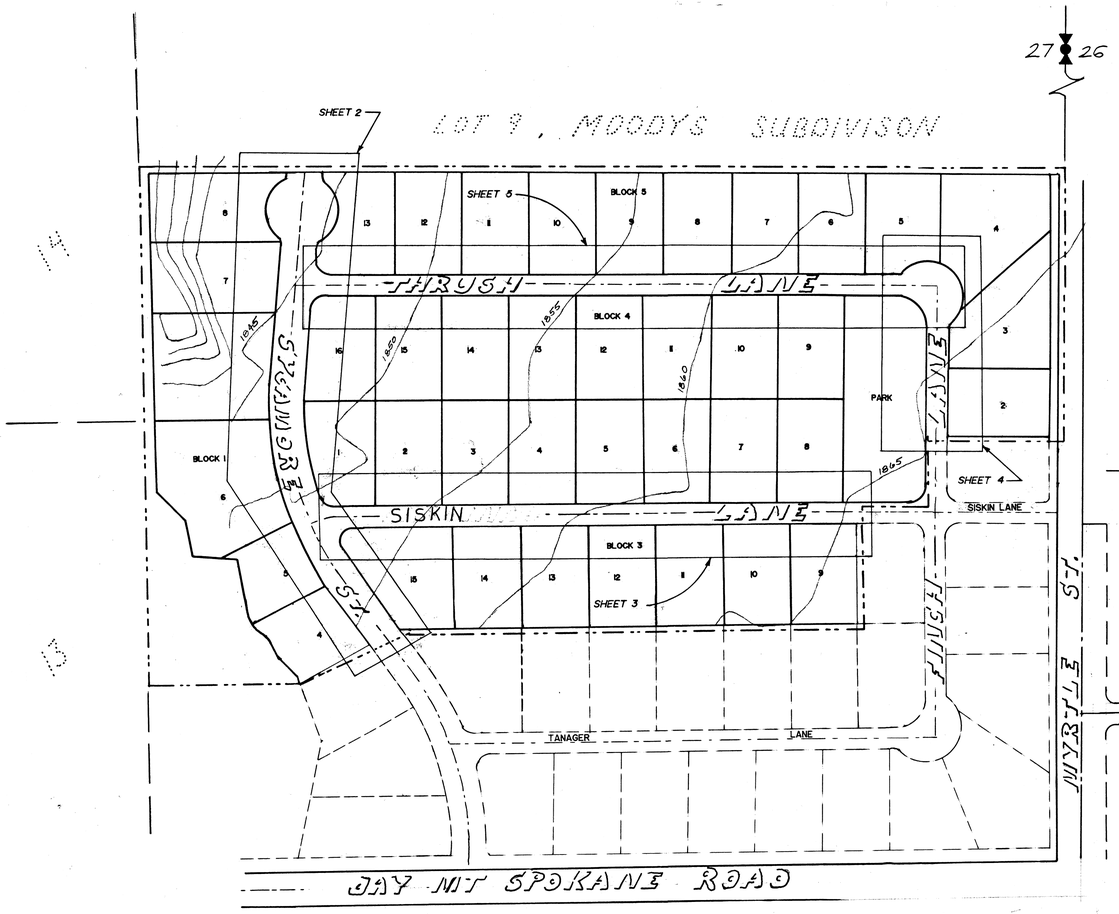
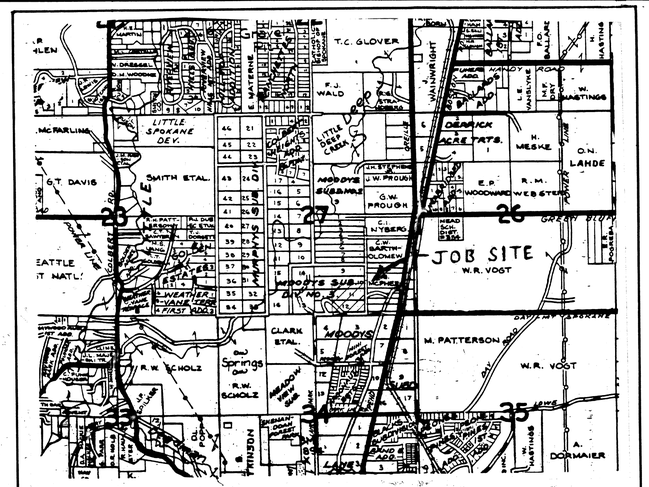
TITLE SHEET

FOR

TANAGER ESTATES P.U.D. PHASE 2 – ROAD PLANS

PORTION OF SE1/4 OF SECTION 27, T27N, R43E, W.M.
SPOKANE COUNTY, WASHINGTON





VICINITY MAP

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. DMK

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P-16854
DATE ACCEPTED: 05-21-03
ACCEPTANCE EXPIRES: 05-21-05
PROJECT LANE MILES PUBLIC: 0.19mi
PROJECT LANE MILES PRIVATE: 0.44mi
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

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
20010538
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 9/2/05

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

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 ~~ant~~ 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.

Jack Kay Deputy Chief
SPOKANE CO. FIRE DIST. NO. 4

DATE 11-14-02

Ray Agee
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

SE¼ 27-27-43 P-16854 Eng Rev Drawing Tanager Phase 2 01-102

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:

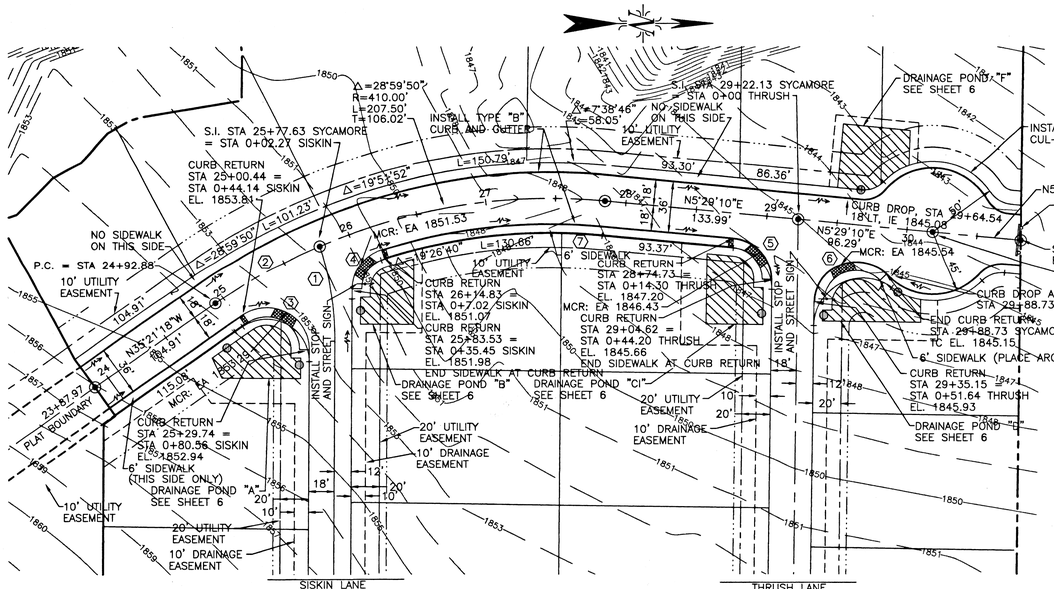
THE ENFORCEMENT OF STOP SIGNS AT THE INTERSECTIONS WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

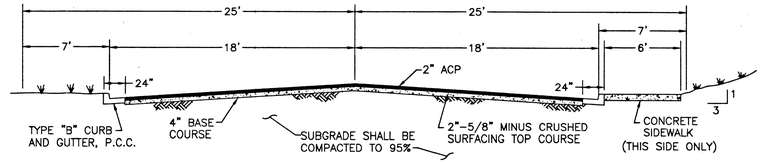
SURVEY INFORMATION WAS PROVIDED BY DWIGHT M. BARTLESON.

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.

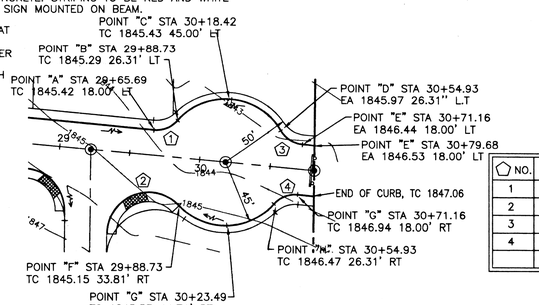
WHEELCHAIR RAMPS TO BE SPOKANE COUNTY STANDARD PER STANDARD DRAWING A–5.





SYCAMORE STREET SECTION

NTS



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'

SYCAMORE CUL–DE–SAC (DETAIL "I")

SCALE = 1"=50'

DEVELOPER

DATE: 5/19/03

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1665A
DATE ACCEPTED: 05-21-03
ACCEPTANCE EXPIRES: 05-21-05
PROJECT LANE MILES PUBLIC: 0.44mi
PROJECT LANE MILES PRIVATE: 0.44mi
CONSTRUCTION DOCUMENTATION AND DEVELOPED 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

PETER A. KRUSE — STATE OF WASHINGTON — 022638 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 01/22/05

REVISIONS		

DATE: 3/26/03
DRAWN BY: WLH/JPP
CHECKED BY: PMK
FIELD BOOK:

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

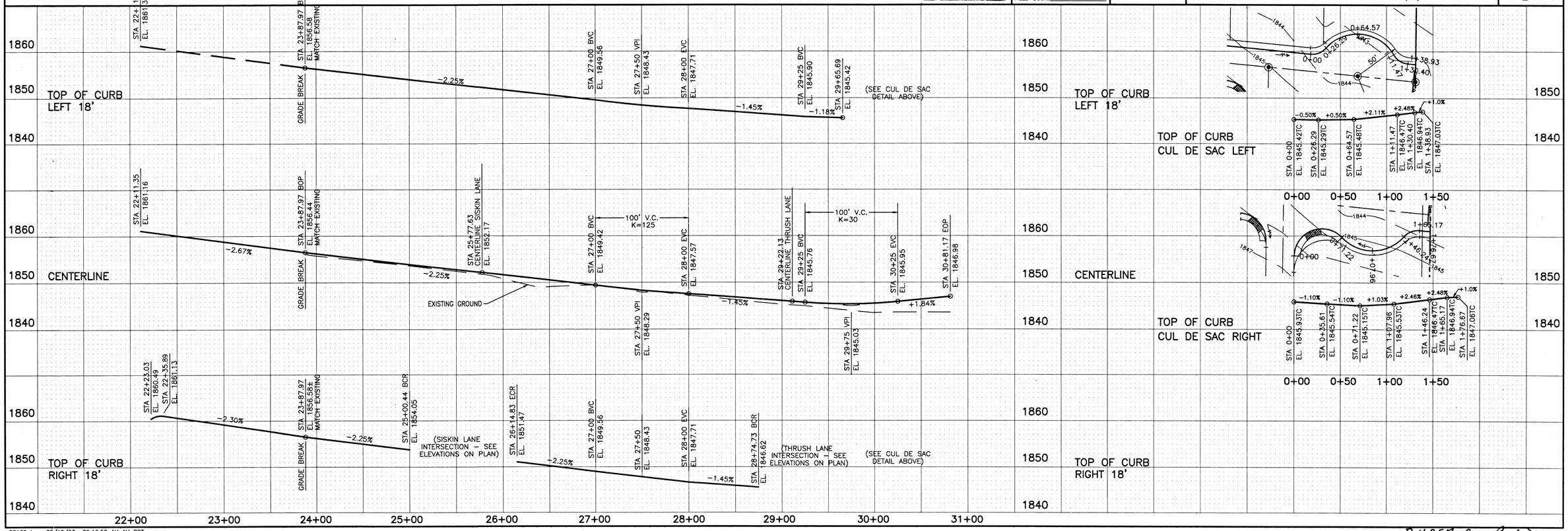
SYCAMORE STREET

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

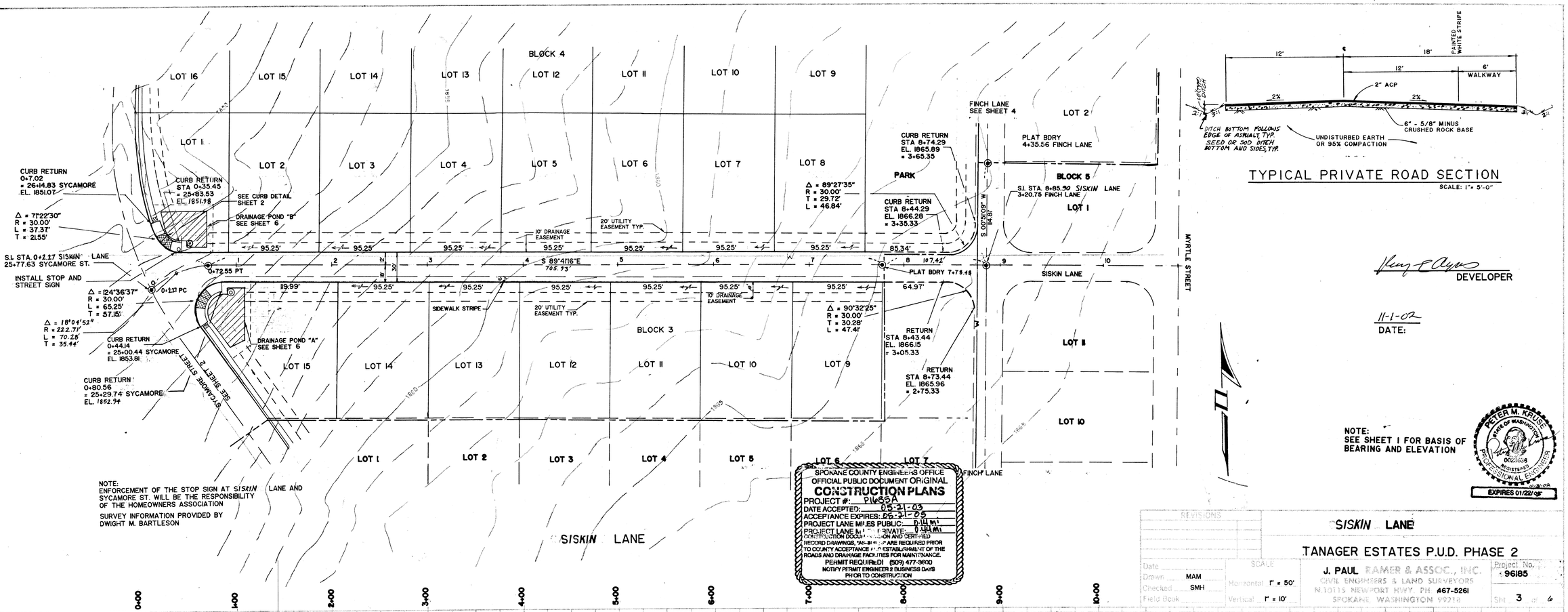
PROJECT NO. 96185

SHT 2 OF 6



02169.dwg 05/19/03 09:16:52 AM AM PDT

P-1665A Eng Roads Drainage



TYPICAL PRIVATE ROAD SECTION

SCALE: 1"= 5'-0"

DEVELOPER

11-1-02
DATE:

NOTE:
SEE SHEET 1 FOR BASIS OF BEARING AND ELEVATION

PETER M. KRUSE — STATE OF WASHINGTON — 20020516 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 01/22/05

REVISIONS			

SISKIN LANE

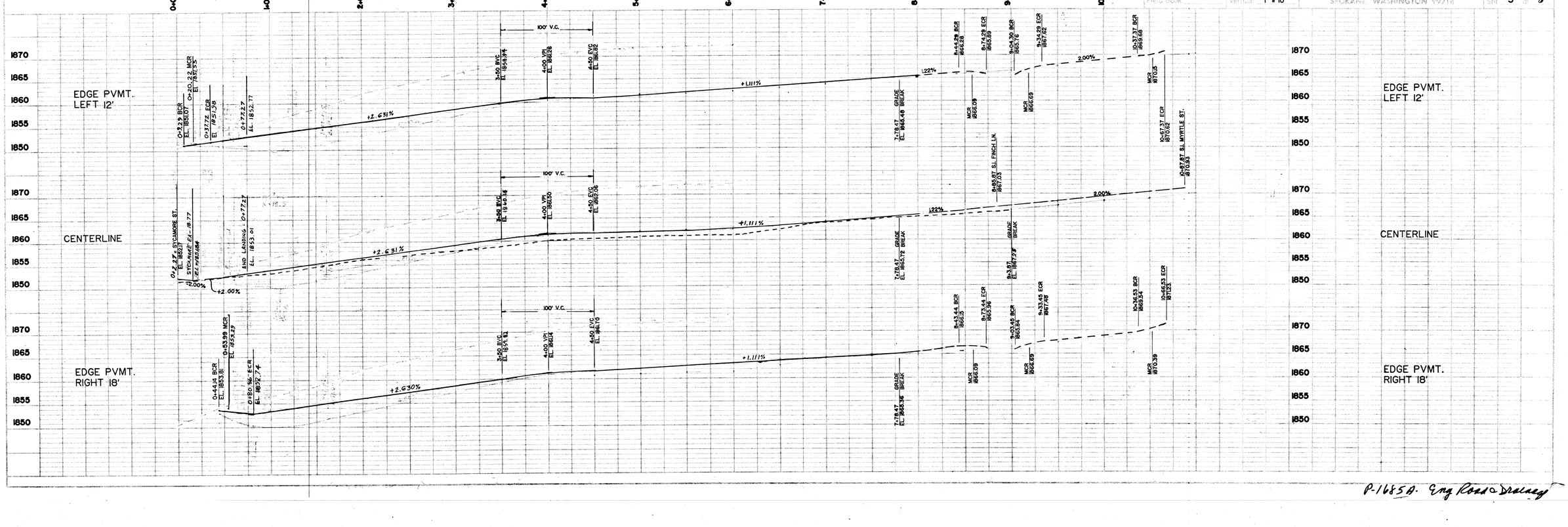
TANAGER ESTATES P.U.D. PHASE 2

Date
Drawn MAM
Checked SMH
Field Book
SCALE Horizontal 1" = 50' Vertical 1" = 10'

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

Project No. 96185

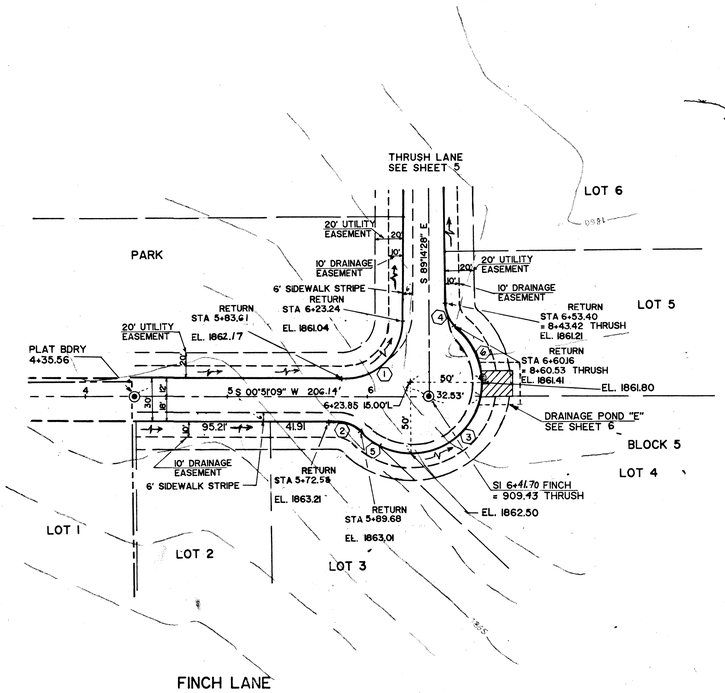
Sht 3 of 6

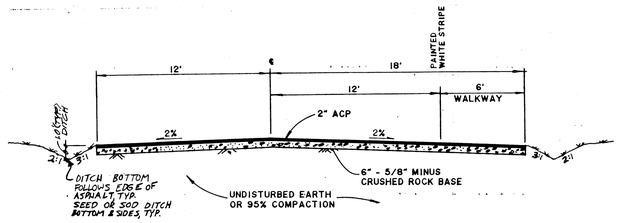


P-1685A. Eng Road & Drainage

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"

DEVELOPER

11-1-02

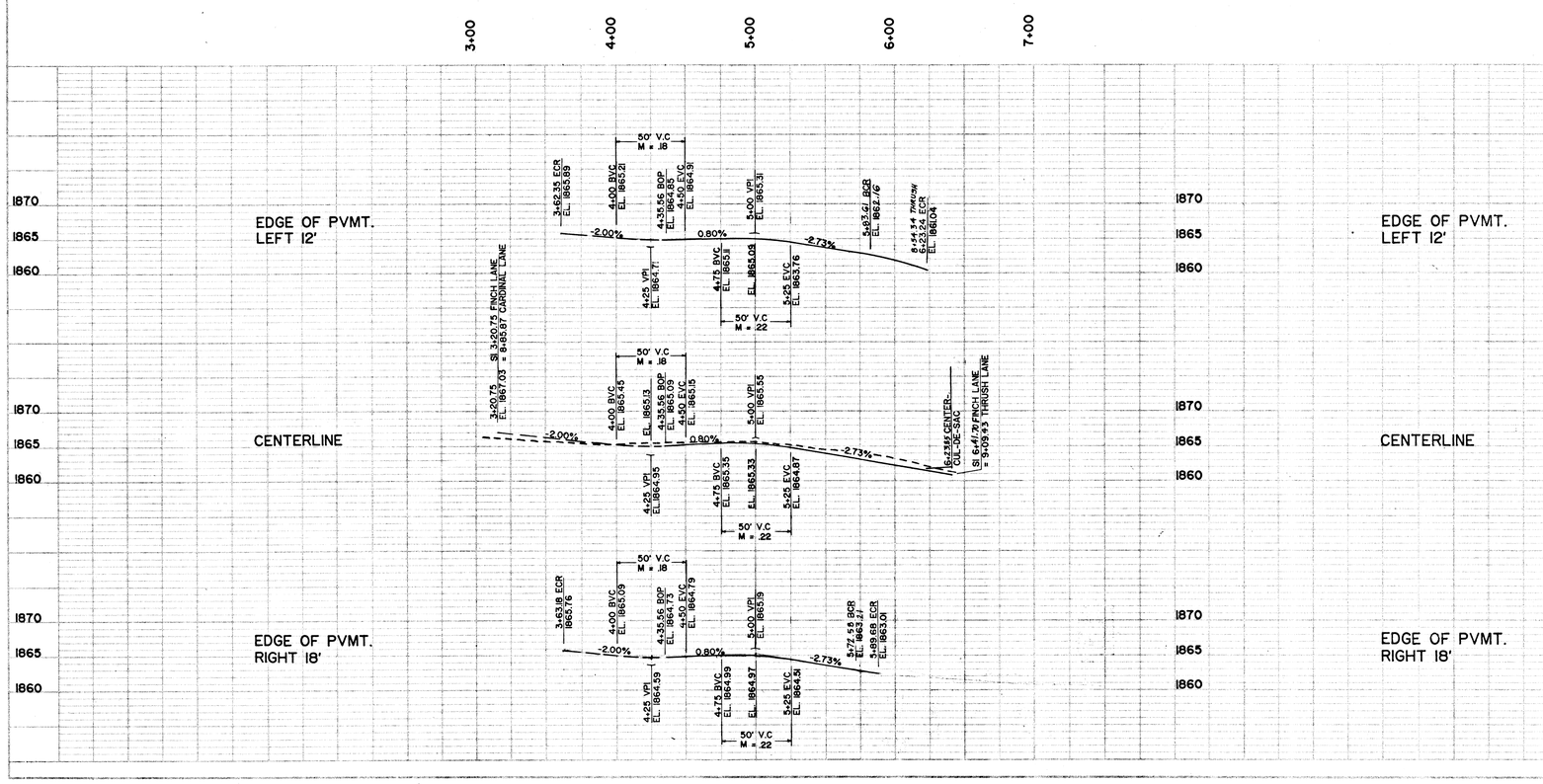
DATE:

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: D1685A
DATE ACCEPTED: 05-21-03
ACCEPTANCE EXPIRES: 05-21-05
PROJECT LANE MILES PUBLIC: 0.14 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

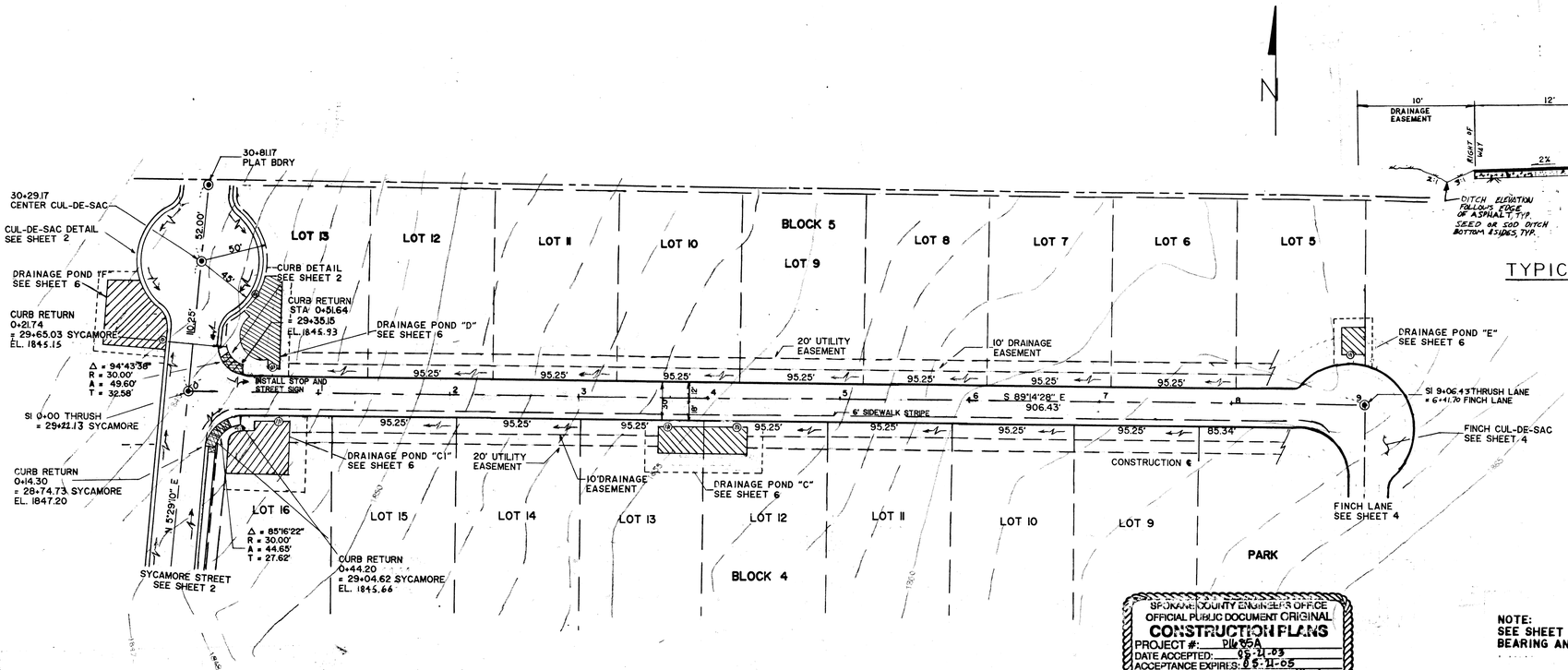
NOTE:
SEE SHEET 1 FOR BASIS OF BEARING AND ELEVATION

PETER M. KRUSE
STATE OF WASHINGTON
0023636
REGISTERED PROFESSIONAL ENGINEER
10-31-02
EXPIRES 01/22/05

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:	
Field Book		SPOKANE, WASHINGTON 99218	Sht 4 of 6



P-1685A - Eng Road Drainage



TYPICAL PRIVATE ROAD SECTION

SCALE: 1" = 5'-0"

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

THRUSH LANE

SPOKANE COUNTY ENGINEER'S OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1685A
DATE ACCEPTED: 05-21-03
ACCEPTANCE EXPIRES: 05-21-05
PROJECT LANE MILES PUBLIC: 0.14 mi.
PROJECT LANE MILES PRIVATE: 0.14 mi.
CONSTRUCTION OF THIS DOCUMENT IS NOT APPROVED
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

DEVELOPER

NOTE:
SEE SHEET 1 FOR BASIS OF BEARING AND ELEVATION

11-1-02
DATE:

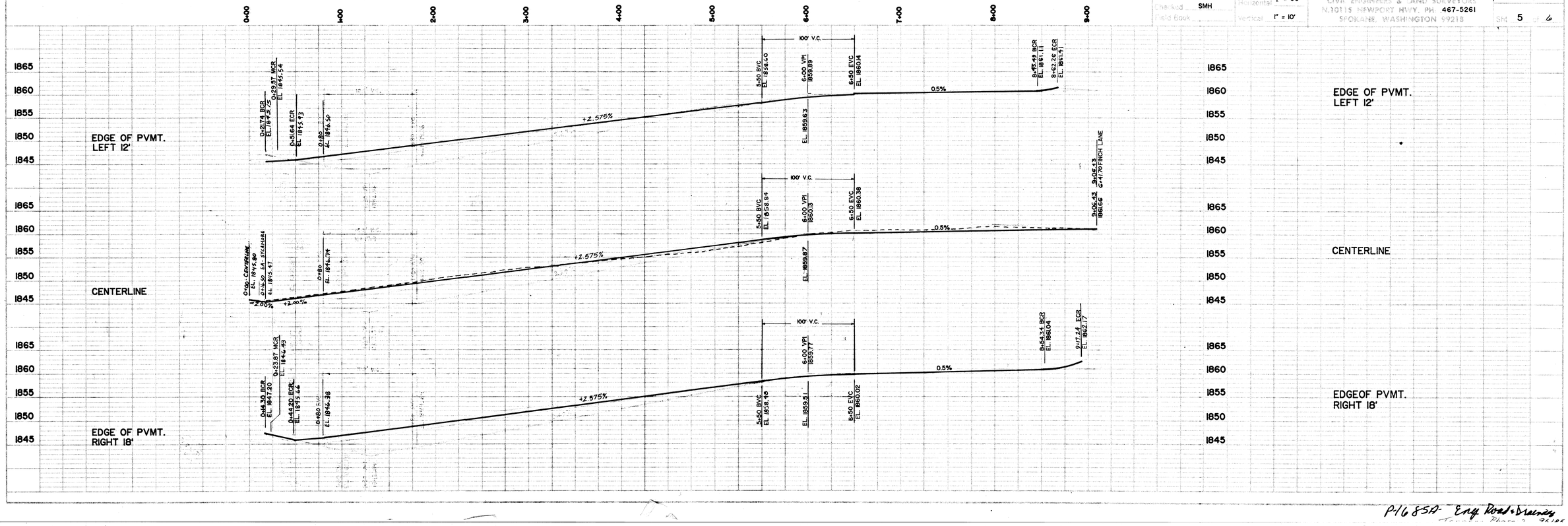
PETER M. KRUSE
STATE OF WASHINGTON
00216016
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 01/22/05

REVISIONS	
Date	
Drawn	MAM
Checked	SMH
Field Book	
SCALE Horizontal	1" = 50'
SCALE Vertical	1" = 10'

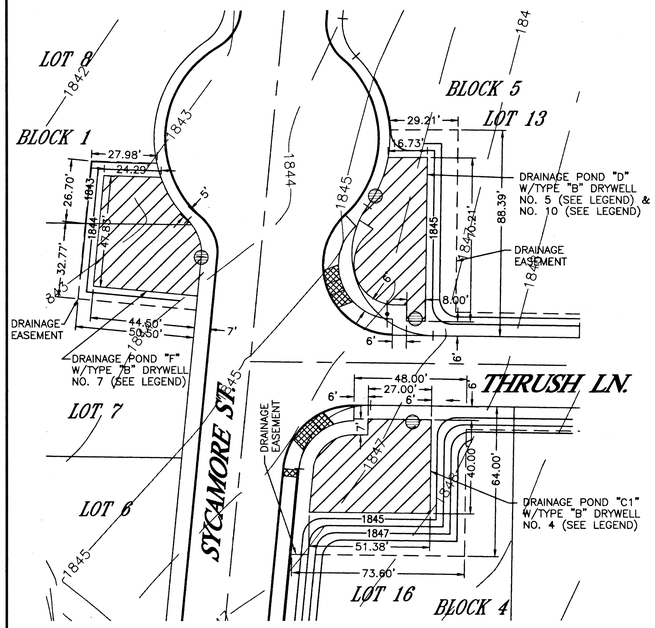
THRUSH LANE
TANAGER ESTATES PHASE 2 P.U.D.

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

Project No. 96185
Sht 5 of 6

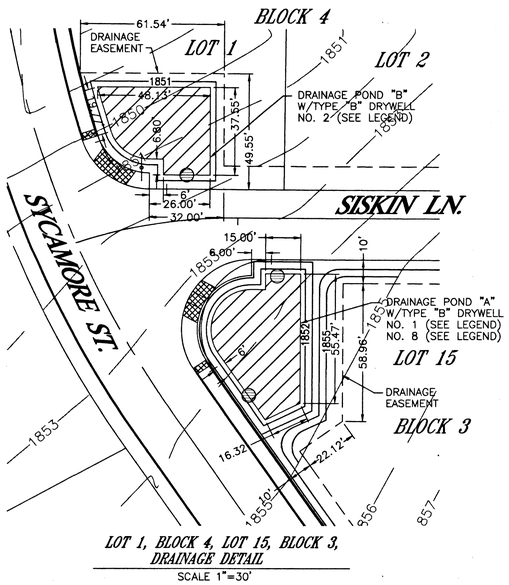


P/1685A - Eng Road & Drainage
Tanager Plans 9x18s



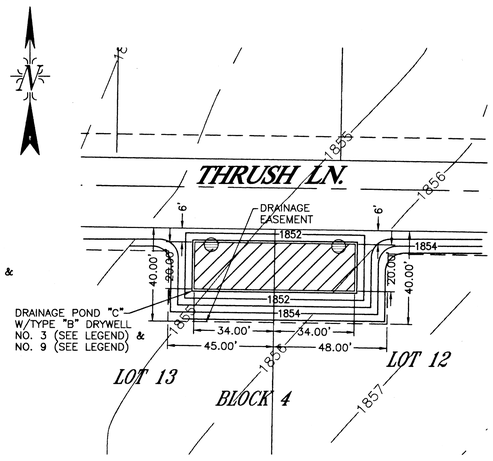
LOT 13, BLOCK 5, LOT 16, BLOCK 4, LOT 7, BLOCK 1 DRAINAGE DETAIL

SCALE 1"=30'



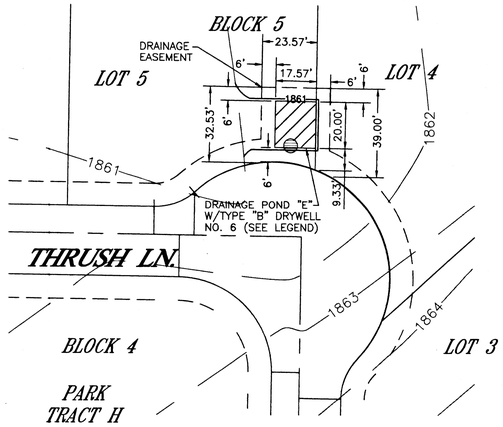
LOT 1, BLOCK 4, LOT 15, BLOCK 3, DRAINAGE DETAIL

SCALE 1"=30'



LOTS 12 & 13, BLOCK 3, DRAINAGE DETAIL

SCALE 1"=30'



LOTS 4 & 5, BLOCK 5, DRAINAGE DETAIL

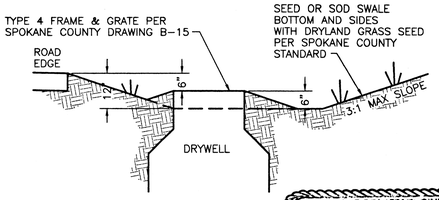
SCALE 1"=30'

NOTE:

GRASS SEED TO BE SPOKANE COUNTY STANDARD:

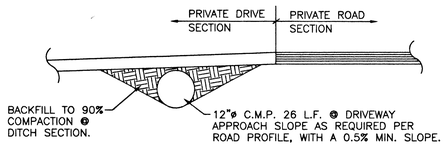
10% ELKA PERRENIAL RYE
20% DURAR HARD FESCUE
45% COVAR SHEEP/FESCUE
15% REUBENS CANADIAN BLUEGRASS

PLACE PER SPOKANE COUNTY STANDARDS



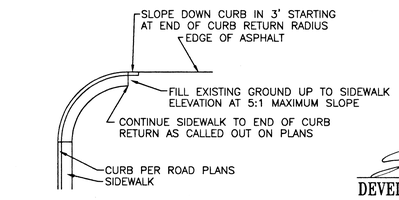
TYPICAL SWALE SECTION

NTS



PRIVATE DRIVEWAY DETAIL

NTS



END OF CURB TRANSITION DETAIL

NTS

SPOKANE COUNTY ENGINEERS OFFICE
OFFICIAL PUBLIC DOCUMENT ORIGINAL
CONSTRUCTION PLANS
PROJECT #: P1685A
DATE ACCEPTED: 05-21-03
ACCEPTANCE EXPIRES: 05-21-05
PROJECT LANE MILES PUBLIC: 0.41MI.
PROJECT LANE MILES PRIVATE: 0.44MI.
CONSTRUCTION DOCUMENTATION AND AS-BUILT RED 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

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 20655 REGISTERED PROFESSIONAL ENGINEER 5-15-03

EXPIRES 01/22/05

REVISIONS	

DRAINAGE DETAILS

TANAGER ESTATES PHASE 2 P.U.D.

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

SCALE
HORIZONTAL: 1"=30'
VERTICAL:

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

02169.dwg 05/12/03 12:41:58 PM PM PDT

P-1685A - Eng Revisions