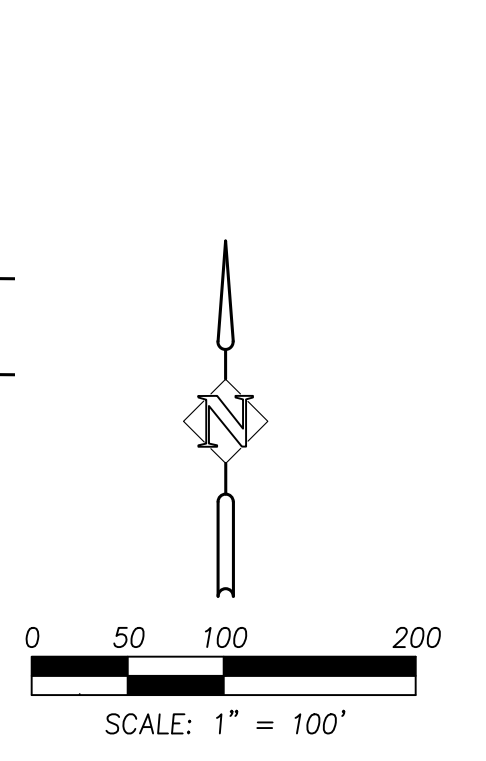


# RING LAKE ESTATES SUBDIVISION: PRELIMINARY PLAT

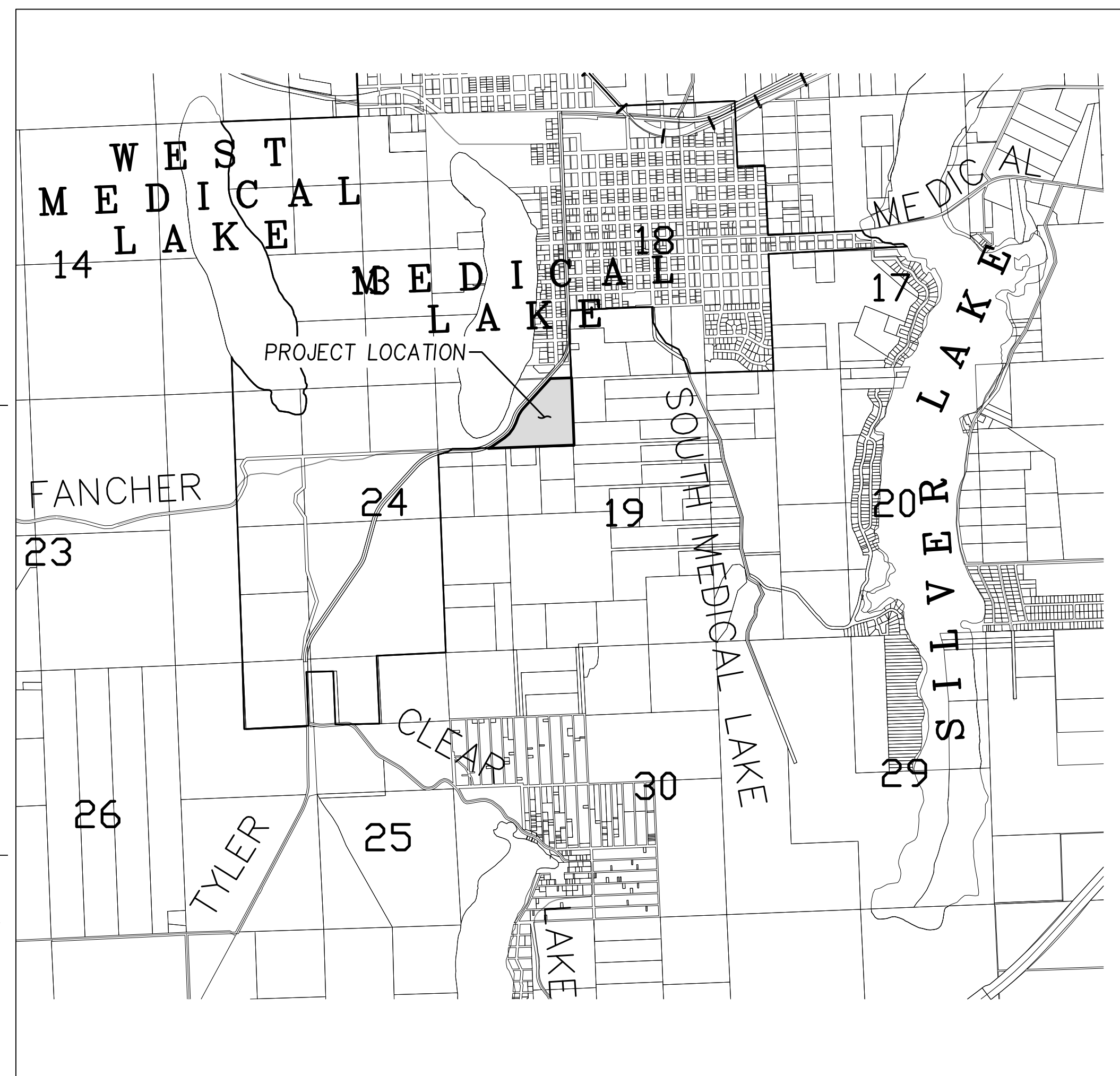


**OWNERSHIP**  
 CHENEY PROPERTIES LLC  
 ATTN: STEVE EMTMAN  
 PO BOX 620  
 CHENEY, WA 99004  
 TEL: 509.499.9349

**CONSULTANT**  
 SYNTER ENGINEERING, INC  
 ATTN: TOM STIRLING  
 405 SE BRELSFORD DR, STE C  
 PULLMAN, WA 99163  
 TEL: 509.339.6187  
 CELL: 509.432.9676  
 E-MAIL: TOM@SYNTIERENGR.COM

**ZONING CLASSIFICATION**  
 SINGLE-FAMILY RESIDENTIAL (R-1)

- LEGEND:**
- - - - - EXISTING ASPHALT LINE
  - - - - - EXISTING CENTERLINE
  - - - - - EXISTING RIGHT OF WAY LINE
  - - - - - EXISTING PROPERTY LINE
  - - - - - EXISTING GRAVEL LINE
  - x - - - EXISTING FENCE
  - - - - - WETLAND
  - - - - - WETLAND BUFFER



CITY OF MEDICAL LAKE VICINITY MAP

EXISTING CONDITIONS  
**RING LAKE ESTATES PRELIMINARY PLAT**  
 MEDICAL LAKE, WA

**SYNTIER**  
 Engineering, Inc.  
 405 SE Brelsford Dr, Suite C Pullman, WA 99163  
 www.synTiereng.com 509.339.6187

DESIGNED:	TKS/JTC
DRAWN:	JTC
CHECKED:	SAS
DATE:	FEBRUARY 6, 2025
NO.	DESCRIPTION
DATE	R E V I S I O N S
SHEET NO.	<b>C1.0</b>
	1 OF 8
JOB NO.	EMT-05

P:\EMT-05 (Ring Lake Subdivision)\EMT-05-DWG\Sheets\Preliminary Plats\EMT-05-C1-0-COVER SHEET.dwg

14192.9009  
 MICHAEL SIJER & SHARI HAMLIN  
 1301 S. LEFEVRE  
 MEDICAL LAKE, WA 99022

14192.9026

14192.9025  
 WHITNEY & KELLIE BENDEWALD  
 1171 E LEFEVRE STREET  
 MEDICAL LAKE, WA 99022

14192.9026

14192.9075  
 MICHAEL & ANGELA GERRY  
 10410 S GREEN GATE LANE  
 MEDICAL LAKE, WA 99022

14191.9036  
 DAN & CHARLOTTE AFFELDT  
 10111 S. GREEN GATE LANE  
 MEDICAL LAKE, WA 99022

14191.9037  
 KRISTINE & JASON STEEGE  
 9909 S. GREEN GATE LANE  
 MEDICAL LAKE, WA 99022

14191.9038  
 JEFFREY & EMMA WOODS  
 9901 S. GREEN GATE LANE  
 MEDICAL LAKE, WA 99022

14184.0069  
 KURT SATTLER  
 UNKNOWN  
 MEDICAL LAKE, WA 99022

14183.0008  
 CITY OF MEDICAL LAKE  
 851 S LEFEVRE STREET  
 MEDICAL LAKE, WA 99022

14183.4402  
 CITY OF MEDICAL LAKE

EXISTING CONDITIONS

**LEGAL DESCRIPTION**

19-24-41 CITY OF MEDICAL LAKE; LOTS 1&5 OF MEDICAL LAKE TRACTS LYING SOUTH AND EAST OF HIGHWAY 902.

LEGAL DESCRIPTION TAKEN FROM SPOKANE COUNTY ASSESSOR INFORMATION

**DATUM & BENCHMARK**

DATUM: NAVD 88  
 BENCHMARK: Based on USGS brass cap monument R-3 set in 1930 on NAVD 29 Datum. Elevation listed by David Evans & Associates is 2396.98 feet. Added 3.8 feet to NAVD 88. (1 foot contour interval shown)

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT STEVE EMTMAN, OWNER IN FEE SIMPLE, WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE LAND HEREIN DESCRIBED TO BE SUBDIVIDED AND PLATTED AS RING LAKE ESTATES SUBDIVISION AND DO HEREBY ADOPT THE SURVEY OF SYNTHIER ENGINEERING INC. AS THE OFFICIAL SURVEY OF RING LAKE ESTATES SUBDIVISION; AND DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PARTIES HAVING ANY INTEREST IN THE LANDS SO DIVIDED, AND THAT THE PROPERTY SHOWN HEREON IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS; AND, THAT THEY ARE AUTHORIZED TO SIGN THIS DEDICATION.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024

BY: \_\_\_\_\_  
 NAME, TITLE

**ACKNOWLEDGEMENTS**

STATE OF WASHINGTON }  
 COUNTY OF SPOKANE } SS.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ THE ENTITY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT; WHO ACKNOWLEDGED SAID EXECUTION TO BE THE FREE AND VOLUNTARY ACT OF SAID COMPANIES FOR THE PURPOSE MENTIONED THEREIN AND STATED ON OATH THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEALS AFFIXED (IF ANY) ARE THE COMPANY SEALS OF SAID COMPANIES.

SIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**PUBLIC WORKS DIRECTOR CERTIFICATE**

APPROVED AS TO SURVEY DATA, EASEMENTS, IMPROVEMENTS AND COMPLIANCE WITH REGULATIONS.

I HEREBY CERTIFY THAT ALL REQUIRED PUBLIC WORKS IMPROVEMENTS HAVE BEEN SATISFACTORILY CONSTRUCTED OR ADEQUATE SECURITY HAS BEEN POSTED FOR CONSTRUCTION OF DEFERRED IMPROVEMENTS.

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024.

DIRECTOR OF PUBLIC WORKS  
 CITY OF MEDICAL LAKE

**TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT TAXES AND ASSESSMENTS ON PROPERTY SHOWN HEREIN HAVE BEEN PAID FOR 2024 AND PRECEDING YEARS.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024

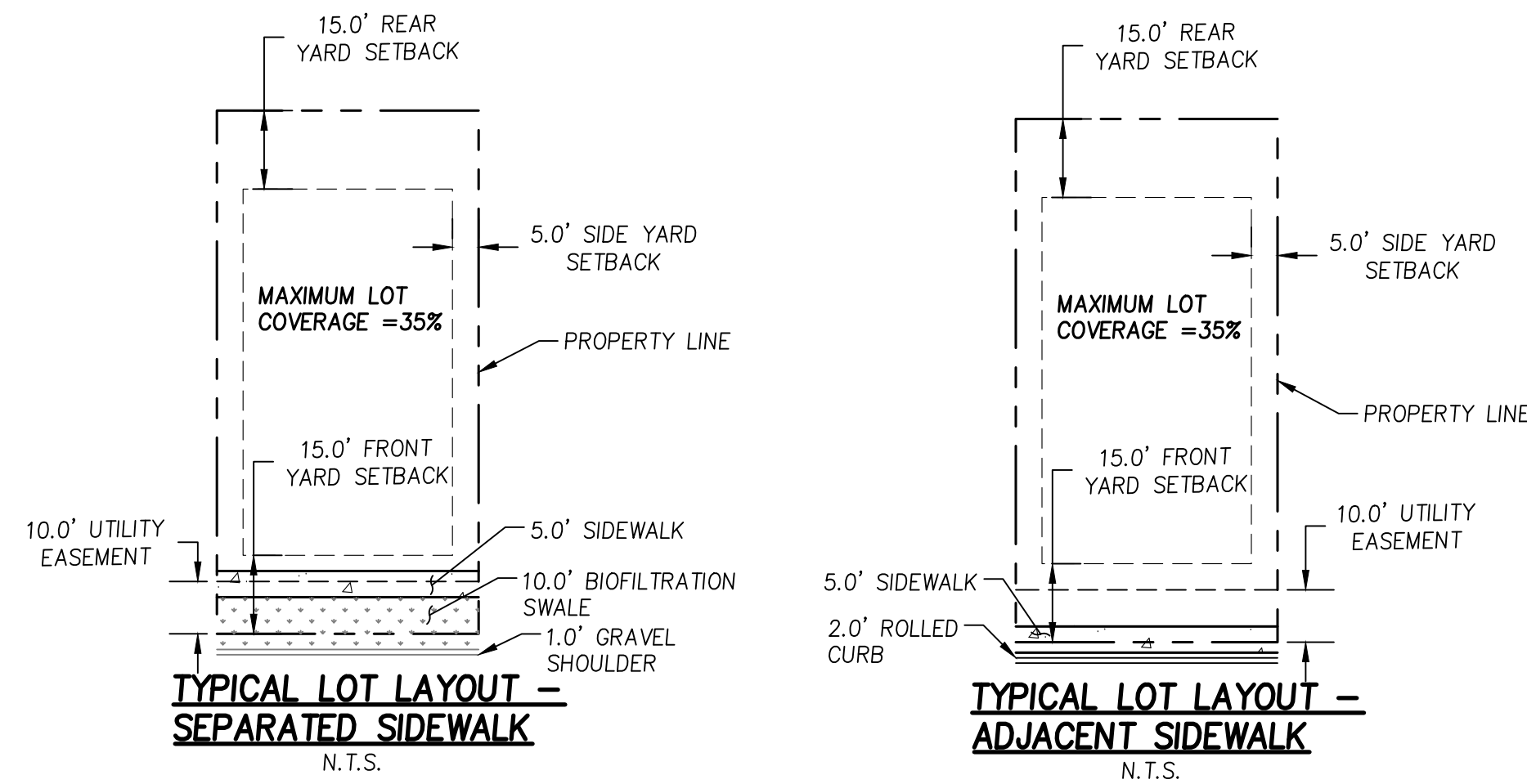
SPOKANE COUNTY TREASURER

**ASSESSOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PROPERTY IS ASSESSED TO:

ACCORDING TO THE CURRENT TAX ROLLS.

SPOKANE COUNTY ASSESSOR DATE



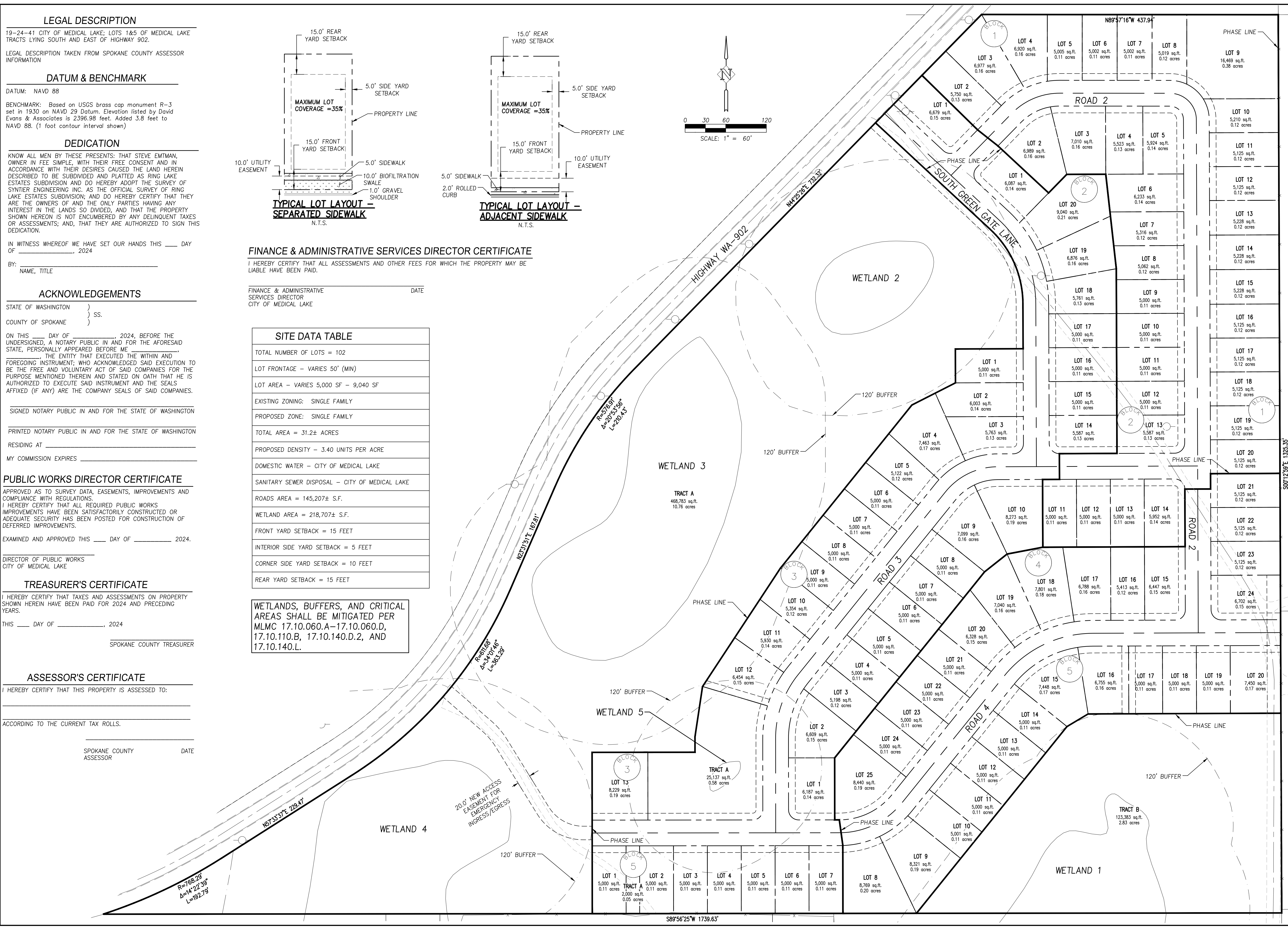
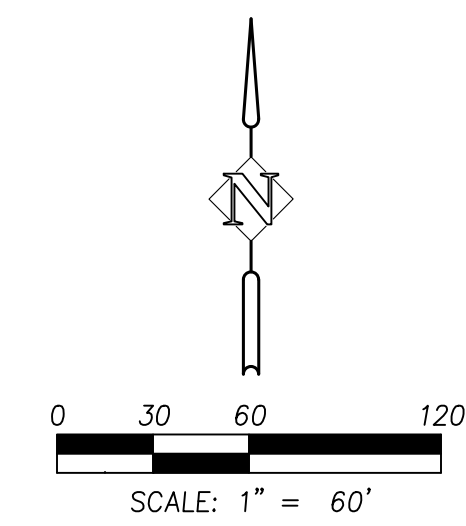
**FINANCE & ADMINISTRATIVE SERVICES DIRECTOR CERTIFICATE**

I HEREBY CERTIFY THAT ALL ASSESSMENTS AND OTHER FEES FOR WHICH THE PROPERTY MAY BE LIABLE HAVE BEEN PAID.

FINANCE & ADMINISTRATIVE SERVICES DIRECTOR DATE  
 CITY OF MEDICAL LAKE

SITE DATA TABLE	
TOTAL NUMBER OF LOTS =	102
LOT FRONTAGE - VARIES	50' (MIN)
LOT AREA - VARIES	5,000 SF - 9,040 SF
EXISTING ZONING:	SINGLE FAMILY
PROPOSED ZONE:	SINGLE FAMILY
TOTAL AREA =	31.2± ACRES
PROPOSED DENSITY -	3.40 UNITS PER ACRE
DOMESTIC WATER -	CITY OF MEDICAL LAKE
SANITARY SEWER DISPOSAL -	CITY OF MEDICAL LAKE
ROADS AREA =	145,207± S.F.
WETLAND AREA =	218,707± S.F.
FRONT YARD SETBACK =	15 FEET
INTERIOR SIDE YARD SETBACK =	5 FEET
CORNER SIDE YARD SETBACK =	10 FEET
REAR YARD SETBACK =	15 FEET

WETLANDS, BUFFERS, AND CRITICAL AREAS SHALL BE MITIGATED PER MLC 17.10.060.A-17.10.060.D, 17.10.110.B, 17.10.140.D.2, AND 17.10.140.L.



OVERALL PRELIMINARY PLAT  
 RING LAKE ESTATES PRELIMINARY PLAT  
 MEDICAL LAKE, WA

**SYNTHIER**  
 Engineering, Inc.  
 405 SE Bristol Dr., Suite C, Pullman, WA 99163  
 www.synthiereng.com 509.339.6187

DESIGNED:	TKS/JTC
DRAWN:	JTC
CHECKED:	SAS
DATE:	FEBRUARY 6, 2025

DATE	NO.	DESCRIPTION

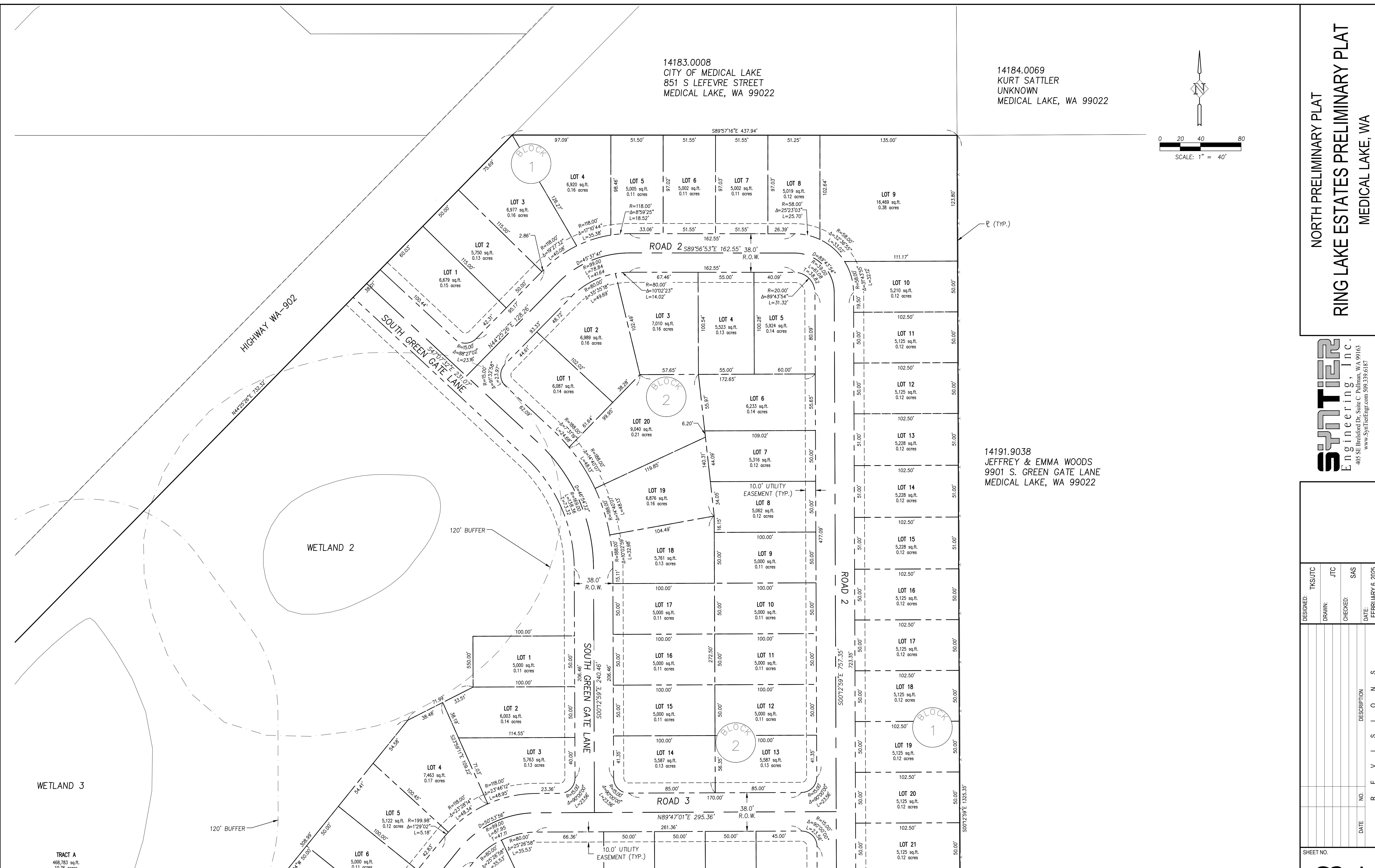
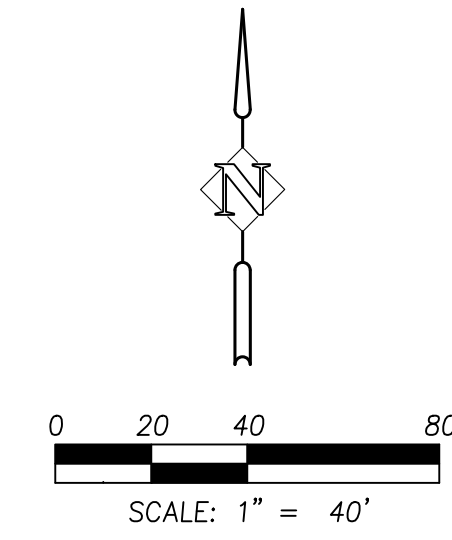
SHEET NO.  
**C2.0**  
 2 OF 8  
 JOB NO. EMT-05

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P:\EMT-05 (Ring Lake Subdivision)\EMT-05-DWG-Sheets\Preliminary Plat\EMT-05-C2-1-NORTH PLAT.dwg

14183.0008  
CITY OF MEDICAL LAKE  
851 S LEFEVRE STREET  
MEDICAL LAKE, WA 99022

14184.0069  
KURT SATTLER  
UNKNOWN  
MEDICAL LAKE, WA 99022



HIGHWAY WA-902

SOUTH GREEN GATE LANE

ROAD 2

SOUTH GREEN GATE LANE

ROAD 3

ROAD 2

WETLAND 2

WETLAND 3

120' BUFFER

TRACT A  
468,783 sq.ft.  
10.76 acres

MATCHLINE

SEE SHEET C2.2 FOR  
MORE INFORMATION

14191.9038  
JEFFREY & EMMA WOODS  
9901 S. GREEN GATE LANE  
MEDICAL LAKE, WA 99022

NORTH PRELIMINARY PLAT  
RING LAKE ESTATES PRELIMINARY PLAT  
MEDICAL LAKE, WA

**SPATIUM**  
Engineering, Inc.  
405 SE Bristol Dr., Suite C, Pullman, WA 99163  
www.spatiumeng.com 509.339.6187

DESIGNED:	TKS/JTC
DRAWN:	JTC
CHECKED:	SAS
DATE:	FEBRUARY 6, 2025

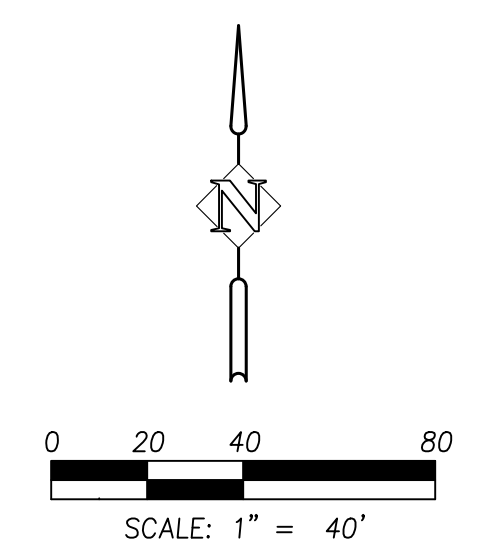
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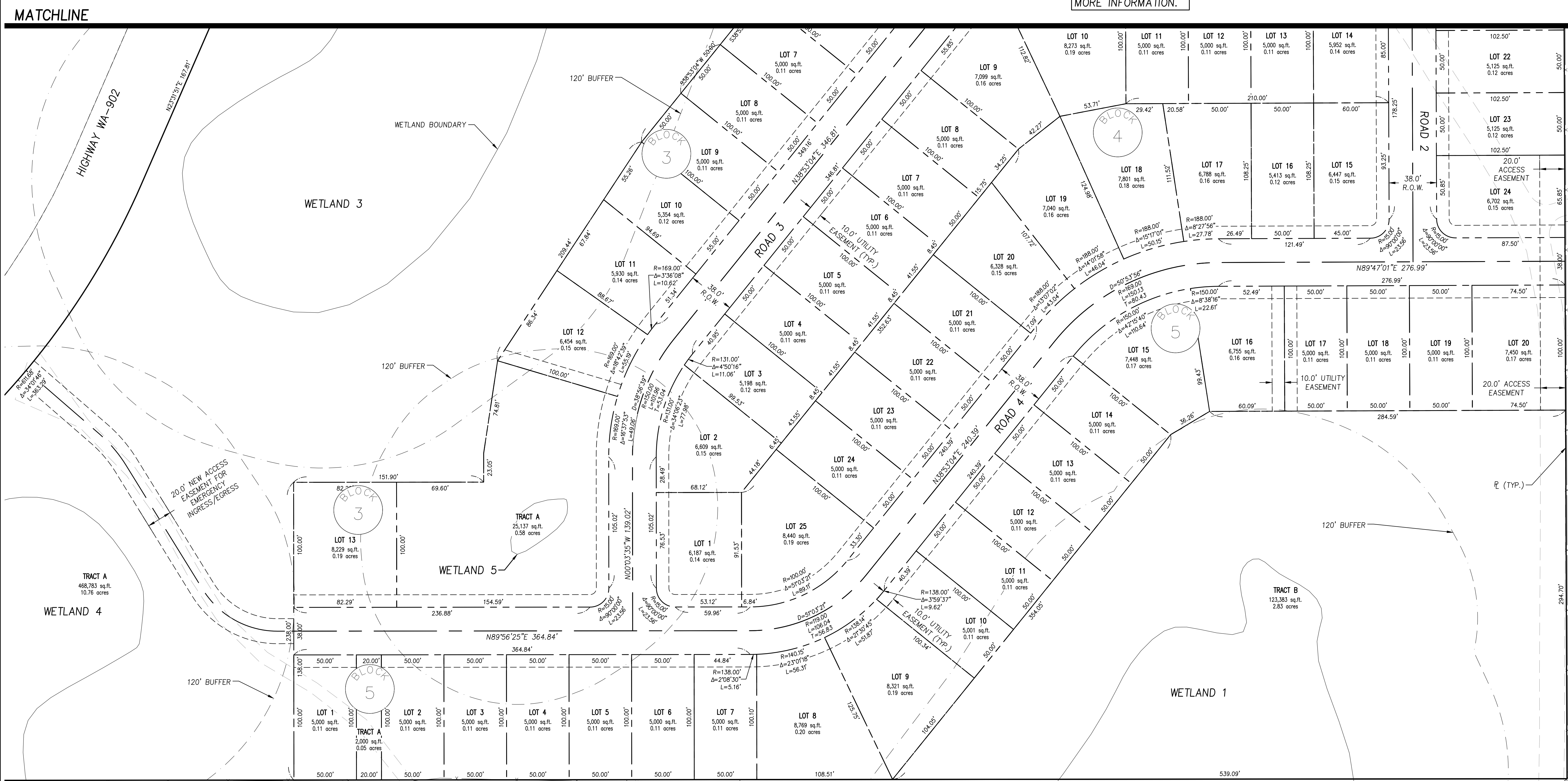
**C2.1**

3 OF 8

JOB NO. EMT-05



SEE SHEET C2.1 FOR MORE INFORMATION.



MATCHLINE

SOUTH PRELIMINARY PLAT  
**RING LAKE ESTATES PRELIMINARY PLAT**  
 MEDICAL LAKE, WA

**SPATIUM**  
 Engineering, Inc.  
 405 SE Bristol Dr., Suite C, Pullman, WA 99163  
 www.spatiumeng.com 509.339.6187

DESIGNED:	TKS/JTC
DRAWN:	JTC
CHECKED:	SAS
DATE:	FEBRUARY 6, 2025

DATE	NO.	DESCRIPTION

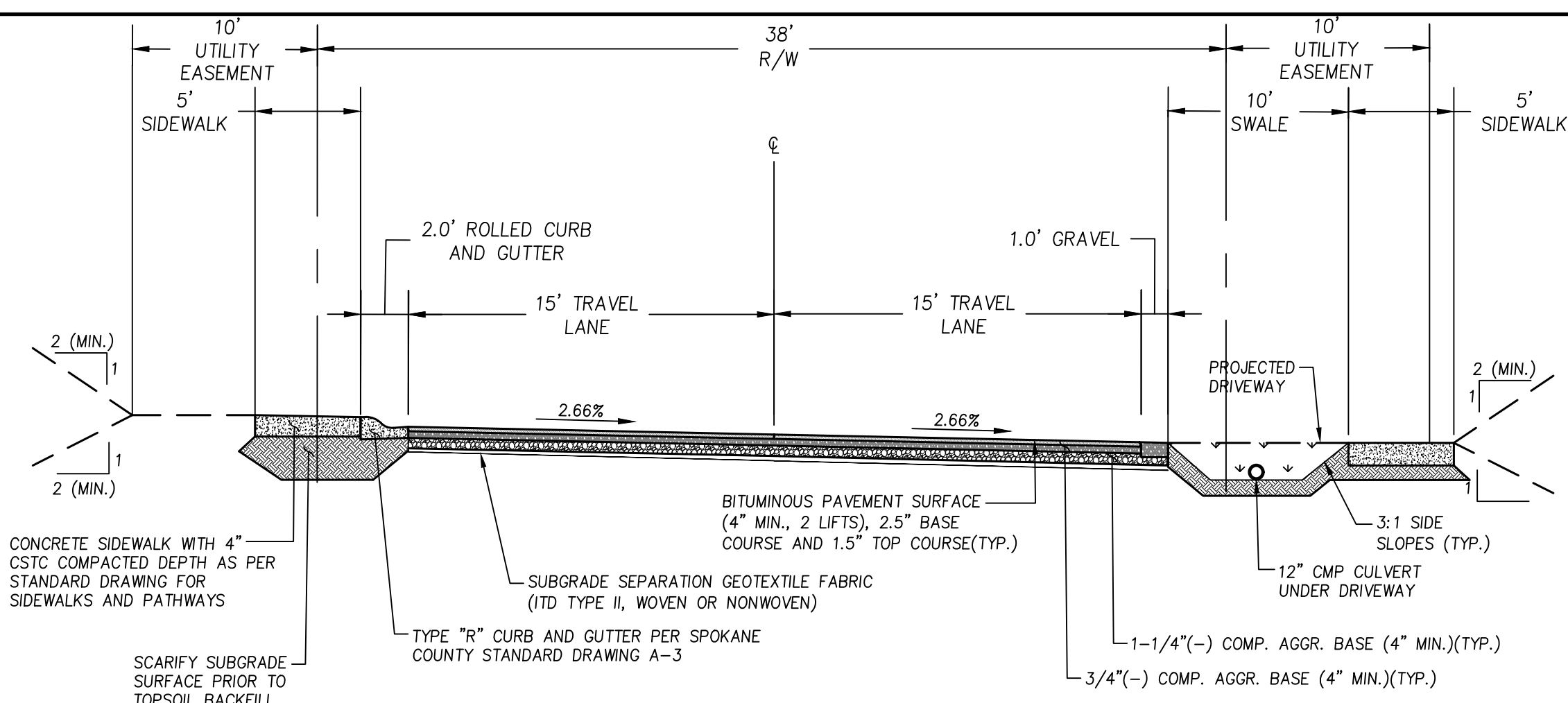
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**C2.2**  
 4 OF 8  
 JOB NO. EMT-05

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 14192.9025  
 WHITNEY & KELLIE BENEWALD  
 1171 E LEFEVRE STREET  
 MEDICAL LAKE, WA 99022

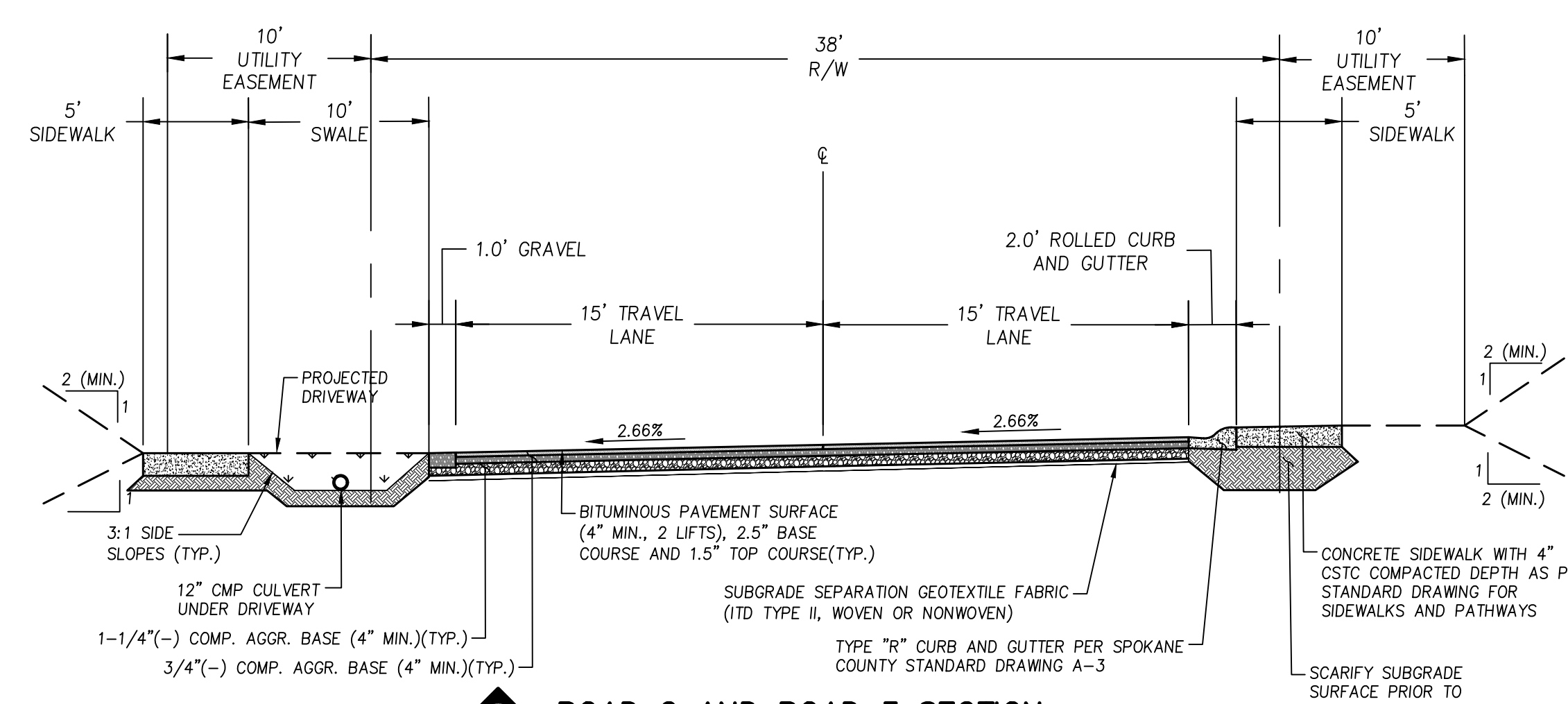
14192.9075  
 MICHAEL & ANGELA GERRY  
 10410 S GREEN GATE LANE  
 MEDICAL LAKE, WA 99022

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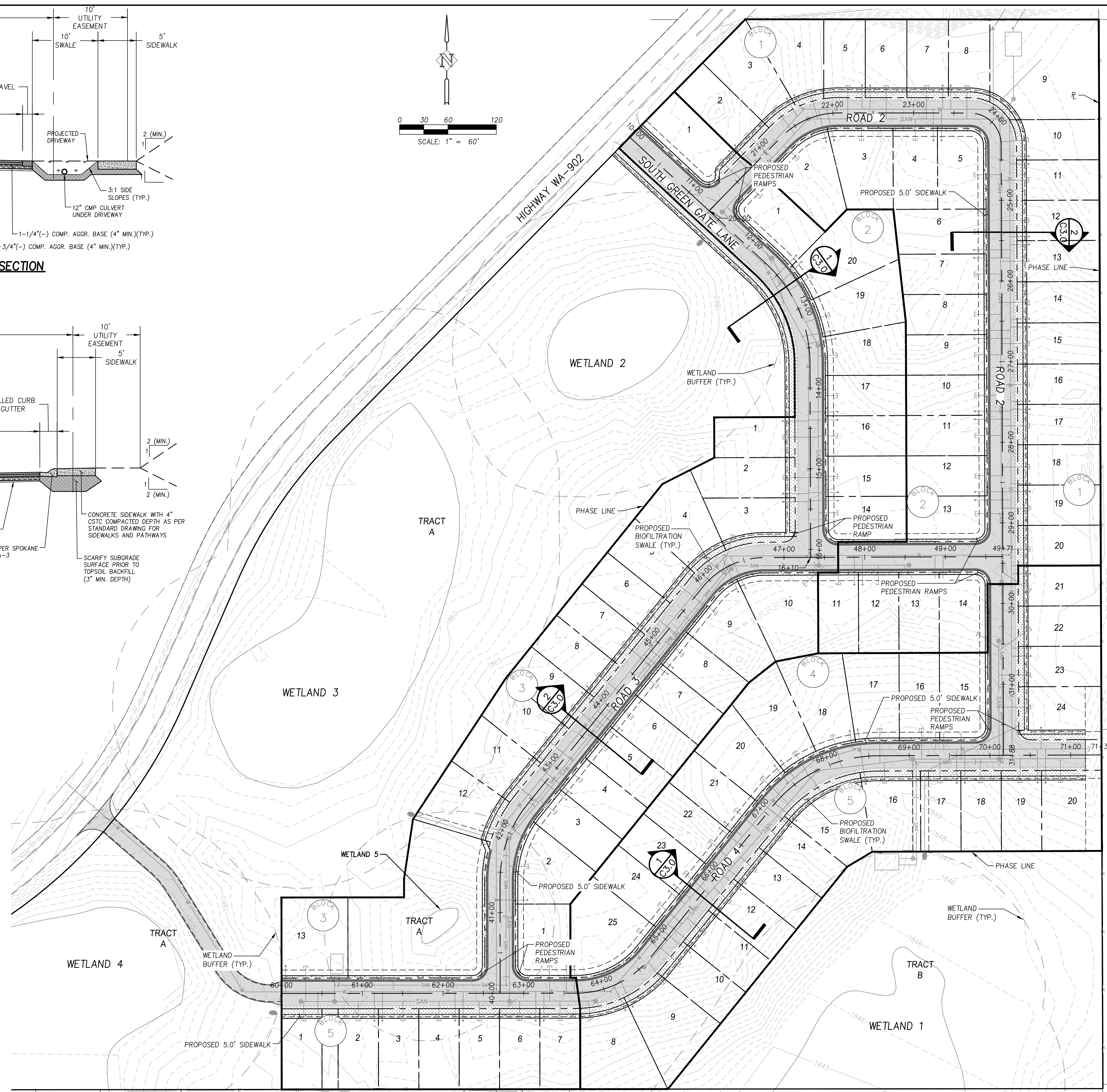
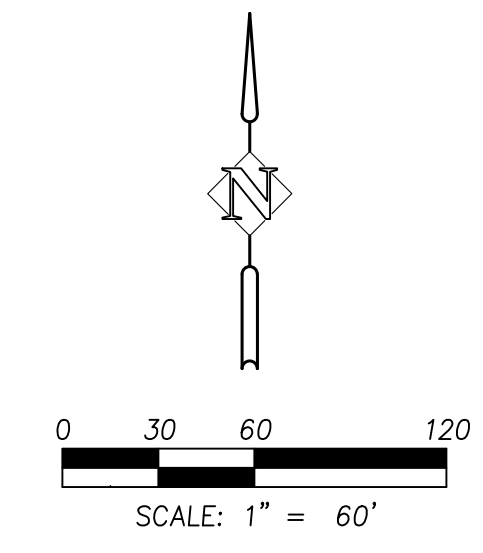
**1 SOUTH GREEN GATE AND ROAD 4 SECTION**  
N.T.S.

**NOTE:**  
ALL ROAD RIGHT OF WAY SHALL BE PER PRIVATE ROAD STANDARDS, AS REQUIRED BY THE CITY OF MEDICAL LAKE



**2 ROAD 2 AND ROAD 3 SECTION**  
N.T.S.

**NOTE:**  
ALL ROAD RIGHT OF WAY SHALL BE PER PRIVATE ROAD STANDARDS, AS REQUIRED BY THE CITY OF MEDICAL LAKE



OVERALL ROAD AND SURFACING PLAN  
**RING LAKE ESTATES PRELIMINARY PLAN**  
MEDICAL LAKE, WA

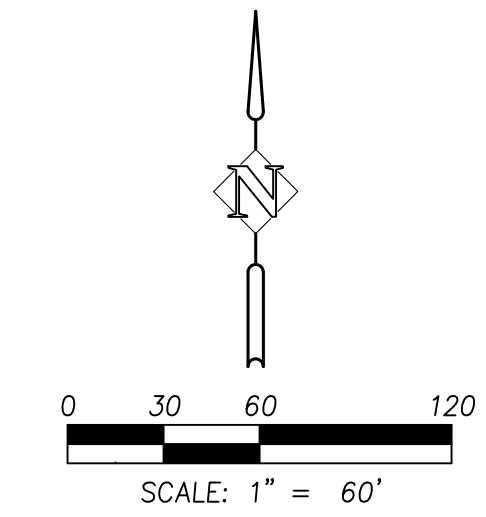
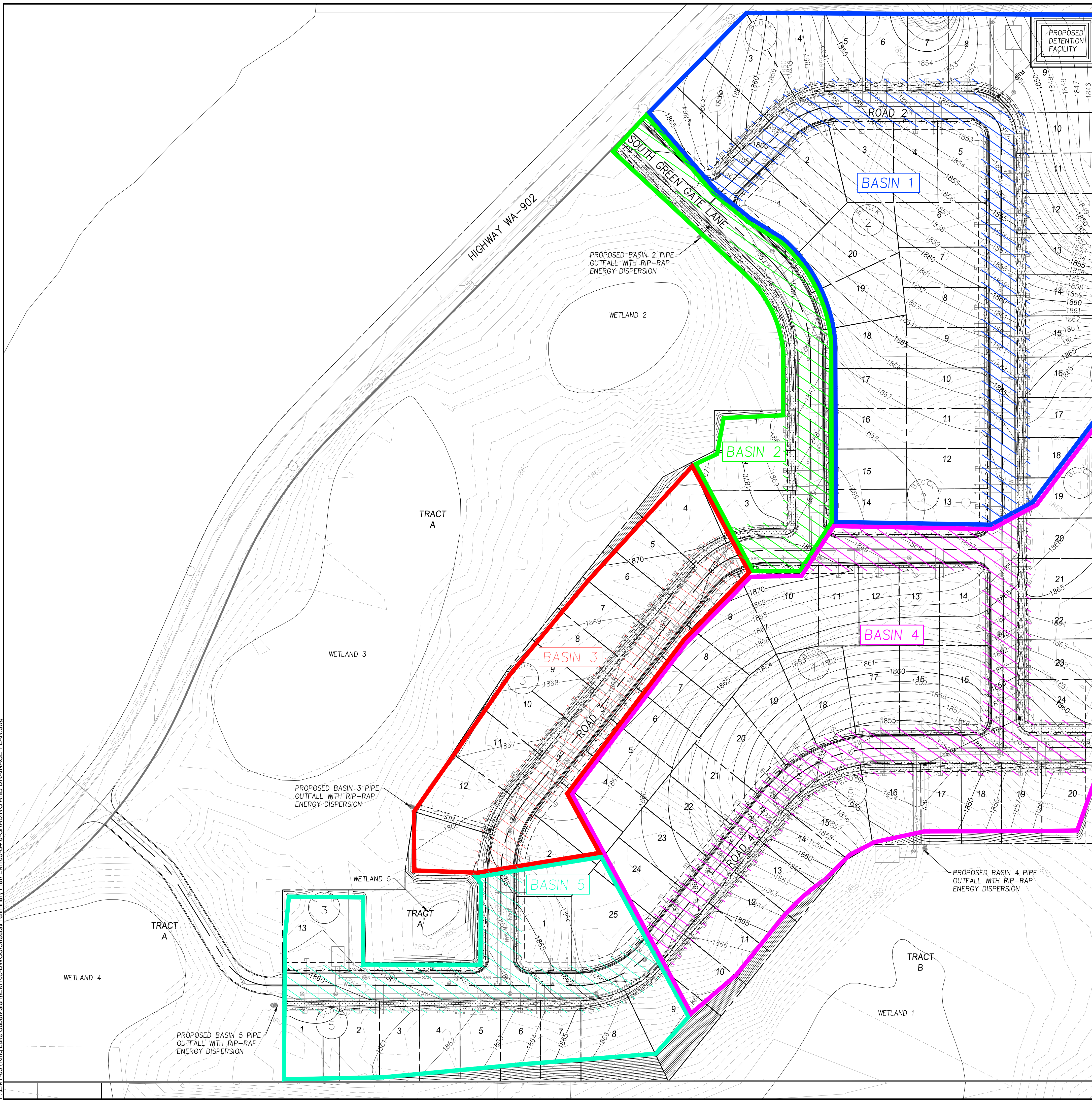
**SPANTIER**  
Engineering, Inc.  
405 S. Bristol Dr., Suite C, Pullman, WA 99163  
www.spantiereng.com 509.391.6187

DESIGNED:	TKS/JTC
DRAWN:	JTC
CHECKED:	SAS
DATE:	FEBRUARY 6, 2025

REVISIONS	NO.	DATE	DESCRIPTION

SHEET NO.  
**C3.0**  
5 OF 8  
JOB NO. EMT-05

P:\E\T-05 (Ring Lake Subdivision)\E\T-05-DWG\Sheets\Preliminary Plat\EMT-05-C4.0-GRADING AND DRAINAGE PLAN.dwg



PROPOSED DRAINAGE BASIN AREAS									
BASIN	KEY	TOTAL AREA (ACRE)	PERVIOUS AREA (ACRE)	IMP. AREA (ACRE)	PGIS AREA (ACRE)	TC (MIN)	SOIL GROUP	WEIGHTED CN	SOIL DESCRIPTION
1		5.74	4.27	1.47	0.99	5.0	D	98/85	GOOD CONDITION HERBACEOUS/LAWNS /PAVEMENT
2		1.16	0.36	0.80	0.70	5.0	D	98/85	GOOD CONDITION HERBACEOUS/LAWNS /PAVEMENT
3		1.80	0.85	0.95	0.54	5.0	D	98/85	GOOD CONDITION HERBACEOUS/LAWNS /PAVEMENT
4		5.72	2.92	2.80	1.57	5.0	D	98/85	GOOD CONDITION HERBACEOUS/LAWNS /PAVEMENT
5		2.13	0.90	1.23	0.66	5.0	D	98/85	GOOD CONDITION HERBACEOUS/LAWNS /PAVEMENT
TOTAL		16.55	9.30	7.25	4.46				

**TREATMENT CALCULATIONS**

VOLUME REQUIRED (1815 BOWSTRING)      VOLUME PROVIDED (1' DEPTH)

20,092      21,040

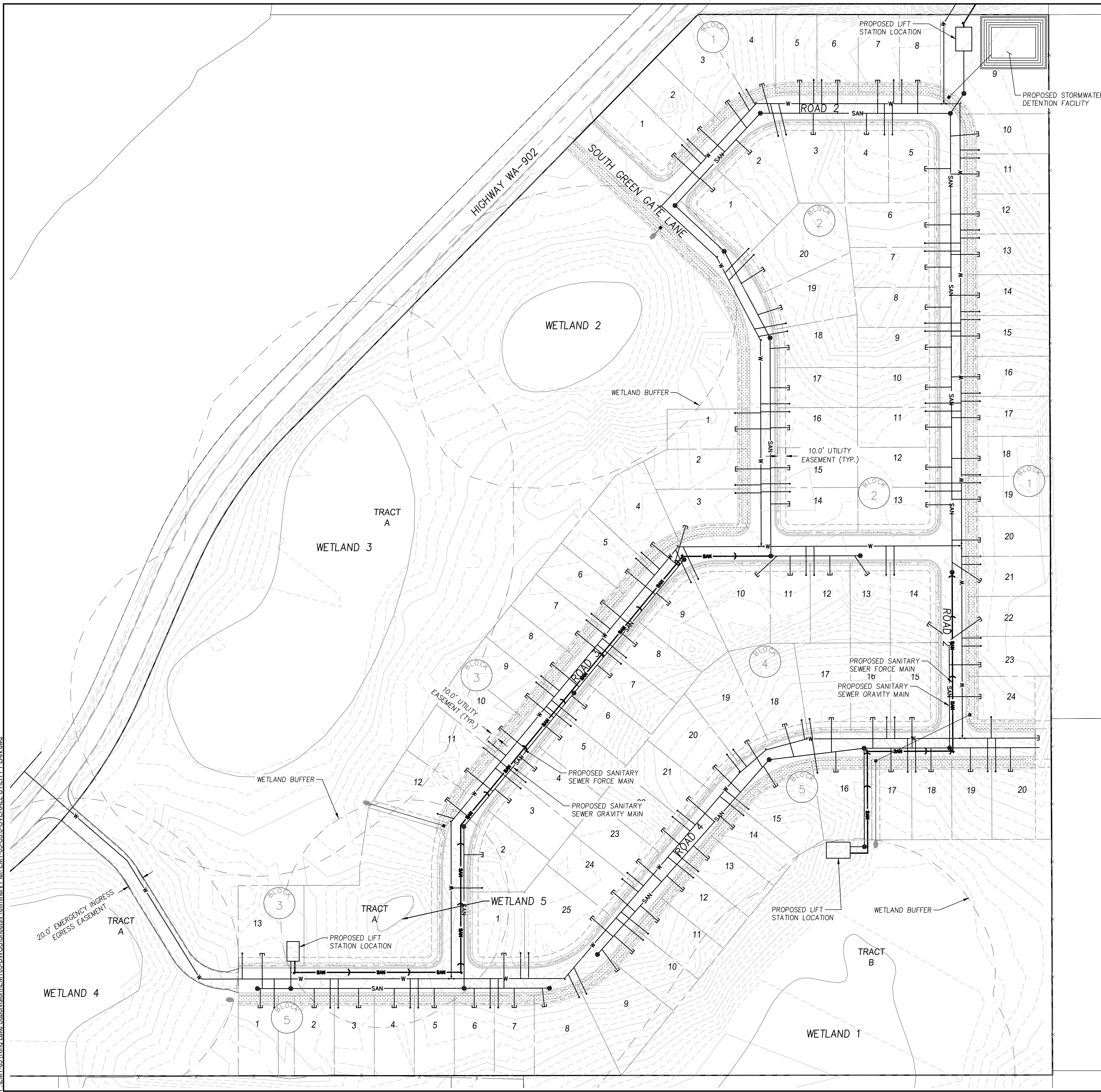
THE VOLUME REQUIRED ASSUMES A LOT COVERAGE OF 35% IMPERVIOUS AREA.

OVERALL GRADING AND DRAINAGE PLAN  
RING LAKE ESTATES PRELIMINARY PLAT  
MEDICAL LAKE, WA

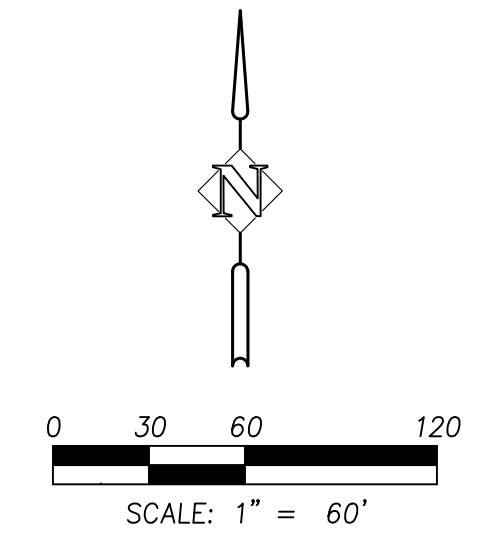
**SPANTIER**  
Engineering, Inc.  
405 St. Charles Dr., Suite C, Pullman, WA 99163  
www.spantier.com 509.339.6187

DESIGNED:	TKS/UTC
DRAWN:	JTC
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DATE:	FEBRUARY 6, 2025
NO.	R E V I S I O N S
DATE	DESCRIPTION
SHEET NO.	<b>C4.0</b>
JOB NO.	6 OF 8
	EMT-05

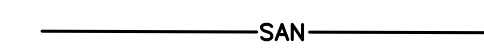
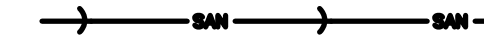
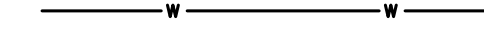
P:\EMT-05 (Ring Lake Subdivision)\EMT-05-DWG\Sheets\Preliminary\Plan\EMT-05-CS-0-OVERALL UTILITY PLAN.dwg



SEE SHEET C5.1 FOR  
SEWER AND WATER ROUTING  
NORTH OF SITE



**LEGEND**

-  PROPOSED GRAVITY SANITARY SEWER
-  PROPOSED PRESSURE SANITARY SEWER
-  PROPOSED WATER

OVERALL UTILITY PLAN  
RING LAKE ESTATES PRELIMINARY PLAT  
MEDICAL LAKE, WA

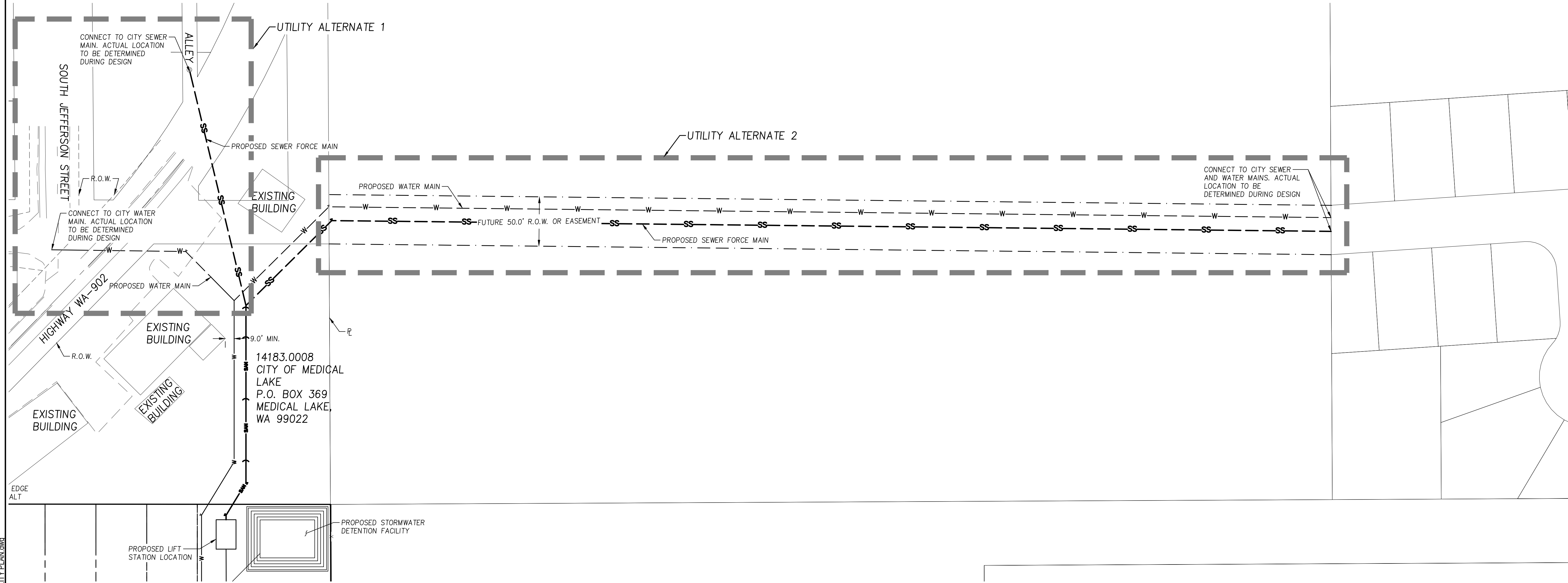
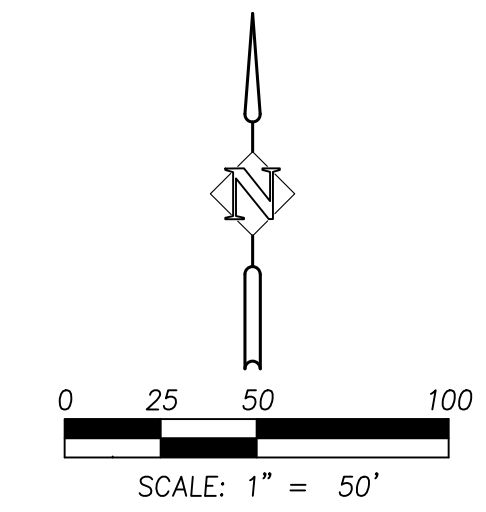
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www.syntiereng.com 509.339.6187

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DATE	NO.	DESCRIPTION
		R E V I S I O N S

SHEET NO.  
**C5.0**  
7 OF 8  
JOB NO. EMT-05

P:\EMT-05 (Ring Lake Subdivision)\EMT-05-DWG-Sheets\Preliminary Plat\EMT-05-CS-1-NORTH UTILITY PLAN.dwg



SEE SHEET C5.0 FOR MORE INFORMATION

NORTH UTILITY PLAN  
RING LAKE ESTATES PRELIMINARY PLAT  
MEDICAL LAKE, WA

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8 OF 8  
JOB NO. EMT-05