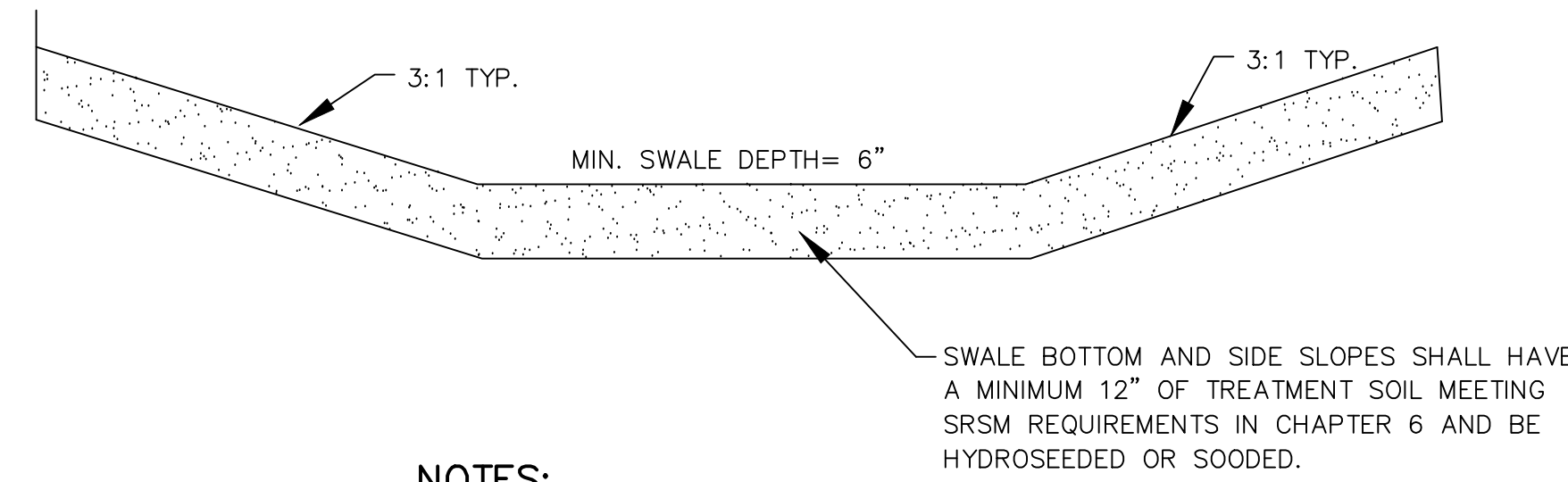


# 1307 W DECATUR TOWNHOMES CONCEPTUAL DRAINAGE/UTILITY PLAN

A PORTION OF NW 1/4 OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON  
CITY SHORT PLAT #

- LEGEND**
- LP ⊕ LIGHT POLE
  - P ⊕ UTILITY POLE
  - G → GUY ANCHOR
  - FH ⚡ FIRE HYDRANT
  - WV M 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.



**NOTES:**

1. MINIMUM 12" OF TREATMENT SOIL.
2. NO MORE THAN 4" OF TOPSOIL OVER UNCOMPACTED NATIVE SOIL.
3. NO COMPACTION IN SWALE BOTTOM.
4. SWALES ARE TO BE GRASSED AND IRRIGATED AS NECESSARY. SWALES WITHOUT IRRIGATION SHALL HAVE DROUGHT-TOLERANT DRYLAND GRASS.
5. 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

**WATER KEY NOTES:**

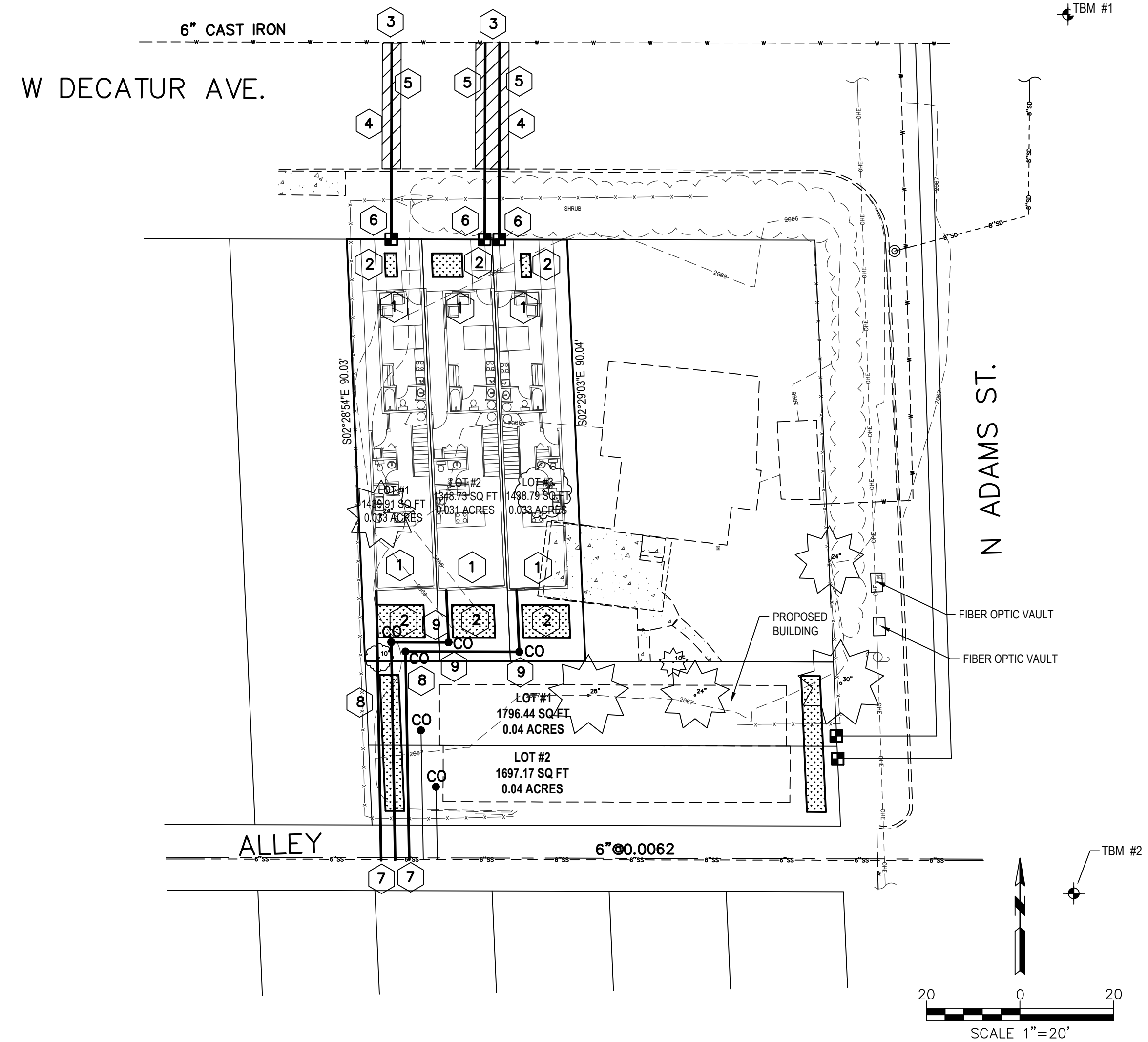
- 3 NEW 1-INCH TYPE K COPPER WATER SERVICE WITH CURB STOP PER CITY OF SPOKANE STD. PLAN Y-111.
- 4 ALL PAVEMENT CUTS FOR UTILITY WORK AND PATCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPOKANE REGIONAL PAVEMENT CUT POLICY AND THE CITY OF SPOKANE STANDARDS.
- 5 40' OF 1-INCH TYPE K COPPER WATER SERVICE.
- 6 NEW 1-INCH PVC WATER METER BOX 3' FROM PROPERTY LINE PER CITY OF SPOKANE STD. PLAN Y-112.

**NOTE:**  
ALL SEWER FITTINGS MUST BE SDR26.

**SEWER KEY NOTES:**

- 7 NEW 4-INCH SIDE SEWER SERVICE PER CITY STD. PLAN Z-116.
- 8 80' OF 4-INCH PVC SANITARY SIDE SEWER @ 2% SLOPE.
- 9 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.



**DRAINAGE KEY NOTES:**

- 1 ALL ROOF SHALL DRAIN TO DRAINAGE SWALE WITH DOWNSPOUTS.
- 2 DRAINAGE SWALE PER DETAIL 1.

CALL BEFORE YOU DIG: 811



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CONCEPTUAL DRAINAGE/  
UTILITY PLAN

DRAWING NO