CURB DROP

Basin No.	Station	Road	Top of Curb Elevation	Width Curb Drop only
A	4+65	Myrtle Street	1871.32	3 @ 2'7"
G	20+50	Sycamore Street	1859.26	2 @ 1'6"
H	23+63	Sycamore Street	1857.31	2 @ 4'0"

DRYWELLS

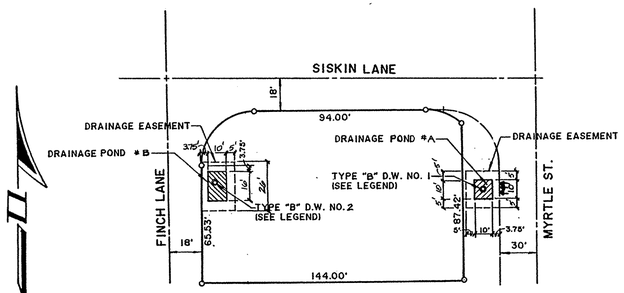
No.	Type	BASIN	Station	Road	℄offset	Rim Elev.
1	B	A	4+65	Myrtle Street	28'L	1869.26
2	B	B	2+65	Finch Lane	25'R	1865.15
3	A	C	7+88	Siskin Lane	26'R	1864.61
4	B	D	0+97	Finch Lane	26'R	1867.00
5	B	E	3+45	Tanager Lane	26'R	1865.50
6	B	F	0+50	Tanager Lane	20'L	1860.03
7	B	G	20+50	Sycamore Lane	26'L	1857.85
8	B	H	23+63	Sycamore Lane	26'L	1856.00
9	B	I	0+75	Tanager Lane	26'R	1860.22
10	A	J	4+20	Finch Lane	26'R	1864.07

INLET STRUCTURES

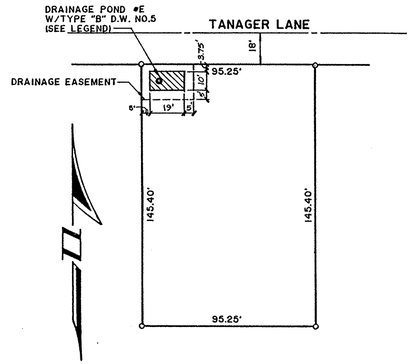
Basin No.	Station	Offset	Road	Top of Grate	Type of Structure
G	20+50	18'R	Sycamore Road	1858.60	Type 1 inlet Structure
H	23+63	18'R	Sycamore Road	1856.65	Type 1 inlet structure

DRAINAGE PONDS

Basin I.D.	Bottom Width	Bottom Length	Bottom Area	Swale Elev. Fin. Grade
A	10	10	100	1868.76
B	10	16	160	1864.65
C	10	11	110	1864.11
D	14	21.5	301	1866.50
E	10	19	190	1865.00
F	10	26	260	1859.53
G	10	10	100	1857.95
H	10	10	100	1855.80
I	10	29	290	1859.72
J	7	12	84	1863.57



LOT 11 - BLOCK 2



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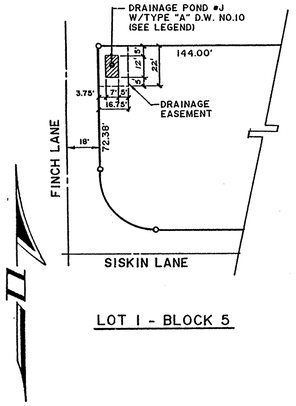
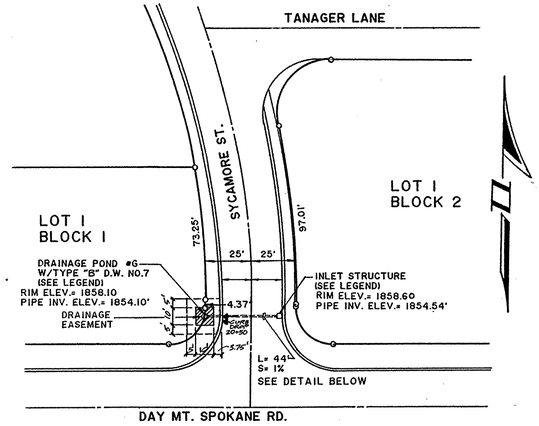
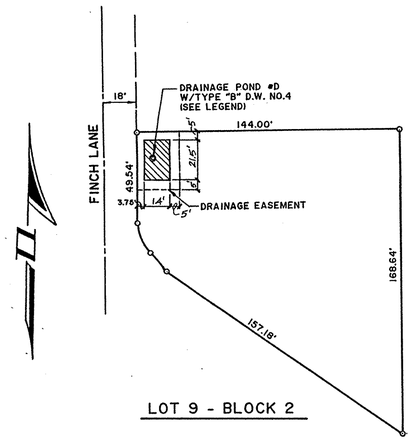


LOT 1 - BLOCK 5





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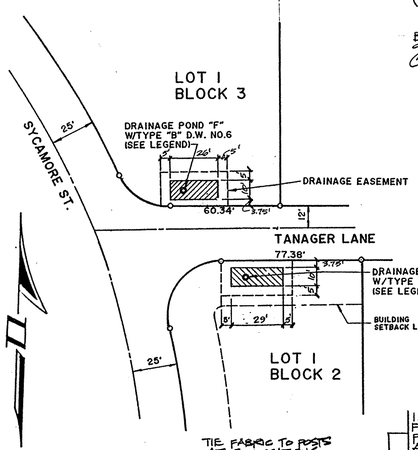
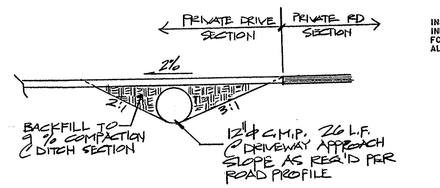
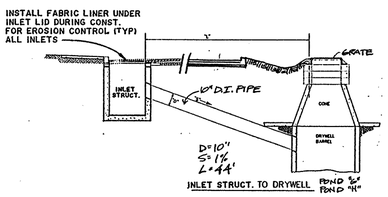
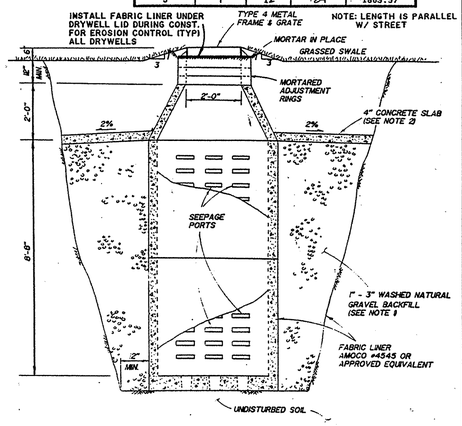


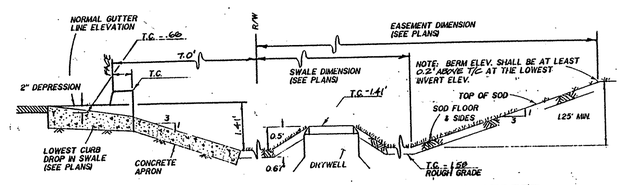


PRIVATE DRIVEWAY DETAIL
1"=2'-0"

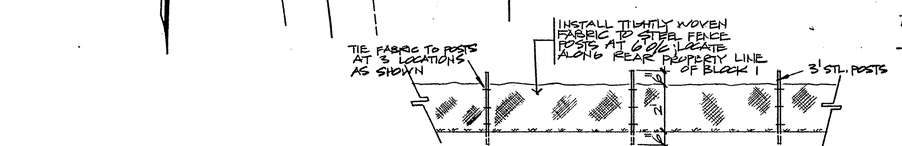




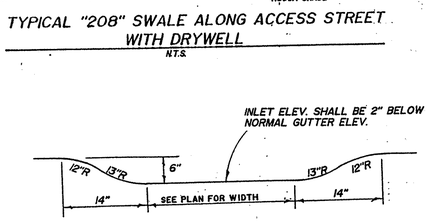
DRYWELL - TYPE "B"
SCALE: 1" = 2'-0"



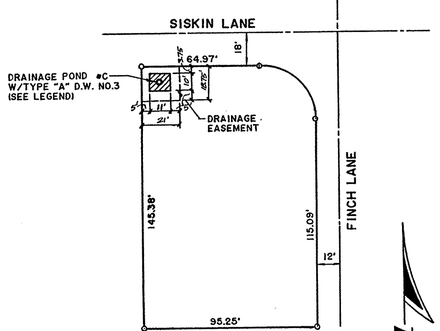
TYPICAL "208" SWALE ALONG ACCESS STREET WITH DRYWELL
N.T.S.



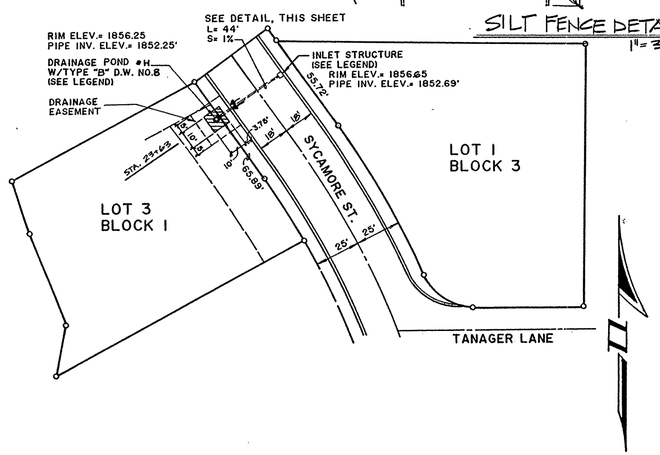
SILT FENCE DETAIL
1"=3'

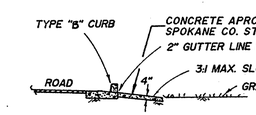


CURB DROP
N.T.S.



LOT 8 - BLOCK 2





SECTION A-A

APPROVED FOR CONSTRUCTION
SPOKANE COUNTY ENG.
BY Gerald Hanny P.E.
12 OCT 95

PERMIT REQUIRED!
NOTIFY THE PERMIT ENGINEER
456-3600
48 HRS. PRIOR TO CONSTRUCTION

GENERAL NOTES:

1. GRAVEL BACKFILL QUANTITY FOR DRYWELL TYPE "A" - 30 CUBIC YARDS MINIMUM / 42 TONS
2. CONCRETE SLAB SHALL BE CLASS 3000 CONCRETE.
3. ADJUSTMENT BLOCKS SHALL BE CEMENT CONCRETE.
4. PRECAST RISER MAY BE USED IN COMBINATION WITH OR IN LIEU OF ADJUSTING BLOCKS.

DRYWELL - TYPE "A"
SCALE: 1" = 2'-0"

STEVEN M. HAY — STATE OF WASHINGTON — 030037 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES NOV 19, 1996

Robert A. Bartleson
DEVELOPER

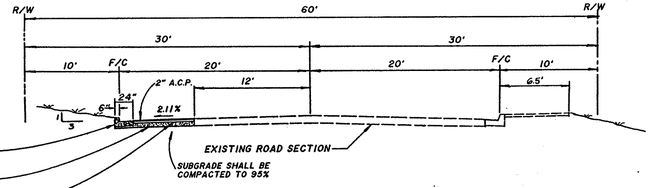
DATE: 2-23-95

REVISIONS		DRAINAGE PLANS & SECTIONS
		TANAGER ESTATES P.U.D.

Date FEB. 1995	SCALE	J. PAUL RAMER & ASSOC, INC.	Project No. 95075
Drawn KSN	Horizontal 1"= 40'	CIVIL ENGINEERS & LAND SURVEYORS	
Checked SMH	Vertical	N. 10115 NEWPORT HWY. PH: 467-5261	Sht 4 of 5
Field Book		SPOKANE, WASHINGTON 99208	

L71685-DRAIN 1.TIF

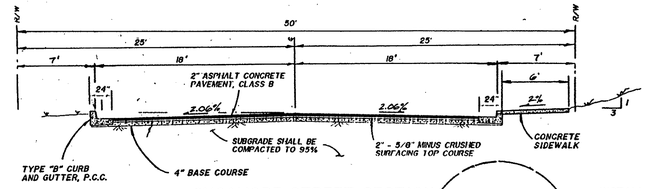
1685 27-27-43



MYRTLE STREET SECTION

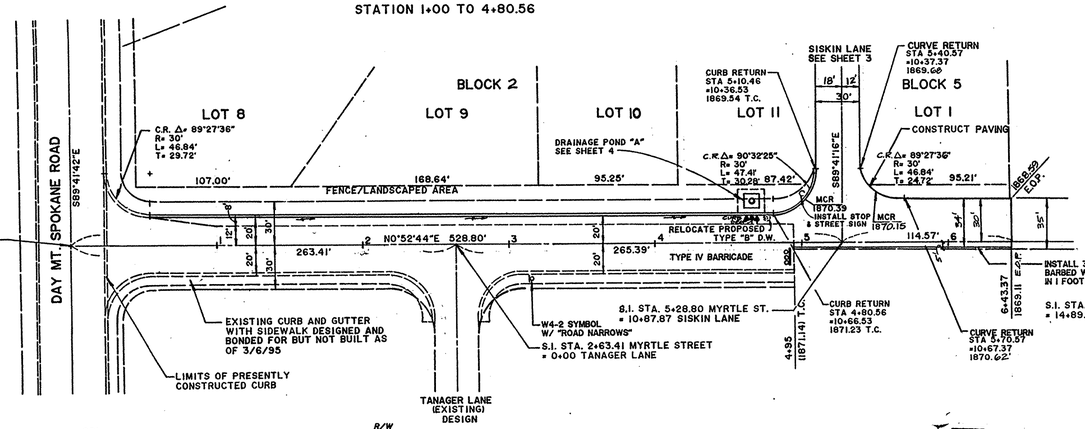
N.T.S.

STATION 1+00 TO 4+80.56

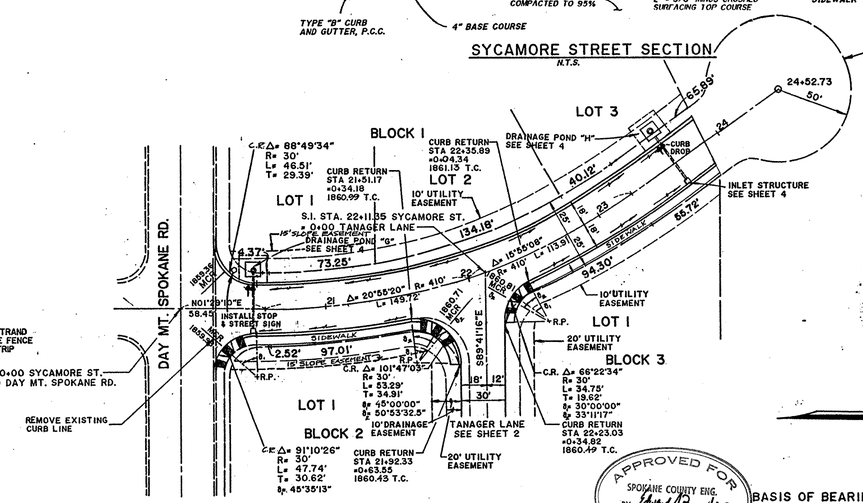


SYCAMORE STREET SECTION

N.T.S.



MYRTLE STREET



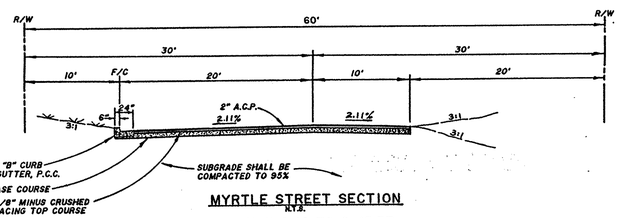
SYCAMORE STREET

INSTALL TEMPORAY CUL-DE-SAC SEE SHEET 2

24+52.73

STEVEN M. HANKS STATE OF WASHINGTON 30095 REGISTERED PROFESSIONAL ENGINEER

EXPIRES NOV 10, 1996



MYRTLE STREET SECTION

N.T.S.

STATION 6+10 TO 6+43.37

APPROVED FOR CONSTRUCTION
SPOKANE COUNTY ENG.
BY Edward A. Bonn Jr.
12-04-95

PERMIT REQUIRED
NOTIFY THE PERMIT ENGINEER
456-3600
24 HRS. PRIOR TO CONSTRUCTION

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.

℄ WHEEL CHAIR RAMP
℄ MCR

○ INSTALL STOP AND STREET SIGN PER M.U.T.C.D. AND SPOKANE CO. STANDARDS

Robert H Bartlson
DEVELOPER

2-23-95
DATE

REVISIONS	

MYRTLE STREET - SYCAMORE STREET

TANAGER ESTATES P.U.D.

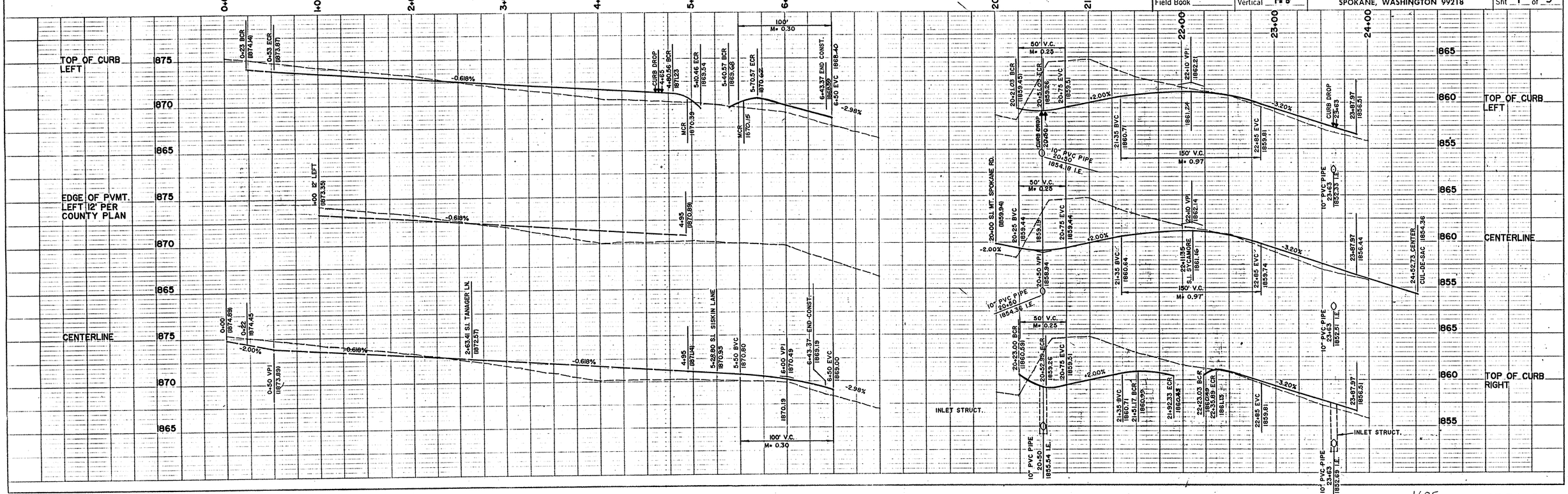
Date FEB. 3, 1995
Drawn KSN
Checked SMH
Field Book

SCALE
Horizontal 1" = 50'
Vertical 1" = 5'

J. PAUL RAMER & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
N.10115 NEWPORT HWY. PH: 467-5261
SPOKANE, WASHINGTON 99218

Project No. 95075

Sht 1 of 5



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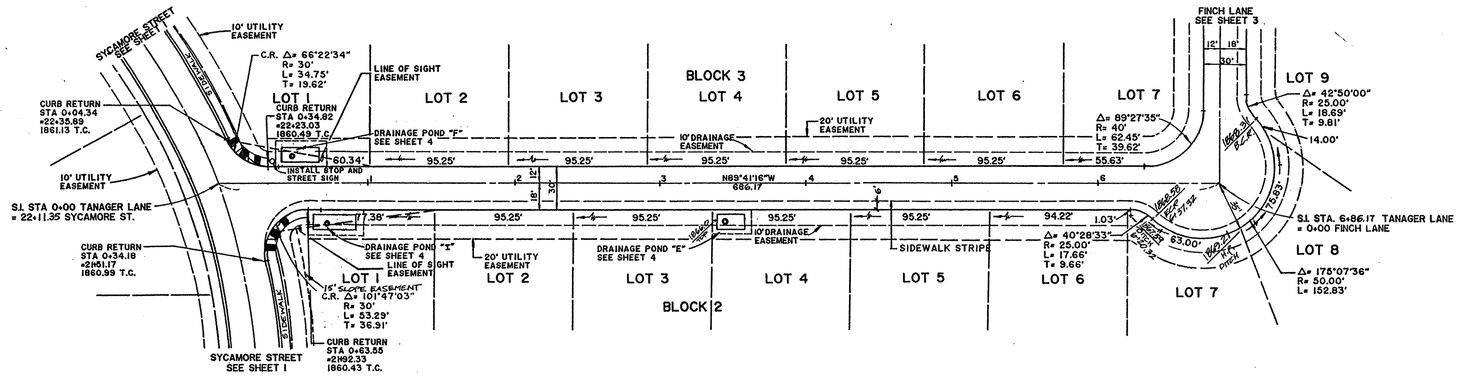
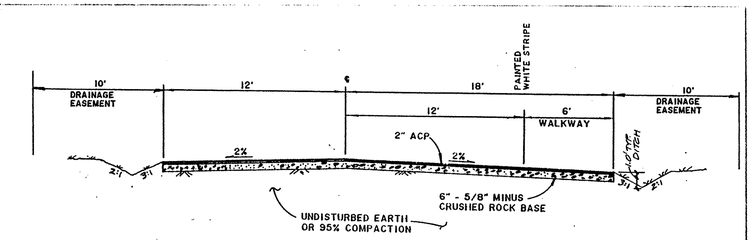
27-27-43

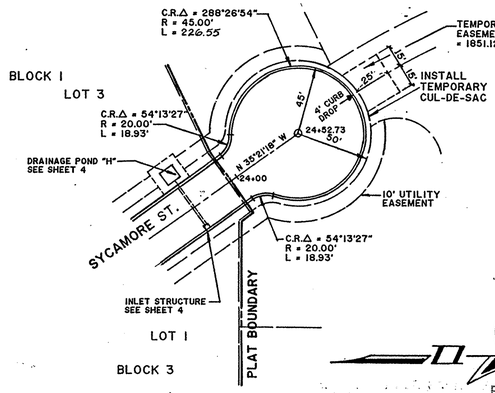


TANAGER LANE



TYPICAL PRIVATE ROAD SECTION

SCALE: 1"= 5'-0"



SYCAMORE STREET CUL-DE-SAC

STEVEN M. HAMER STATE OF WASHINGTON 13830987 REGISTERED PROFESSIONAL ENGINEER 2-23-95

EXPIRES NOV 19, 1996

APPROVED FOR CONSTRUCTION SPOKANE COUNTY ENG. BY

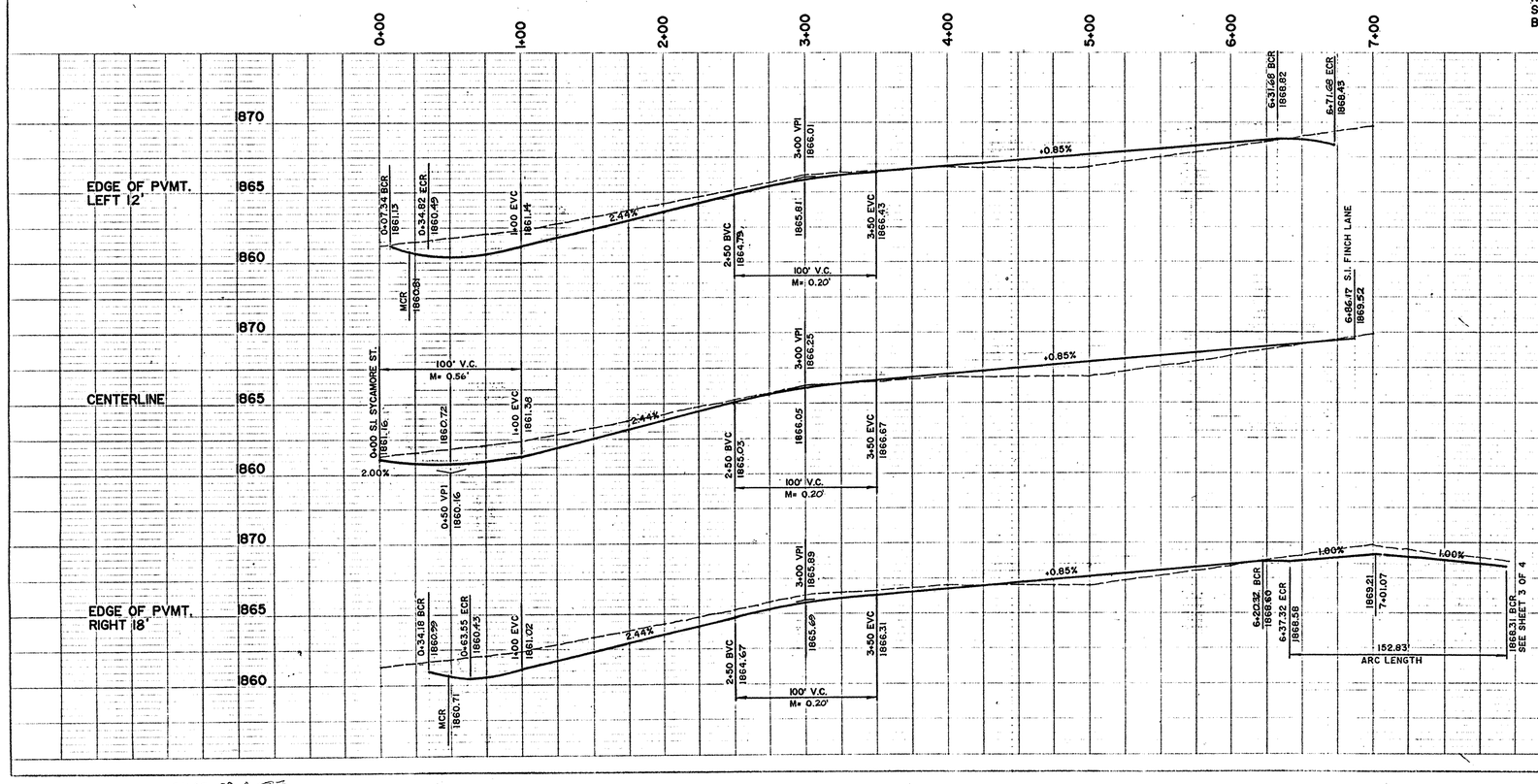
PERMIT REQUIRED!
NOTIFY THE PERMIT ENGINEER
456-3600
24 HRS. PRIOR TO CONSTRUCTION

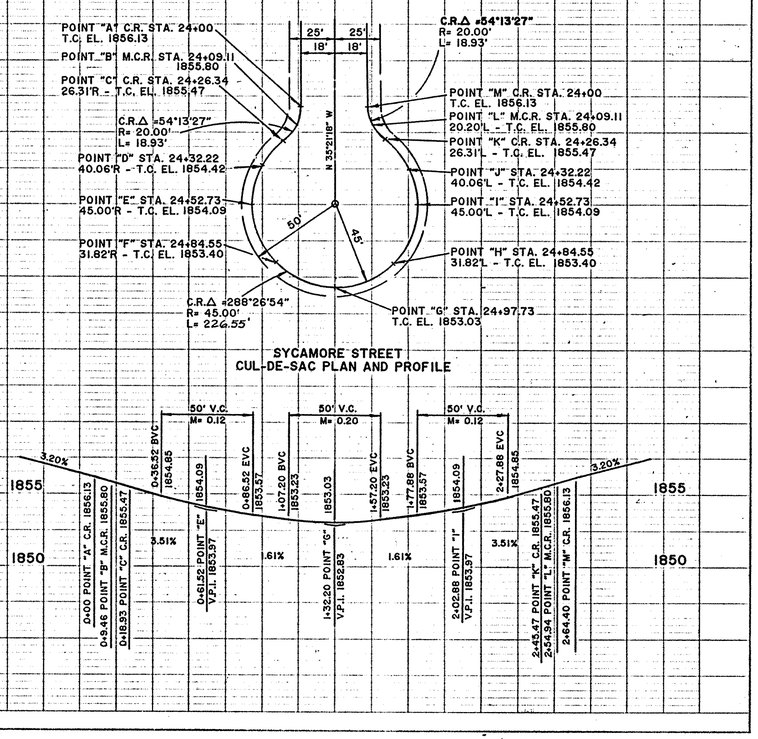
NOTE:
ENFORCEMENT OF THE STOP SIGN AT TANAGER LANE AND SYCAMORE ST. WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION

Robert H Bertleson
DEVELOPER

2-23-95
DATE:

NOTE:
SEE SHEET 1 FOR BASIS OF BEARING AND ELEVATION





SYCAMORE STREET CUL-DE-SAC PLAN AND PROFILE

REVISIONS	TANAGER LANE
	TANAGER ESTATES P.U.D.

Date FEB. 3, 1995
Drawn KSN
Checked SMH
Field Book

SCALE
Horizontal 1"= 50'
Vertical 1"= 5'

J. PAUL RAMER & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
N.10115 NEWPORT HWY. PH. 467-5261
SPOKANE, WASHINGTON 99218

Project No. 95075

Sht 2 of 5

LP 1685-PP-2.TIF

1685

27-27-43

Standard Plan Notes for Developer Plan Submittals

1) All work and materials shall be in conformance with the "SPOKANE COUNTY STANDARDS FOR ROAD AND SEWER CONSTRUCTION 1992", and as amended.

2) Locations of existing utilities shown in the plans are approximate. The Contractor shall be responsible for locating all underground utilities. Any conflicting utilities shall be relocated prior to construction of road and drainage facilities.

3) The Contractor is required to have a complete set of the approved road and drainage plans on the job site whenever construction is in progress.

4) If the Contractor discovers any discrepancies between the plans and existing conditions encountered, the Contractor shall immediately notify the Design Engineer and the Spokane County Engineer's Office.

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

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

7) 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 and elevations 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.

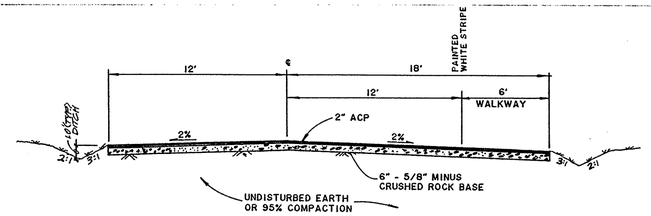
Standard Erosion Control Notes

1) An Erosion/Sedimentation Control (ESC) plan is required for this project. Implementation of the ESC plan, and construction, maintenance, and upgrading of the ESC facilities are the responsibility of the Developer until all construction is completed and accepted by Spokane County, or until vegetation is established throughout the site and accepted by Spokane County, whichever is later.

2) 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.

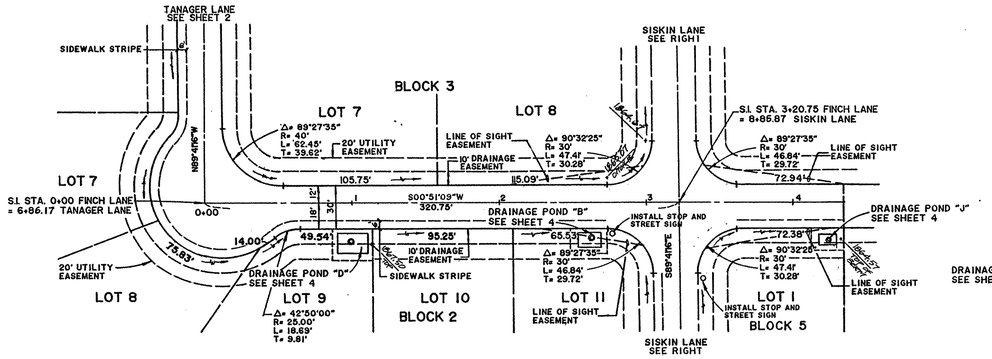
3) The erosion/sedimentation control measures shown are the minimum requirements for the anticipated site conditions. The Contractor shall inspect and maintain these ESC measures daily, and shall maintain and upgrade these measures as necessary to prevent sediment-laden water from either flowing off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

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

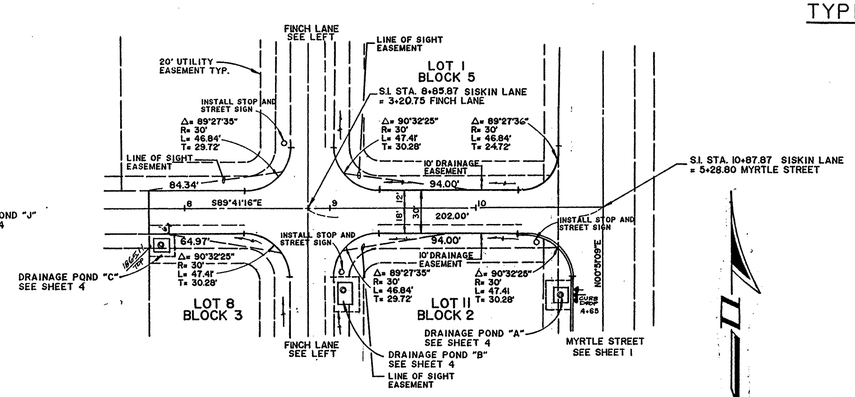


TYPICAL PRIVATE ROAD SECTION

SCALE: 1"= 5'-0"



FINCH LANE



SISKIN LANE

APPROVED FOR CONSTRUCTION
SPOKANE COUNTY ENG.
BY Edward J. Brunner P.E.
12-22-95

PERMIT REQUIRED!
NOTIFY THE PERMIT ENGINEER
456-3600
24 HRS. PRIOR TO CONSTRUCTION

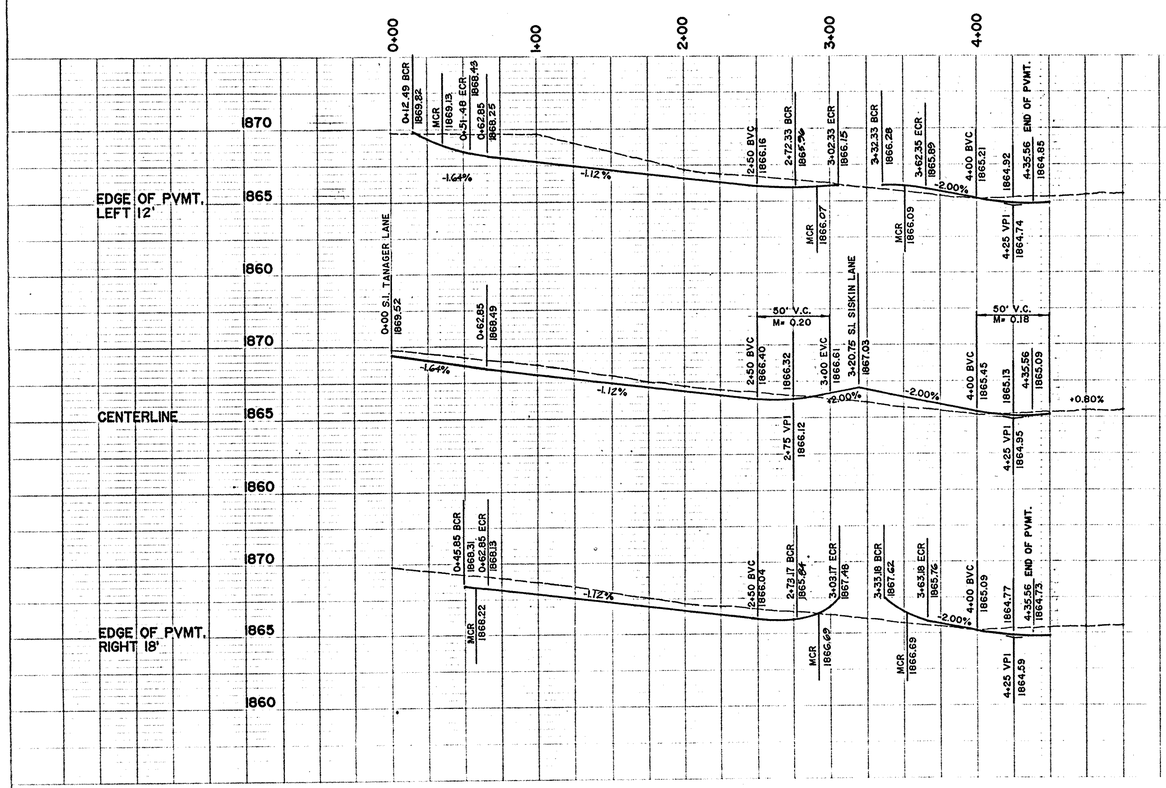
STEVEN M. HAMMER
STATE OF WASHINGTON
30088
REGISTERED PROFESSIONAL ENGINEER
EXPIRES NOV 19, 1996

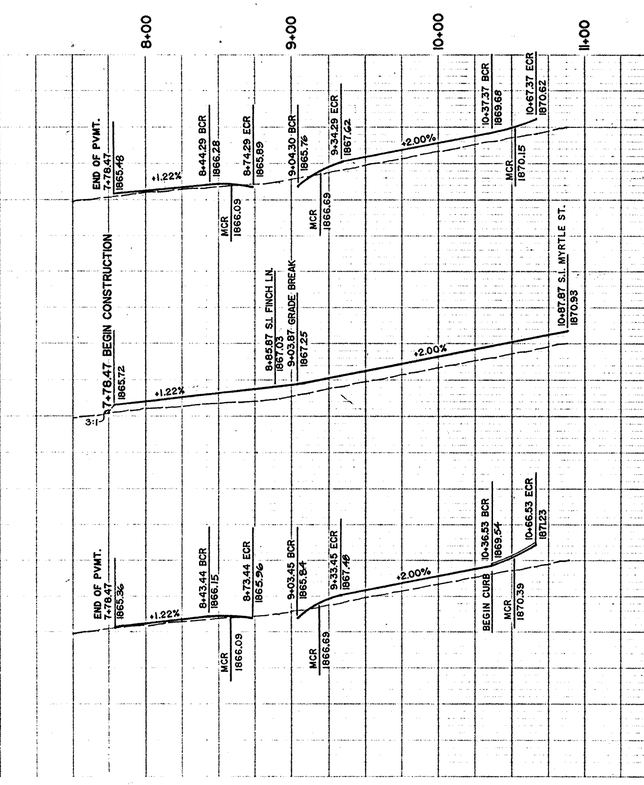
NOTE:
SEE SHEET 1 FOR BASIS OF BEARING AND ELEVATION

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

Robert H. Bartlson
DEVELOPER

2-23-95
DATE:





REVISIONS	

FINCH LANE - SISKIN LANE
TANAGER ESTATES P.U.D.

Date FEB. 3, 1995
Drawn KSN
Checked SMH
Field Book

SCALE
Horizontal 1"= 50'
Vertical 1"= 5'

J. PAUL RAMER & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
11011 5 NEWPORT HWY. PH. 467-5261
SPOKANE, WASHINGTON 99218

Project No. 95075

Sht 3 of 5

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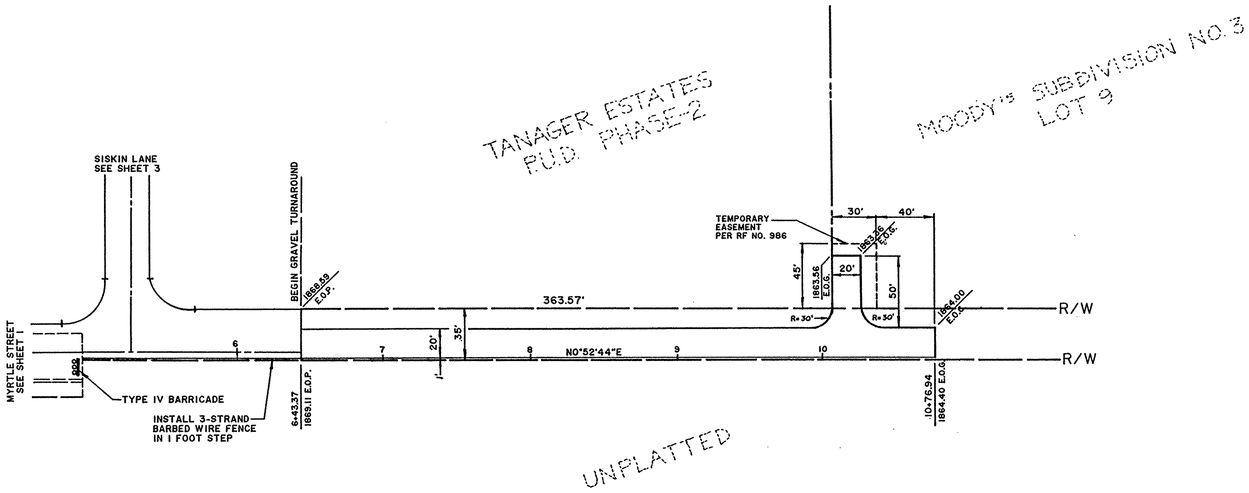
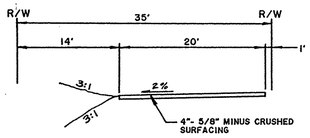
1685 27-27-43



MYRTLE STREET
GRAVEL TURN-AROUND



MYRTLE STREET SECTION
STA. 6+43.37 TO 10+76.94

STEVEN M. HAY
STATE OF WASH.
0030587
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES NOV 19, 1996

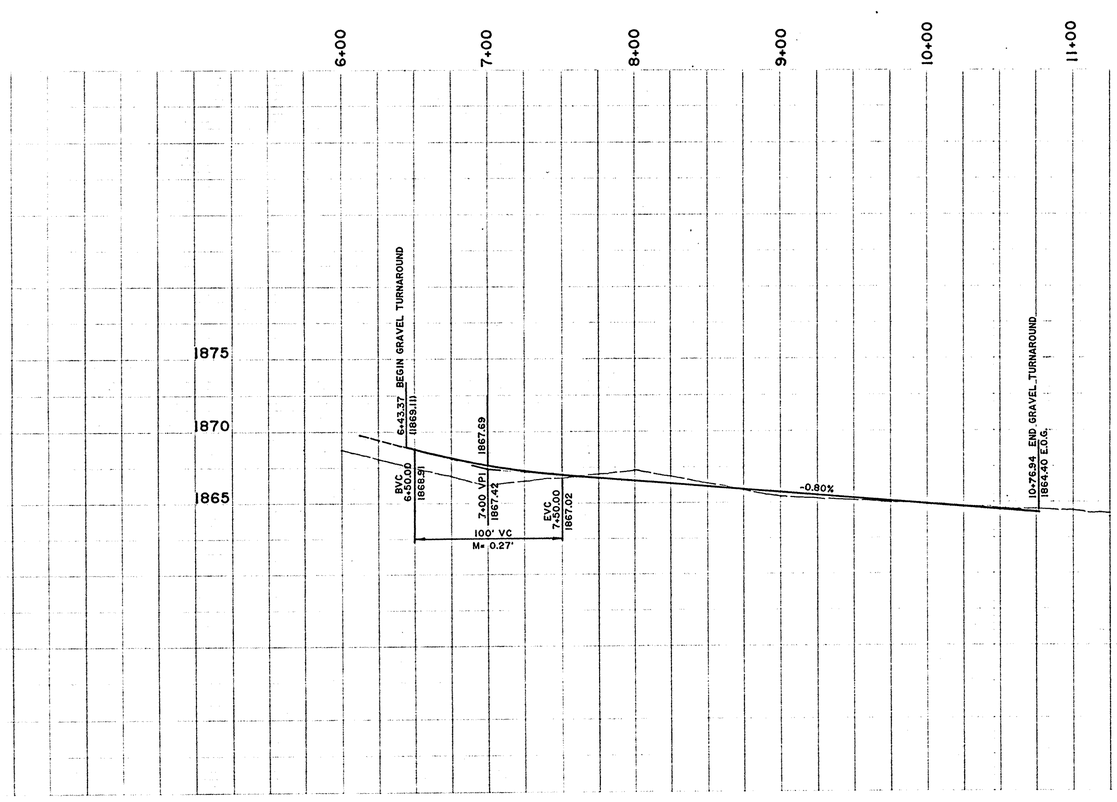
APPROVED FOR
SPOKANE COUNTY ENG.
BY
12 OCT 95
CONSTRUCTION

PERMIT REQUIRED!
NOTIFY THE PERMIT ENGINEER
456-3600
24 HRS. PRIOR TO CONSTRUCTION

BASIS OF BEARINGS
S89°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.

REVISIONS	MYRTLE ST. - TEMPORARY TURNAROUND TANAGER ESTATES P.U.D.		
Date AUG. 22, 1995 Drawn KSN Checked SMH Field Book	SCALE Horizontal 1"= 50' Vertical 1"= 5'	J. PAUL RAMER & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS N.10115 NEWPORT HWY. PH. 467-5261 SPOKANE, WASHINGTON 99218	Project No. 95075 Sht 5 of 5



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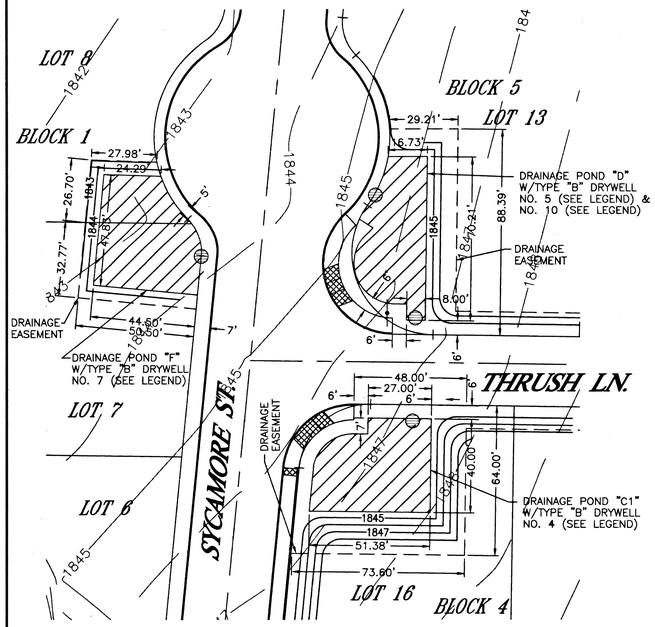
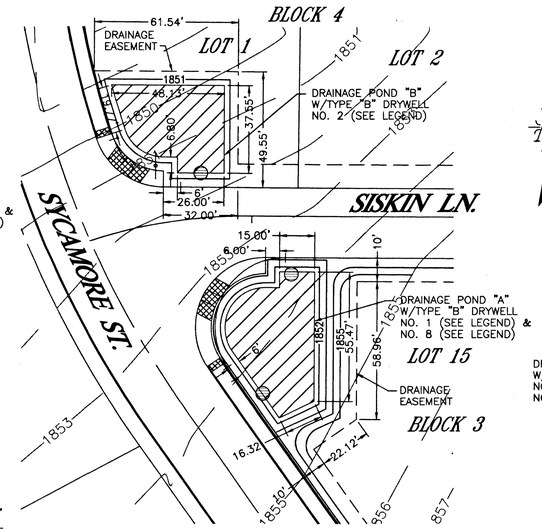
1685



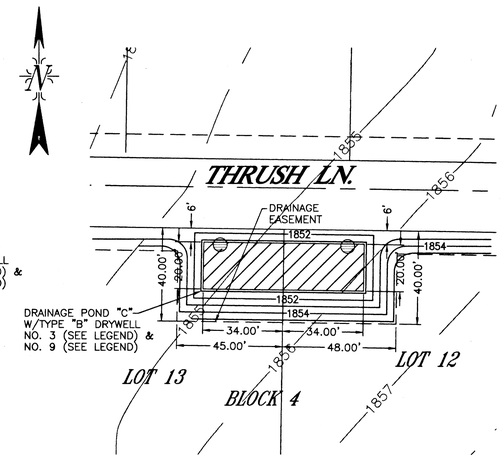
LOT 13, BLOCK 5, LOT 16, BLOCK 4, LOT 7, BLOCK 1 DRAINAGE DETAIL

SCALE 1"=30'



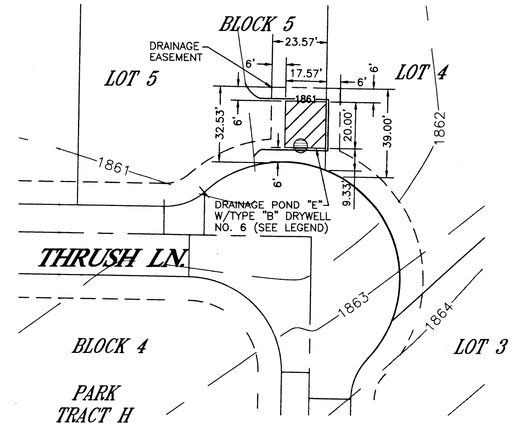
LOT 1, BLOCK 4, LOT 15, BLOCK 3, DRAINAGE DETAIL

SCALE 1"=30'



LOTS 12 & 13, BLOCK 3, DRAINAGE DETAIL

SCALE 1"=30'



LOTS 4 & 5, BLOCK 5, DRAINAGE DETAIL

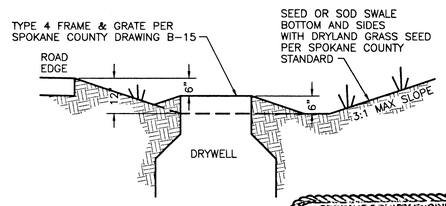
SCALE 1"=30'

NOTE:

GRASS SEED TO BE SPOKANE COUNTY STANDARD:

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

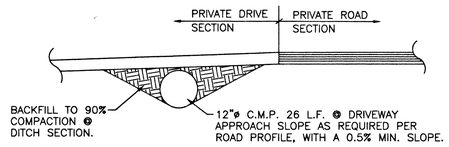
PLACE PER SPOKANE COUNTY STANDARDS



TYPICAL SWALE SECTION

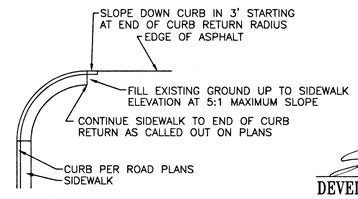
NTS

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1685A
DATE ACCEPTED: 05-21-03
ACCEPTANCE EXPIRES: 05-21-05
PROJECT LANE MILES PUBLIC: 0.24 MI
PROJECT LANE MILES PRIVATE: 0.44 MI
CONSTRUCTION DOCUMENTATION AND CERTIFIED RECORD DRAWINGS, "AS-BUILTS" ARE REQUIRED PRIOR TO COUNTY ACCEPTANCE AND ESTABLISHMENT OF THE ROADS AND DRAINAGE FACILITIES FOR MAINTENANCE.
PERMIT REQUIRED (509) 477-3600
NOTIFY PERMIT ENGINEER 2 BUSINESS DAYS PRIOR TO CONSTRUCTION



PRIVATE DRIVEWAY DETAIL

NTS



END OF CURB TRANSITION DETAIL

NTS

DEVELOPER

DATE: 5/15/03

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

PETER M. KRUSE
STATE OF WASHINGTON
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

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P-1685A - Entry Landscaping