE STREET SECTION

NTS



SYCAMORE CUL-DE-SAC (DETAIL "I")

SCALE = 1"=50'

DEVELOPER

DATE: 5/19/03

NO.	Δ	RADIUS	LENGTH	TANGENT
1	50°12'29"	30.00'	26.29'	14.06'
2	136°00'52"	30.00'	71.22'	74.28'
3	54°13'27"	20.00'	18.93'	10.24'
4	54°13'27"	20.00'	18.93'	10.24'

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS BUILTS"
CERTIFIED RECORD
PROJECT #: P1685A
DATE ACCEPTED: 7/13/07

RECORD DRAWING

DATE: 06/22/07

THESE DRAWINGS REPRESENT THE COMPLETED CONSTRUCTION WORK AS ACCURATELY AS POSSIBLE. THE DRAWINGS WERE CREATED USING INFORMATION GATHERED DURING CONSTRUCTION WHICH WAS PROVIDED BY THE CONTRACTOR, THE ON-SITE INSPECTOR, SURVEY WORK AND/OR OTHERS. THESE DRAWINGS ARE THOUGHT TO BE ACCURATE BUT NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR EXACTNESS AND SHOULD BE USED ONLY AS A GENERAL REPRESENTATION OF THE CONSTRUCTION WORK. I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

GREGORY S. MILLER — STATE OF WASHINGTON — 37450 — REGISTERED PROFESSIONAL ENGINEER — 6/22/07

EXPIRES 11/03/07

THIS STAMP IS NOT VALID UNLESS SIGNED WITH AN ORIGINAL SIGNATURE AND DATE

PETER M. KRUSE — STATE OF WASHINGTON — 009589 — REGISTERED PROFESSIONAL ENGINEER — 7-21-03

EXPIRES 01/22/04

N:\– PROJECT FOLDERS\02169–TANAGER – AS BUILTS\dwg\02169–RECORD.dwg 7/2/2007 4:13:13 PM PDT

REVISIONS	

DATE:	3/26/03	SCALE	
DRAWN BY:	WLH/JPP	HORIZONTAL:	1"=50'
CHECKED BY:	PMK	VERTICAL:	1"=10'
FIELD BOOK:			

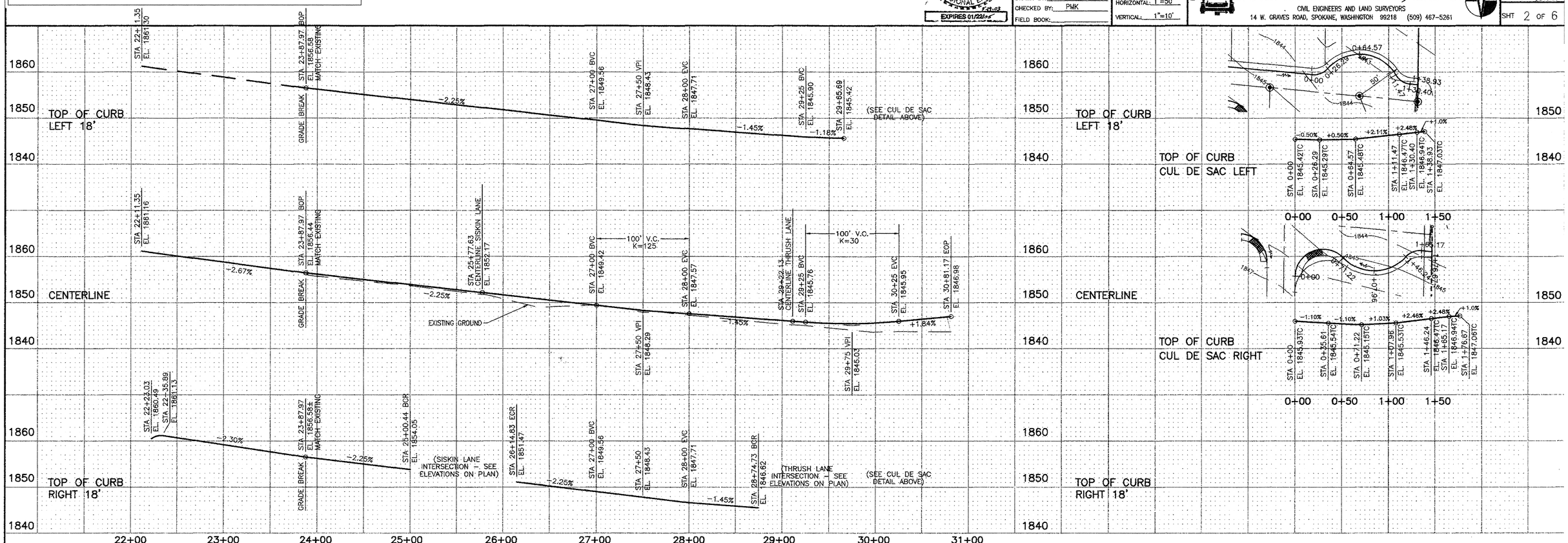
SYCAMORE STREET

TANAGER ESTATES P.U.D. PHASE 2

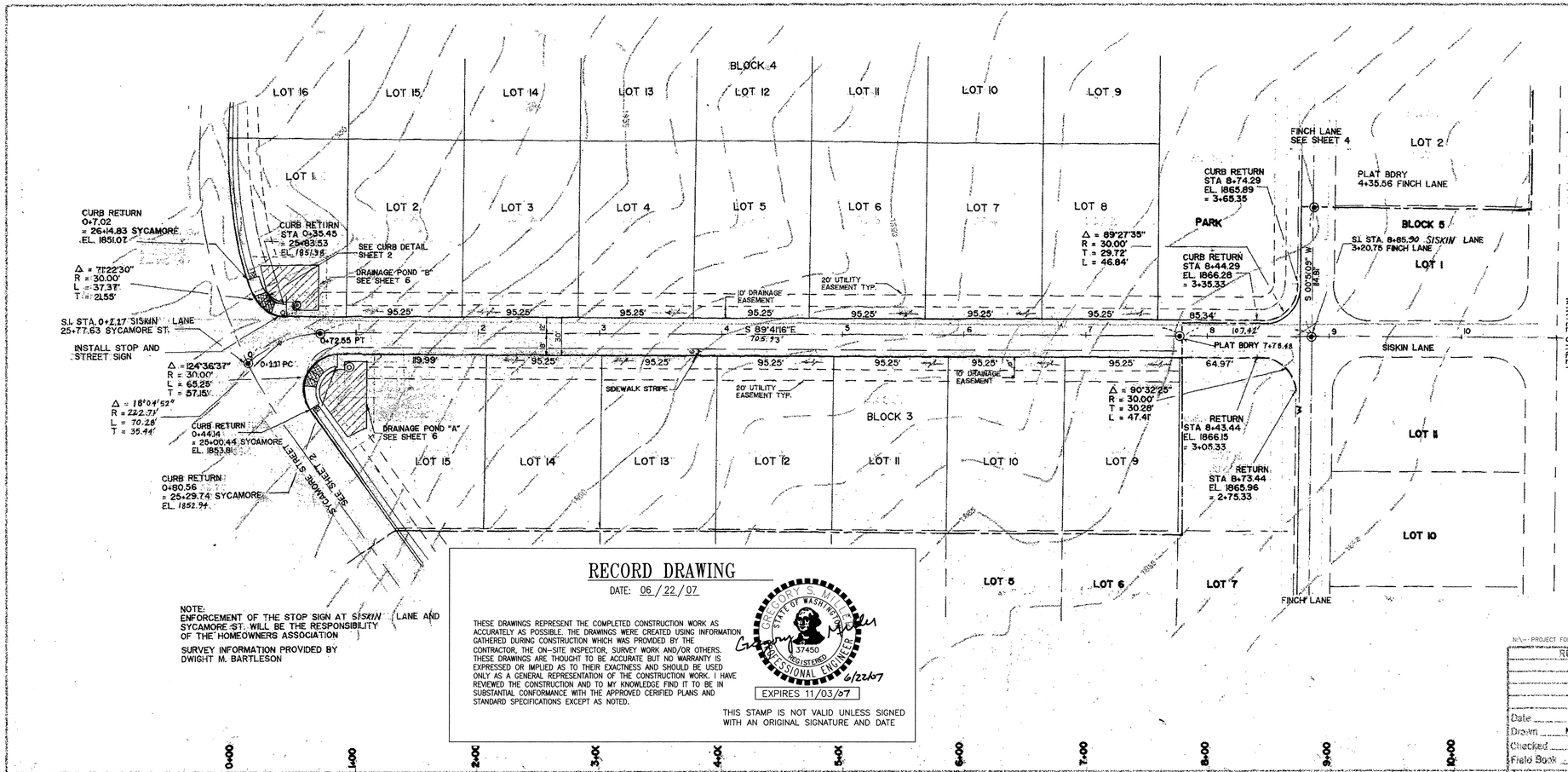
Ramer & Associates, L.L.C.
CIVIL ENGINEERS AND LAND SURVEYORS
14 W. GRAVES ROAD, SPOKANE, WASHINGTON 99218 (509) 467-5261

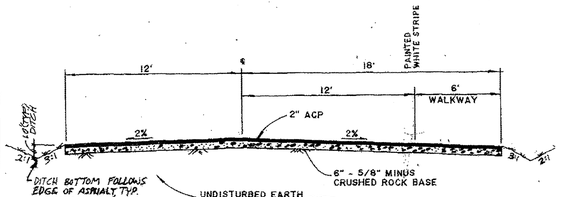
PROJECT NO. 96185

SHT 2 OF 6



P-1685A Eng As Built





TYPICAL PRIVATE ROAD SECTION

SCALE: 1" = 5'-0"

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1685A
DATE ACCEPTED: 7/13/07

DEVELOPER

11-1-02
DATE:

NOTE:
SEE SHEET 1 FOR BASIS OF BEARING AND ELEVATION

PETER M. KRUSE
STATE OF WASHINGTON
002636
REGISTERED
PROFESSIONAL ENGINEER
11-1-02
EXPIRES 01/22/08

NOTE:
ENFORCEMENT OF THE STOP SIGN AT SISKIN LANE AND SYCAMORE ST. WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION

SURVEY INFORMATION PROVIDED BY DWIGHT M. BARTLESON

RECORD DRAWING

DATE: 06 / 22 / 07

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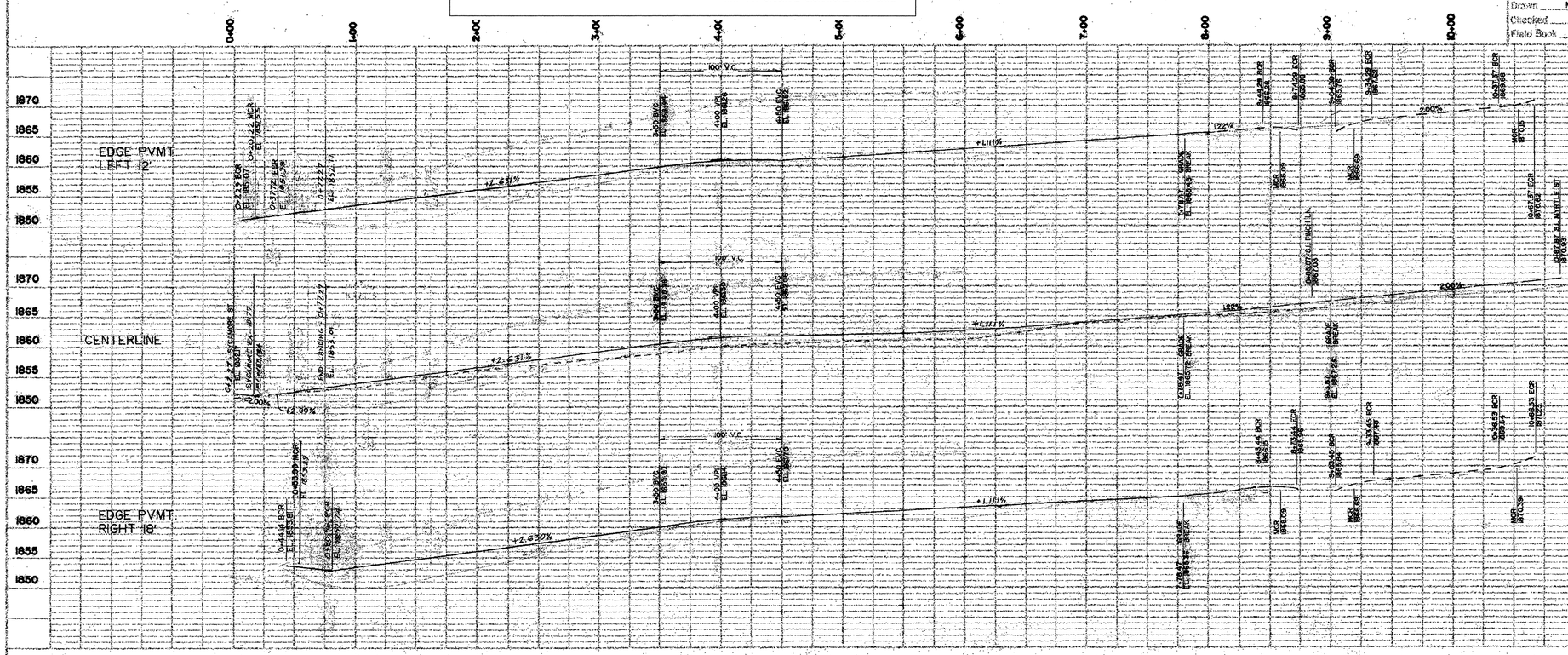
GREGORY S. MILLER
STATE OF WASHINGTON
37450
REGISTERED
PROFESSIONAL ENGINEER
6/22/07
EXPIRES 11/03/07

THIS STAMP IS NOT VALID UNLESS SIGNED WITH AN ORIGINAL SIGNATURE AND DATE



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REVISIONS	

SISKIN LANE

TANAGER ESTATES P.U.D. PHASE 2

Date
Drawn MAM
Checked SMH
Field Book

SCALE
Horizontal 1" = 50'
Vertical 1" = 10'

J. PAUL RAMER & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
N.10315 NEWPORT HWY. PH: 467-5261
SPOKANE, WASHINGTON 99218

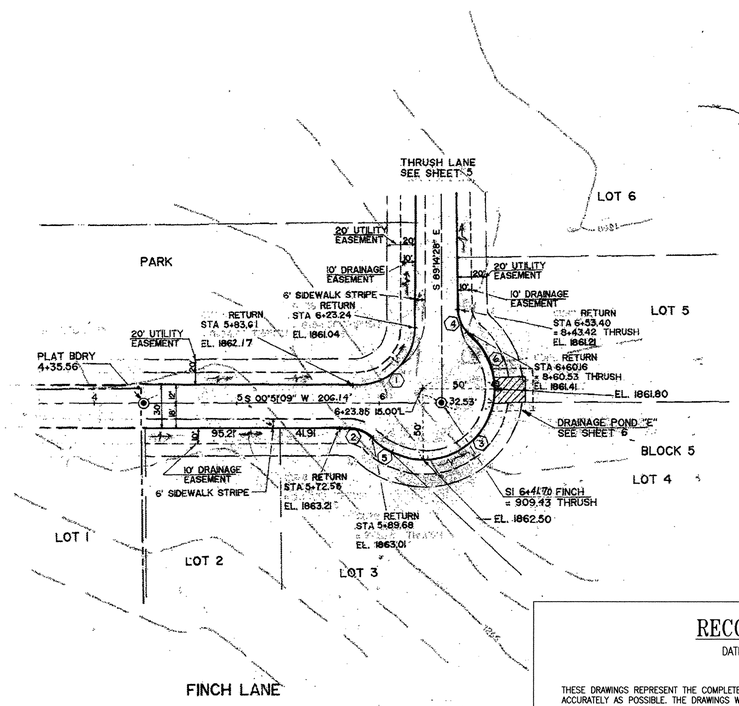
Project No. 96185

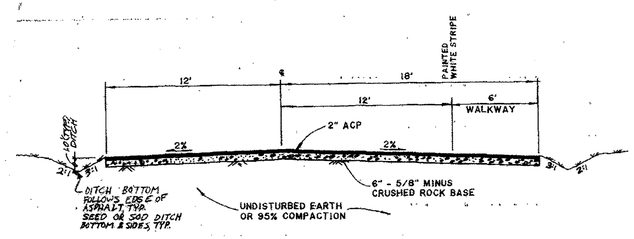
Sht 3 of 6

P1685A Eng As Builts

CURVE DATA

NO.	Δ	R	A	T
1	90°05'37"	40.00'	62.90'	40.07'
2	42°55'30"	25.00'	18.73'	9.83'
3	91°40'11"	50.00'	80.00'	51.48'
4	43°08'48"	25.00'	18.83'	9.89'
5	22°23'16"	50.00'	19.54'	9.90'
6	61°55'14"	50.00'	54.04'	30.00'





TYPICAL PRIVATE ROAD SECTION

SCALE: 1"= 5'-0"

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P 1685A
DATE ACCEPTED: 7/13/07

DEVELOPER

11-1-02
DATE:

PETER M. KRUSE
STATE OF WASHINGTON
10223936
REGISTERED
PROFESSIONAL ENGINEER
10-31-02
EXPIRES 01/20/03

NOTE:
SEE SHEET 1 FOR BASIS OF BEARING AND ELEVATION

RECORD DRAWING

DATE: 06 / 22 / 07

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GREGORY S. MILLER
STATE OF WASHINGTON
37450
REGISTERED
PROFESSIONAL ENGINEER
6/22/07

EXPIRES 11/03/07

THIS STAMP IS NOT VALID UNLESS SIGNED WITH AN ORIGINAL SIGNATURE AND DATE

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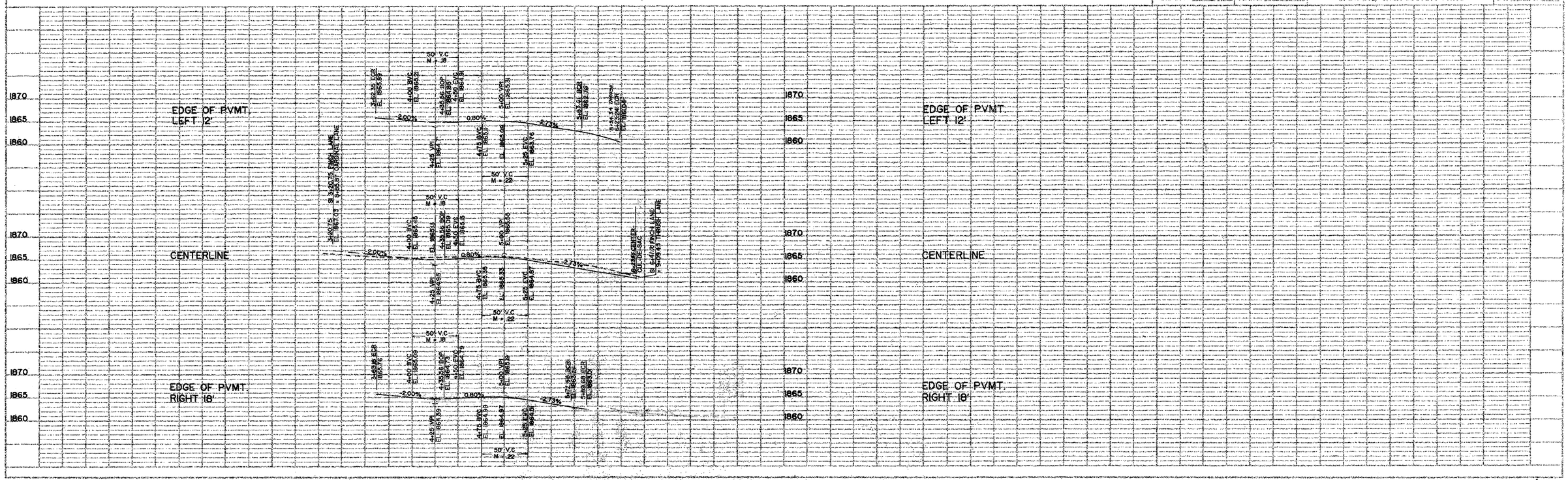
REVISIONS	

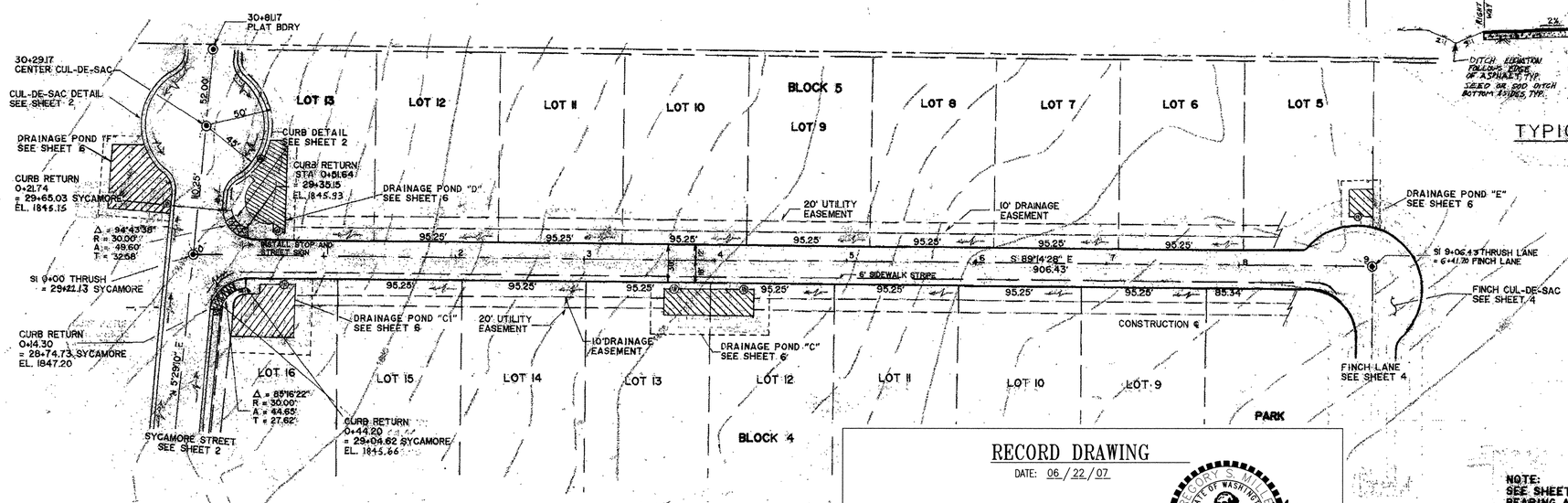
FINCH LANE

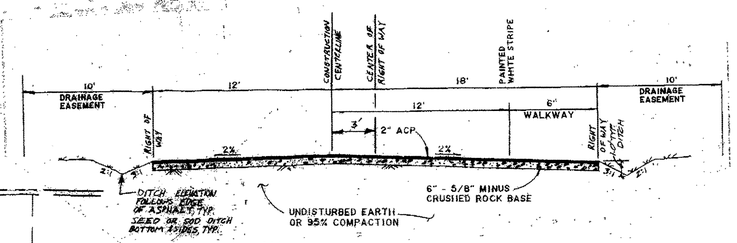
TANAGER ESTATES PHASE 2 P.U.D

Date	SCALE	RAMER & ASSOC., INC.	Project No. 96185
Drawn MAM	Horizontal 1" = 50'	CIVIL ENGINEERS & LAND SURVEYORS	
Checked SMH	Vertical 1" = 10'	N.10115 NEWPORT HWY. PH. SPOKANE, WASHINGTON 99218	Sht 4 of 6
Field Book			



P-1685A Eng As Built





TYPICAL PRIVATE ROAD SECTION

SCALE: 1" = 5'-0"

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1685A
DATE ACCEPTED: 7/13/07

DEVELOPER

DATE: 11-1-02

NOTE:
SEE SHEET 1 FOR BASIS OF BEARING AND ELEVATION

PETER M. KRUSE
STATE OF WASHINGTON
002-0036
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 01/22/08

NOTE:

THE ENFORCEMENT OF THE STOP SIGN AT SYCAMORE ST. AND THRUSH LANE WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

SURVEY INFORMATION WAS PROVIDED BY DWIGHT M. BARTLESON

RECORD DRAWING

DATE: 06/22/07

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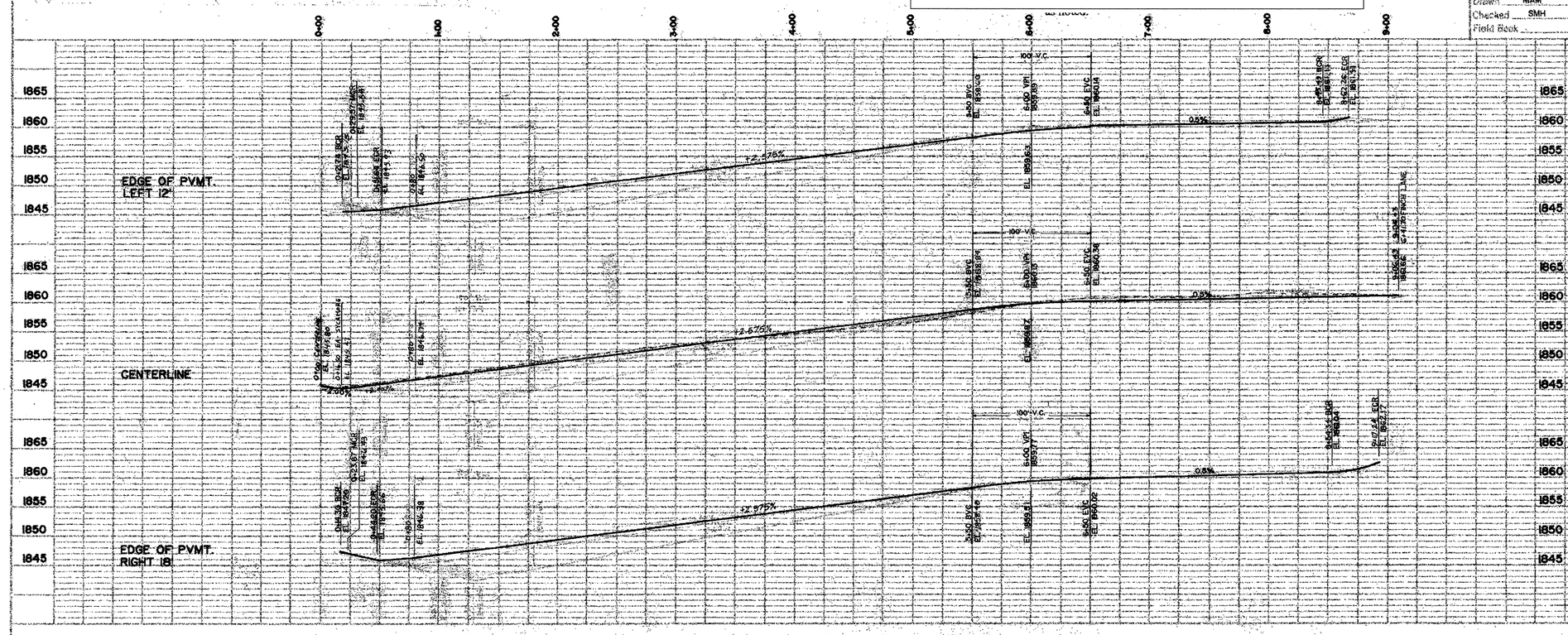
GREGORY S. MILLER
STATE OF WASHINGTON
37450
REGISTERED
PROFESSIONAL ENGINEER
6/22/07
EXPIRES 11/03/07

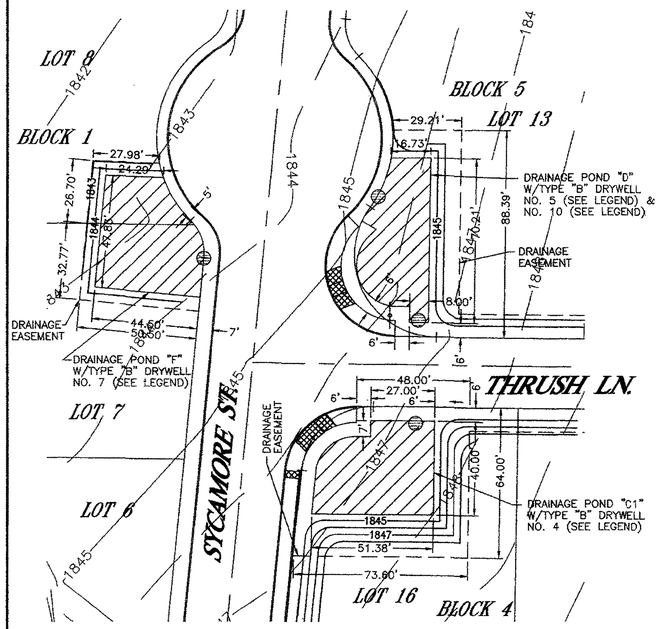
THIS STAMP IS NOT VALID UNLESS SIGNED WITH AN ORIGINAL SIGNATURE AND DATE

N:\~ PROJECT FOLDERS\02169-TANAGER ~ AS BUILTS\dwg\02169-RECORD.dwg 7/3/2007 6:51:06 AM PDT

REVISIONS	THRUSH LANE TANAGER ESTATES PHASE 2 P.U.D.	
Date Drawn MAM Checked SMH Field Book	SCALE Horizontal 1" = 50' Vertical 1" = 10'	J. PAUL RAMER & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS N.10115 NEWPORT HWY. Ph. 467-5261 SPOKANE, WASHINGTON 99218	Project No. 96185 Sht. 5 of 6

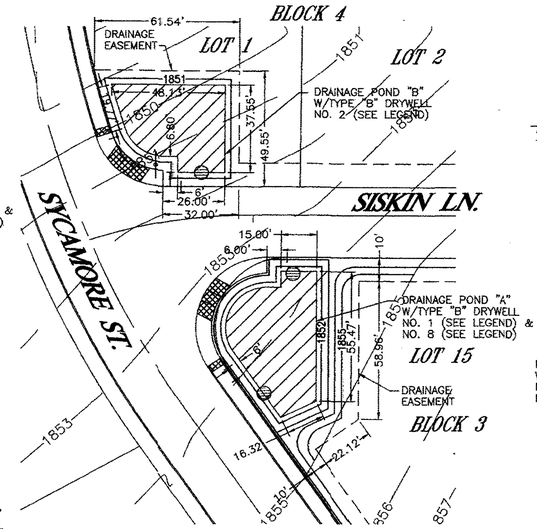


P1685A Eng As Builts



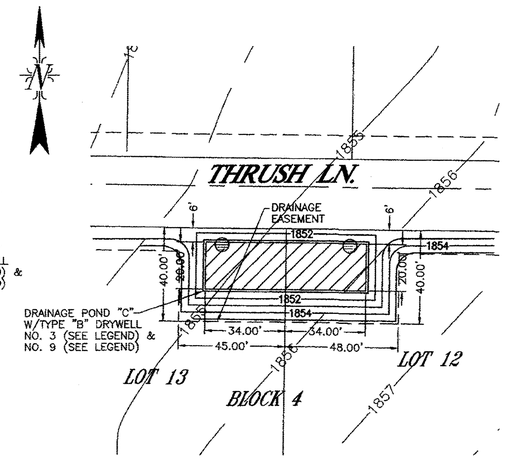
LOT 13, BLOCK 5, LOT 16, BLOCK 4, LOT 7, BLOCK 1 DRAINAGE DETAIL

SCALE 1"=30'



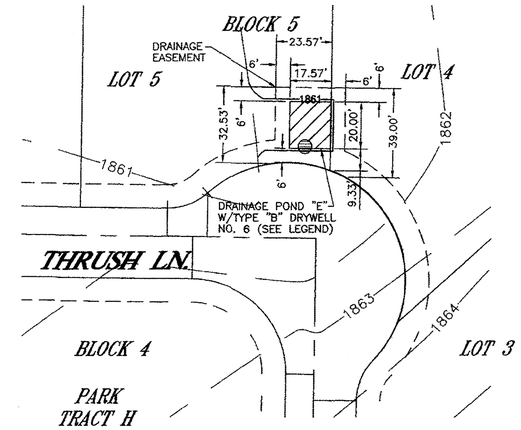
LOT 1, BLOCK 4, LOT 15, BLOCK 3, DRAINAGE DETAIL

SCALE 1"=30'



LOTS 12 & 13, BLOCK 3, DRAINAGE DETAIL

SCALE 1"=30'



LOTS 4 & 5, BLOCK 5, DRAINAGE DETAIL

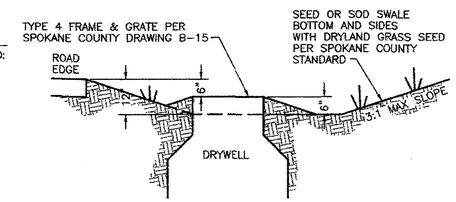
SCALE 1"=30'

NOTE:

GRASS SEED TO BE SPOKANE COUNTY STANDARD:

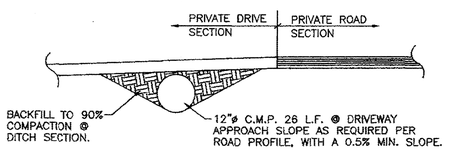
10% ELKA PERRENIAL RYE
20% DURAR HARD FESCUE
45% COVAR SHEEP/FESCUE
15% REUBENS CANADIAN BLUEGRASS

PLACE PER SPOKANE COUNTY STANDARDS



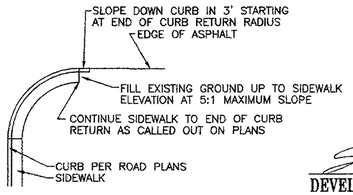
TYPICAL SWALE SECTION

NTS



PRIVATE DRIVEWAY DETAIL

NTS



END OF CURB TRANSITION DETAIL

NTS

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT
ORIGINAL
"AS-BUILTS"
CERTIFIED RECORD DRAWINGS
PROJECT #: P1685A
DATE ACCEPTED: 7/3/07

CURB DROP

BASIN I.D	STATION	ROAD	TOP OF CURB ELEVATION	WIDTH OF CURB DROP ONLY
F	29+64.54	SYCAMORE	1845.84	4.00'
D	29+88.73	SYCAMORE	1845.15	4.00'

DRYWELLS

NUMBER	TYPE	BASIN	STATION	ROAD	CENTERLINE OFFSET	RIM ELEVATION
1	B	A	0+87.24	SISKIN	25'R	1852.44
2	B	B	0+49.90	SISKIN	19'L	1851.48
3	B	C	3+71.34	THRUSH	25'R	1851.16
4	B	C1	0+69.16	THRUSH	25'R	1845.16
5	B	D	0+69.78	THRUSH	19'L	1844.65
6	B	E	9+01.22	THRUSH	39'L	1861.30
7	B	F	29+64.54	SYCAMORE	25'L	1843.59
8	B	A	24+81.22	SYCAMORE	31'R	1852.44
9	B	C	4+25.34	THRUSH	25'R	1851.16
10	B	D	29+97.77	SYCAMORE	46'R	1844.65

DRAINAGE POND

BASIN I.D.	SWALE BOTTOM AREA REQUIRED (SQ. FT.)	SWALE BOTTOM AREA PROPOSED (SQ. FT.)	SWALE BOTTOM ELEVATION	SWALE DEPTH	MIN. BERM ELEVATION
A	1702	1727	1851.94	6"	1852.94
B	1422	1423	1850.98	6"	1851.98
C	1164	1360	1850.66	6"	1851.66
C1	1762	1795	1844.66	6"	1845.66
D	1594	1614	1844.15	6"	1845.15
E	348	360	1860.80	6"	1861.80
F	1880	1910	1843.09	6"	1844.09

RECORD DRAWING

DATE: 06/22/07

THESE DRAWINGS REPRESENT THE COMPLETED CONSTRUCTION WORK AS ACCURATELY AS POSSIBLE. THE DRAWINGS WERE CREATED USING INFORMATION GATHERED DURING CONSTRUCTION WHICH WAS PROVIDED BY THE CONTRACTOR, THE ON-SITE INSPECTOR, SURVEY WORK AND/OR OTHERS. THESE DRAWINGS ARE THOUGHT TO BE ACCURATE BUT NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR EXACTNESS AND SHOULD BE USED ONLY AS A GENERAL REPRESENTATION OF THE CONSTRUCTION WORK. I HAVE REVIEWED THE CONSTRUCTION AND TO MY KNOWLEDGE FIND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CERIFIED PLANS AND STANDARD SPECIFICATIONS EXCEPT AS NOTED.

GREGORY S. MILLER — STATE OF WASHINGTON — 37450 — REGISTERED PROFESSIONAL ENGINEER — 6/22/07

EXPIRES 11/03/07

THIS STAMP IS NOT VALID UNLESS SIGNED WITH AN ORIGINAL SIGNATURE AND DATE

S. P. Sutton

DEVELOPER

DATE: 5/15/03

PETER M. KRUSE — STATE OF WASHINGTON — 22696 — REGISTERED PROFESSIONAL ENGINEER — 5-15-03

EXPIRES 01/22/05

REVISIONS	

DATE: 01/20/03
DRAWN BY: MAM/WLH
CHECKED BY: PMK
FIELD BOOK:

SCALE
HORIZONTAL: 1"=30'
VERTICAL:

DRAINAGE DETAILS

TANAGER ESTATES PHASE 2 P.U.D.

Ramer & Associates, L.L.C.
CIVIL ENGINEERS AND LAND SURVEYORS
14 W. GRAVES ROAD, SPOKANE, WASHINGTON 99218 (509) 467-5261

PROJECT NO. 96185

SHT 6 OF 6

P-1685A - Eng As Built

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