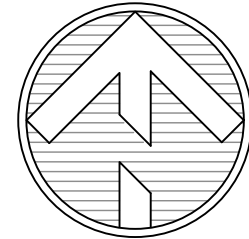
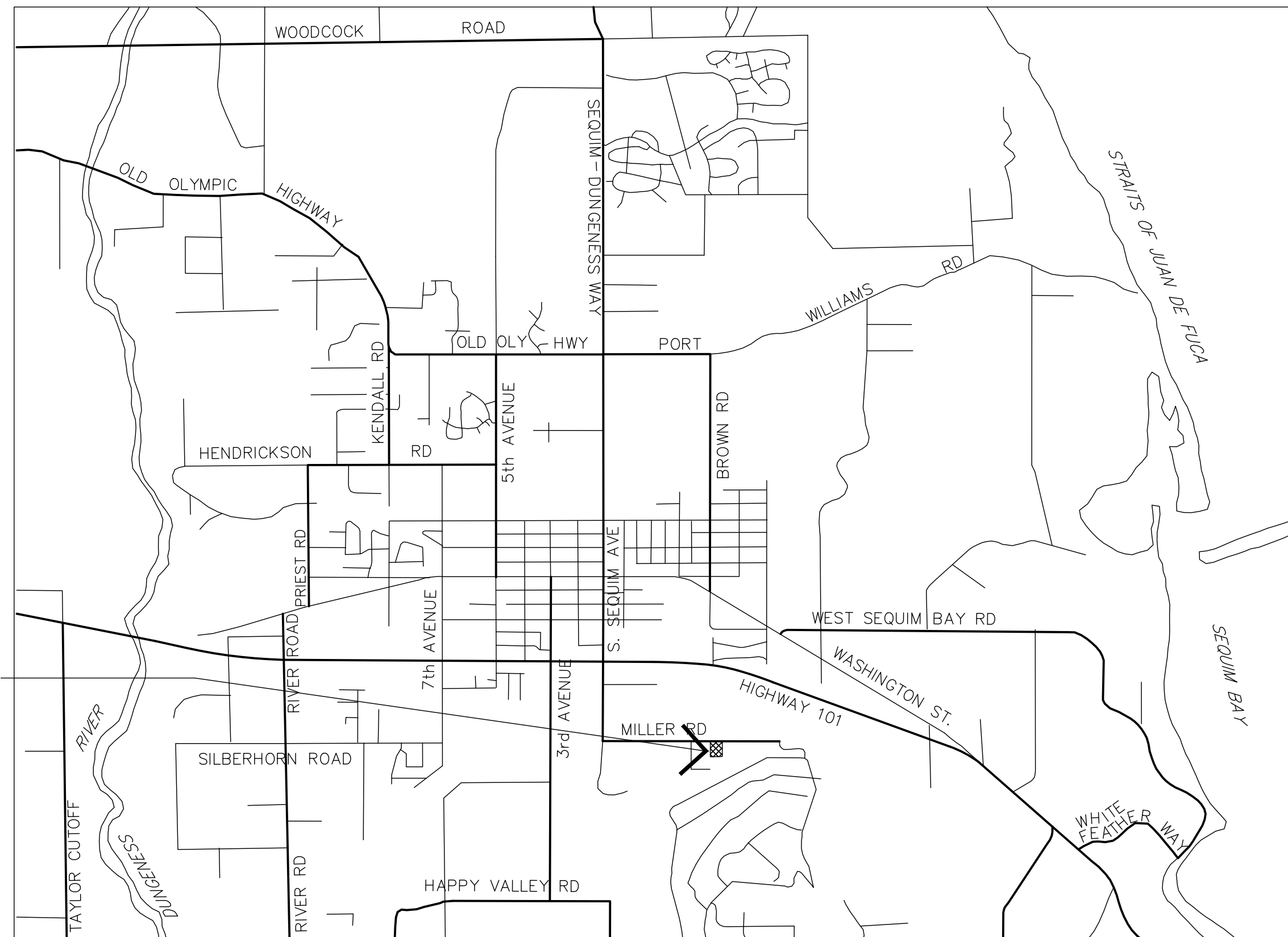


PROJECT SITE



SEQUIM VICINITY MAP  
NO SCALE

## PROJECT INFORMATION

APPLICANT/OWNER:	KEITH LARKIN 41 TALON CT. SEQUIM, WA. 98382
PROPOSED PROJECT:	SHORT PLAT FOR 3 LOT DEVELOPMENT OF LOT 16 EAGLE CREST V15 P50 OFF MILLER ROAD
ZONING:	R4-8
UTILITIES:	SANITARY SEWER, WATER - CITY OF SEQUIM POWER - CLALLAM COUNTY PUD TELEPHONE - QWEST COMMUNICATIONS CABLE TELEVISION - WAVE BROADBAND
PARCEL NO.:	03-30-29-55-0165
DATE OF PREPARATION:	JULY 2021

### HORIZONTAL AND VERTICAL

DATUM:  
HORIZ. NAD 83/91  
VERT. NAVD 88

BENCHMARK:  
NORTHEAST OF THE PROPERTY  
MONUMENT ID# 03302921

### SITE LAND USAGE DATA

<b>OVERALL</b>	NUMBER OF RESIDENTIAL LOTS	3 LOTS
	GROSS ACREAGE	0.95 AC±
	RESIDENTIAL LOT AREA	0.27 AC± x 3 LOTS
	GROSS DENSITY	3.2 UNITS/ACRE
	NET DENSITY	3.5 UNITS/ACRE

### STORMWATER ANALYSIS

- \* PROPOSED LOT A HAS 14,261 S.F. OF EXISTING IMPERVIOUS SURFACE
- \* PROPOSED LOTS B, C, & D WILL BE SIMILAR TO THE LOT SHOWN ON SHEET C2 W/ 3,000 S.F. ROOF AREA, 780 S.F. CONCRETE APRON, AND 1,545 S.F. PRIVATE DRIVEWAY, TOTAL IMPERVIOUS SURFACE OF 5,325 S.F.
- \* PREVIOUS STORMWATER DESIGN ALLOWED FOR 37,567 S.F. OF IMPERVIOUS SURFACE FOR THE FUTURE DEVELOPMENT OF LOT 16
- \* THIS LEAVES A BALANCE OF 7,332 IMPERVIOUS SURFACE BASED ON ORIGINAL STORMWATER DESIGN FOR THE EXISTING POND

\*\* 37,567-14,261-3x5,325 = 7,331 SF

## DRAWING INDEX

C0	COVER SHEET
C1	PAVING SITE PLAN
C2	CONCEPTUAL LOT DEVELOPMENT PLAN
C3	UTILITIES SITE PLAN
C4	PAVING-SEWER-STORM DETAILS
C5	WATER & IRRIGATION DETAILS & NOTES

CALL BEFORE YOU DIG  
**811**  
FOR UNDERGROUND UTILITY  
LOCATION SERVICE

### EROSION & SEDIMENTATION CONTROL NOTES:

- ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
- ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE EROSION AND SEDIMENTATION CONTROL SYSTEM DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES AND/OR STORM DRAINAGE SYSTEMS.
- ANY DISTURBED AREA THAT HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE DEVELOPER, BUT MUST BE AUGMENTED WITH MULCHING, NETTING, SOD, PLASTIC COVERING, OR OTHER TREATMENT APPROVED BY THE CITY.
- IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION, MUST CEASE AND THE OWNER/CONTRACTOR SHALL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY SHALL CONTINUE UNTIL SUCH TIME THAT EFFECTIVE EROSION CONTROL MEASURES, AS DETERMINED BY THE CITY, ARE IN PLACE AND EFFECTIVELY OPERATING.

ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF SEQUIM DEVELOPER STANDARDS (GRAY & OSBORNE, INC., 2013)

### GENERAL NOTES:

- ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF SEQUIM. PRIOR TO ANY WORK COMMENCING, THE CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE SITE TO BE ATTENDED BY ALL MAJOR CONTRACTORS, REPRESENTATIVES OF INVOLVED UTILITIES AND THE CITY OF SEQUIM. CONTACT THE PUBLIC WORKS DEPARTMENT AT THE CITY OF SEQUIM TO SCHEDULE THE MEETING (683-4908). THE CONTRACTOR IS RESPONSIBLE TO HAVE A SET OF APPROVED PLANS AT THE MEETING.
- ALL PERMITS MUST BE ACQUIRED PRIOR TO CONSTRUCTION.
- AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE TENTATIVE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A PUNCH LIST PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE.
- A STAMPED COPY OF THESE APPROVED PLANS AND APPLICABLE SPECIFICATIONS AND DETAILS SHALL BE ON-SITE DURING CONSTRUCTION. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
- ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY ENGINEER PRIOR TO ANY IMPLEMENTATION IN THE FIELD AND MUST BE IN CONFORMANCE WITH THE APPROVED PLANS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING A SET OF REPRODUCIBLE AS-BUILT DRAWINGS PRIOR TO PROJECT ACCEPTANCE.

### GENERAL CONSTRUCTION NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" (HEREINAFTER REFERRED TO AS THE STANDARD SPECIFICATIONS) WASHINGTON STATE DEPARTMENT OF TRANSPORTATION 2018 EDITION UNLESS SUPERSEDED OR AMENDED BY THE CITY OF SEQUIM.
- THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (1-800-424-5555) AT LEAST 48 HOURS IN ADVANCE. THE DEVELOPER AND HIS ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
- ANY STRUCTURE AND/OR OBSTRUCTION THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THE PROJECT SHALL BE REMOVED OR RELOCATED AT THE DEVELOPER'S EXPENSE.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE TRUE ELEVATIONS AND LOCATIONS OF ALL UTILITIES.
- THE CONTRACTOR SHALL REPLACE, OR RELOCATE ALL SIGNS SHOWN ON THE PLANS OR AFFECTED BY CONSTRUCTION. ALL SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
- ALL HORIZONTAL AND VERTICAL ALIGNMENT LAYOUT WORK FOR UTILITIES, CURB, GUTTER, SIDEWALKS, ROAD GRADES, AND ALL OTHER WORK SHALL BE PERFORMED BY A WASHINGTON STATE LICENSED LAND SURVEYOR OR ENGINEER.
- DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THE PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION. ALL EXISTING STRUCTURES SHALL BE PROTECTED.
- THE CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS UPON WHICH THE CONTRACTOR SHALL RECORD THE HORIZONTAL AND VERTICAL LOCATION OF THE AS-CONSTRUCTED IMPROVEMENTS, AND THE ACTUAL LOCATION OF EXISTING UTILITIES ENCOUNTERED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKER SAFETY AND THE CITY ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON STATE INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.
- THE CONTRACTOR SHALL REQUEST INSPECTIONS OF THE VARIOUS PHASES OF THE WORK AS NOTED ON THE "CITY OF SEQUIM SITE DEVELOPMENT INSPECTION SCHEDULE." REQUESTS FOR INSPECTIONS SHALL BE MADE AT LEAST 48 HOURS IN ADVANCE AT THE PUBLIC WORKS DEPARTMENT (360-683-4908). APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF CITY ORDINANCE OR AN APPROVAL OF A DEVIATION FROM THE APPROVED PLANS.
- THE CITY MAY REQUIRE THAT COMPACTION AND OTHER TESTS BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. SEE SITE CONSTRUCTION PERMIT FOR REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH CITY OF SEQUIM REGULATIONS AND THE MUTCD. TRAFFIC CONTROL PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL APPROVED TRAFFIC CONTROL IS IN PLACE.
- AN NPDES CONSTRUCTION STORMWATER GENERAL PERMIT MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY. ALL STORMWATER MUST BE RETAINED ON-SITE FOR THIS PROJECT. IT IS THE DEVELOPER'S AND CONTRACTOR'S RESPONSIBILITY TO SECURE THE PERMIT AND MAINTAIN THE SITE IN ACCORDANCE WITH THE PERMIT.
- ALTERNATIVE METHODS OF CONSTRUCTION AND MATERIALS THAN SPECIFIED IN THE DEVELOPMENT NOTES AND STANDARDS MAY BE INCORPORATED INTO THE WORK PROVIDED THAT SUCH ALTERNATIVE METHODS ARE REVIEWED BY THE CITY AND INCORPORATED INTO THE CITY-APPROVED CONSTRUCTION PLANS PRIOR TO IMPLEMENTATION IN THE FIELD.

**ZENOVIC & ASSOCIATES**  
INCORPORATED  
301 E. 6TH STREET, SUITE 1  
PORT ANGELES, WA 98382  
PHONE: (800) 417-6501  
FAX: (800) 417-6514  
EMAIL: ZENOVIC@ZENOVIC.NET

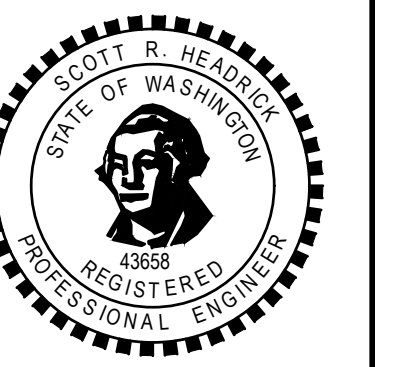
REVISIONS:	DATE	MARK	NOTE

TITLE: SHORT PLAT FOR LOT 16 OF EAGLE CREST ESTATES, SEQUIM, WASHINGTON - PARCEL NO. 03-30-29-55-0165

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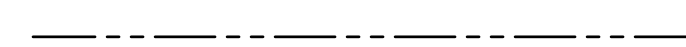
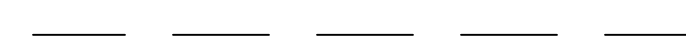
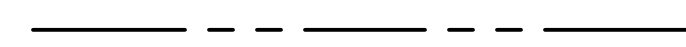
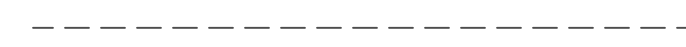
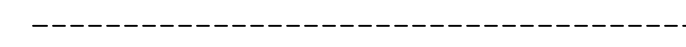
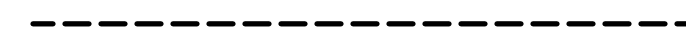
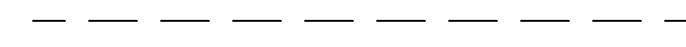

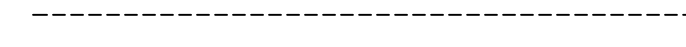
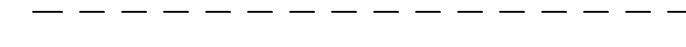
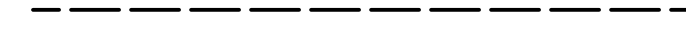

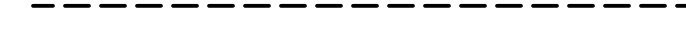




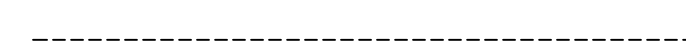
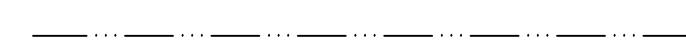
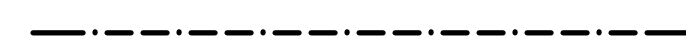
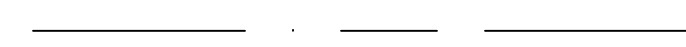
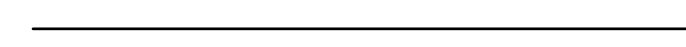
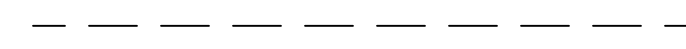

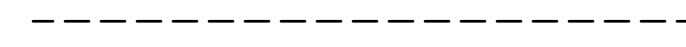
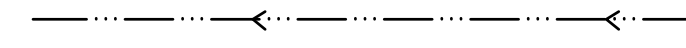


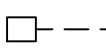
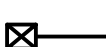






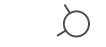

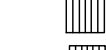
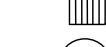
CLIENT:  
KEITH LARKIN  
41 TALON CT.  
SEQUIM, WA. 98382

SCALE:	NTS
FILE:	21065-P1
JOB NO.:	21065
DATE:	October 13, 2021
SET:	PRELIM



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**LEGEND**

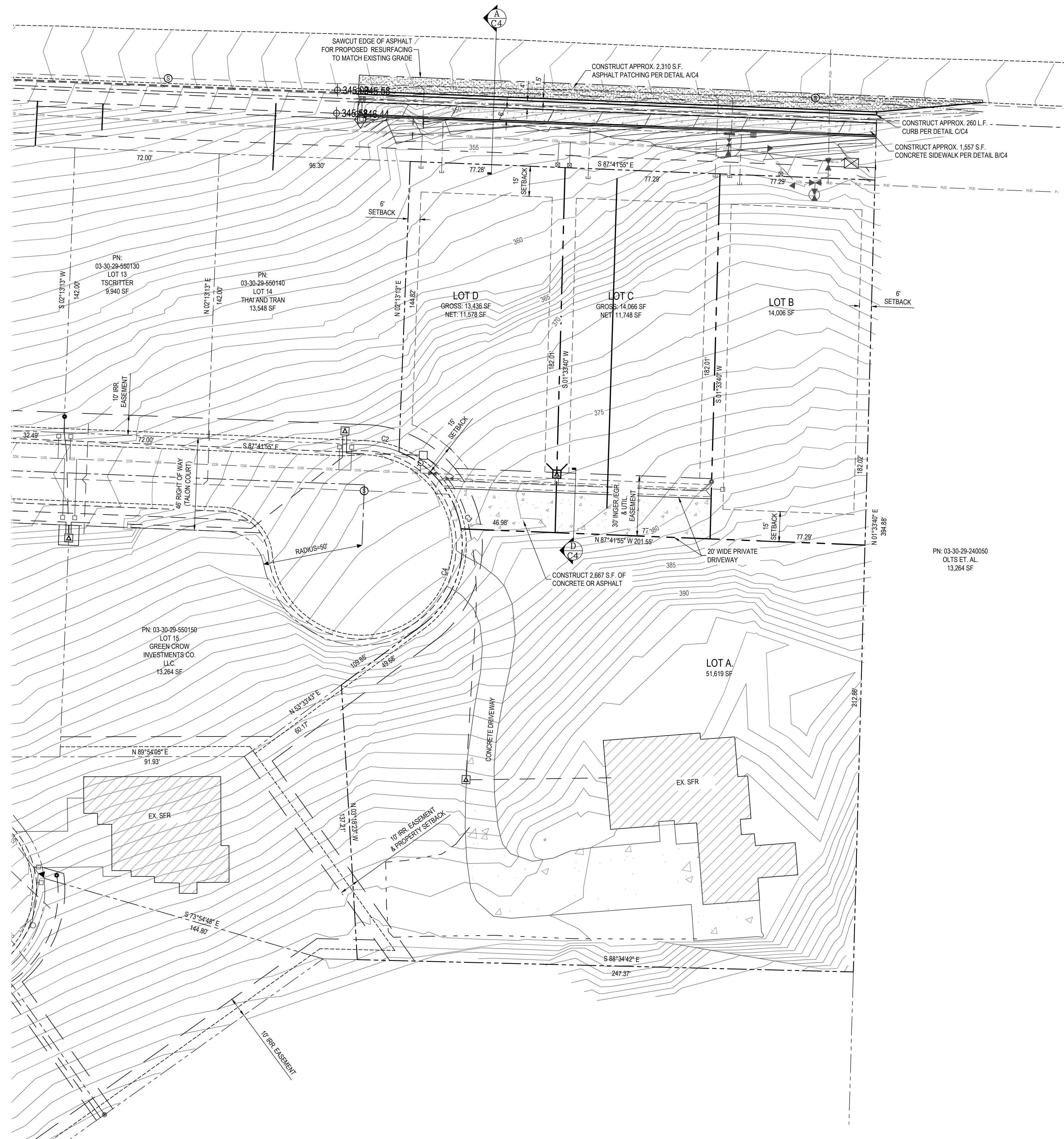
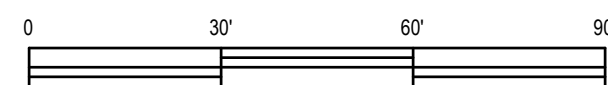
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-  (E) WATER SERVICE
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-  (E) FIRE HYDRANTS
-  (N) THRUST BLOCK
-  (N) TYPE 1 CATCH BASIN
-  (E) TYPE 1 CATCH BASIN
-  (E) TYPE 2 CATCH BASIN

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	50.00'	27.10'	31°03'22"
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C3	50.00'	45.73'	52°23'55"
C4	50.00'	60.68'	69°32'19"

**SITE PLAN**

Scale: 1" = 30'



**ZENOVIC & ASSOCIATES**  
 INCORPORATED  
 301 E. 6TH STREET, SUITE 1  
 PORT ANGELES, WA 98382  
 PHONE: (360) 417-6501  
 FAX: (360) 417-6514  
 EMAIL: ZENOVIC@ZENOVIC.NET

REVISIONS:	DATE	MARK	NOTE

**PAVING SITE PLAN**

CLIENT:  
 KEITH LARKIN  
 41 TALON CT.  
 SEQUIM, WA. 98382

TITLE: SHORT PLAN FOR LOT 16 OF EAGLE CREST ESTATES, SEQUIM, WASHINGTON / PARCEL NO. 03-30-29-55-0185

SCALE: 1" = 30'

FILE: 21065-P1

JOB NO: 21065

DATE: October 13, 2021

SET: PRELIM



SHEET  
**C1**

REVISIONS:	DATE	MARK	NOTE

**CONCEPTUAL LOT DEVELOPMENT PLAN**

TITLE: SHORT PLAN FOR LOT 16 OF EAGLE CREST ESTATES, SEQUIM, WASHINGTON / PARCEL NO. 03-30-25-05-0165

CLIENT: KEITH LARKIN  
 41 TALON CT.  
 SEQUIM, WA, 98382

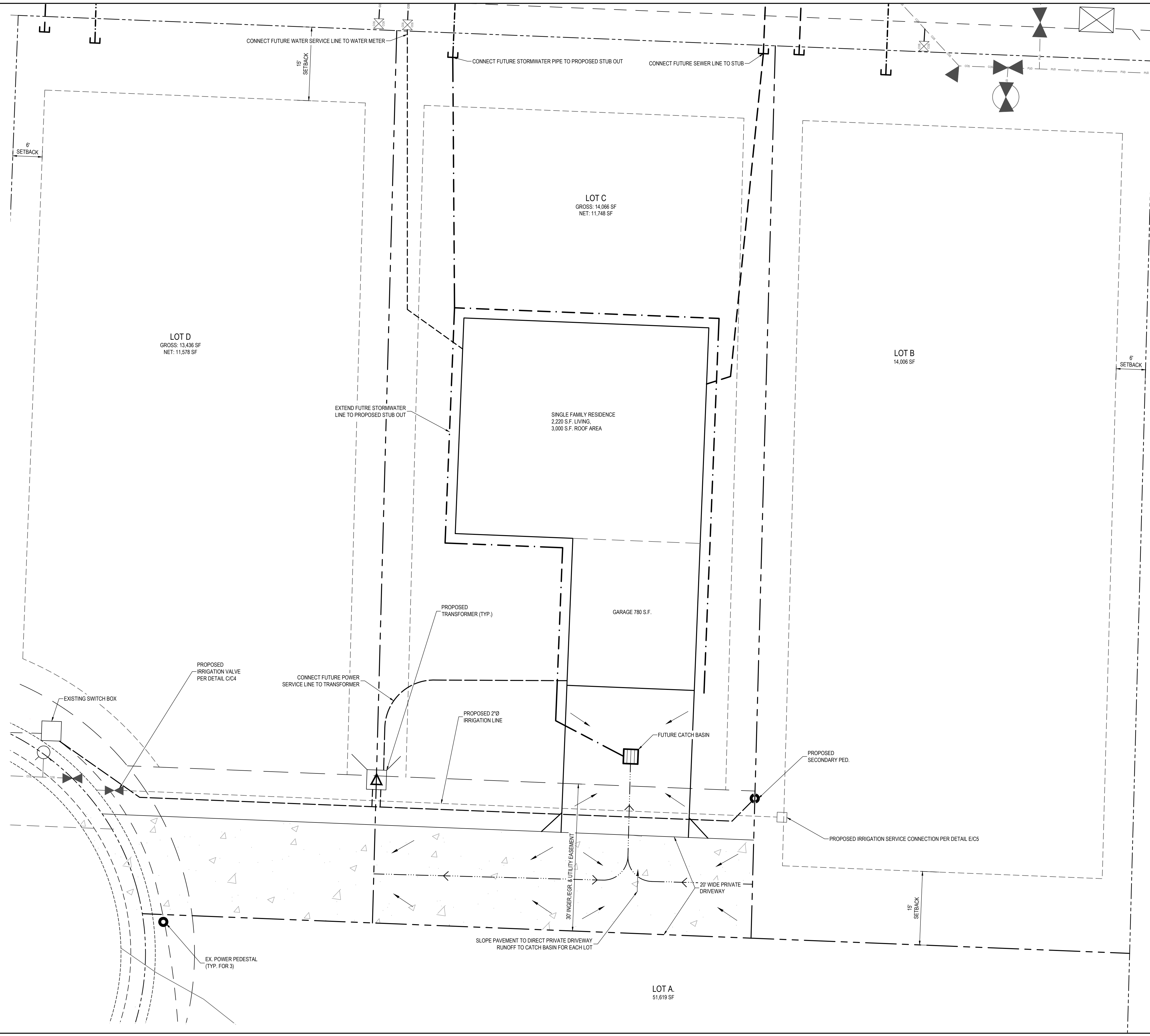
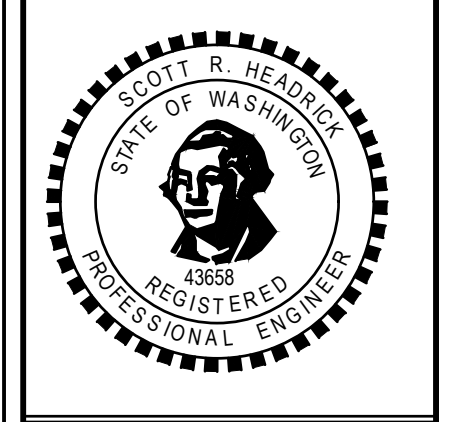
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FILE: 21065-P1

JOB NO: 21065

DATE: October 13, 2021

SET: PRELIM



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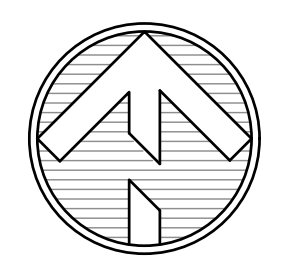
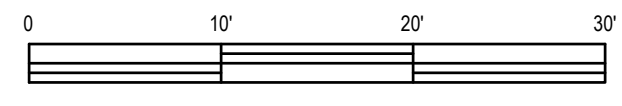
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**SITE PLAN**

Scale: 1" = 10'

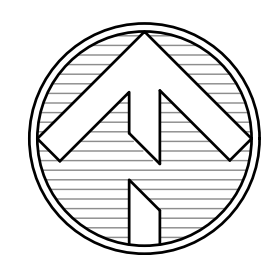


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- (E) STORM LINE
- (N) SIDEWALK
- (E) SIDEWALK
- (E) BUILDING
- (N) TOP OF DITCH LINE
- (N) CENTER OF DITCH LINE
- ⊙ (E) SEWER MANHOLE
- ⊙ (E) GATE VALVE
- ⊙ (E) WATER SERVICE
- ⊙ (N) WATER SERVICE
- ⊙ (E) WATER LINE BLOW OFF
- ⊙ (N) WATER LINE BLOW OFF
- ⊙ (E) POWER TRANSFORMER
- ⊙ (E) POWER VAULT
- ⊙ (E) FIRE HYDRANTS
- ⊙ (N) THRUST BLOCK
- ⊙ (N) TYPE 1 CATCH BASIN
- ⊙ (E) TYPE 1 CATCH BASIN
- ⊙ (E) TYPE 2 CATCH BASIN

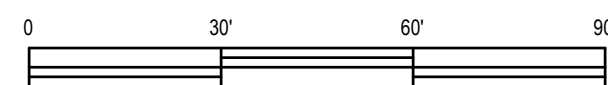
**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	50.00'	27.10'	31°03'22"
C2	50.00'	16.86'	19°19'25"
C3	50.00'	45.73'	52°23'55"
C4	50.00'	60.68'	69°32'19"



**SITE PLAN**

Scale: 1" = 30'



**ZENOVIC & ASSOCIATES**  
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 PHONE: (360) 477-6501  
 FAX: (360) 477-6514  
 EMAIL: ZENOVIC@ZENOVIC.NET

REVISIONS:	DATE	MARK	NOTE

**UTILITIES SITE PLAN**

TITLE: SHORT PLAT FOR LOT 16 OF EAGLE CREST ESTATES, SEQUIM, WASHINGTON (PARCEL NO. 03-30-29-550185)

CLIENT: KEITH LARKIN  
 41 TALON CT.  
 SEQUIM, WA 98382

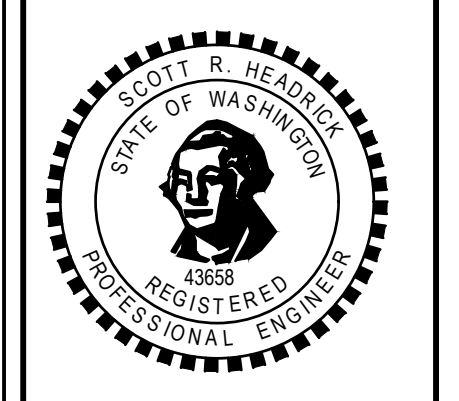
SCALE: 1" = 30'

FILE: 21065-P1

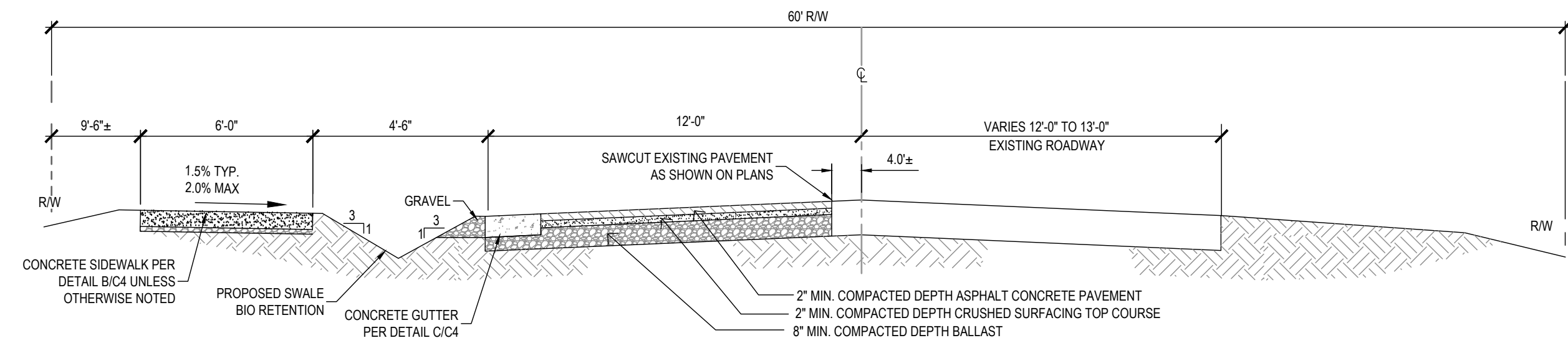
JOB NO: 21065

DATE: October 13, 2021

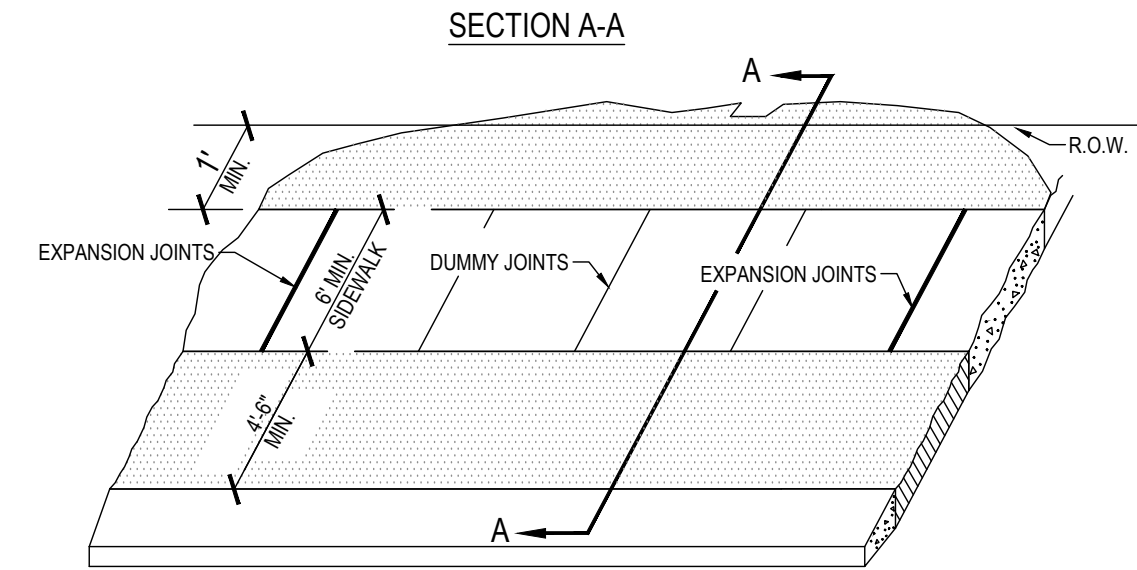
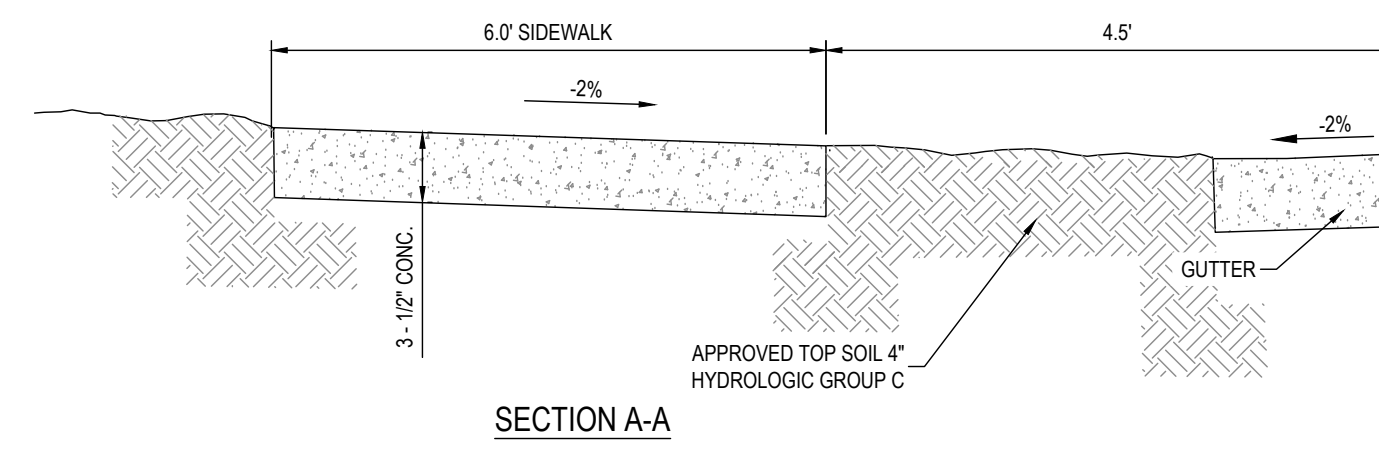
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SHEET **C3**

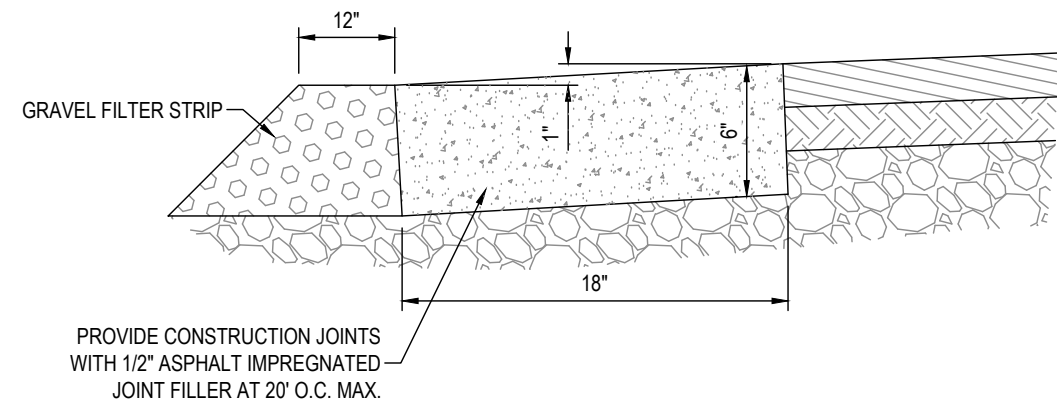


**A** MILLER ROAD STREET SECTION  
C4 Scale: NTS



GENERAL NOTES:  
1. JOINTS AND SCORING SPACING: EXPANSION JOINTS = 15' SCORE MARK = 5'  
2. CONCRETE DRIVEWAYS REQUIRE A MINIMUM DEPTH OF 6".

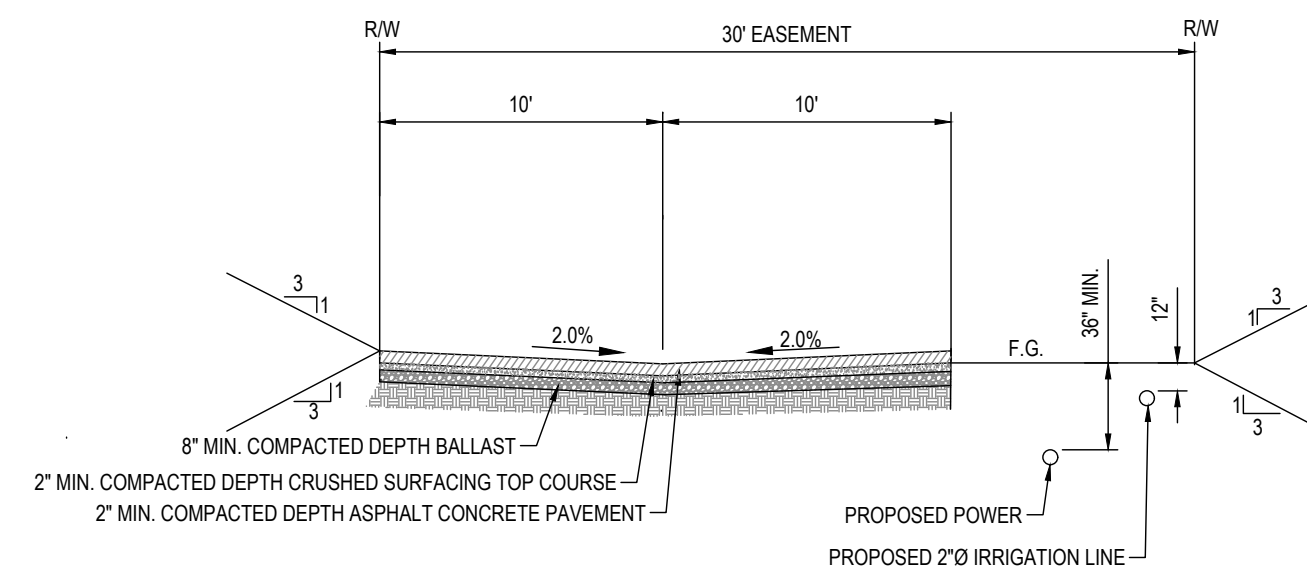
**B** SIDEWALK WITH PLANTING STRIP  
C4 Scale: NTS



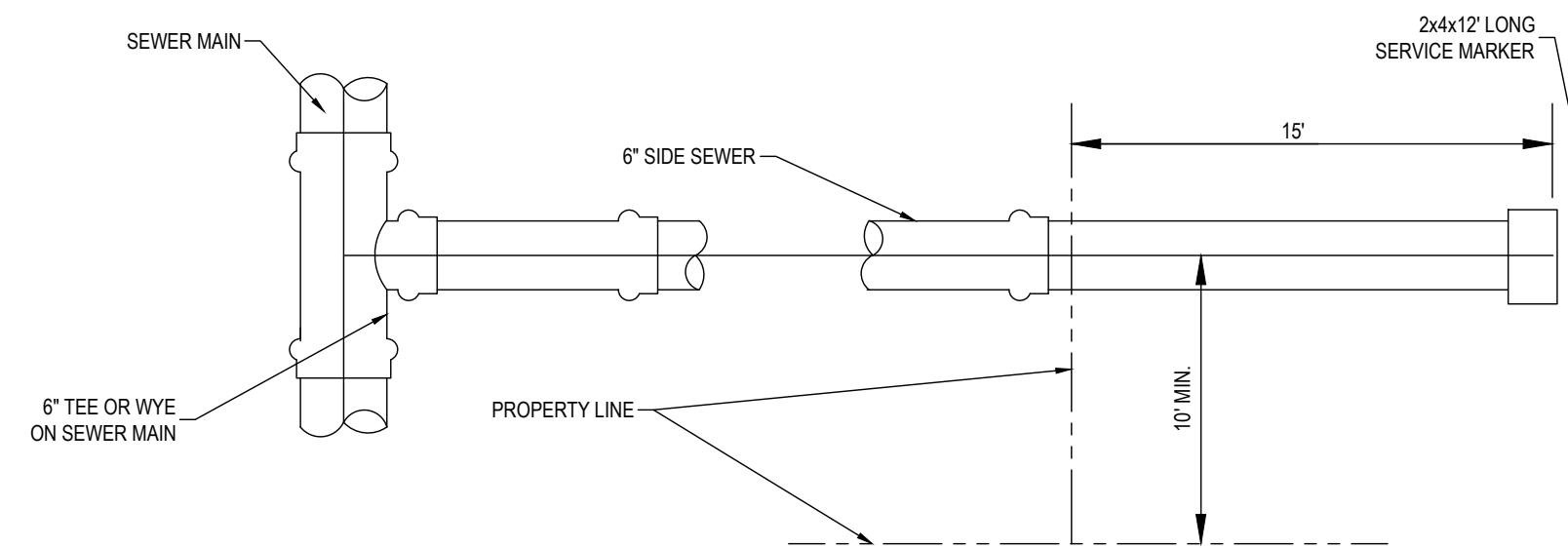
GENERAL NOTES:

- EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE SPACING. FORM AND SUBGRADE INSPECTION REQUIRED BEFORE
- POURING CONCRETE.
- CONCRETE SHALL BE CLASS 3000 AND MEET REQUIREMENTS OF WSDOT SECTION 6-02.

**C** CONCRETE CURB  
C4 Scale: NTS

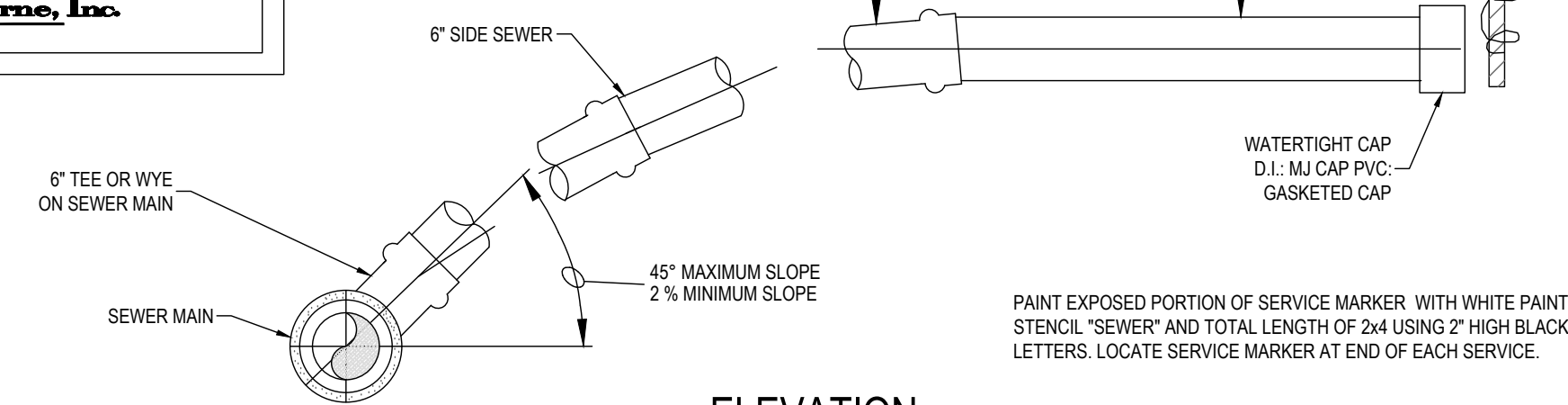
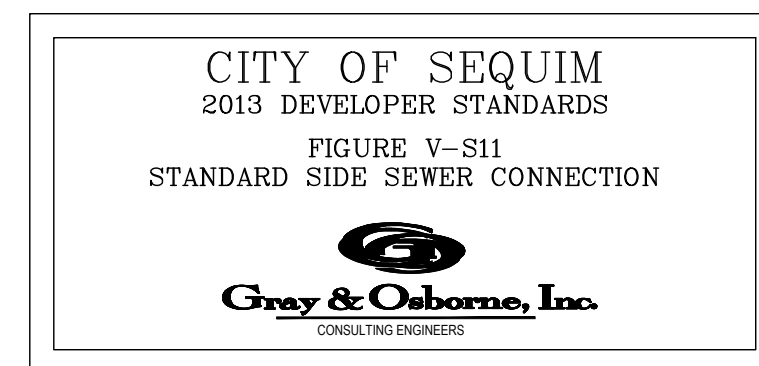


**D** RESIDENTIAL DRIVEWAY SECTION  
C4 Scale: NTS

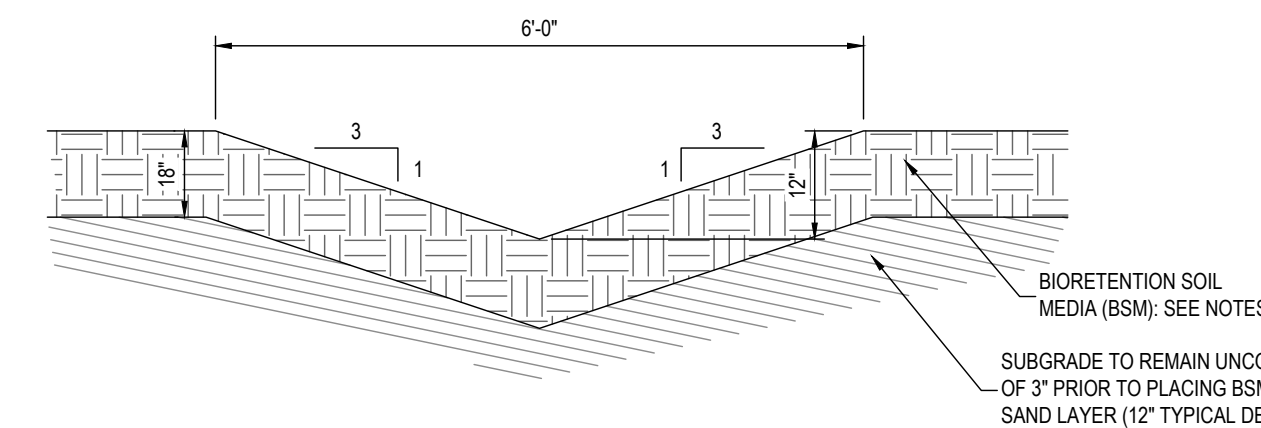


NOTES:

- MAXIMUM DEFLECTION NOT TO EXCEED PIPE MANUFACTURER RECOMMENDATIONS.
- SIDE SEWER LATERAL SHALL BE THE SAME MATERIAL AS THE MAIN LINE SEWER AND BEDDED USING 3/4" MINUS CRUSHED GRAVEL, COMPACTED BELOW, ON SIDES AND ON TOP OF PIPE.
- SEPARATE LATERAL REQUIRED FOR EACH LOT.



**E** STANDARD SIDE SANITARY SEWER CONNECTION  
C4 Scale: NTS



BIORETENTION SOIL MEDIA NOTES

- SOIL MIX TO CONSIST OF 60-65% MINERAL AGGREGATE AND 35-40% COMPOST
- MINERAL AGGREGATE TO BE WELL-GRADED SAND SUBSTANTIALLY CONFORMING TO THE BELOW GRADING AND WITH THE FOLLOWING GRADING COEFFICIENTS
  - COEFFICIENT OF UNIFORMITY: EQUAL TO OR GREATER THAN 4
  - COEFFICIENT OF CURVE: GREATER THAN OR EQUAL TO 1 AND LESS THAN OR EQUAL TO 3
  - ORGANIC MATTER CONTENT OF MIX BY WEIGHT: 5-8%

MINERAL AGGREGATE SPECIFICATION

SIEVE SIZE	PERCENT PASSING
3/8	100
#4	95-100
#10	75-90
#40	25-40
#100	4-10
#200	2-5

**F** BIO - SWALE  
C4 Scale: NTS

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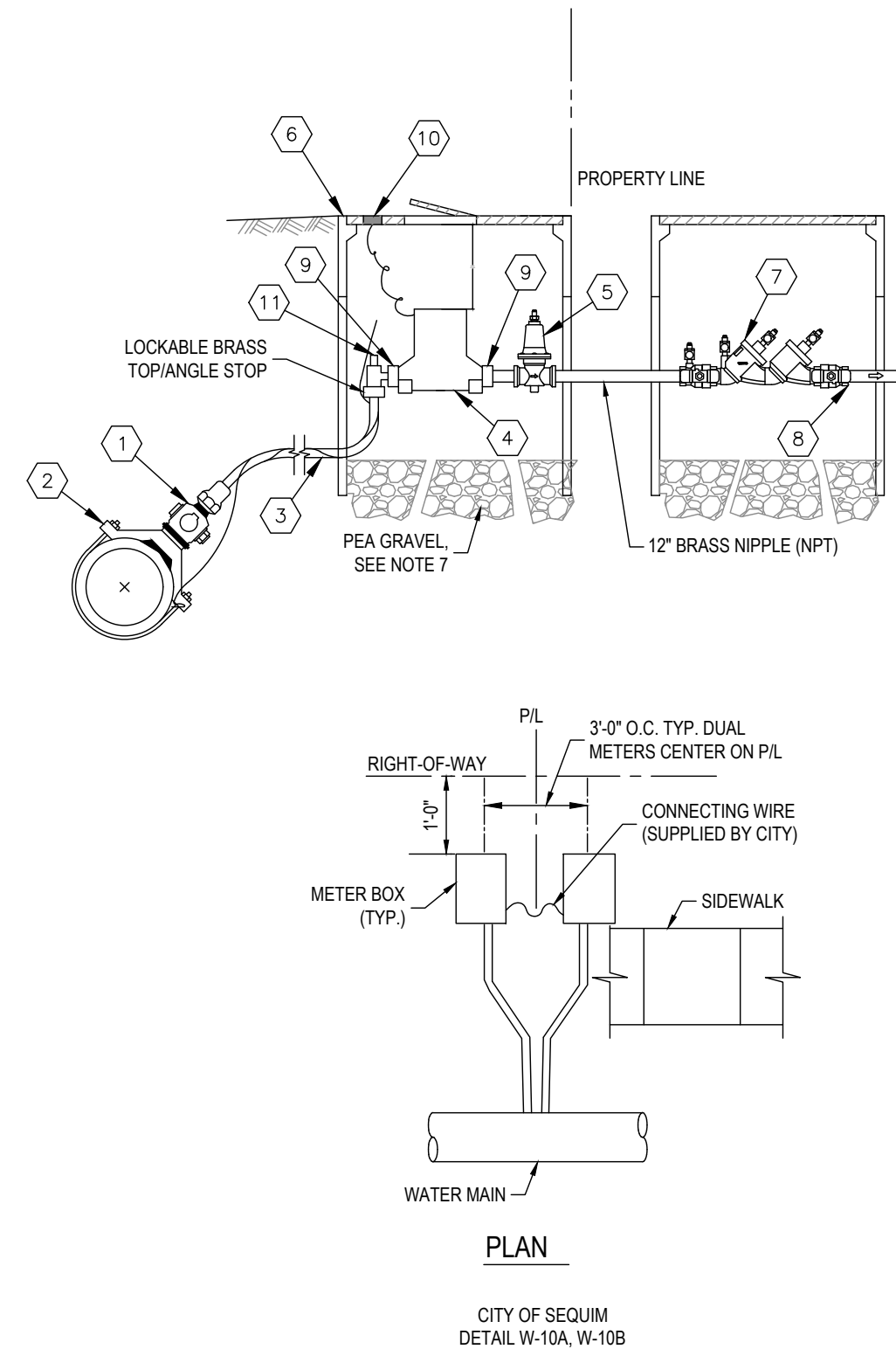
REVISIONS:	DATE	MARK	NOTE

**PAVING-SEWER & STORM DETAILS**  
CLIENT: KEITH LARKIN  
41 TALON CT.  
SEQUIM, WA, 98382

SCALE: NTS  
FILE: 21065-P1  
JOB NO: 21065  
DATE: October 13, 2021  
SET: PRELIM

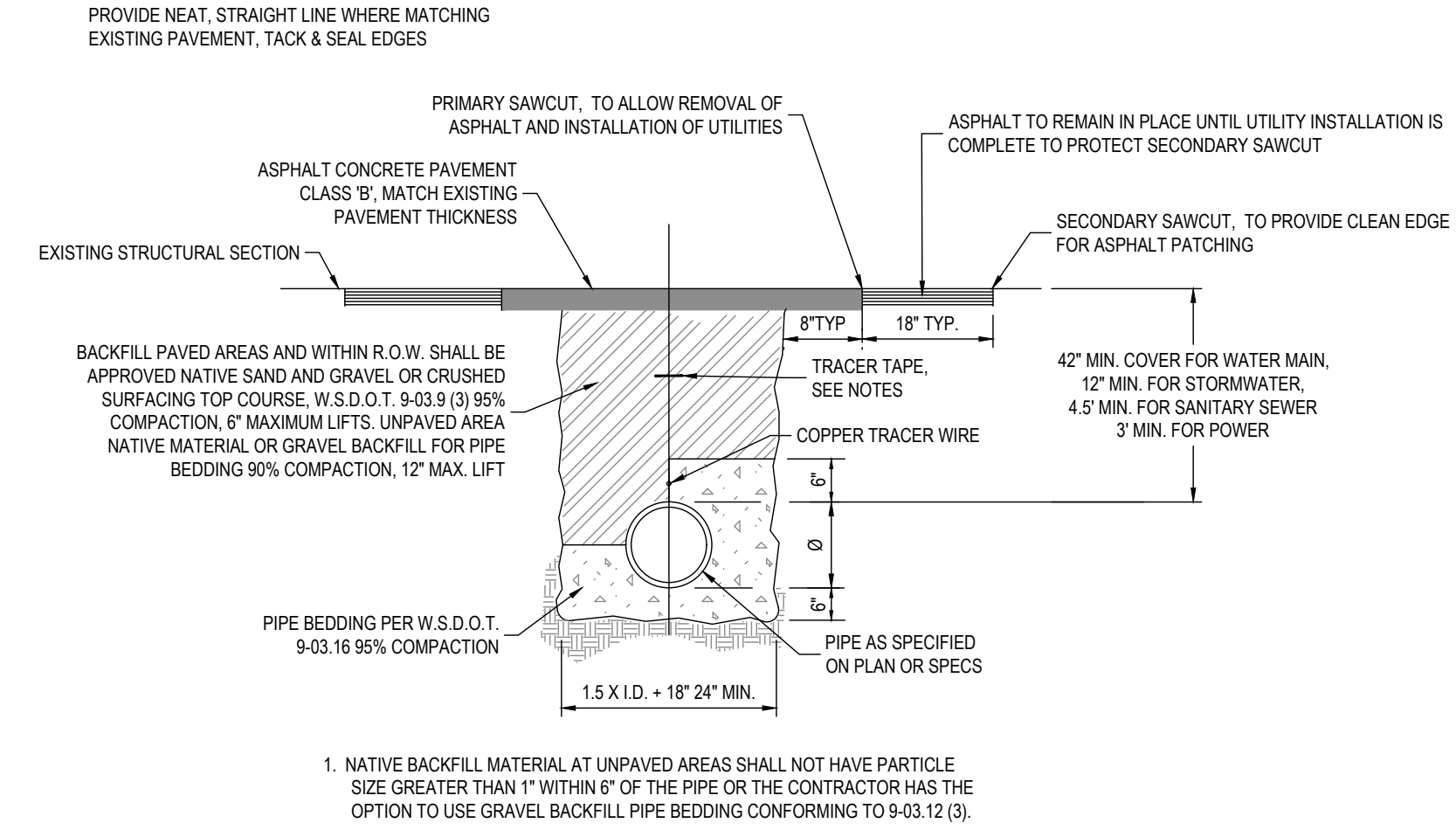


SHEET  
**C4**

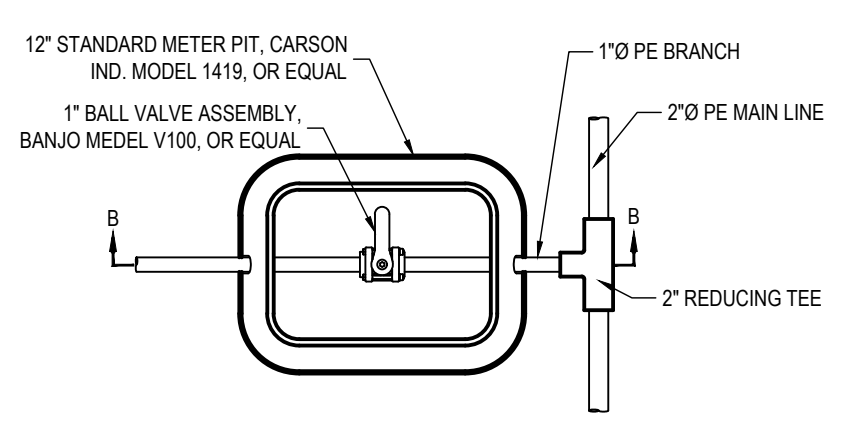


**A** WATER SERVICE DETAIL  
C5 Scale: NTS

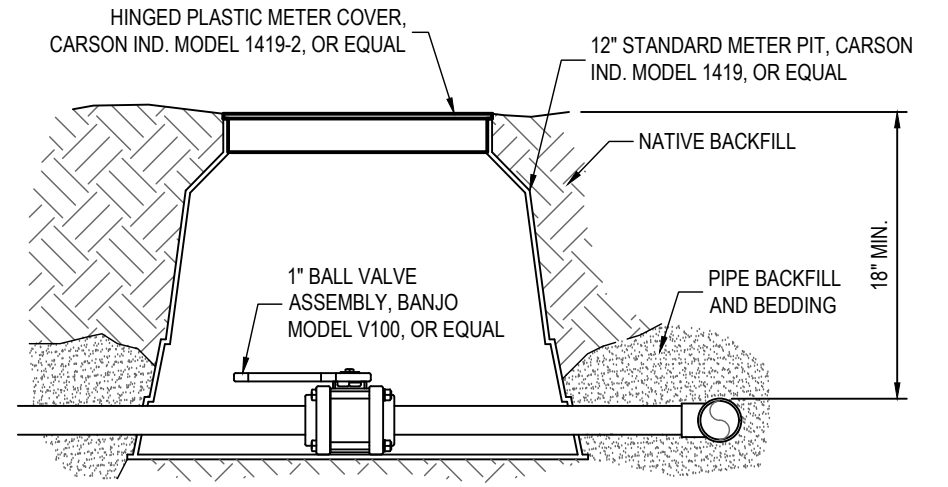
- 1 1" CORP STOP INLET IRON PIPE THREAD OUTLET FOR 110 COMPRESSION CONNECTION, MUELLER #H-15028 OR EQUAL.
  - 2 SERVICE SADDLE 1" WITH SST BAND, TAP SIZE AS REQUIRED (ROMAC #1015 OR EQUAL).
  - 3 SERVICE PIPE EQUAL TO CL-200-IPS POLY PIPE 200 PSI, COLD FLARE TYPE, SHOULD INCLUDE AWG-#10 COPPER TRACE WIRE ALONG ITS ENTIRE LENGTH, ONE WRAP PER FOOT.
  - 4 5/8"x3/4" (OR 1") METER SENSUS SR11 AND MEASURING IN CUBIC FEET (BY CITY)
  - 5 PRV.
  - 6 REINFORCED PLASTIC METER BOX AND EXTENSION WITH 12"x17" READER TYPE LID, EQUAL TO CARSON INDUSTRIES #1419 FOR NON TRAFFIC LOCATION, PROVIDE H20 RATED BOX AND COVER FOR TRAFFIC LOADING AT A LOCATION PRE-APPROVED BY THE CITY.
  - 7 LEAD FREE NPT RPBA, WATTS LF719QT OR EQUAL.
  - 8 3/4" MPT X 1" IPS CLASS 200 IPS POLY PIPE COMPRESSION FITTING.
  - 9 RUBBER METER WASHERS - MUST BE INSTALLED IN METER FLANGES WITH METER (TYP).
  - 10 TOUCH READ PIT SET MOUNTING.
  - 11 SHUT OFF WITH LOCK WING GROUND KEY ANGLE 110 COMPRESSION MUELLER MODEL #B-25170 OR EQUAL.
- NOTES:
1. NO SPLICES IN 1" COPPER TUBING ALLOWED.
  2. SERVICE FROM METER BOX TO HOUSE BY PROPERTY OWNER.
  3. INDIVIDUAL SERVICE REQUIRED FOR EACH STRUCTURE OR LOT.
  4. METER AND BACKFLOW PREVENTER TO BE INSTALLED BY THE CITY AT OWNER'S EXPENSE.
  5. BACKFLOW PREVENTER SHALL BE MAINTAINED AT OWNER'S EXPENSE.
  6. EASEMENT PROVIDED TO CITY AROUND METERS LOCATED OUTSIDE RIGHT OF WAY.
  7. ALL SERVICES EXCEPT SINGLE FAMILY RESIDENTIAL TO HAVE STSE APPROVED BACKFLOW PREVENTION DEVICE, CONFIRM INSTALLATION WITH CITY, INITIAL AND ANNUAL TESTING REQUIRED.
  8. PEA GRAVEL SHALL BE DEEP ENOUGH TO PROVIDE POSITIVE DRAINAGE OUT OF THE BOX.



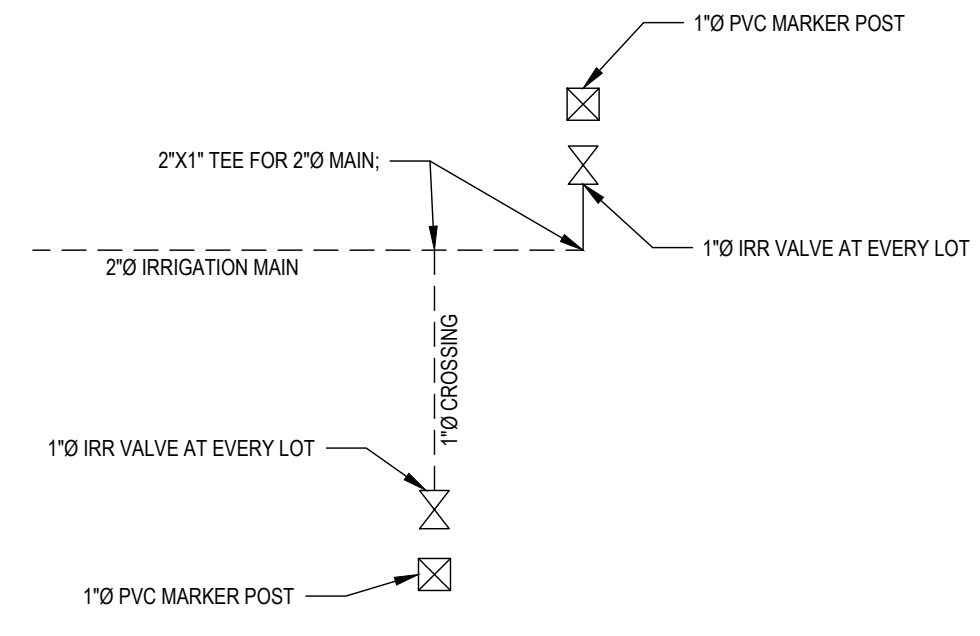
**B** UTILITY TRENCH DETAIL  
C5 Scale: NTS



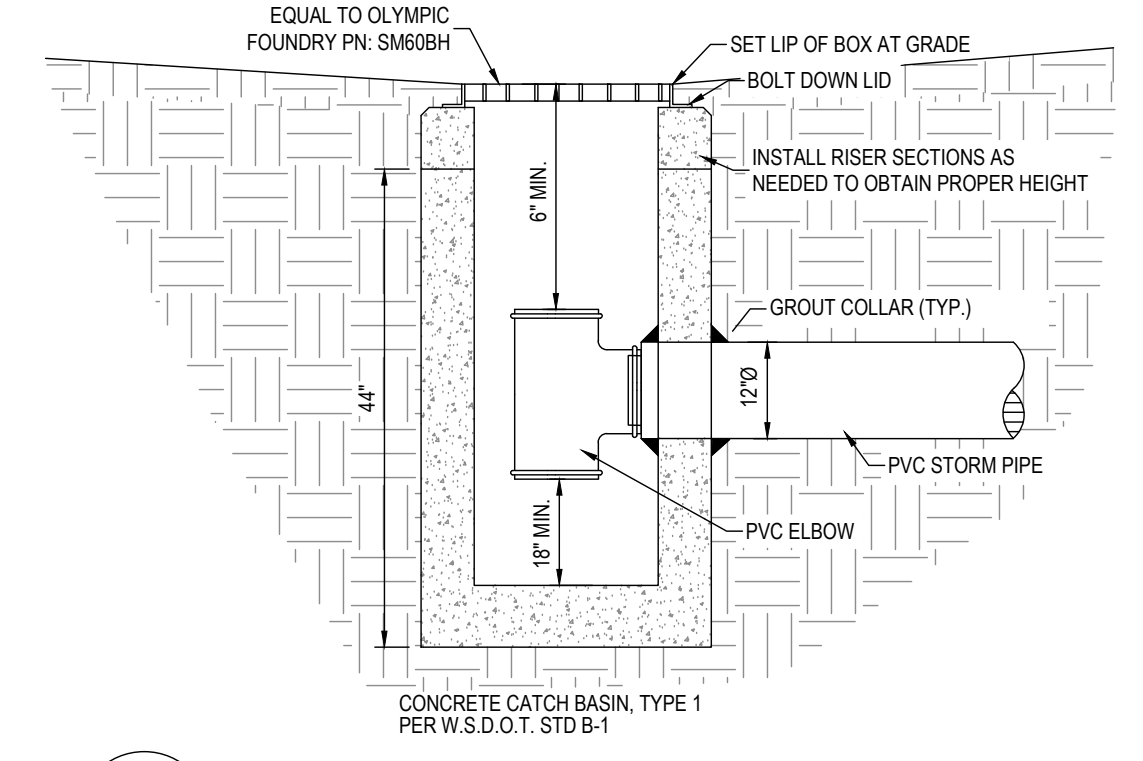
**C** IRRIGATION VALVE  
C5 Scale: NTS



**D** IRRIGATION VALVE  
C5 Scale: NTS



**E** TYPICAL IRRIGATION CONNECTION  
C5 Scale: NTS



**F** CATCH BASIN TYPE 1  
C5 Scale: NTS

- WATER SYSTEM NOTES:
1. THE WATER MAIN MAY BE POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON (DI) PIPE. MINIMUM COVER OVER THE WATER MAIN SHALL BE 36 INCHES. MAXIMUM COVER OVER WATER MAIN TO BE 48 INCHES. CLEARANCE WITH ALL UTILITIES SHALL BE VERIFIED PRIOR TO INSTALLATION.
  2. PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA) SPECIFICATION C900 DR-18. PVC PIPE SHALL HAVE RUBBER RING AND THICKENED BELL JOINTS. SOLVENT WELD PIPE JOINTS WILL NOT BE PERMITTED.
  3. DUCTILE IRON PIPE SHALL CONFORM TO AWWA SPECIFICATION C151, THICKNESS CLASS 52 AND SHALL BE CEMENT MORTAR-LINED IN CONFORMANCE WITH AWWA C104.
  4. TEES SHALL BE DUCTILE IRON IN CONFORMANCE WITH AWWA C110 OR C153 AND C111 AND SHALL BE CEMENT MORTAR-LINED IN CONFORMANCE WITH AWWA C104.
  5. FIRE HYDRANTS SHALL CONFORM TO AWWA SPECIFICATION C502 FOR DRY BARREL HYDRANTS; THEY SHALL BE SUPPLIED WITH A 5/4 INCH MAIN VALVE OPENING, TWO 2 1/2 INCH HOSE NOZZLES, AND ONE 1 1/2 INCH PUMPER NOZZLE, AND SHALL BE LEFT OPEN, WITH A STANDARD PENTAGON NUT. ALL HYDRANTS SHALL HAVE RESTRAINED MECHANICAL JOINT FITTINGS. ACCEPTABLE HYDRANT MANUFACTURER AND MODEL SHALL CONFORM TO THE LIST AT THE HYDRANT DETAIL. HOSE THREAD SHALL BE AS DETAIL.
- THE HYDRANT VALVE SHALL BE COMPRESSION TYPE WHERE WATER PRESSURE HOLDS THE MAIN VALVE CLOSED, PERMITTING MAINTENANCE OR REPAIR OF THE BARREL ASSEMBLY FROM ABOVE GROUND UNDER PRESSURE. THE MAIN VALVE SEAL SHALL BE AN ETHER GLYCOL URETHRAE COMPOUND (OR APPROVED EQUAL) THAT IS ABRASION AND GRAVEL RESISTANT.
- THE FIRE HYDRANT SHALL BE A BREAKAWAY TRAFFIC FLANGE TYPE THAT ALLOWS BOTH BARREL AND STEM TO BREAK CLEAN UPON IMPACT FROM ANY ANGLE. TRAFFIC FLANGE DESIGN MUST BE SUCH THAT REPAIR AND REPLACEMENT CAN BE ACCOMPLISHED ABOVE GROUND.
- ALL WORKING PARTS SHALL BE BRONZE OR NON-CORROSIVE METAL IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C502.
- FIRE HYDRANTS SHALL BE PROVIDED WITH TWO 3/8-INCH DRAIN OUTLETS AND BRONZE PLUGS LOCATED AT THE BASE OF THE BARREL. PAINTING AND COATING SHALL BE IN ACCORDANCE WITH APPLICABLE AWWA SPECIFICATIONS AND CITY OF SEQUIM REQUIREMENTS.
6. RESILIENT WEDGE GATE VALVES SHALL CONFORM TO AWWA C509 OR AWWA C515 AND SHALL BE IRON BODY, BRONZE MOUNTED, DOUBLE DISK WITH BRONZE WEDGING DEVICE AND O-RING STUFFING BOX. GATE VALVES SHALL HAVE MECHANICAL JOINT ENDS, OR MECHANICAL JOINT BY FLANGE ENDS AS SHOWN ON THE PLANS.
  7. VALVE BOXES SHALL BE CAST IRON, APWA TWO-PIECE SLIP TYPE. THE COVER SHALL HAVE THE WORD "WATER" CAST IN IT. SEE THE DETAIL TITLED "STANDARD VALVE BOX".
  8. RESTRAINED MECHANICAL JOINT GLANDS, WHERE REQUIRED, SHALL BE THE FULLY RESTRAINED TYPE WITH TWIST-OFF NUTS TO ENSURE PROPER ACTUATING TORQUE OF THE RESTRAINING DEVICE. RESTRAINING JOINT GLANDS SHALL BE MEGALUG SERIES 1100 MANUFACTURED BY EBAA IRON SALES, INC. OR EQUAL.
  9. TRENCHING, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL.
  10. ALL PIPE AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS TRACER TAPE INSTALLED 12 INCHES TO 18 INCHES UNDER THE FINAL GROUND SURFACE. THE MARKER SHALL BE PLASTIC NON-BIODEGRADABLE, METAL CORE OR BACKING MARKED "WATER" THAT CAN BE DETECTED BY A STANDARD METAL DETECTOR. TAPE SHALL BE TERRA TAPE "D" OR APPROVED EQUAL.
  11. ADHERE A BLUE PRISMATIC REFLECTIVE FACE MARKER TO THE PAVEMENT AT ALL HYDRANT LOCATIONS. REFLECTOR SHALL BE OFFSET SIX INCHES FROM THE PAVEMENT CENTERLINE TOWARD THE HYDRANT.
  12. WATER MAINS SHALL BE FLUSHED, DISINFECTED, AND TESTED CONFORMING TO REQUIREMENTS CONTAINED IN THE SITE CONSTRUCTION PERMIT. A REPRESENTATIVE OF THE CITY MUST BE PRESENT FOR PRESSURE TESTING.
  13. THE CITY WILL DRAW A SAMPLE FOR COLIFORM TESTING BY AN INDEPENDENT AGENCY. IF THE TEST FAILS, THE CONTRACTOR SHALL RE-DISINFECT THE SYSTEM UNTIL A PASSING RESULT IS OBTAINED.

- STORM SEWER NOTES:
1. DURING CONSTRUCTION, ALL EXISTING AND NEWLY INSTALLED DRAINAGE STRUCTURES SHALL BE PROTECTED FROM SEDIMENTS.
  2. CATCH BASINS SHALL CONFORM TO THE FOLLOWING WSDOT STANDARD PLANS:
    - A. TYPE 1 - PLAN B-5-20-02
    - B. TYPE 1L PLAN B-5-40-02
    - C. TYPE 2, 48-INCH AND 54-INCH - PLAN B-10-20-02
  3. CATCH BASINS TYPE II SHALL BE USED FOR DEPTHS GREATER THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
  4. CAST IRON FRAME AND GRATE SHALL CONFORM TO WSDOT STANDARD PLANS NO. B-30-10-03 AND B-30-50-03. GRATE SHALL BE MARKED WITH "DRAINS TO STREAM". SOLID CATCH BASIN LIDS SHALL CONFORM TO WSDOT STANDARD PLAN B-30-20-02 OR B-30-70-03. VANED GRATES SHALL BE UTILIZED WHERE PAVEMENT GRADE EXCEEDS FOUR PERCENT AND SHALL CONFORM TO WSDOT STANDARD PLAN B-30-30-01.
  5. STORM SEWER PIPE SHALL BE ONLY PVC, CONCRETE, CPEP, OR DUCTILE IRON PIPE. THE USE OF ANY OTHER TYPE SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
    - 5.1. PVC PIPE SHALL BE PER ASTM D-3034, SDR 35, OR ASTM F789. MINIMUM COVER ON PVC PIPE SHALL BE 2.0 FEET.
    - 5.2. CONCRETE PIPE SHALL CONFORM TO THE WSDOT SPECIFICATIONS FOR PLAIN OR REINFORCED CONCRETE PIPE. MINIMUM COVER ON CONCRETE PIPE SHALL BE 2.0 FEET.
    - 5.3. CPEP - CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INTERIOR WALL MEETING AASHTO M-294 TYPE-S SHALL BE JOINTED BY COUPLINGS AND FITTINGS THAT MEET THE REQUIREMENTS OF ASTM F-1338, EXCEPT FOR DIFFERENCES OF THE INSIDE AND OUTSIDE COUPLING DIAMETERS. THE PVC COLLAR WITH RING GASKETS ARE INSTALLED ON THE PIPE AT THE MANUFACTURER'S FACILITY. MINIMUM COVER ON CPEP SHALL BE 2.0 FEET.
    - 5.4. DUCTILE IRON PIPE SHALL BE CLASS 50, CONFORMING TO AWWA C151. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
  6. TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO CITY STANDARD DETAIL.
  7. AFTER THE ASPHALT WORK IS COMPLETED, ALL STORM PIPE SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH SECTION 7.04.3(4)(D) OF THE STANDARD SPECIFICATIONS.
  8. APPLY AN EMBOSSED PAVEMENT MARKING AT ALL CATCH BASIN INLETS UTILIZING WHITE, 2-INCH HIGH LETTERS, TO READ "DUMP NO WASTE - DRAINS TO GROUNDWATER" (OR "STREAM" AS APPLICABLE).
- SANITARY SEWER NOTES:
1. MINIMUM GRADE ON ALL SIDE SEWERS SHALL BE TWO PERCENT AND PLACED AT LEAST FIVE FEET DEEP AT THE PROPERTY LINE.
  2. ALL SEWER PIPE SHALL BE FROM THE FOLLOWING LIST OF MATERIALS, UNLESS OTHERWISE NOTED. ONLY ONE TYPE OF MATERIAL SHALL BE UTILIZED BETWEEN STRUCTURES UNLESS SHOWN OTHERWISE ON THE APPROVED PLANS.
    - 2.1. PVC CONFORMING TO ASTM D-3034, SDR 35, OR ASTM F789.
  3. TRENCHING, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL.
  4. ALL PVC PIPE ENTERING OR LEAVING A CONCRETE STRUCTURE SHALL HAVE A RUBBER SEALING GASKET, AS SUPPLIED BY THE PIPE MANUFACTURER, FIRMLY SEALED PERPENDICULAR TO THE PIPE AXIS, AROUND THE PIPE EXTERIOR, AND CAST INTO THE CONCRETE STRUCTURE.
  5. SANITARY SEWER MANHOLE RING AND COVER SHALL CONFORM TO WSDOT STANDARD PLAN B-25, TYPE 1, STANDARD. COVERS SHALL BE MARKED "SEWER", WITH 2-INCH RAISED LETTERS. MINIMUM WEIGHT OF THE FRAME SHALL BE 210 POUNDS. MINIMUM WEIGHT OF THE COVER SHALL BE 150 POUNDS.
  6. ALL PIPE AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS TRACER TAPE INSTALLED 12 INCHES TO 18 INCHES UNDER THE FINAL GROUND SURFACE. THE MARKER SHALL BE PLASTIC NON-BIODEGRADABLE, METAL CORE OR BACKING MARKED "SANITARY" THAT CAN BE DETECTED BY A STANDARD METAL DETECTOR. TAPE SHALL BE TERRA TAPE D OR APPROVED EQUAL.
  7. SANITARY SEWERS SHALL BE CLEANED AND TESTED CONFORMING TO REQUIREMENTS CONTAINED IN THE SITE CONSTRUCTION PERMIT. A REPRESENTATIVE OF THE CITY MUST BE PRESENT DURING TESTING.

REVISIONS:	DATE	MARK	NOTE

SCALE: NTS

FILE: 21065-P1

JOB NO: 21065

DATE: October 13, 2021

SET: PRELIM

