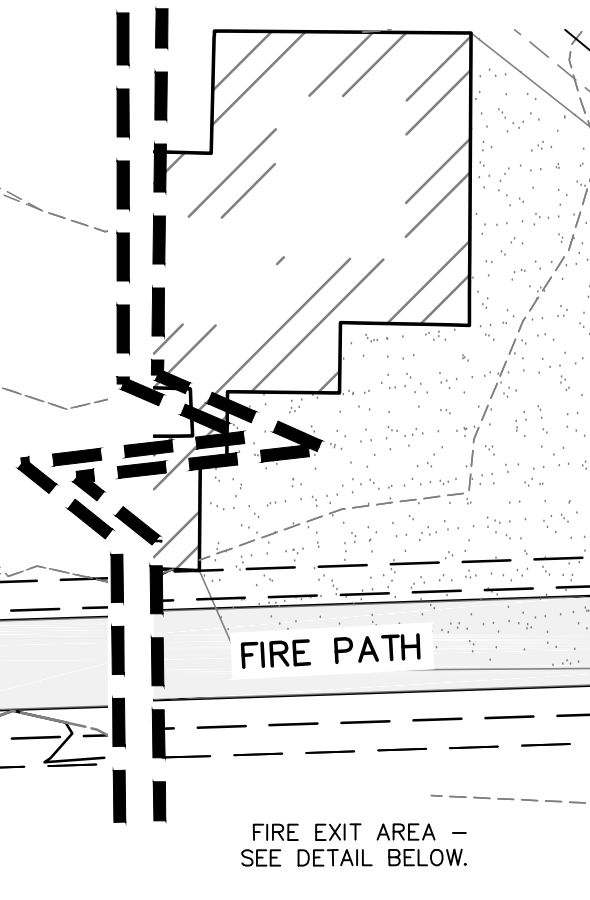
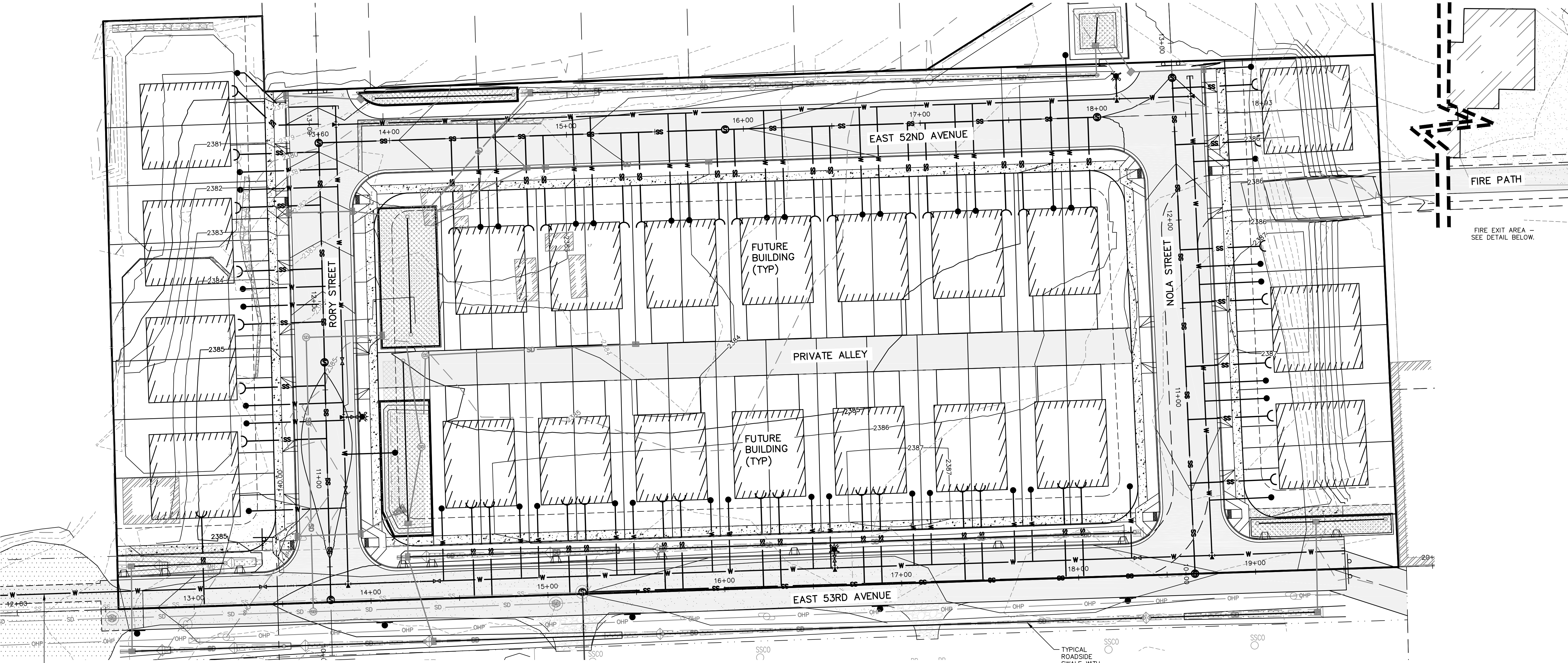


CLARK 53rd PRELIMINARY PLAT - CONCEPT ENGINEERING

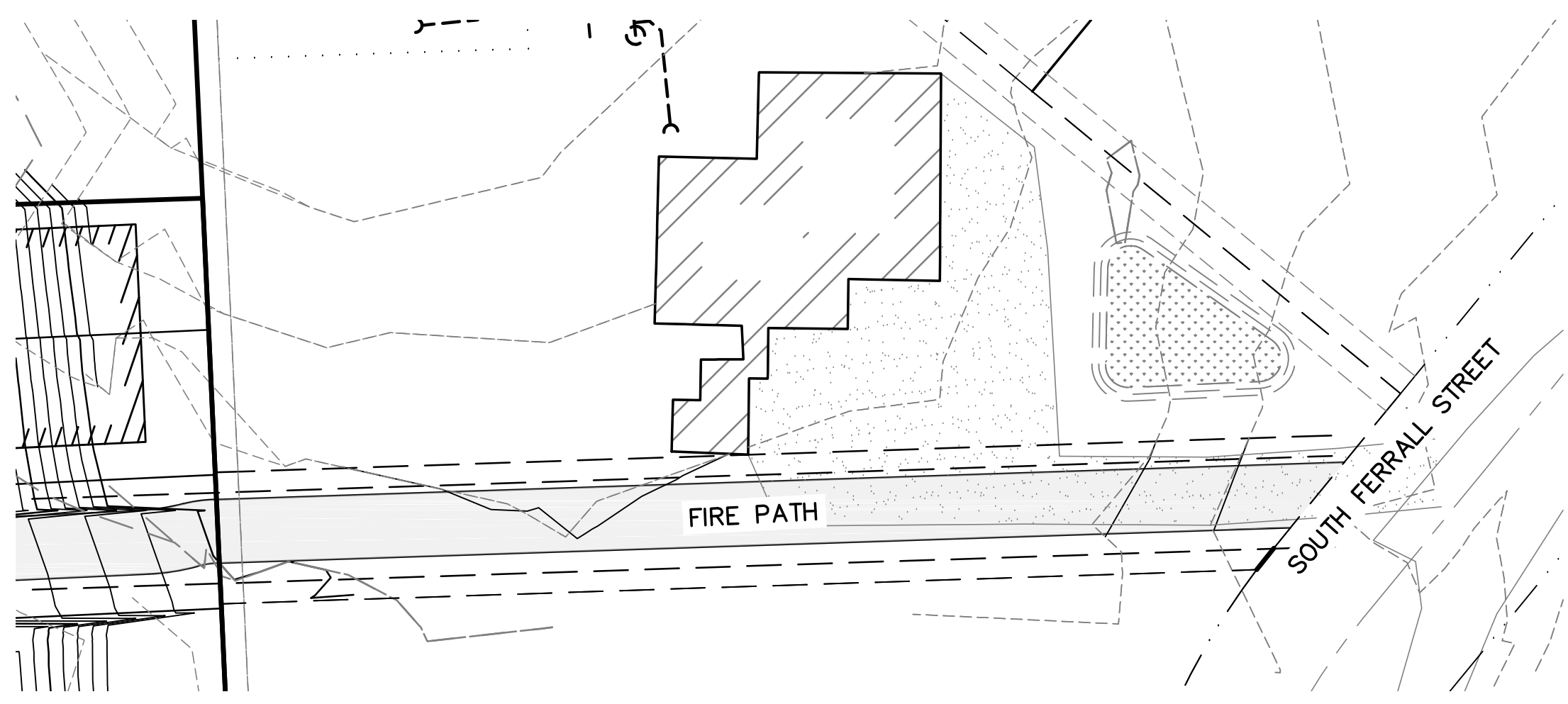


FIRE EXIT AREA - SEE DETAIL BELOW.

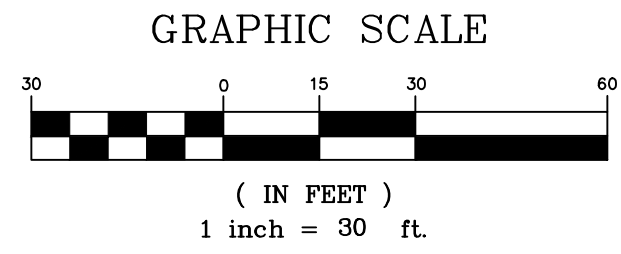
OFFSITE WATER AS PART OF APPROVED PHASE 1 PERMIT SET

SHEET INDEX

- SHEET 1 FULL SIZE COVER
- SHEET 2 WATER CONCEPT
- SHEET 3 SEWER CONCEPT
- SHEET 4 STORM CONCEPT
- SHEET 5 WATER, SEWER STORM PROFILES
- SHEET 6 ROAD SECTION DETAILS



FIRE EXIT DETAIL



LEGEND

EXISTING FEATURES		PROPOSED IMPROVEMENTS	
	ASPHALT SURFACING		ASPHALT SURFACING
	CURB		CURB
	GRAVEL		CONCRETE OR SIDEWALK
	SIDEWALK OR CONCRETE		DRYWELL
	FOUND POINT AS NOTED		STORM MANHOLE
	DRYWELL		CONCRETE INLET
	STORM MANHOLE		CURB INLET
	CATCH BASIN		POWER POLE
	GUY WIRE POLE		SIGN
	POWER POLE/TELEPHONE POLE		WATER VALVE
	LIGHT POLE		WATER METER
	TELEPHONE ENCLOSURE		FIRE HYDRANT
	WATER VALVE		WATER SHUTOFF / WATER VAULT
	FIRE HYDRANT		SANITARY SEWER MANHOLE
	SANITARY SEWER MANHOLE		CLEANOUT (CO)
	TREE (DECIDUOUS OR CONIFEROUS)		GAS METER
	WATER LINE		WATER LINE (AS SIZED)
	SANITARY SEWER LINE		SLEEVE FOR WATER / SEWER CROSSING
	STORM DRAIN LINE / CULVERT		SANITARY SEWER LINE
	POWER LINE (OHP OR BP)		STORM DRAIN LINE / CULVERT
	TELEPHONE LINE (OHT OR BT)		CONTOURS
	GAS LINE		STORM WATER SWALE / POND
	CONTOURS		DIRECTION OF SURFACE STORM WATER DRAINAGE
	FENCE		
	FIBER OPTIC LINE		

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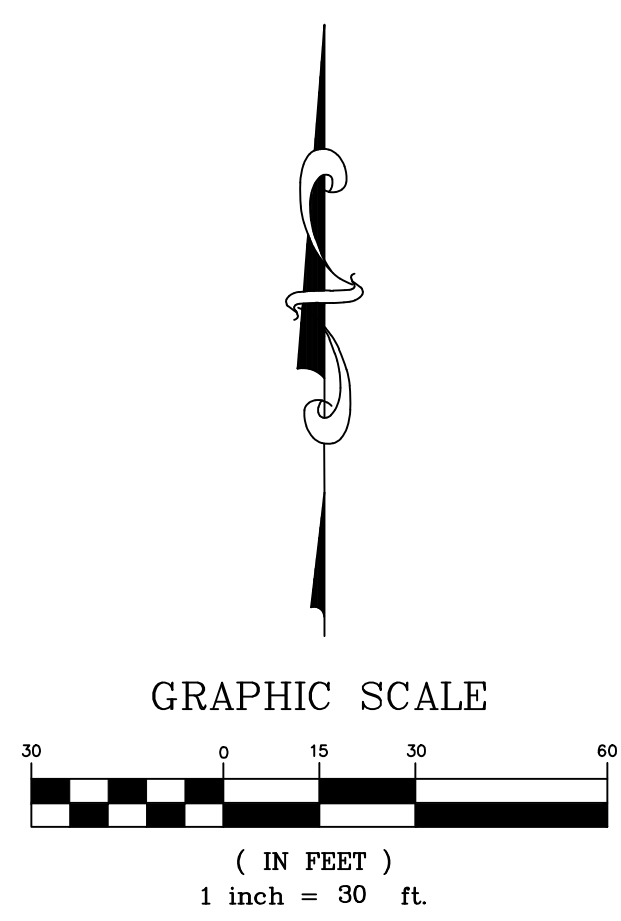
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FULL SITE COVER

CLARK 53RD PRELIMINARY PLAT
3287 EAST 53RD AVENUE, SPOKANE, WA

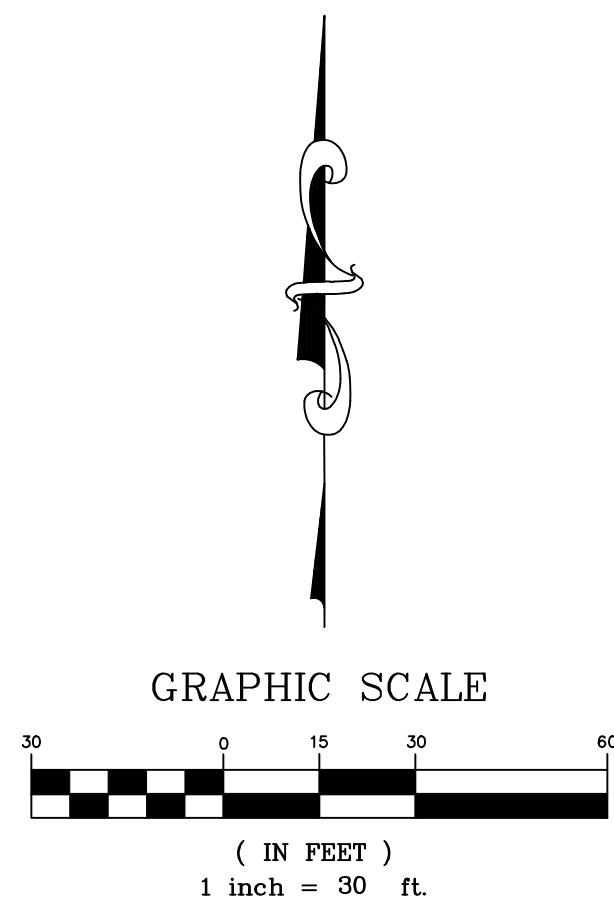
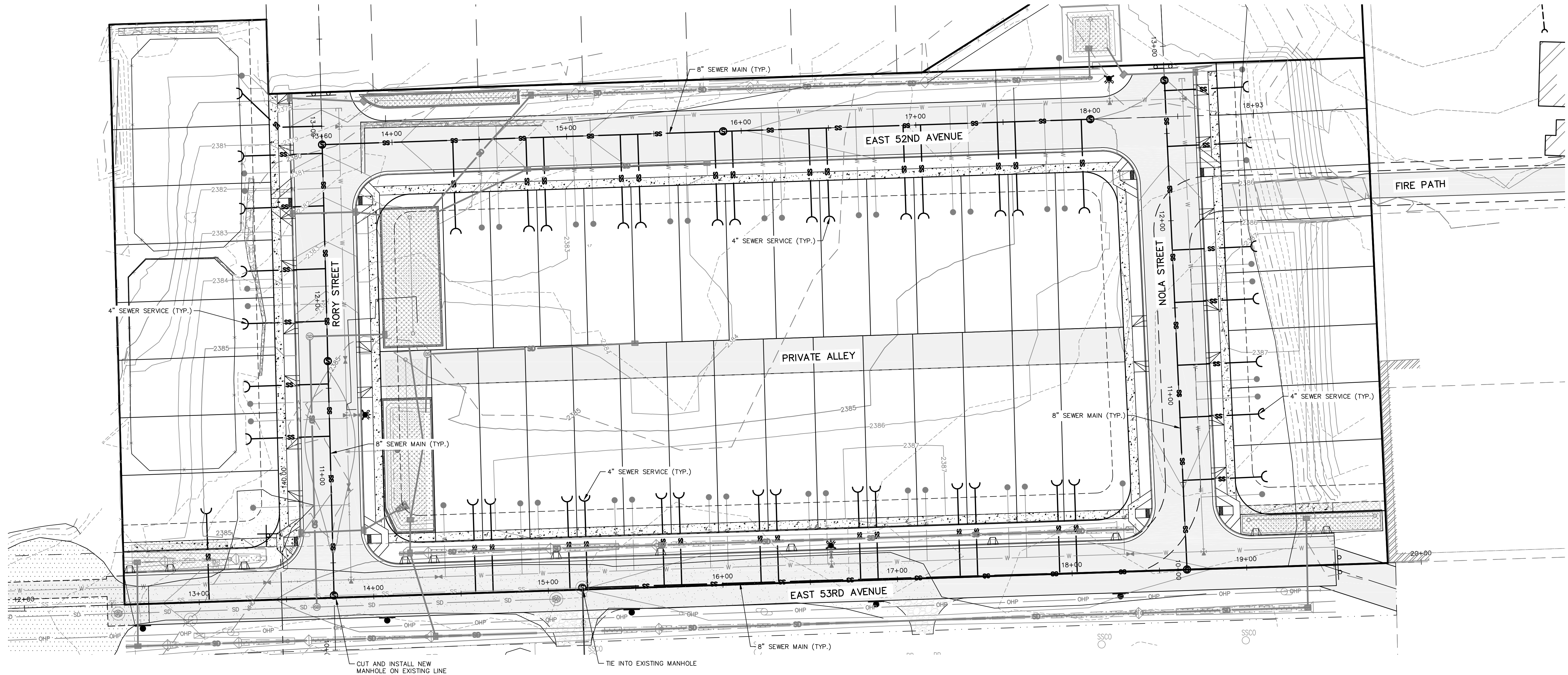
DATE 10-28-25
DRAWN LMC
CHECKED AJS
PROJECT NUMBER 25-121
DRAWING NO. 1 OF 6
CONCEPT ENG.



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SHEET TITLE WATER CONCEPT	PROJECT TITLE CLARK 53RD PRELIMINARY PLAT 3287 EAST 53RD AVENUE, SPOKANE, WA
	
DATE	10-28-25
DRAWN	LMC
CHECKED	AJS
PROJECT NUMBER	25-121
DRAWING NO.	
2 OF 6	
WATER	

X-23-078-ROAD.dwg Sewer (3)



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SEWER CONCEPT

CLARK 53RD PRELIMINARY PLAT
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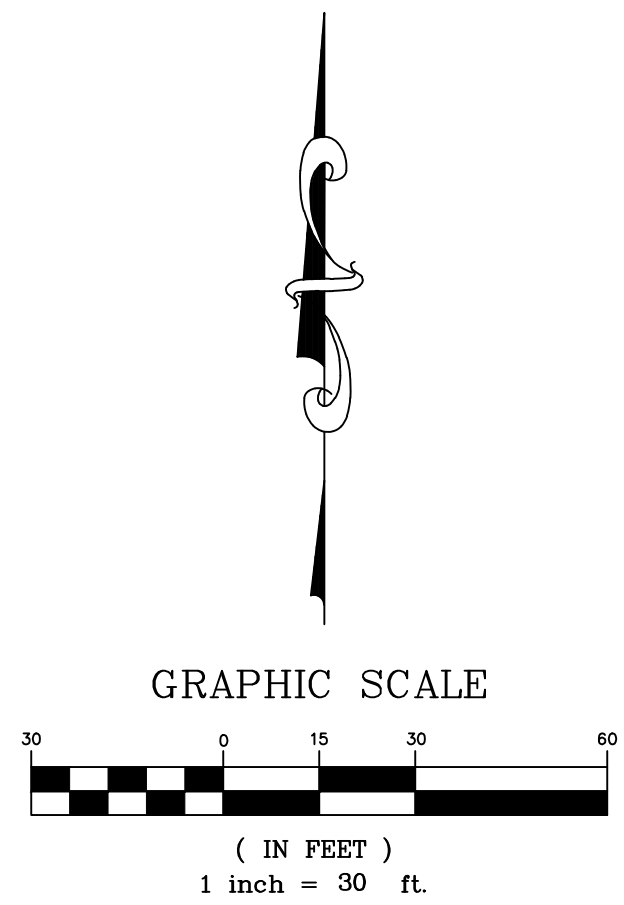
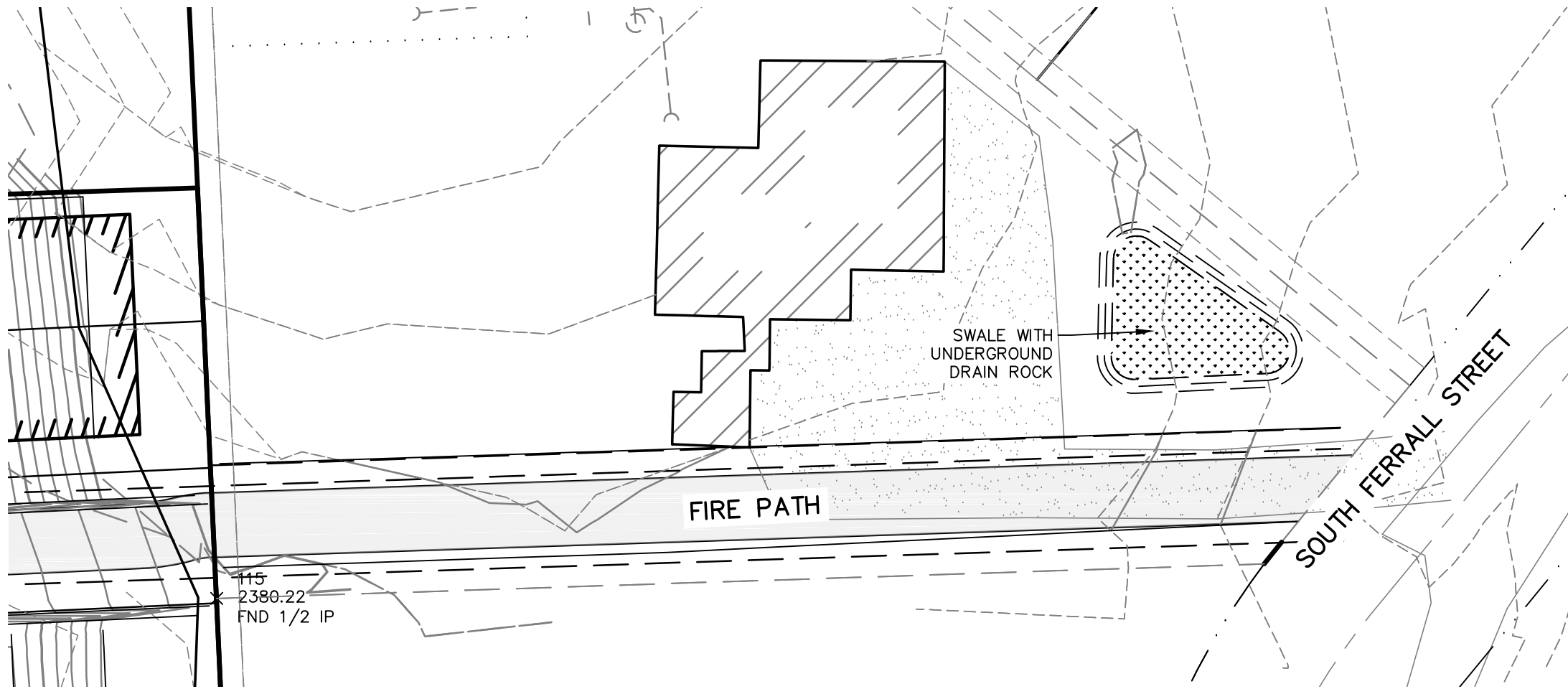
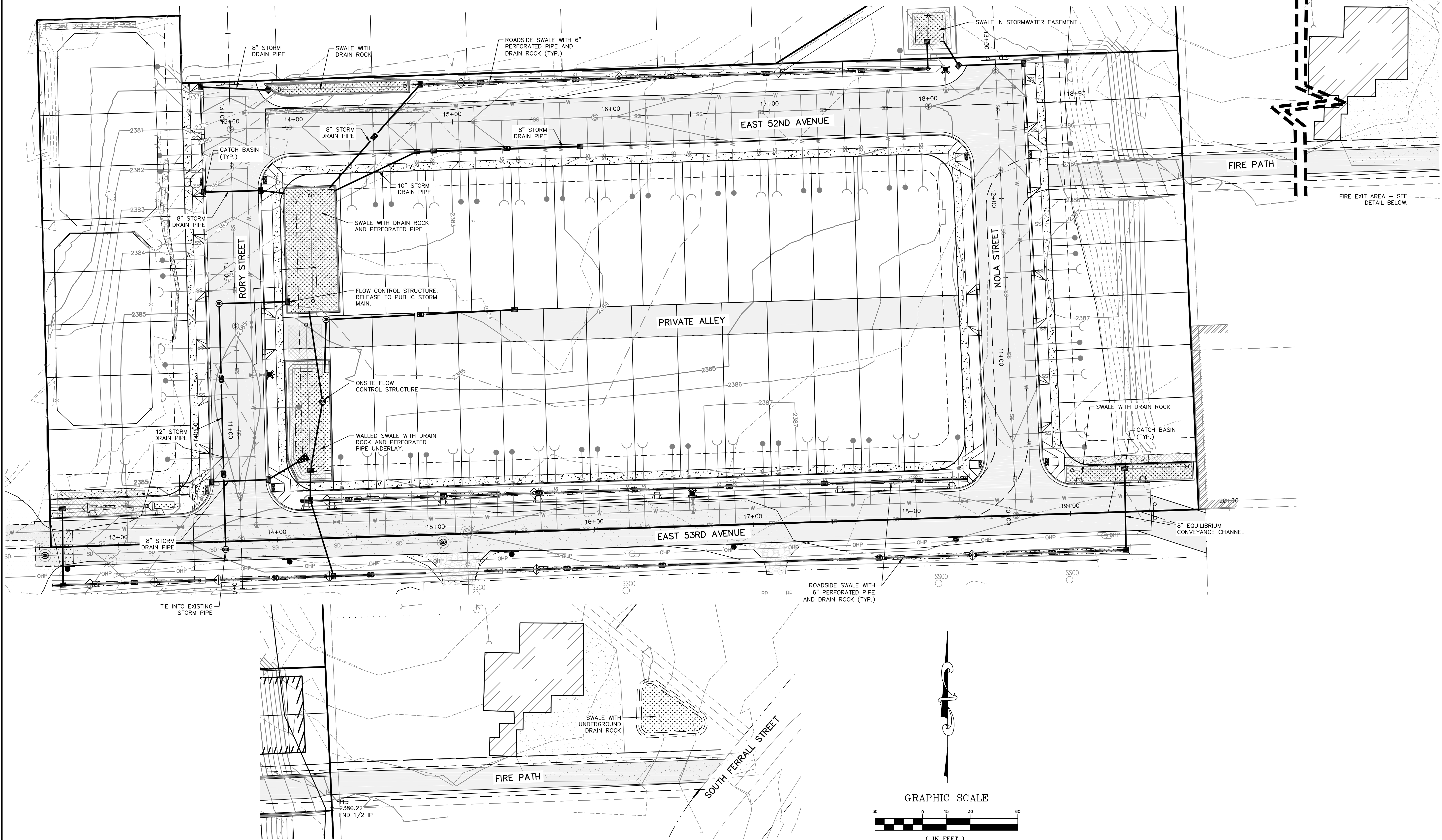
SHEET TITLE
SEAL

PROJECT TITLE



DATE	10-28-25
DRAWN	LMC
CHECKED	AJS
PROJECT NUMBER	25-121
DRAWING NO.	3 OF 6
SEWER	

X-23-078-ROAD.dwg Street (4)



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STORM CONCEPT

CLARK 53RD PRELIMINARY PLAT

3287 EAST 53RD AVENUE, SPOKANE, WA

PROJECT TITLE

3287 EAST 53RD AVENUE, SPOKANE, WA

DATE

10-28-25

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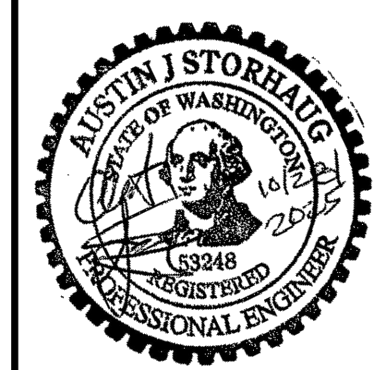
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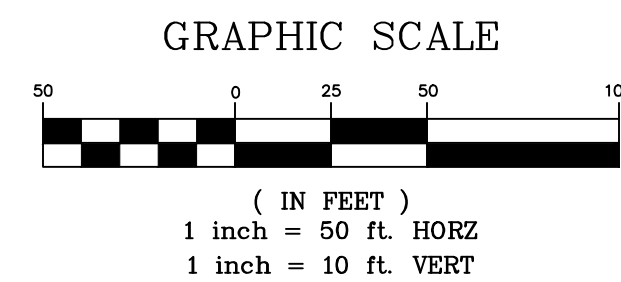
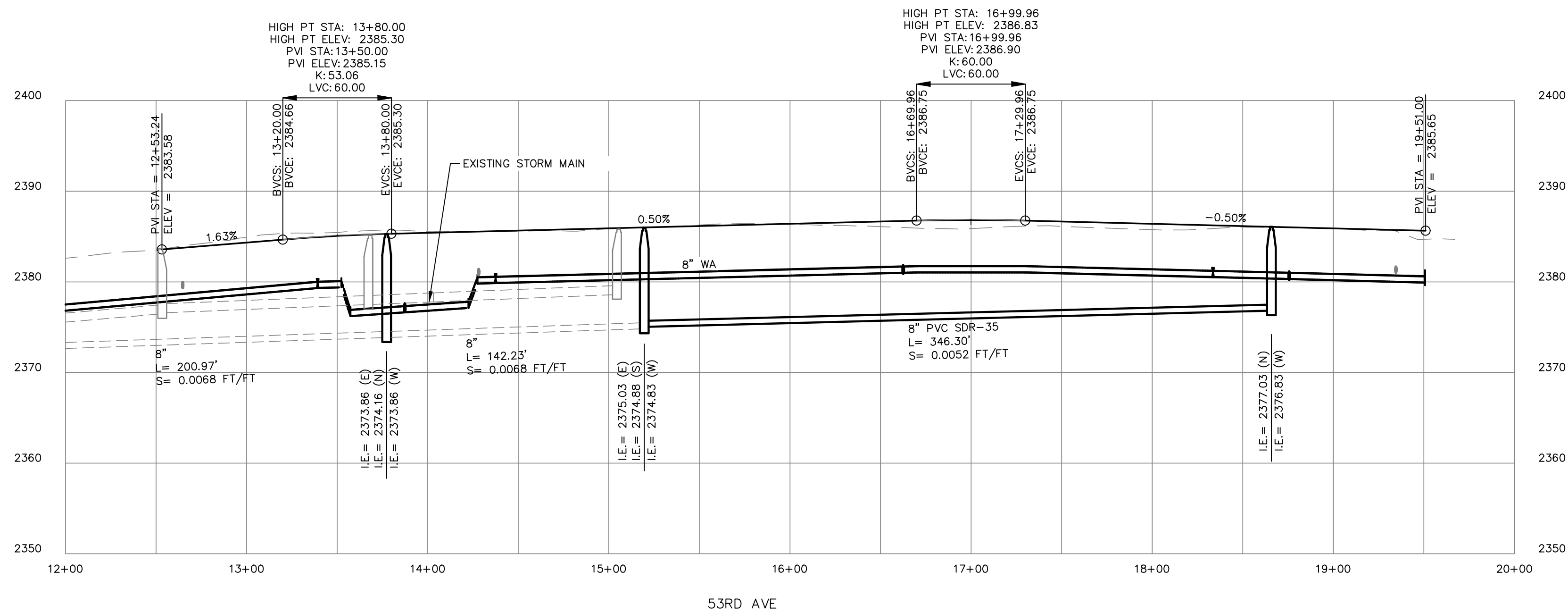
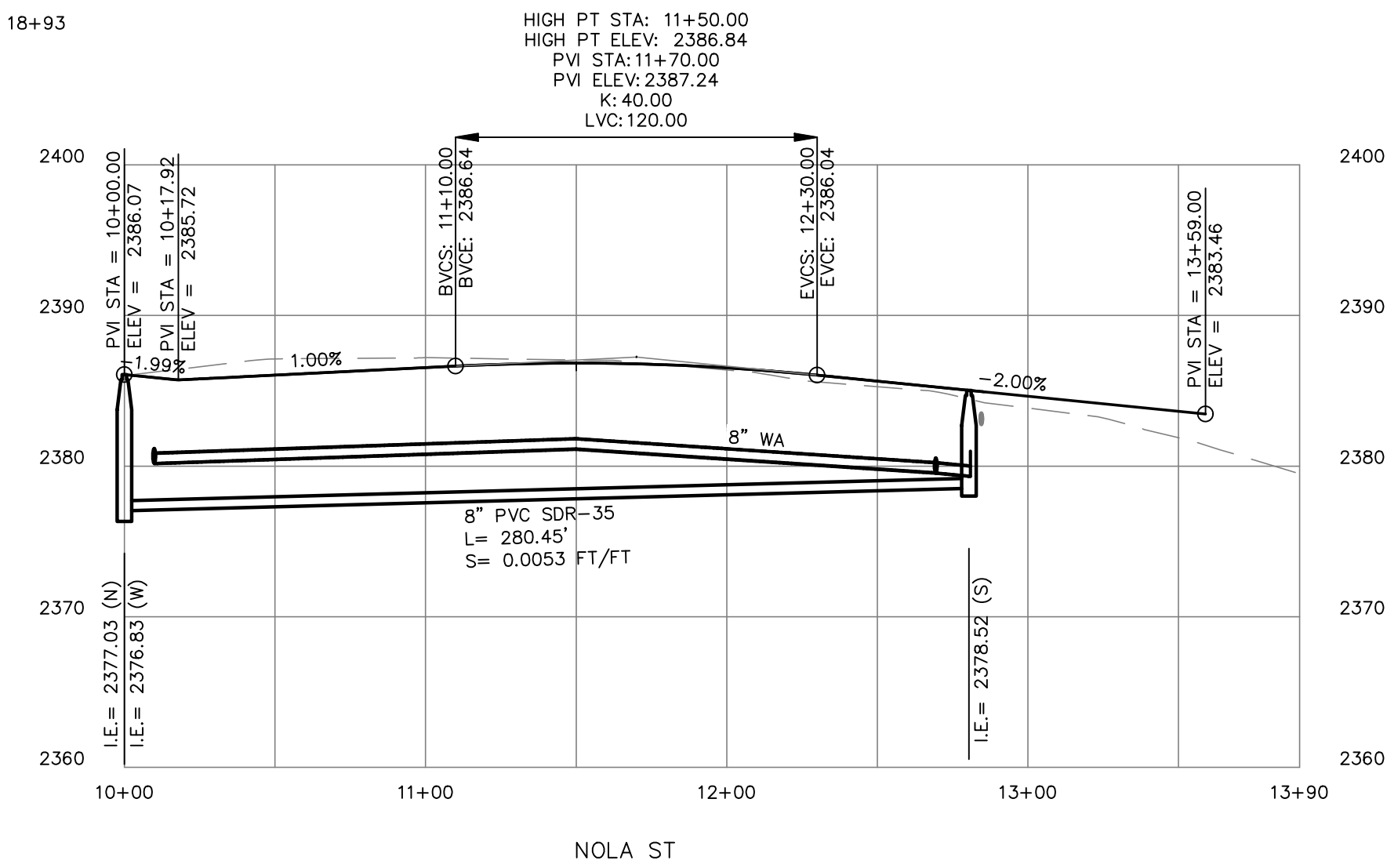
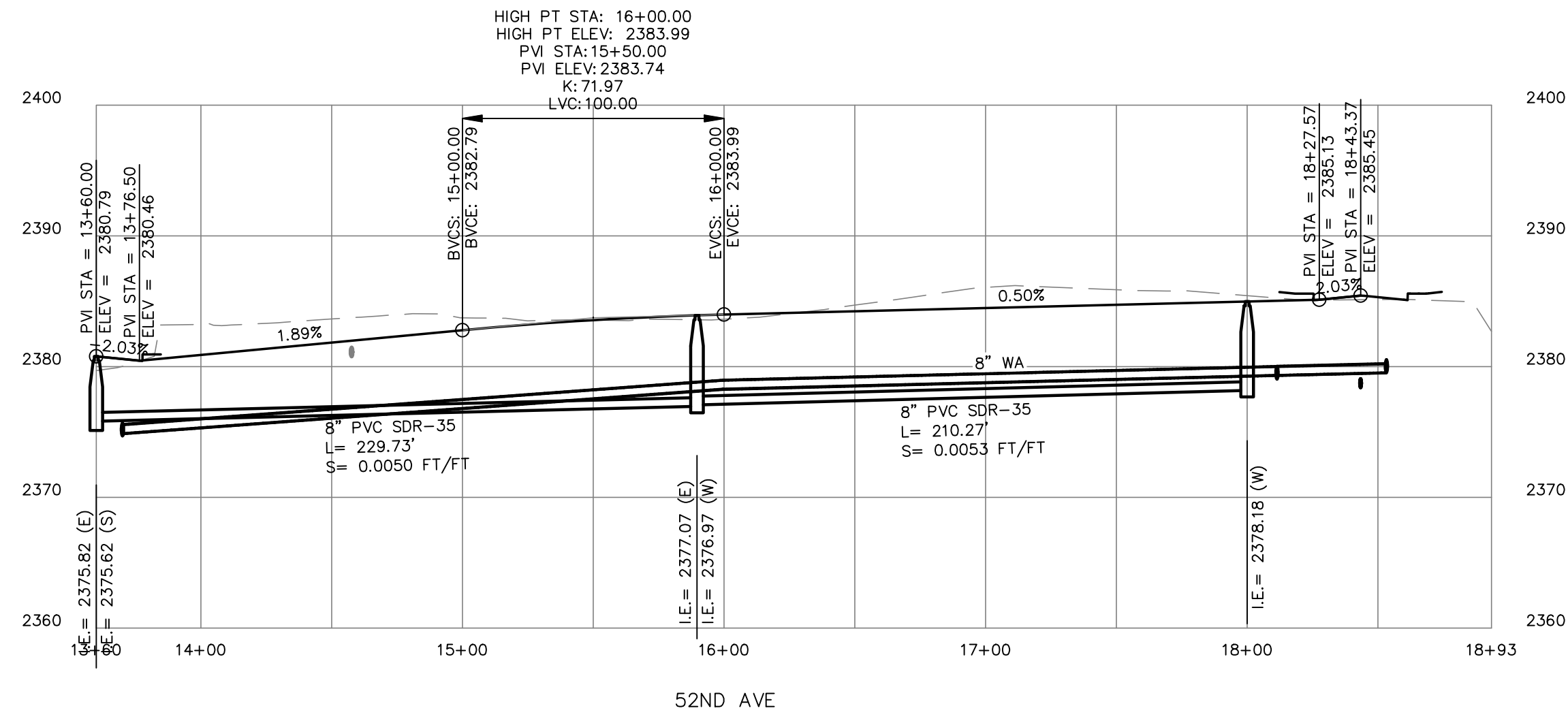
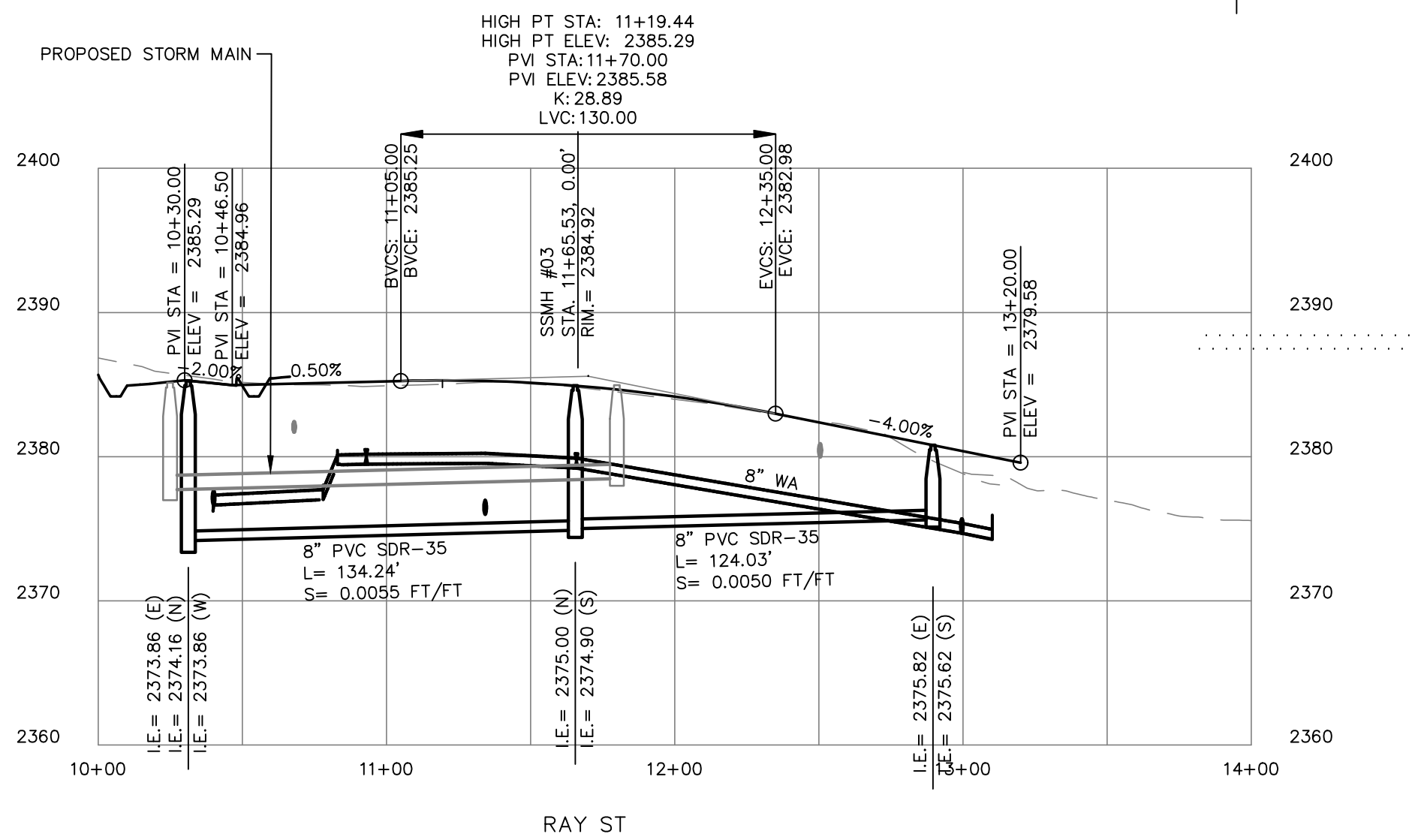
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4 OF 6

STREET





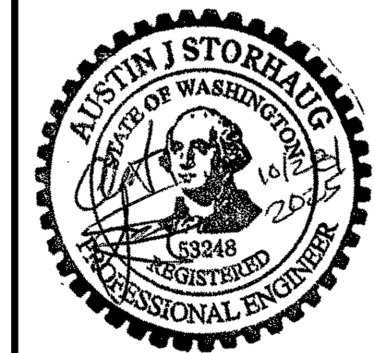
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SHEET TITLE
WATER SEWER STORM PROFILES

PROJECT TITLE
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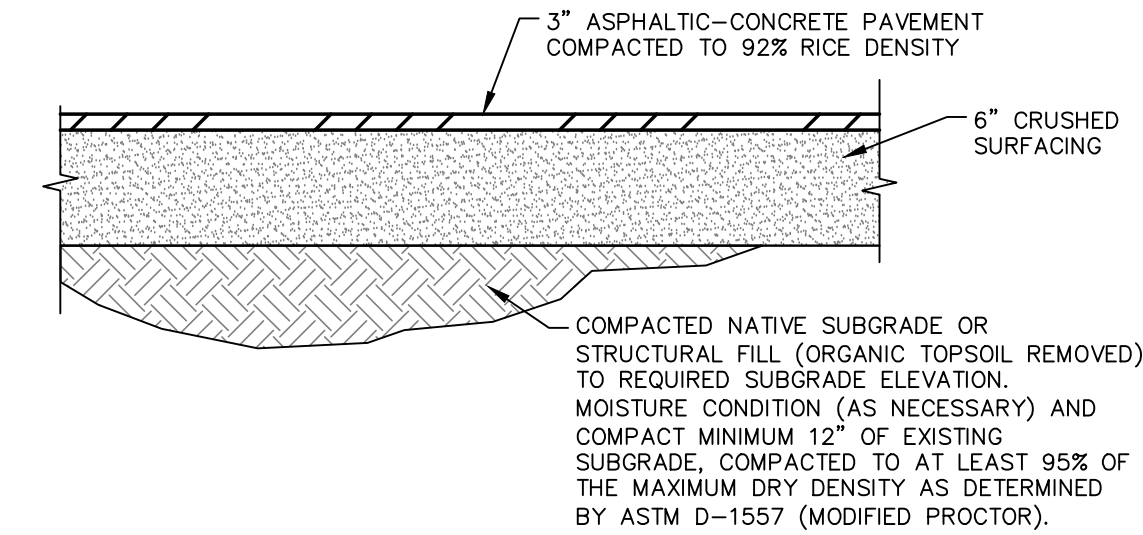
5 OF 6

PROFILES

23-079 ST 03 DETAILS.dwg 01 STREET SECTIONS

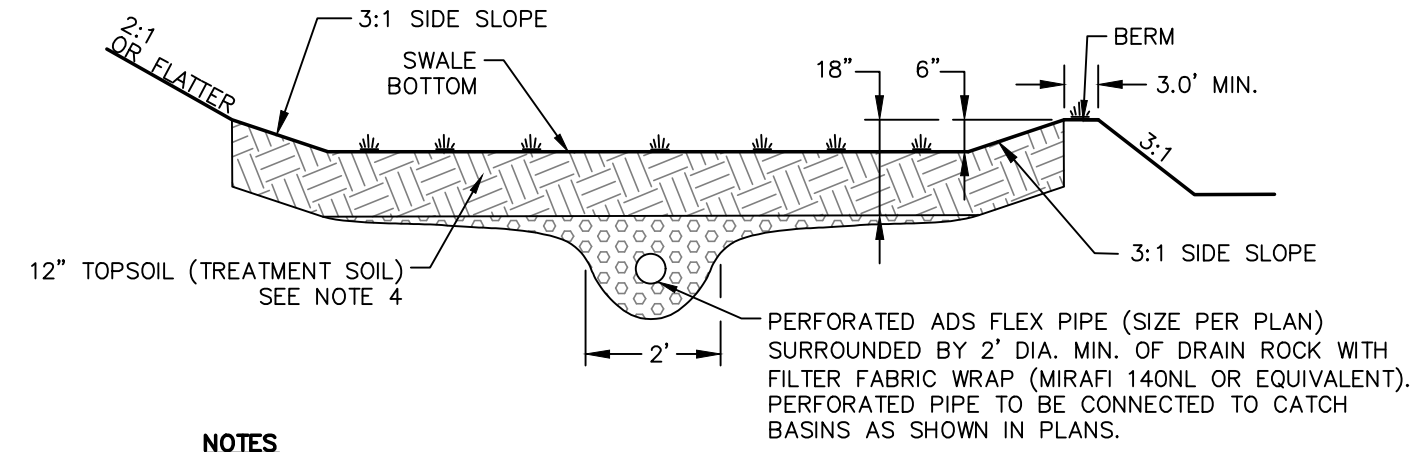
NOTES

1. PLACE ACCEPTABLE SOIL MATERIAL IN LAYERS TO REQUIRED SUBGRADE ELEVATIONS.
2. MATERIAL AND COMPACTION REQUIREMENTS SHALL CONFORM WITH WSDOT STANDARDS.
3. IF THE EXISTING SUBGRADE SOIL CONDITIONS INHIBIT PROPER COMPACTION, IT MAY BE NECESSARY TO OVER-EXCAVATE A MINIMUM 12" AND REPLACE WITH APPROVED ONSITE MATERIAL OR IMPORTED MATERIAL.
4. COORDINATE PAVEMENT SECTION WITH REMOVAL OF EXISTING FILL AND REPLACEMENT WITH STRUCTURAL FILL.
5. MINIMUM PAVEMENT SECTION RECOMMENDED IN GEOTECHNICAL EVALUATION PREPARED BY LIBERTY GEOTECH (JULY 28, 2023). 3" ASPHALTIC-CONCRETE PAVEMENT (COMPACTED TO 92% OF RICE DENSITY) OVER 6 INCHES OF CRUSHED SURFACING.



TYPICAL PAVEMENT SECTION

NTS

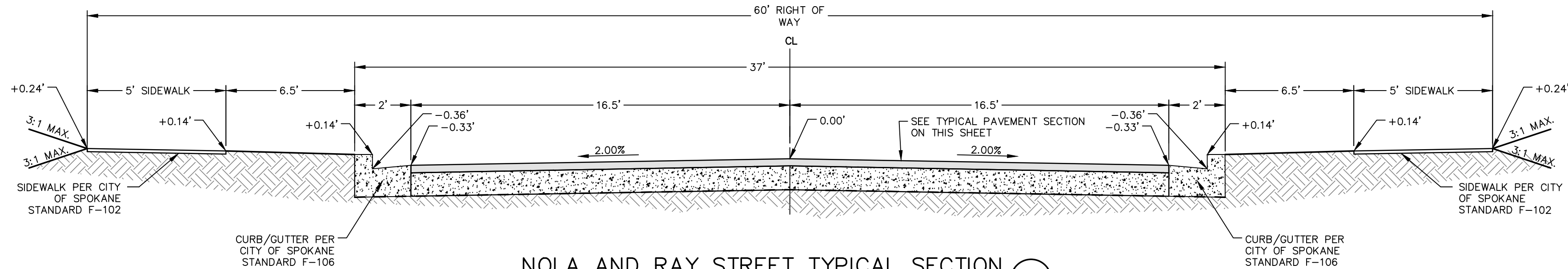


NOTES

1. SEED OR SOO PER SEEDING SPECIFICATION ON SHEET 10, UNTIL VEGETATION IS ESTABLISHED.
2. SWALE SIDE SLOPES TO BE 3:1 MAX (H:V).
3. GRADE OF THE SWALE BOTTOM SHALL NOT EXCEED 1.0%.
4. SEE SWALE TOPSOIL REQUIREMENTS FOR REQUIRED SOIL CONDITIONS ON SHEET 10. FILL PLACED BENEATH SWALE FOOTPRINTS MUST HAVE INFILTRATION CAPACITY GREATER THAN 0.15 INCHES PER HOUR AND CONTAIN LESS THAN 12 PERCENT SOIL FINES. UNDOCUMENTED FILL ENCOUNTERED DURING EXCAVATION IS UNSUITABLE FOR STORMWATER DISPOSAL AND SWALE INVERTS MUST EXPOSE NATIVE SOIL. THIS MAY REQUIRE OVEREXCAVATION BENEATH THE SWALE FOOTPRINT. THE GEOTECHNICAL ENGINEER SHALL OBSERVE SWALE SUBGRADES TO DOCUMENT THAT NATIVE SOIL HAS BEEN EXPOSED DURING CONSTRUCTION.

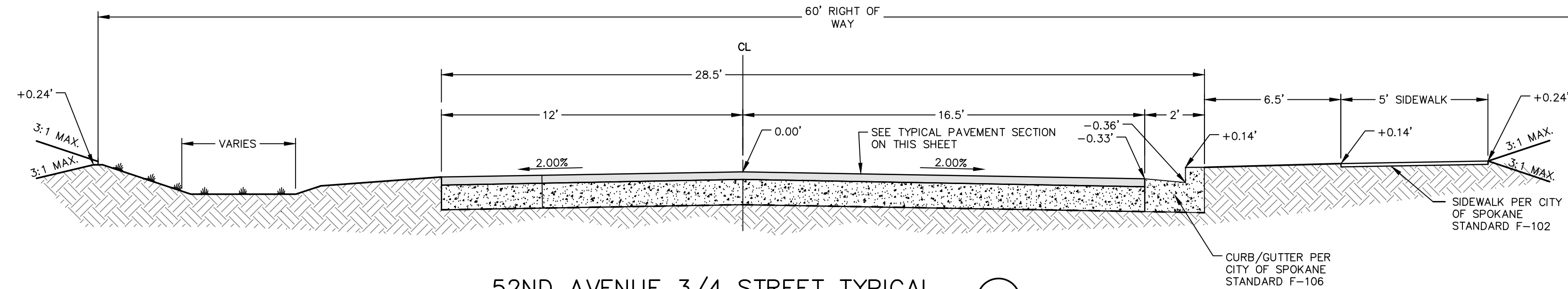
TYPICAL SWALE W/ UNDERDRAIN
DETAIL

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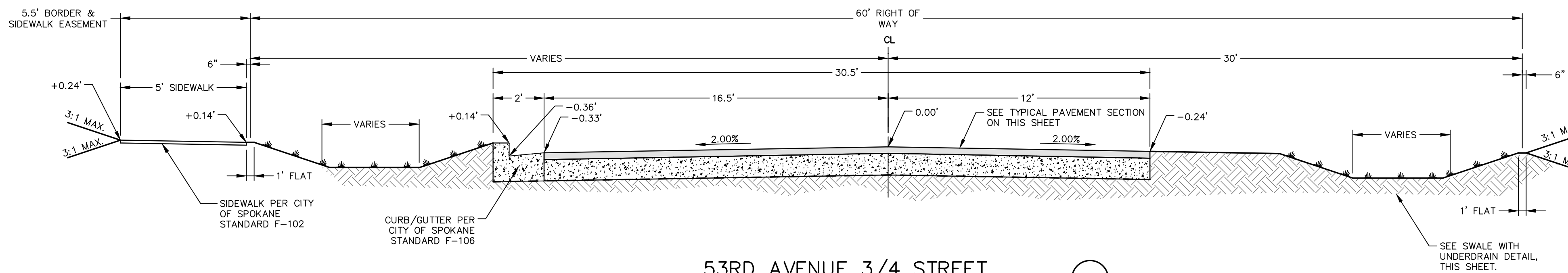
NOLA AND RAY STREET TYPICAL SECTION

NTS



52ND AVENUE 3/4 STREET TYPICAL
SECTION

NTS



53RD AVENUE 3/4 STREET
TYPICAL SECTION

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ROAD SECTION DETAILS

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SHEET TITLE

PROJECT TITLE

SEAL



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ROAD SECTIONS