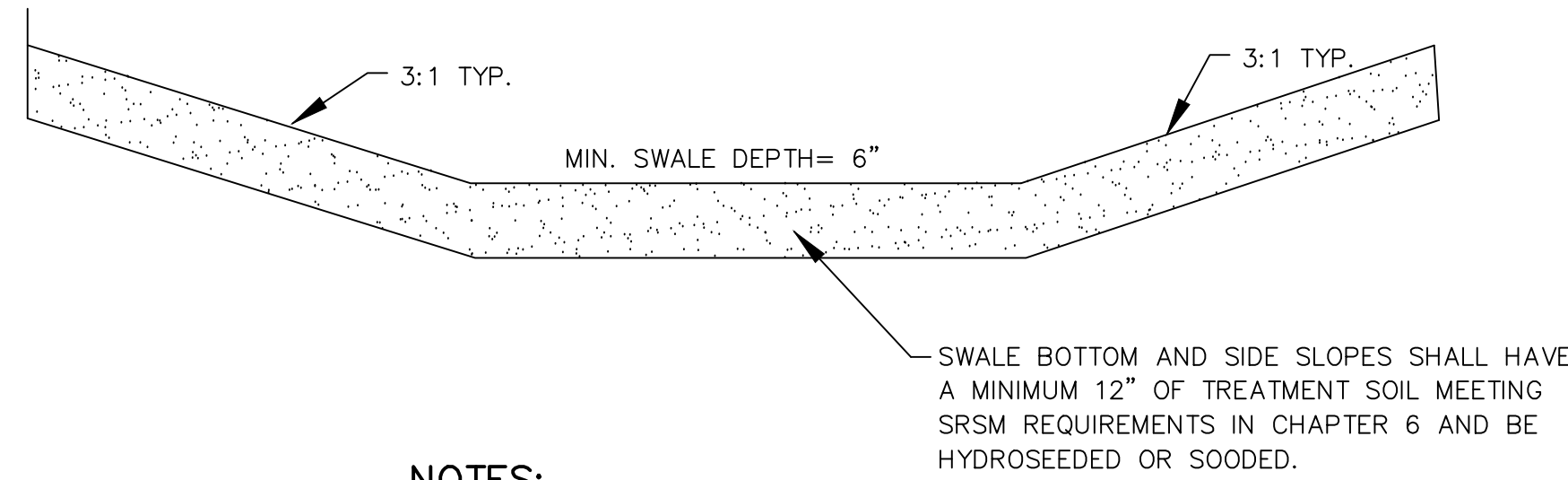


651 S. THOR TOWNHOMES CONCEPTUAL DRAINAGE/UTILITY PLAN

A PORTION OF SW 1/4 OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
CITY SHORT PLAT #



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 20' 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 25' 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:

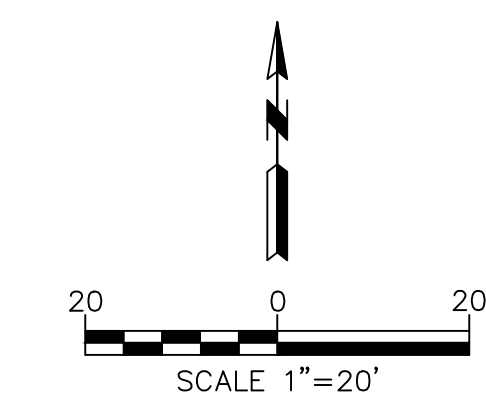
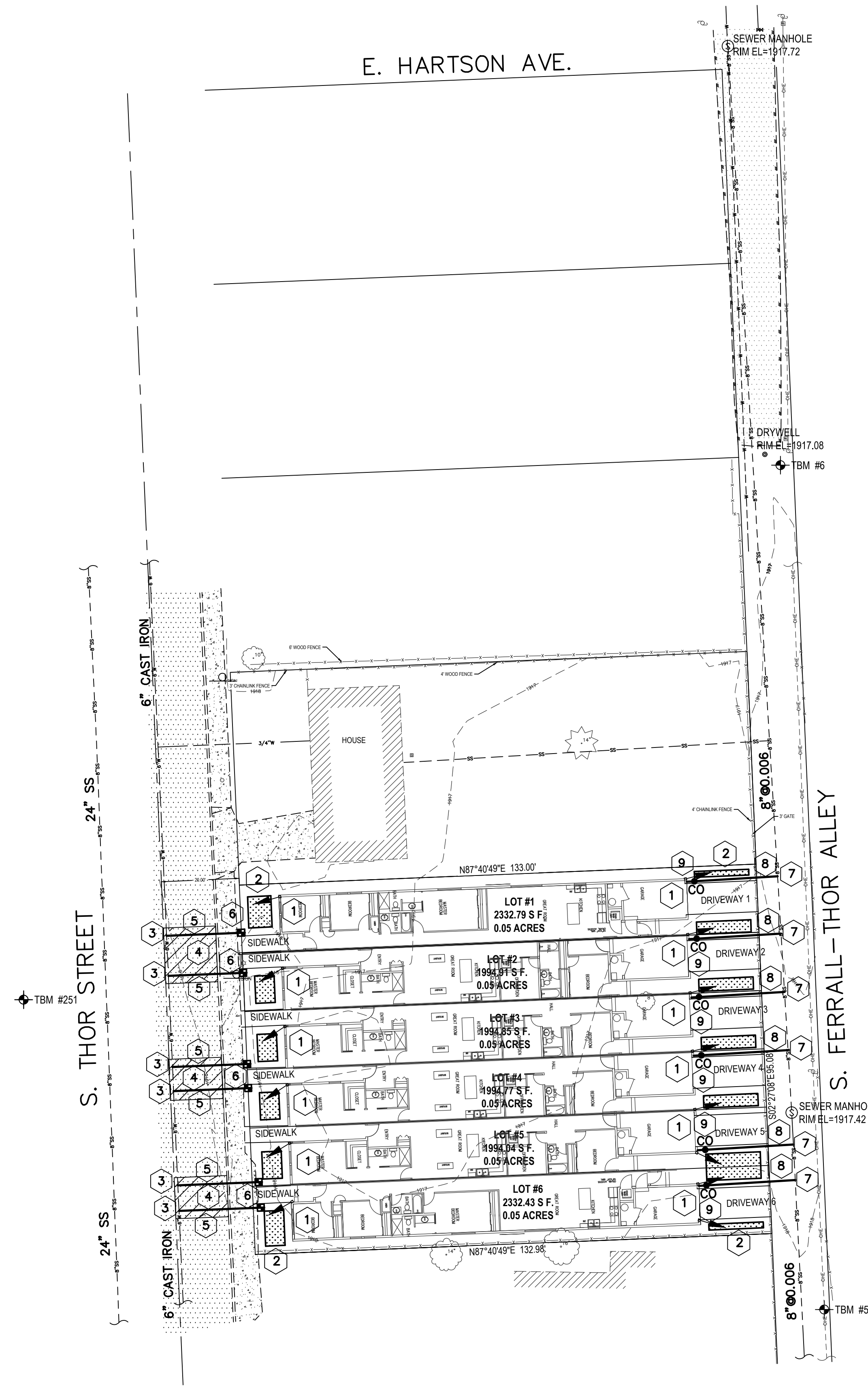
- 1 ALL ROOF SHALL DRAIN TO DRAINAGE SWALE WITH DOWNSPOUTS.
- 2 DRAINAGE SWALE 1N PER DETAIL 1.

LEGEND

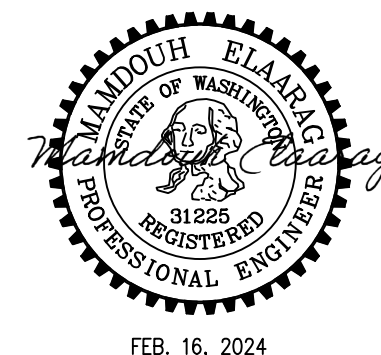
- LP ⓧ LIGHT POLE
- P-ⓧ UTILITY POLE
- G → GUY ANCHOR
- FH ⓧ FIRE HYDRANT
- WV ⓧ WATER VALVE
- WM ⓧ WATER METER
- HB ⓧ HOSE BIB
- GV ⓧ GAS VALVE
- CMH ⓧ COMMUNICATION MANHOLE
- SMH ⓧ SEWER MANHOLE
- S-- EXISTING SEWER LINE
- W-- EXISTING WATER LINE

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.



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FEB. 16, 2024

REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY
DATE OF ISSUE	FEB. 16, 2024	DWN BY MHC	DES BY MHC	CHK BY	APP BY	

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651 S THOR TOWNHOMES
CONCEPTUAL DRAINAGE/
UTILITY PLAN

DRAWING NO