

CONCEPT STORMWATER PLAN

LATAH GLEN RESIDENTIAL COMMUNITY

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER
AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 36, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., SPOKANE, WASHINGTON



PROJECT INFORMATION

STORM DRAIN QUANTITIES:

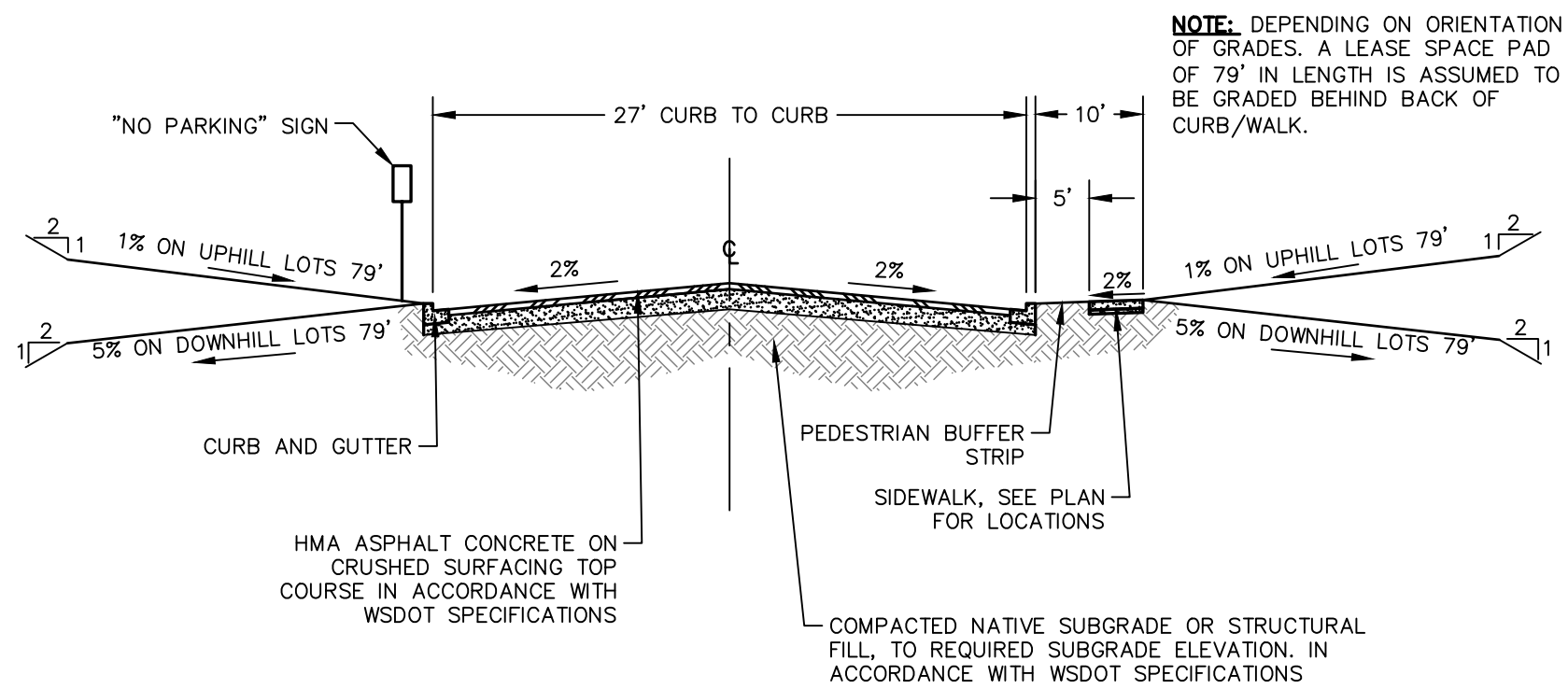
CATCH BASIN 75
DRY WELLS 7
STORM DRAIN PIPE 6250 LF
(SEE PLAN FOR SIZES)

STORM DRAIN NOTES:

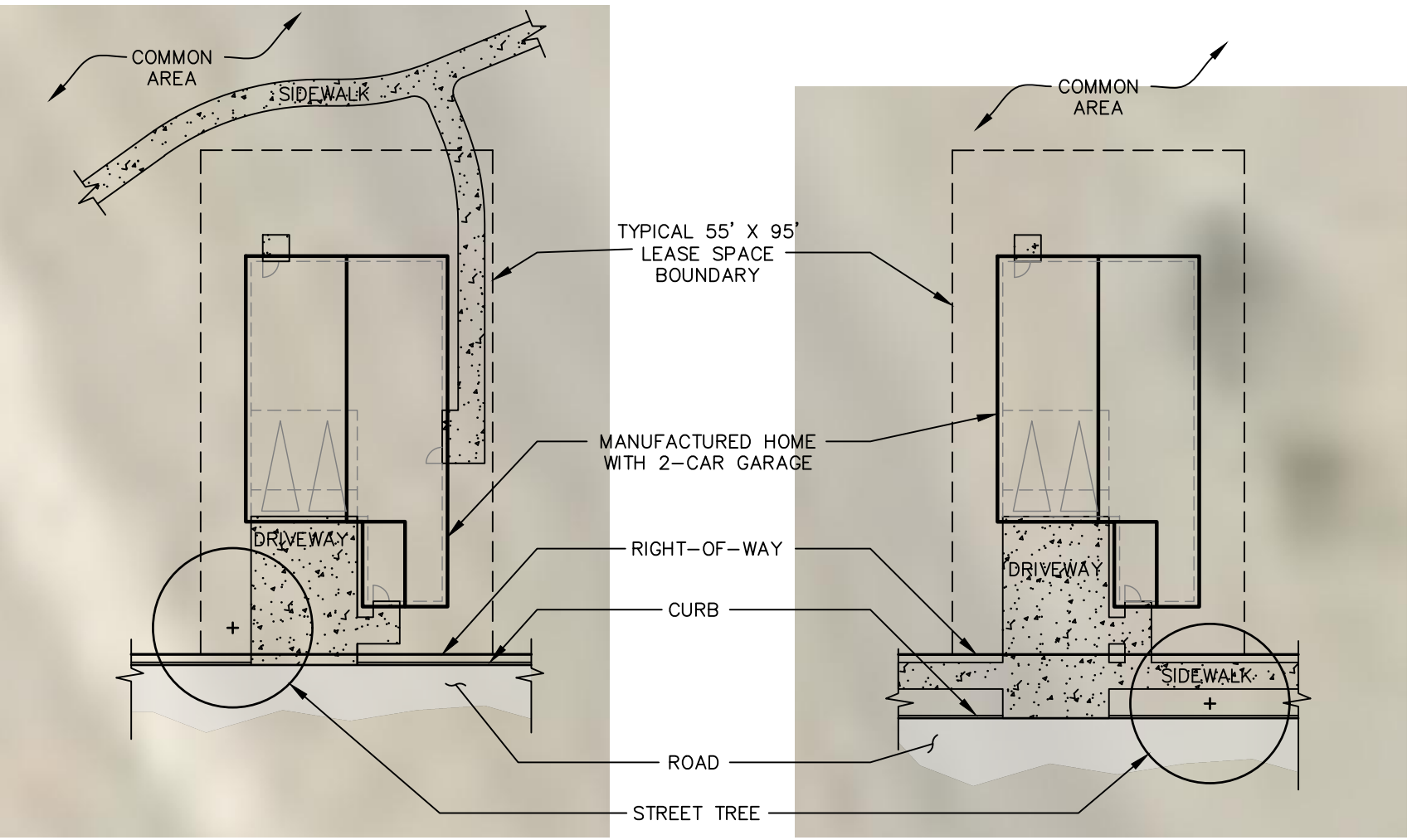
1. CATCH BASIN AS SHOWN TO BE CITY OF SPOKANE STD. PLAN B-101C "TYPE 1 - CATCH BASIN"
2. STORM DRAIN PIPE SHALL BE CPEP (CORRUGATED POLYETHYLENE PIPE) PER ADVANCED DRAINAGE SYSTEM (ADS) N-12, CONSTRUCTED PER ISPMW SPECIFICATIONS.
3. DRY WELLS AS LISTED TO BE CITY OF SPOKANE STD. PLAN B-102D "DRYWELL - TYPE 2"

SHEET INDEX

STORM DRAIN PLAN SHEET 1 OF 3
UTILITY PLAN SHEET 2 OF 3
PROFILE PLAN SHEET 3 OF 3



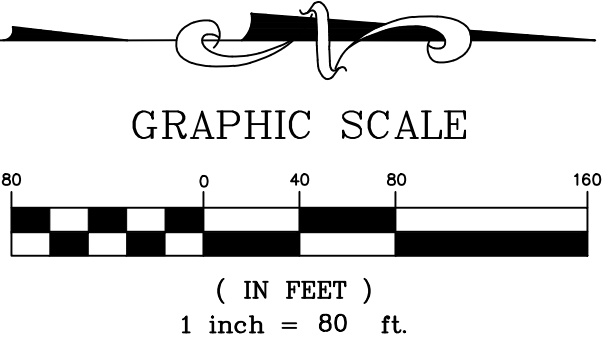
TYPICAL PRIVATE ROAD SECTION
NTS



TYPICAL LEASE SPACE
SIDEWALK IN COMMON AREA
NTS

TYPICAL LEASE SPACE
SIDEWALK AT ROAD
NTS

STORM PIPE LEGEND



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DATE 09/30/2020	SCALE 1" = 80'
FIELD BOOK NA	DRAWN LMC
PROJECT NUMBER 19-342	DRAWING NO. 1 OF 3

CONCEPT UTILITY PLAN

LATAH GLEN RESIDENTIAL COMMUNITY

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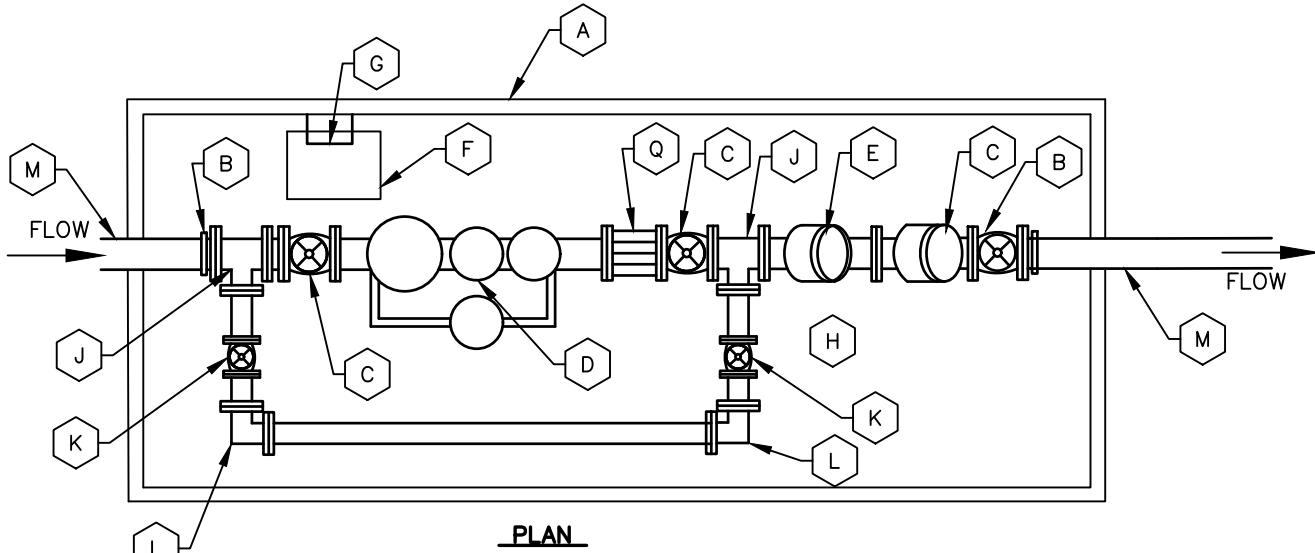
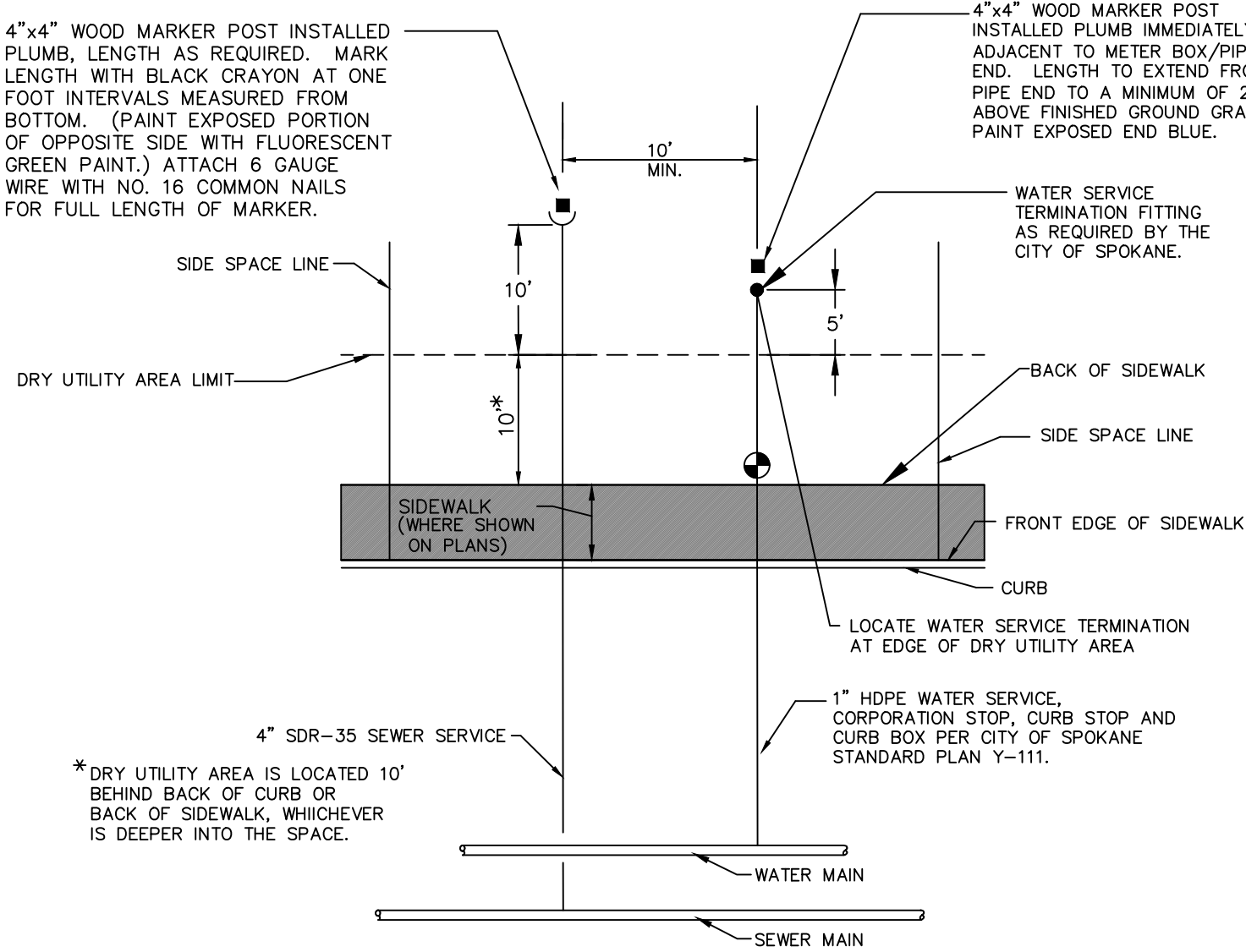
WATER MAIN 6880 LF
FIRE HYDRANTS 16
SANITARY SEWER MANHOLE 51
SANITARY SEWER MAIN (8") 6710 LF

UTILITY NOTES:

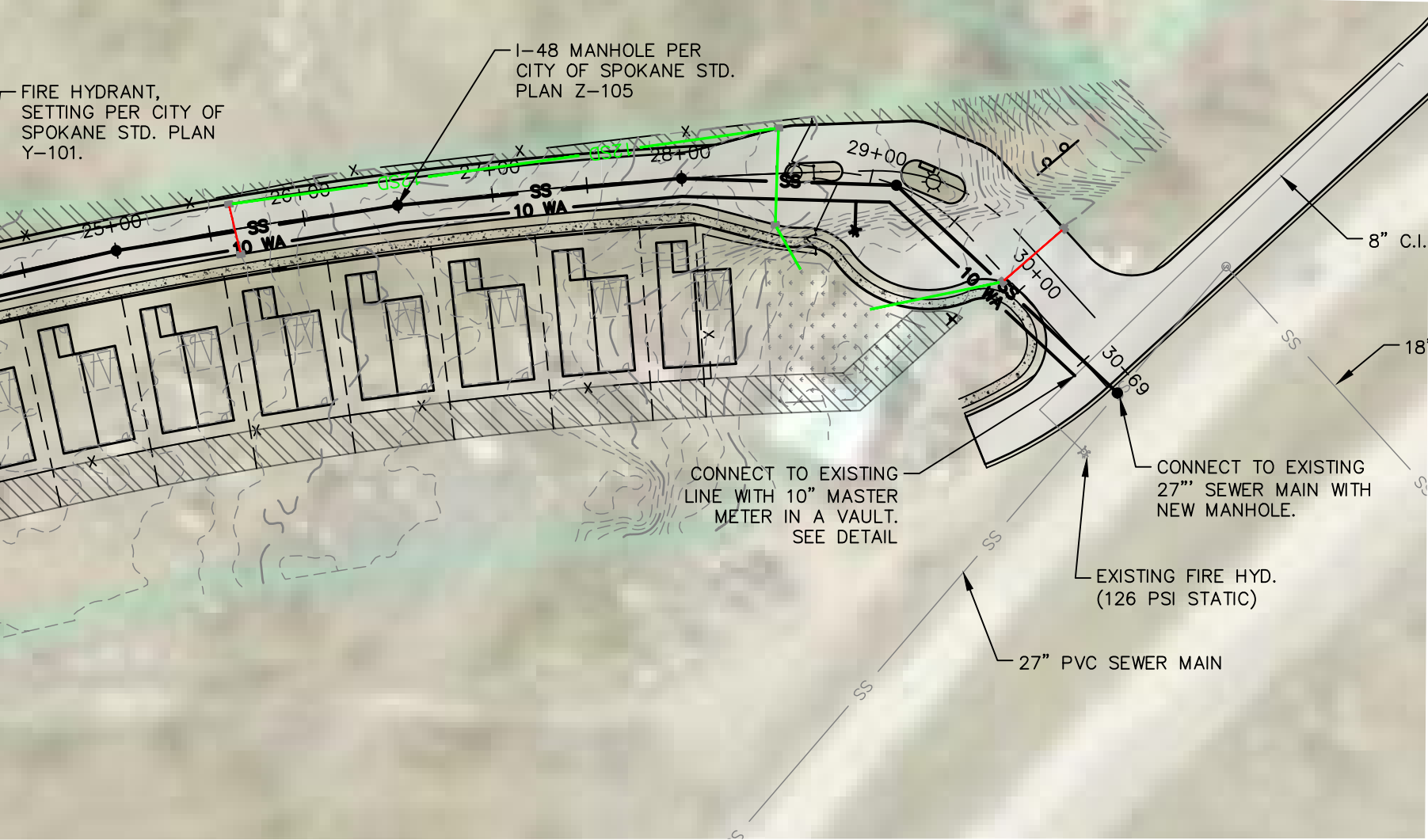
1. WATER PIPE, VALVES, AND FITTINGS (NOT INCLUDING SERVICES) SHALL BE DUCTILE IRON AND MECHANICAL JOINTS.
2. SANITARY SEWER MAINS AND SERVICES SHALL BE PVC, ASTM D 3034, SDR 35 WITH FLEXIBLE GASKET JOINTS. SEWER SERVICE CONNECTIONS SHALL BE MADE BY A TAP TO AN EXISTING MAIN, OR A TEE BRANCH FROM A NEW MAIN CONNECTED ABOVE THE SPRING LINE OF THE PIPE. SERVICE CONNECTIONS TO MANHOLES ARE PROHIBITED. SEWER SERVICES SHALL BE AT RIGHT ANGLES TO THE SEWER MAIN.

TABLE

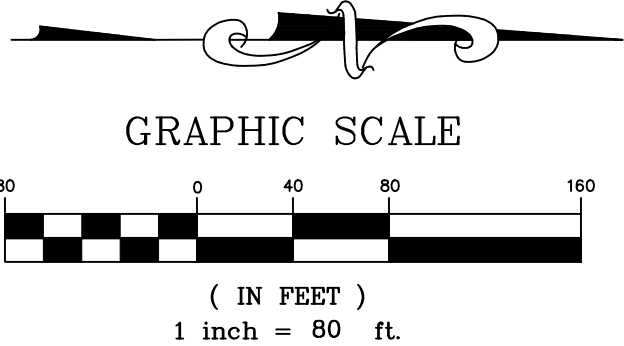
- | | |
|---|---|
| A | PRECAST CONCRETE METER VAULT, 7'W X 12'L X 6.5'H LARGE UTILITY VAULT, WILBERT PRECAST 1909 OR APPROVED EQUAL, SET ON 6" OF CRUSHED ROCK, VERIFY VAULT SIZE AND SPEC WITH CITY OF SPOKANE PRIOR TO CONSTRUCTION. |
| B | 10" MUXFL ADAPTER W/ MEGA-LUG MJ GLAND KIT |
| C | 10" GATE VALVE |
| D | 10" NEPTURE PROTECTUS III 3 COMBINATION FIRE/DOMESTIC METER PROVIDED BY CITY OF SPOKANE, INSTALLED BY CONTRACTOR |
| E | 10" WATTS DOUBLE CHECK VALVE ASSEMBLY |
| F | 60"x36" DOUBLE DOOR ALUMINUM ACCESS HATCH HALLIDAY S2R6036 OR APPROVED EQUAL |
| G | POLY COATED STEEL STEPS |
| H | PROVIDE ADJUSTABLE STEEL PIPE SUPPORTS SUPPORTED ON CONCRETE FOOTING IN 3 LOCATION BELOW ASSEMBLY |
| J | 10"x10"x4" TEE FL |
| K | 4" GATE VALVE |
| L | 4" 90° ELBOW |
| M | EXTEND 10" DUCTILE IRON PIPE 5' BEYOND OUTER WALL OF VAULT. |
| O | FLANGED DISMANTLING JOINT, ROMAN DJ400 OR EQUAL. |



METER VAULT



EXISTING UTILITIES SHOWN IN
THEIR APPROXIMATE LOCATION
PER CITY OF SPOKANE GIS



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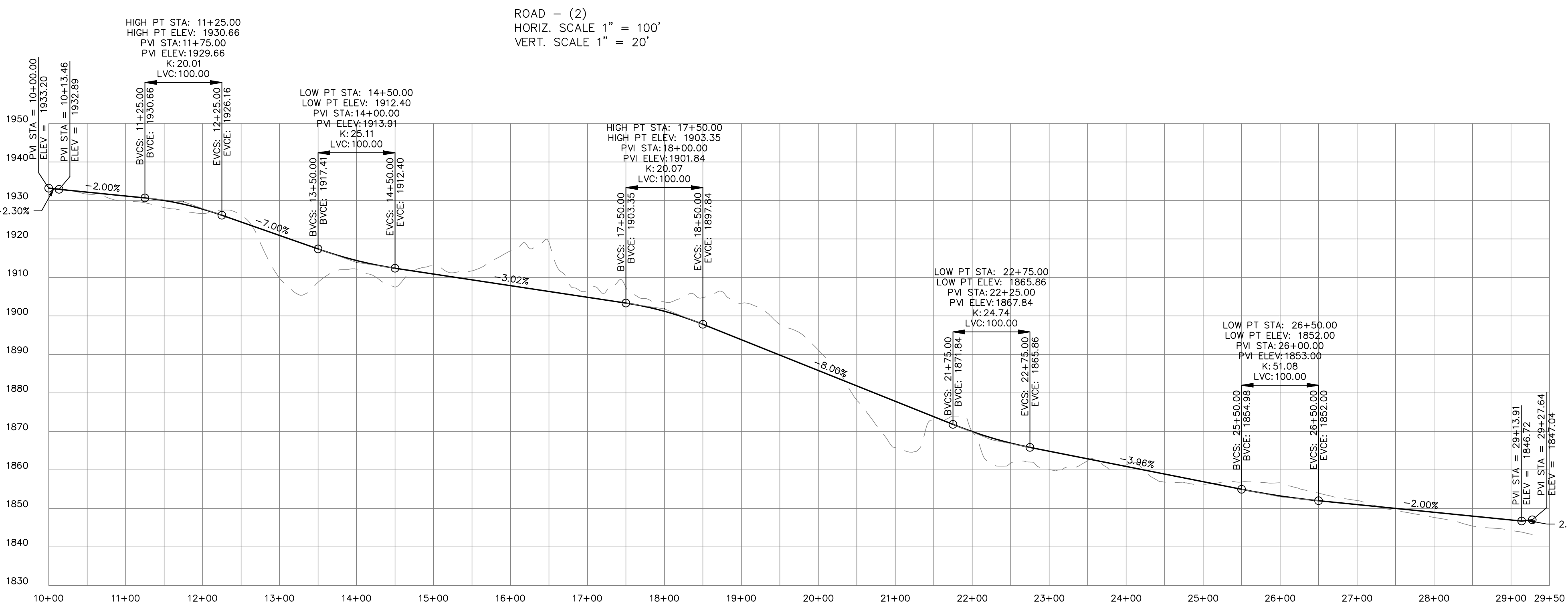
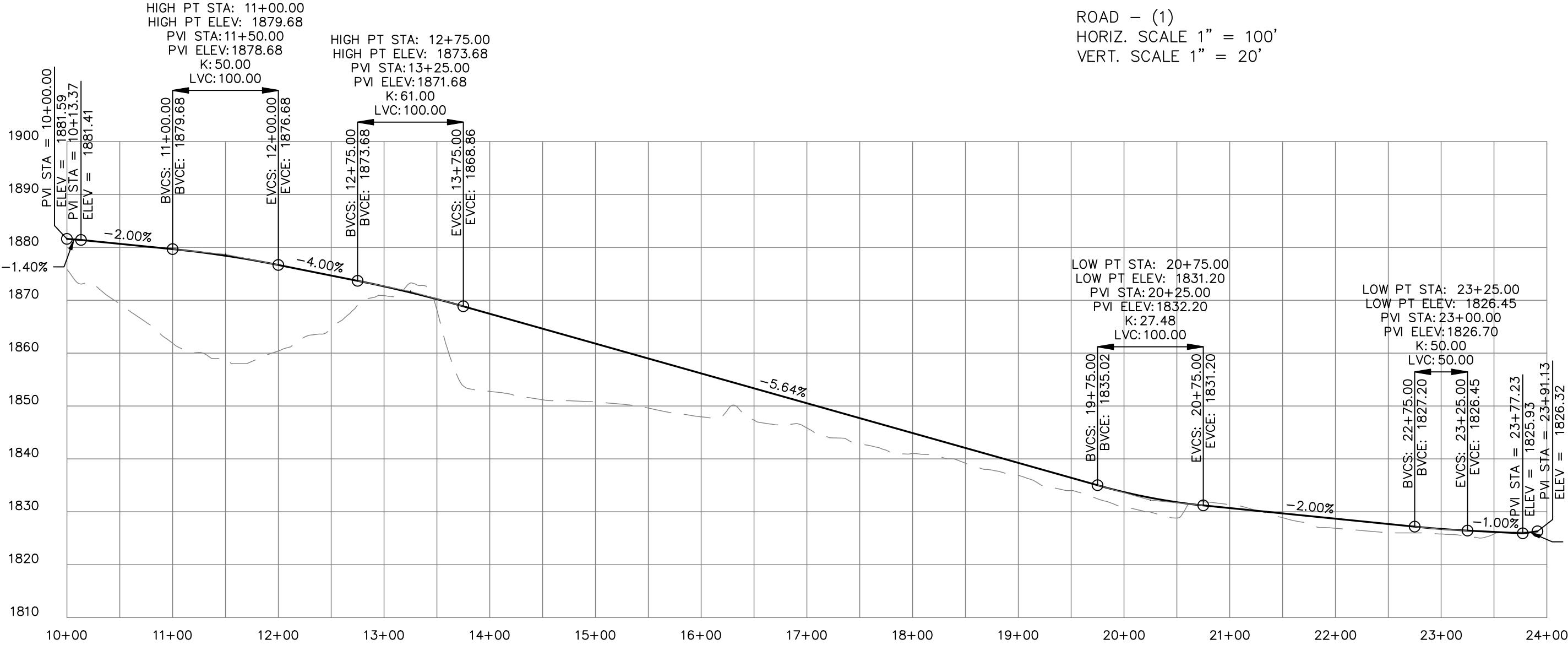
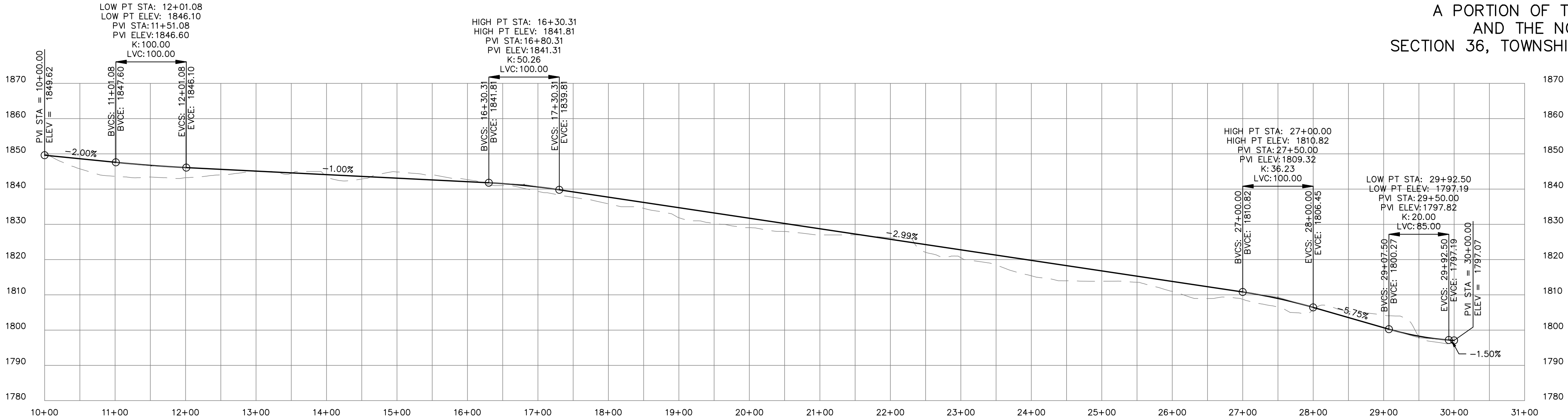
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DATE 09/30/2020	SCALE 1" = 80'
FIELD BOOK NA	DRAWN LMC
PROJECT NUMBER 19-342	DRAWING NO. 2 OF 3

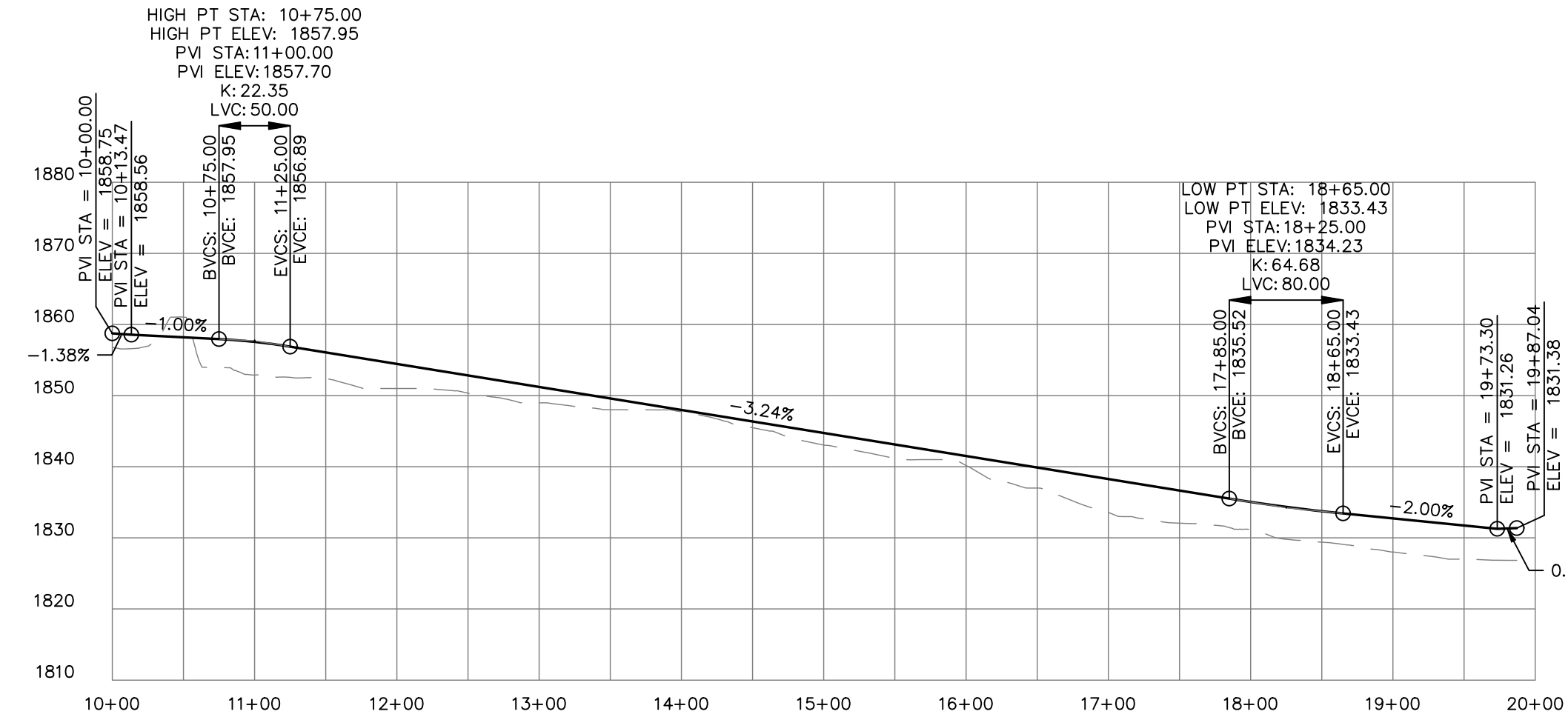
CONCEPT ROAD PROFILES

LATAH GLEN RESIDENTIAL COMMUNITY

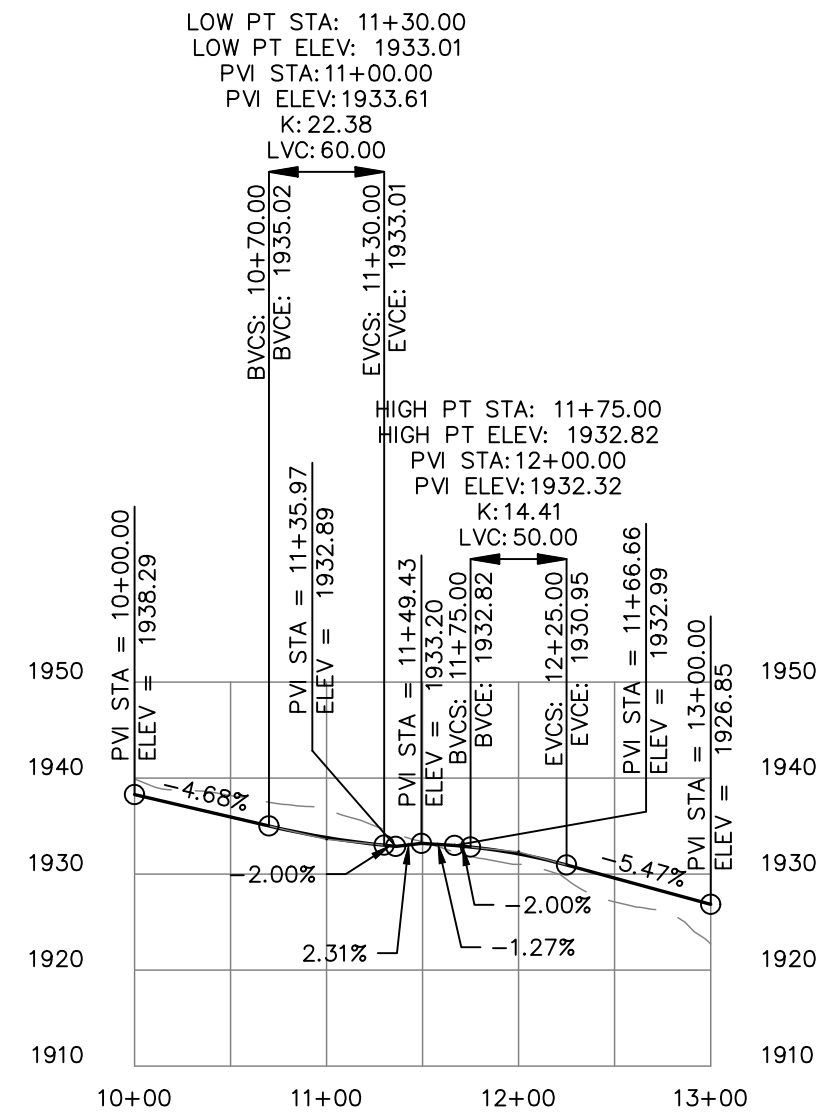
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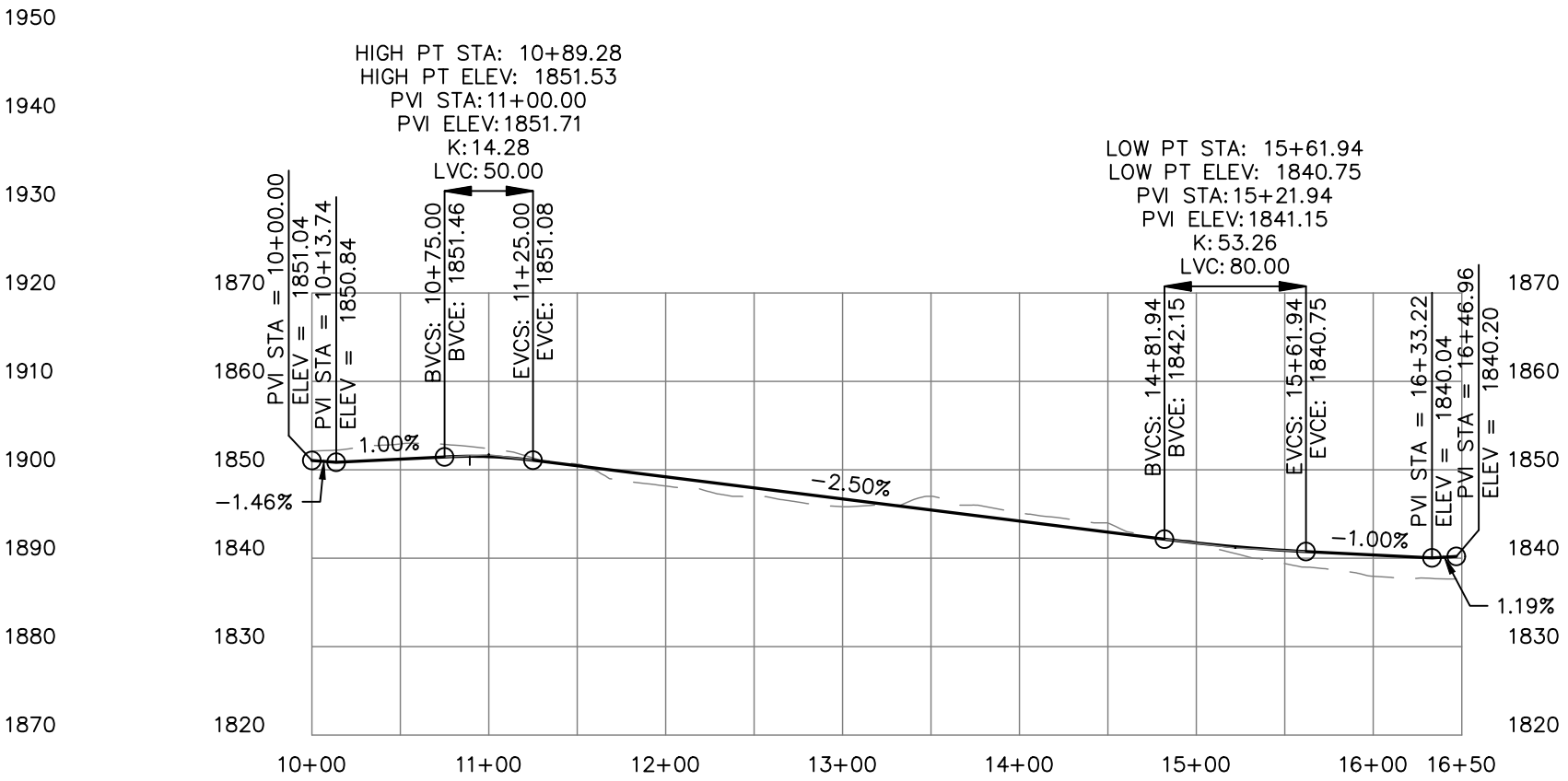
ROAD - (3)
HORIZ. SCALE 1" = 100'
VERT. SCALE 1" = 20'



ROAD - (4)
HORIZ. SCALE 1" = 100'
VERT. SCALE 1" = 20'



ROAD - (7)
HORIZ. SCALE 1" = 100'
VERT. SCALE 1" = 20'



ROAD - (5)
HORIZ. SCALE 1" = 100'
VERT. SCALE 1" = 20'



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