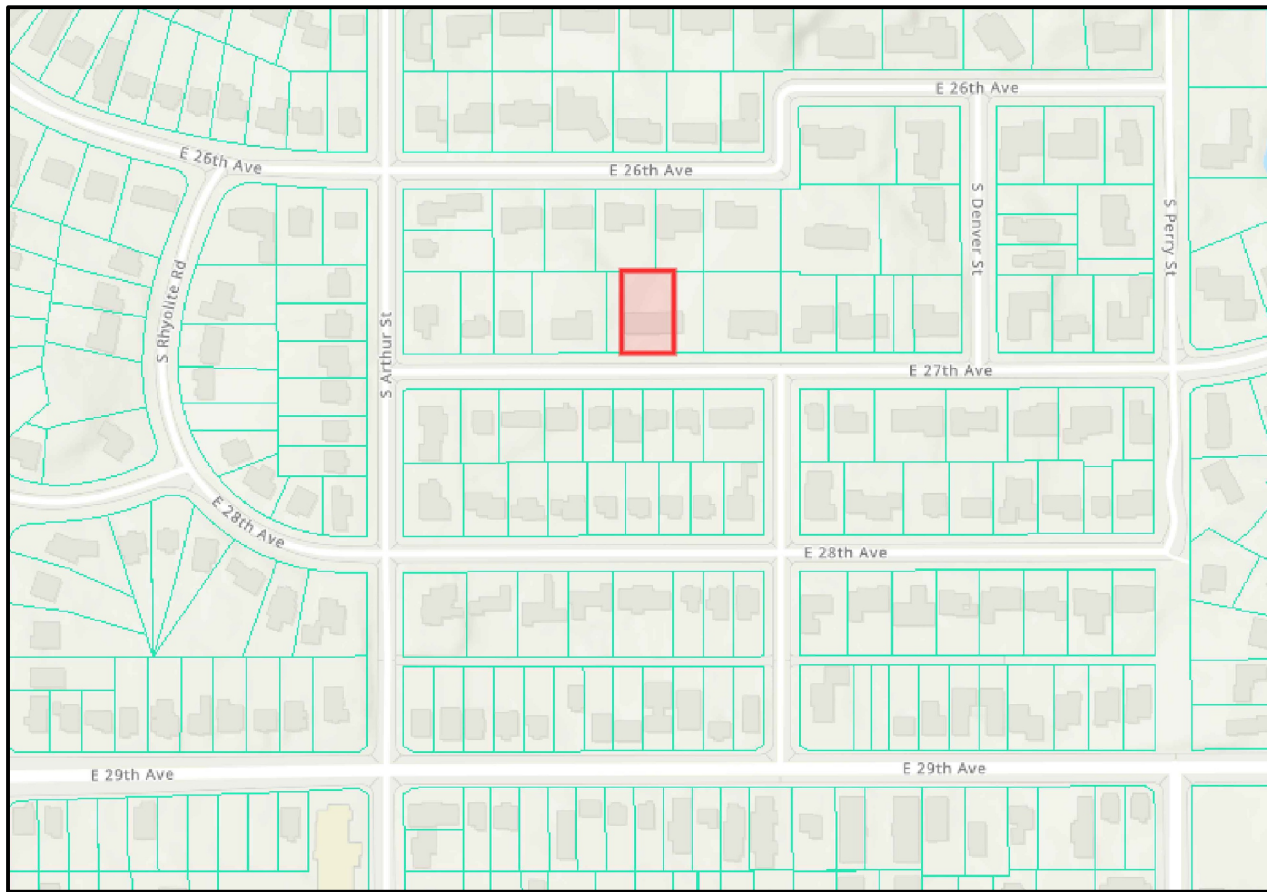


E 27TH AVENUE SHORT PLAT DRAINAGE/UTILITY PLAN

A PORTION OF SE 1/4 OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
CITY SHORT PLAT #

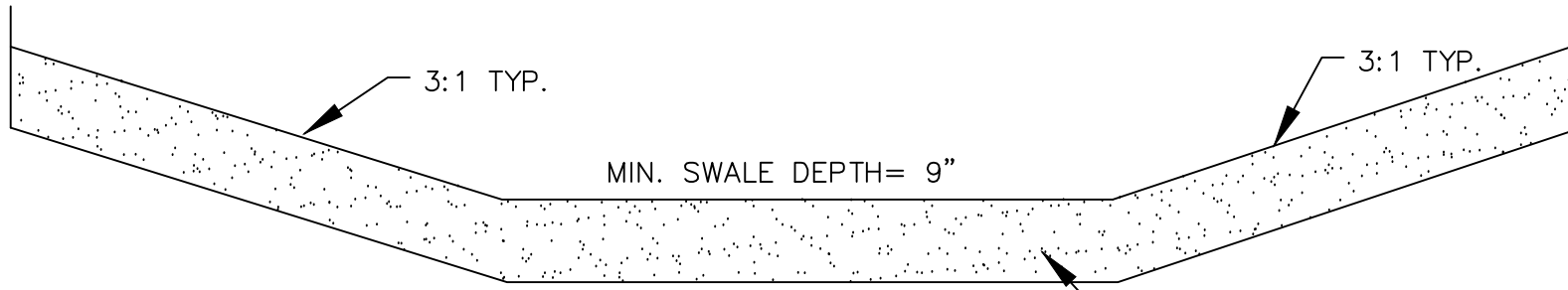


VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- ALL METHODS AND MATERIALS SHALL COMPLY WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE & UNIFORM PLUMBING CODE; THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD BRIDGE AND MUNICIPAL CONSTRUCTION; THE CITY OF SPOKANE SUPPLEMENTAL SPECIFICATIONS; AWWA; APWA, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES, RULES, AND REGULATIONS.
- THE CONTRACTOR SHALL CONTACT THE DEPARTMENT OF ENGINEERING SERVICES CONSTRUCTION MANAGEMENT OFFICE, 1225 EAST MARIETTA AVENUE, 625-7722 TO ARRANGE A MUTUALLY AGREEABLE START WORK DATE.
- THE CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER WITH RECORD DRAWINGS PRIOR TO FINAL APPROVAL. ALL DEVIATIONS FROM THE ORIGINAL PLANS MADE DURING THE COURSE OF CONSTRUCTION, INCLUDING LOCATIONS, INVERTS AND DEPTHS OF UTILITIES SHALL BE CLEARLY MARKED ON THE RECORD DRAWING.
- AN OBSTRUCTION PERMIT IS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT OF WAY WHICH INCLUDES PUBLIC SIDEWALK AND TIME RESTRICTIONS WILL APPLY FOR LANE CLOSURES ON ARTERIAL STREETS.
- ALL SEWER WORK MUST BE DONE UNDER THE SUPERVISION AND INSPECTION OF THE WASTEWATER MANAGEMENT DIVISION. THE CONTRACTOR MUST CONTACT WASTEWATER MANAGEMENT DIVISION OFFICE IN ORDER TO ARRANGE A MUTUALLY AGREEABLE INSPECTION SCHEDULE. ALL FACILITIES MUST BE UNCOVERED AT THE TIME OF INSPECTION.
- ALL CONNECTIONS MADE TO PUBLIC WATER MAINS ARE PERFORMED BY CITY FORCES, PAID BY THE DEVELOPER/OWNER/ CONTRACTOR WHICH ALSO INCLUDES ALL EXCAVATION, BACKFILL AND SURFACE RESTORATION BY THE CONTRACTOR. ALL EXCAVATIONS WILL BE SLOPED, SHORED, OR BENCHED ACCORDING TO DOSH DEPARTMENT OF LABOR AND INDUSTRIES STANDARDS TO PROVIDE SAFE ACCESS PER WAC 296-155 PART N.

STORMWATER FACILITIES, INCLUDING DRYWELLS, CATCH BASINS, PIPES, AND INFILTRATION GALLERIES, MUST BE CONSTRUCTED UNDER THE SUPERVISION OF THE WASTEWATER MANAGEMENT DIVISION. STORMWATER TREATMENT FACILITIES SHALL BE INSPECTED PRIOR TO THE PLACEMENT OF TOPSOIL, PLANTING, OR GRASS. THE CONTRACTOR SHALL CONTACT THE WASTEWATER MAINTENANCE DIVISION OFFICE AT (509) 625-7905 OR (509) 625-7912 IN ORDER TO ARRANGE A MUTUALLY AGREEABLE INSPECTION SCHEDULE.



SHALLOW BEDROCK NOTE:

PER THE SOIL DESCRIPTION FOR THE SITE, BEDROCK IS INDICATED AT A DEPTH OF 26 TO 36 INCHES. IF BEDROCK IS ENCOUNTERED WHEN CONSTRUCTING THE DRAINAGE SWALE THEN THE CONTRACTOR SHALL BREAK UP THE BEDROCK TO CREATE CRACKS FOR THE STORMWATER TO PENETRATE THROUGH THE BEDROCK.

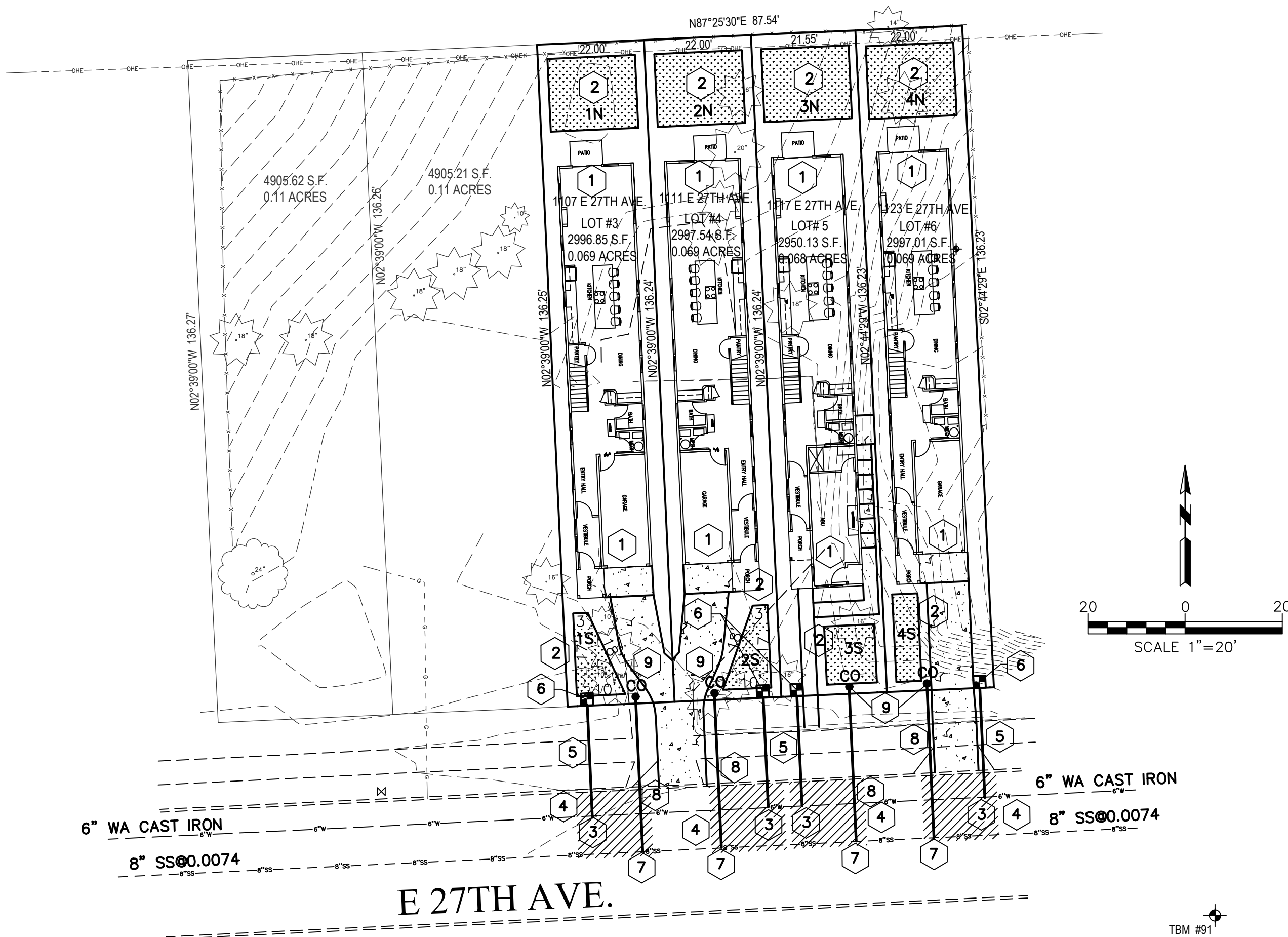
NOTES:

- MINIMUM 12" OF TREATMENT SOIL.
- NO MORE THAN 4" OF TOPSOIL OVER UNCOMPACTED NATIVE SOIL.
- NO COMPACTION IN SWALE BOTTOM.
- SWALES ARE TO BE GRASSED AND IRRIGATED AS NECESSARY. SWALES WITHOUT IRRIGATION SHALL HAVE DROUGHT-TOLERANT DRYLAND GRASS.
- FOR SWALES AND PONDS, THE TOP 12 INCHES OF SOIL SHALL CONSIST OF A THOROUGHLY BLENDED MIX OF 50% COMPOST AND 50% NATIVE SOILS.

1 TYPICAL SWALE SECTION

NOT TO SCALE

CALL BEFORE YOU DIG: 811



ALL SIDEWALKS, CURBS, AND DRIVEWAY APPROACHES ADJACENT TO THE PROPERTY WILL BE REVIEWED AT THE END OF THE PROJECT WHEN A CERTIFICATE OF OCCUPANCY IS REQUESTED. IF ANY ARE FOUND BROKEN, HEAVED, SUNKEN, OR MISSING, THEY MUST BE REPAIRED/REPLACED WHETHER THE DAMAGE WAS EXISTING OR CAUSED BY CONSTRUCTION. IF YOU WOULD LIKE A SIDEWALK INSPECTION PRIOR TO REQUESTING OCCUPANCY, PLEASE CONTACT THE CITY OF SPOKANE AT (509)625-6300 TO ARRANGE A SITE VISIT.

STORMWATER NOTES:

- STORMWATER FACILITIES, INCLUDING DRYWELLS, CATCH BASINS, PIPES, AND INFILTRATION GALLERIES, MUST BE CONSTRUCTED UNDER THE SUPERVISION OF THE WASTEWATER MANAGEMENT DIVISION. STORMWATER TREATMENT FACILITIES SHALL BE INSPECTED PRIOR TO THE PLACEMENT OF TOPSOIL, PLANTING, OR GRASS. THE CONTRACTOR SHALL CONTACT THE WASTEWATER MAINTENANCE DIVISION OFFICE AT (509) 625-7905 OR (509) 625-7912 IN ORDER TO ARRANGE A MUTUALLY AGREEABLE INSPECTION SCHEDULE.
- PROTECT INLETS AND DRYWELLS WITH SEDIMENT PROTECTION. CONTACT THE WASTEWATER INSPECTOR WITH ANY QUESTIONS.
- INSPECT AND MAINTAIN INLET PROTECTION ON A REGULAR BASIS (AT A MINIMUM WEEKLY AND AFTER A RUNOFF PRODUCING STORM EVENT). CONTACT THE WASTEWATER INSPECTOR WITH ANY QUESTIONS.

LEGEND

- LP LIGHT POLE
- P-O UTILITY POLE
- G GUY ANCHOR
- FH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- HB HOSE BIB
- GV GAS VALVE
- CMH COMMUNICATION MANHOLE
- SMH SEWER MANHOLE
- S-- EXISTING SEWER LINE
- W-- EXISTING WATER LINE

UTILITIES NOTE

SURFACE UTILITIES SHOWN ARE FROM VISIBLE EVIDENCE COLLECTED BY SURVEY ONLY. SUBSURFACE UTILITY LINES ARE NOT SHOWN. INVESTIGATION INTO RECORDS HELD BY UTILITY PURVEYORS HAS NOT BEEN PERFORMED. UTILITIES WERE NOT SURFACE-MARKED FOR LOCATION PRIOR TO SURVEY.

DRAINAGE KEY NOTES:

- ALL ROOF SHALL DRAIN TO DRAINAGE SWALE WITH DOWNSPOUTS.
- DRAINAGE SWALE PER DETAIL 1.
 - 1N: BOTTOM AREA = 15'x18'x9"
 - 1S: BOTTOM AREA = 110 SF
 - 2N: BOTTOM AREA = 15'x18'x9"
 - 2S: BOTTOM AREA = 110 SF
 - 3N: BOTTOM AREA = 15'x18'x9"
 - 3S: BOTTOM AREA = 10'x12'x9"
 - 4N: BOTTOM AREA = 15'x18'x9"
 - 4S: BOTTOM AREA = 18'x5'x9"

WATER KEY NOTES:

- NEW 1-INCH TYPE K COPPER WATER SERVICE WITH CURB STOP PER CITY OF SPOKANE STD. PLAN Y-111.
 - ALL PAVEMENT CUTS FOR UTILITY WORK AND PATCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPOKANE REGIONAL PAVEMENT CUT POLICY AND THE CITY OF SPOKANE STANDARDS.
 - 25' OF 1-INCH TYPE K COPPER WATER SERVICE.
 - NEW 1-INCH PVC WATER METER BOX 3' FROM PROPERTY LINE PER CITY OF SPOKANE STD. PLAN Y-112.
- MINIMUM 2' SEPARATION BETWEEN WATER SERVICES.

NOTE:

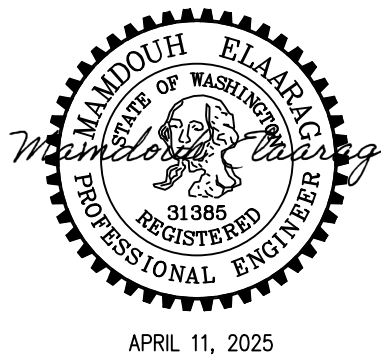
ALL SEWER FITTINGS MUST BE SDR26.

SEWER KEY NOTES:

- NEW 4-INCH SIDE SEWER SERVICE PER CITY STD. PLAN Z-116.
- 31' OF 4-INCH PVC SANITARY SIDE SEWER @ 2% SLOPE.
- 4-INCH CLEANOUT TO GRADE PER CITY STD. PLAN Z-114.

THE NEW SIDE SEWER SHALL BE 4-INCH PVC, HAVE A MINIMUM SLOPE OF TWO PERCENT AND 3.5 FEET OF COVER WHERE VEHICULAR TRAFFIC PASSES OVER, TWO FEET MINIMUM IN OTHER AREAS. THE TAP MUST BE IN THE MAINLINE, NOT TO A MANHOLE. SEWER AND WATER SEPARATION REQUIREMENTS ARE 18" MINIMUM VERTICAL, FIVE-FOOT MINIMUM HORIZONTAL. SEWER CLEANOUTS SHALL BE INSTALLED EVERY 100' AND AT EVERY ANGLE 45 DEGREES OR GREATER.

MINIMUM 2' SEPARATION BETWEEN WATER SERVICES.



REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
1	APRIL 11, 2025	DATE OF ISSUE	DWN BY MHE	DES BY MHE	CHK BY	APP BY

MHE ENGINEERING

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E 27TH AVE. SHORT PLAT DRAINAGE/UTILITY PLAN

DRAWING NO