SE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 30 N, RANGE 3 W, W.M.
CLALLAM COUNTY, WASHINGTON

BELLA VISTA ESTATES

PRELIMINARY MAJOR SUBDIVISION

PERMIT NO. SUB 24-0004

NOVEMBER 2024

LEGAL DESCRIPTION:

PARCEL A: Bella Vista Estates Parcel: 033029240100

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON, LYING NORTHERLY OF THE HIGHLAND IRRIGATION DITCH AND WESTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH 87°37'45" EAST 58 FEET FROM ITS NORTHWEST CORNER;
THENCE SOUTH 21°58'10" EAST 614.22 FEET AND SOUTH 10°56'17" EAST 538.93 FEET, MORE OR LESS, TO SAID HIGHLAND IRRIGATION DITCH;

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO THE CITY OF SEQUIM BY DEED RECORDED AUGUST 27, 1996 UNDER AUDITOR'S FILE NO. 744128.

PARCEL B: Chambers Property Parcel Portion: 33029249015

PARCEL 2B OF SURVEY RECORDED ON JUNE 18, 2001 IN VOLUME 47 OF SURVEYS, PAGE 14 UNDER AUDITOR'S FILE NO. 2001-1065588, BEING A SURVEY OF LOTS 1 AND 2 OF THE BREHAN SHORT PLAT RECORDED IN VOLUME 16 OF SHORT PLATS, PAGE 74 UNDER AUDITOR'S FILE NO. 579533, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

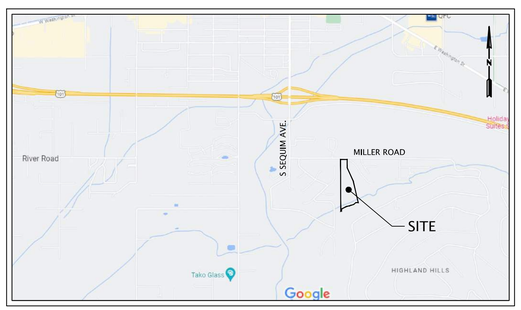
ALL SITUATE IN THE COUNTY OF CLALLAM, STATE OF WASHINGTON.

BASIS OF POSITION:

THE MOST NORTHERLY PT MONUMENT IN AMERICAN EAGLE DRIVE, APPROXIMATELY 50 FEET SOUTH OF THE INTERSECTION OF MILLER ROAD AND AMERICAN EAGLE DRIVE. THE MONUMENT IS A 2 1/2 INCH ALUMINUM DISK, WITH PUNCH, AT THE SURFACE OF PAVEMENT.
[N: 397,910.920, E: 1,087,598.545]

BASIS OF BEARINGS:

HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE INTERSECTION OF AMERICAN EAGLE DRIVE AND TALON COURT TO BE S 22°34'06" E. THE MONUMENT IS A 2 1/2 INCH ALUMINUM DISK, WITH PUNCH, AT THE SURFACE OF PAVEMENT.
[N: 397,716.084, E: 1,087,679.521



VICINITY MAP
N.T.S.

SITE CALCULATIONS AND PROJECT INFORMATION

GENERAL

TAX PARCEL NOS:	033029240100 AND PORTION 33029249015 (CONCURRENT BLA)
SITE LOCATION:	MILLER RD., SEQUIM, WA 98382 AND 160 TOKEN LANE, SEQUIM, WA 98382
EXISTING ZONE:	R 4-8
TOTAL GROSS SITE AREA:	7.54 AC. (328,278 SF)
BELLA VISTA ESTATES	7.33 AC.
CHAMBERS	0.2 AC. (CONCURRENT BLA)
PROPOSED USE:	RESIDENTIAL - SINGLE FAMILY
DENSITY:	24 RESIDENTIAL UNITS
TOTAL DEVELOPABLE AREA	7.54 AC. (328,278 SF)
MINIMUM LOT SIZE	5,400 SF
MAXIMUM LOT SIZE	14,500 SF
MAXIMUM HEIGHT	25 FEET
MINIMUM LOT SETBACKS	
FRONT YARD	15 FEET
SIDE YARD	6 FEET EACH SIDE OR 12 FEET ONE SIDE ONLY
REAR LOT	15 FEET
MAXIMUM LOT COVERAGE	40% LOTS 10,000 SF AND LARGER; INCREASES BY 0.4% FOR EACH 100 SF LOT AREA LESS THAN 10,000 SF
REQUIRED PARKING	2 SPACES / RESIDENCE
SEWAGE DISPOSAL	CITY OF SEQUIM PUBLIC WORKS
WATER SUPPLY	CLALLAM COUNTY PUD - EVERGREEN WATER DISTRICT
FIRE DISTRICT	CLALLAM COUNTY FIRE DISTRICT #3
SCHOOL DISTRICT	SEQUIM SCHOOL DISTRICT

EARTHWORK QUANTITIES:

TOTAL CUT:	48,748 cu. yd.
TOTAL FILL:	10,334 cu. yd.
NET (CUT):	38,414 cu. yd.

DEVELOPMENT CONTACTS

APPLICANT / OWNER

BELLA VISTA ESTATES, LLC
8711 RIDGE ROAD
MEDINA, WA 98039
PHONE: 206-948-2323
CONTACT: CHRIS WEYMOUTH

ENGINEER / SURVEYOR

GOLDSMITH LAND DEVELOPMENT SERVICES
11400 SE 8TH ST., SUITE 450
BELLEVUE, WA 98004
PHONE: 425-462-1080
FAX: 425-462-7719
CONTACT: KEITH J. GOLDSMITH, PE
CONTACT: LEE D. NYQUIST, PLS

GEOTECHNICAL ENGINEER

TERRA ASSOCIATES, INC.
12220 113TH AVE. NE, SUITE 130
KIRKLAND, WA 98034
PHONE: 425-821-7777
FAX: 425-821-4334
CONTACT: CAROLYN DECKER, PE

TRANSPORTATION ENGINEER

TRANSPORTATION ENGINEERING NORTHWEST
11400 SE 8TH STREET, SUITE 200
BELLEVUE, WA 98004
PHONE: 425-250-5001
FAX: 425-889-8369
CONTACT: AMY WASSERMAN, PE
CONTACT: CHRIS BICKET, PE

LANDSCAPE ARCHITECT

ALTMANN OLIVER ASSOCIATES, LLC
PO BOX 578
CARNATION, WA 98014
PHONE: 425-333-4535
CONTACT: SIMONE OLIVER, LA

SHEET INDEX

Sheet #	DESCRIPTION
1	COVER
2	ADJACENT OWNERSHIPS
EC 1-3	EXISTING CONDITION
SP	PRELIMINARY SITE PLAN
GR-1	PRELIMINARY ROAD & GRADING PLAN
GR-2	PRELIMINARY NEIGHBORHOOD STREET PROFILE
WS-1	PRELIMINARY WATER & SANITARY SEWER PLAN
WS-2	PRELIMINARY WATER & SANITARY SEWER PROFILE
SD-1	PRELIMINARY STORMWATER PLAN
SD-2	PRELIMINARY STORMWATER PROFILE
SD-3	PRELIMINARY VAULT PLAN
SD-4	PRELIMINARY VAULT SECTIONS
D-1	STORMWATER DETAILS
D-2	STORMWATER DETAILS
L1.01	PRELIMINARY LANDSCAPE AND PLANTING PLAN
IR1.01 - IR1.02	PRELIMINARY IRRIGATION PLAN
IL-01 - IL-04	PRELIMINARY ILLUMINATION PLANS

Digitally signed by Keith Goldsmith
Date: 2024.11.15 15:04:12-08'00'

GOLDSMITH
LAND DEVELOPMENT SERVICES
11400 SE 8th St., Suite 450, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 www.goldsmithengineering.com

BELLA VISTA ESTATES, LLC
8711 RIDGE ROAD, MEDINA, WA 98039

811 Know what's below. Call before you dig.

SE 1/4, NW 1/4 SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

NOTE:

ADJACENT PROPERTY OWNER'S LIST PROVIDED WITH APPLICATION UNDER SEPARATE COVER.



REV. NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY

PLOTTED: 2024/11/13 12:58 Hwerlinger
DRAWN: HWERLINGER
PROJ. SUR.: LNYQUIST
APPROVED: KGOLDSMITH
FIELD BOOK:
PAGE #:

L:\2023\23035\3 DEVELOPMENT\CAD\HOST DRAWINGS\PRELIMINARY PLAT\23035Q01.DWG

GOLDSMITH
LAND DEVELOPMENT SERVICES
11400 SE 8th St, Suite 450, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 www.goldsmithengineering.com

KEITH J. GOLDSMITH, STATE OF WASHINGTON, 24597, REGISTERED PROFESSIONAL ENGINEER
2024/11/14

BELLA VISTA ESTATES, LLC

ADJACENT OWNERSHIPS FOR BELLA VISTA ESTATES

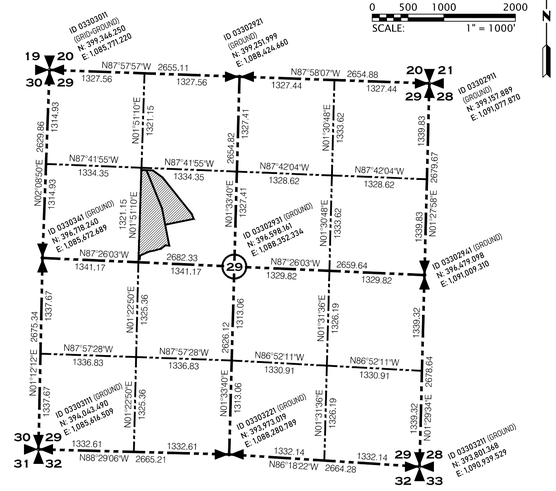
CITY OF SEQUIM — CLALLAM COUNTY, WASHINGTON

JOB NO. 23035

SHEET 2

SE 1/4, NW 1/4 SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

SUBDIVISION CONTROL



LEGAL DESCRIPTION

PARCEL A

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON, LYING NORTHERLY OF THE HIGHLAND IRRIGATION DITCH AND WESTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH 87°37'45" EAST 58 FEET FROM ITS NORTHWEST CORNER;
THENCE SOUTH 21°58'10" EAST 614.22 FEET AND SOUTH 10°56'17" EAST 538.93 FEET, MORE OR LESS, TO SAID HIGHLAND IRRIGATION DITCH;

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO THE CITY OF SEQUIM BY DEED RECORDED AUGUST 27, 1996 UNDER AUDITORS FILE NO. 744128.

PARCEL B

PARCEL 2B OF SURVEY RECORDED ON JUNE 18, 2001 IN VOLUME 47 OF SURVEYS, PAGE 14 UNDER AUDITORS FILE NO. 2001-1065588, BEING A SURVEY OF LOTS 1 AND 2 OF THE BREHAN SHORT PLAT RECORDED IN VOLUME 16 OF SHORT PLATS, PAGE 74 UNDER AUDITORS FILE NO. 579533, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

ALL SITUATE IN THE COUNTY OF CLALLAM, STATE OF WASHINGTON.

SURVEY NOTES

1. HORIZONTAL DATUM: NAD 83/1991 - WASHINGTON NORTH ZONE, PER PUBLIC LANDS SURVEY SYSTEM (PLSS) AND GEODETIC MONUMENT RECORDS, PERFORMED BY NORTH OLYMPIC PARTNERS, RECORDED UNDER RECORDING NUMBER 19981010485, RECORDS OF CLALLAM COUNTY, WASHINGTON AND THE RECORDED SURVEY OF CLALLAM COUNTY GEOMETRIC FRAMEWORK, PERFORMED BY NORTH OLYMPIC PARTNERS, RECORDED JUNE 9, 1998, IN VOLUME 39 OF SURVEYS, PAGE 86, UNDER RECORDING NUMBER 19981010484, RECORDS OF CLALLAM COUNTY, WASHINGTON.

2. BASIS OF POSITION: THE MOST NORTHERLY PT MONUMENT IN AMERICAN EAGLE DRIVE, APPROXIMATELY 50 FEET SOUTH OF THE INTERSECTION OF MILLER ROAD AND AMERICAN EAGLE DRIVE. THE MONUMENT IS A 2 1/2 INCH ALUMINUM DISK, WITH PUNCH, AT THE SURFACE OF PAVEMENT.
[N: 397,910.920, E: 1,087,598.545]

3. BASIS OF BEARINGS: HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE INTERSECTION OF AMERICAN EAGLE DRIVE AND TALON COURT TO BE S 22°34'06" E. THE MONUMENT IS A 2 1/2 INCH ALUMINUM DISK, WITH PUNCH, AT THE SURFACE OF PAVEMENT.
[N: 397,716.084, E: 1,087,679.521]

4. VERTICAL DATUM: NAVD 88, PER THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

   MASTER BENCHMARK: BENCHMARK IS THE ABOVE-DESCRIBED BASIS OF POSITION.
   ELEVATION = 329.67 FEET

   SITE BENCHMARK NO. 1: GOLDSMITH TRAVERSE POINT BVR-4. BENCHMARK IS A CONCRETE NAIL WITH FLASHER (PLS 38984) LOCATED APPROXIMATELY 18.2 FEET SOUTHEAST OF THE MONUMENTED CENTER OF CUL-DE-SAC IN AMERICAN EAGLE DRIVE.
   ELEVATION = 385.92 FEET

   SITE BENCHMARK NO. 2: GOLDSMITH TRAVERSE POINT BVT-2. BENCHMARK IS A REBAR AND CAP, SET APPROXIMATELY 8.6 FEET NORTH OF THE EDGE OF PAVEMENT OF THAT PORTION OF MILLER ROAD ADJACENT TO THE SUBJECT PROPERTY AND APPROXIMATELY 80 FEET EAST OF THE SIDEWALK (AS MEASURED ALONG THE EDGE OF PAVEMENT) FRONTING 231 MILLER ROAD, SEQUIM, WA 98382.
   ELEVATION = 298.56 FEET

5. THE PURPOSE OF THIS SURVEY IS TO PROVIDE BASE EXISTING INFORMATION SUFFICIENT FOR DESIGN AND PERMITTING REQUIREMENTS. THE SCOPE OF THIS TOPOGRAPHIC SURVEY INCLUDES THE ENTIRETY OF PARCEL A (SEE LEGAL DESCRIPTION HEREON), A LIMITED PORTION OF PARCEL B (SEE LEGAL DESCRIPTION HEREON), AND ADJACENT RIGHT-OF-WAY THEREFROM.

   A FULL FIELD STUDY OF BOUNDARY OCCUPATION WAS NOT COMPLETE AT THE TIME OF THIS SURVEY AND THEREFORE ONLY PARTIAL DATA IS SHOWN HEREON.

6. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 131154-9-35049-CL-2023.27030-230643766, DATED AUGUST 2, 2023. IN PREPARING THIS MAP, HUGH G. GOLDSMITH AND ASSOCIATES, INC. CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS HUGH G. GOLDSMITH AND ASSOCIATES, INC, AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED COMMITMENT. HUGH G. GOLDSMITH AND ASSOCIATES, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE HUGH G. GOLDSMITH AND ASSOCIATES, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

7. THE FOLLOWING INFORMATION WAS REFERENCED IN PREPARING THIS SURVEY:

   A) STATUTORY WARRANTY DEED FOR THE SUBJECT PROPERTY, RECORDED UNDER RECORDING NUMBER 2022-1442223 (D1)

   B) STATUTORY WARRANTY DEED FOR TAX PARCEL NUMBER 033029240050, RECORDED UNDER RECORDING NUMBER 2018-1361531 (D2)

   C) RECORD OF SURVEY (REVISED) OF HIGHLAND HILLS, PERFORMED BY R.H. WINTERS CO., RECORDED NOVEMBER 21, 1983, IN VOLUME 9 OF SURVEYS, PAGE 73, UNDER RECORDING NUMBER 549418, RECORDS OF CLALLAM COUNTY, WASHINGTON. (R1)

   D) SHORT PLAT PERFORMED BY DAVID CUMMINS FOR MR. AND MRS. DUNAR D. JOHNSON, RECORDED FEBRUARY 3, 1986, IN VOLUME 17 OF SHORT PLATS, PAGE 50, UNDER RECORDING NUMBER 587508, RECORDS OF CLALLAM COUNTY, WASHINGTON. (SP1)

   E) SHORT PLAT PERFORMED BY DAVID CUMMINS FOR MR. AND MRS. CLIFF J. BREHAN, RECORDED JULY 3, 1986, IN VOLUME 16 OF SHORT PLATS, PAGE 74, UNDER RECORDING NUMBER 579533. RECORDS OF CLALLAM COUNTY, WASHINGTON. (SP2)

   F) SHORT PLAT PERFORMED BY DAVID CUMMINS FOR MR. AND MRS. KU HUENG LEE, RECORDED SEPTEMBER 29, 1989, IN VOLUME 19 OF SHORT PLATS, PAGE 64, UNDER RECORDING NUMBER 622777, RECORDS OF CLALLAM COUNTY, WASHINGTON. (SP3)

   G) SHORT PLAT PERFORMED BY DAVID CUMMINS FOR MR. AND MRS. GEORGE HUNTER, RECORDED NOVEMBER 28, 1989, IN VOLUME 19 OF SHORT PLATS, PAGE 88, UNDER RECORDING NUMBER 625385, RECORDS OF CLALLAM COUNTY, WASHINGTON. (SP4)

   H) SHORT PLAT PERFORMED BY DAVID CUMMINS FOR MR. AND MRS. ROBERT E. AMES AND MS. DIANE KENDY, RECORDED NOVEMBER 26, 1991, IN VOLUME 22 OF SHORT PLATS, PAGE 74, UNDER RECORDING NUMBER 660427, RECORDS OF CLALLAM COUNTY, WASHINGTON. (SP5)

   I) PLAT OF EMERALD HIGHLANDS A PLANNED UNIT DEVELOPMENT PERFORMED BY CLARK LAND OFFICE, RECORDED AUGUST 31, 1994, IN VOLUME 12 OF PLATS, PAGES 32 THROUGH 42, UNDER RECORDING NUMBER 711649, RECORDS OF CLALLAM COUNTY, WASHINGTON.

   J) RECORD OF SURVEY OF CLALLAM COUNTY GEOMETRIC FRAMEWORK, PERFORMED BY NORTH OLYMPIC PARTNERS, RECORDED JUNE 9, 1998, IN VOLUME 39 OF SURVEYS, PAGE 86, UNDER RECORDING NUMBER 19981010484, RECORDS OF CLALLAM COUNTY, WASHINGTON.

   K) PUBLIC LANDS SURVEY SYSTEM (PLSS) AND GEODETIC MONUMENT RECORDS, PERFORMED BY NORTH OLYMPIC PARTNERS, RECORDED UNDER RECORDING NUMBER 19981010485, RECORDS OF CLALLAM COUNTY, WASHINGTON.

   L) CITY OF SEQUIM BOUNDARY LINE ADJUSTMENT NO. 01-007 PERFORMED BY DAVID CUMMINS, RECORDED JUNE 18, 2001, IN VOLUME 47 OF SURVEYS, PAGES 14 AND 15, UNDER RECORDING NUMBER 20011065588, RECORDS OF CLALLAM COUNTY, WASHINGTON. (R2)

   M) PLAT OF EAGLE CREST PERFORMED BY ZENOVIC AND ASSOCIATES, RECORDED JULY 1, 2008, IN VOLUME 15 OF PLATS, PAGE 50, UNDER RECORDING NUMBER 20081223354, RECORDS OF CLALLAM COUNTY, WASHINGTON. (P1)

8. THE FOLLOWING DECISIONS WERE MADE TO ESTABLISH THE BOUNDARY SHOWN HEREON:

   THE SUBDIVISION SHOWN HEREON REFLECTS THAT ESTABLISHED IN PUBLIC LANDS SURVEY SYSTEM (PLSS) AND GEODETIC MONUMENT RECORDS, PERFORMED BY NORTH OLYMPIC PARTNERS. RECORDED UNDER RECORDING NUMBER 19981010485, RECORDS OF CLALLAM COUNTY, WASHINGTON AND THE RECORDED SURVEY OF CLALLAM COUNTY GEOMETRIC FRAMEWORK, PERFORMED BY NORTH OLYMPIC PARTNERS, RECORDED JUNE 9, 1998, IN VOLUME 39 OF SURVEYS, PAGE 86, UNDER RECORDING NUMBER 19981010484, RECORDS OF CLALLAM COUNTY, WASHINGTON.

   BASED UPON SAID SUBDIVISION BREAKDOWN, (D1), (D2), (P1), (R2), (SP1), AND (SP2) HAVE BEEN CALCULATED WITHIN THE BOUNDS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, 3 WEST, W.M.

   ALL GOLDSMITH CALCULATIONS, EXCEPTING THAT OF THE DEED FOR TAX PARCEL NUMBER 2018-1361531 (D2), HELD THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER AS THEIR POINTS OF BEGINNINGS AND THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29.

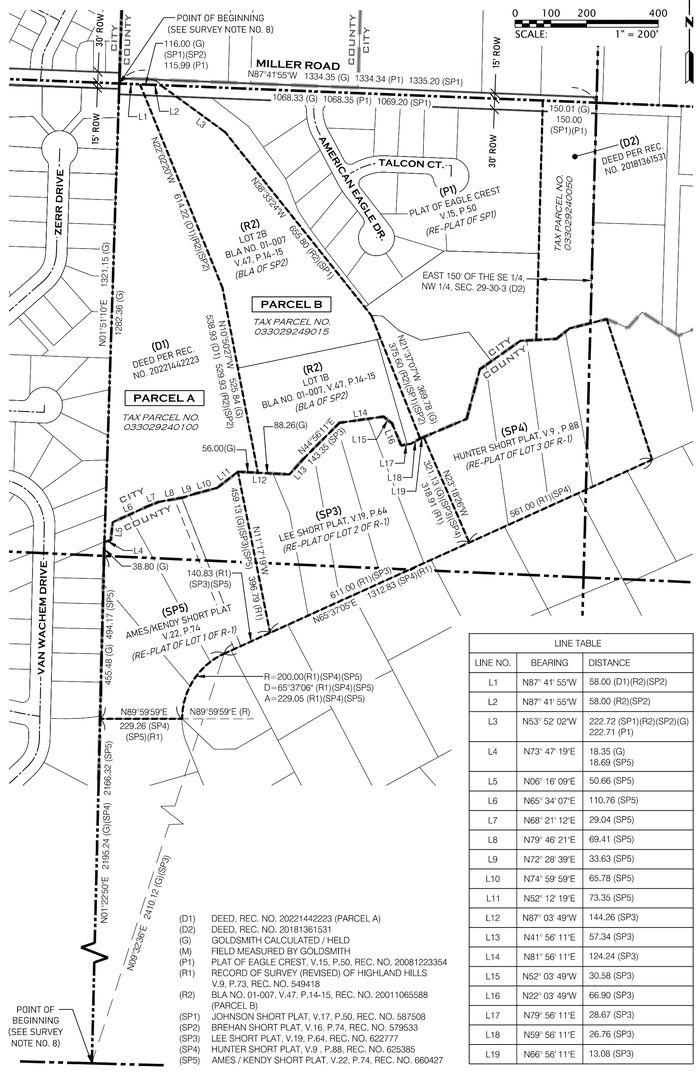
   THE SOUTH BOUNDARY OF PARCEL A (SEE LEGAL DESCRIPTION) IS DESCRIBED AS THE "HIGHLAND IRRIGATION DITCH" - PRESUMING THE SOUTH LINE IS COINCIDENT WITH THE CURRENT CENTERLINE OF THE DITCH.

   THOSE SHORT PLATS SOUTH OF THE SUBJECT PROPERTY PURPORT TO DIMENSION THE LOCATION OF SAID DITCH AS THEIR NORTH BOUNDARY.

   THE LEGALLY DESCRIBED SOUTH BOUNDARY OF PARCEL B (SEE LEGAL DESCRIPTION) IN 1986, ON (SP2), DIFFERS FROM THAT DIMENSIONED THEREON, THOUGH BOTH REFERENCE IT AS THE "HIGHLAND IRRIGATION DITCH"; THE FOLLOWING BOUNDARY LINE ADJUSTMENT, (R2), MAINTAINS THE DIMENSIONED SOUTH BOUNDARY IN 2001, THAT BEING SAID, THE SHORT PLAT TO THE IMMEDIATE SOUTH OF PARCEL B, (SP3), HAD RE-ESTABLISHED SAID DITCH IN A NEW LOCATION IN 1989.

SURVEY NOTES CONTINUED ON SHEET 2 OF 3

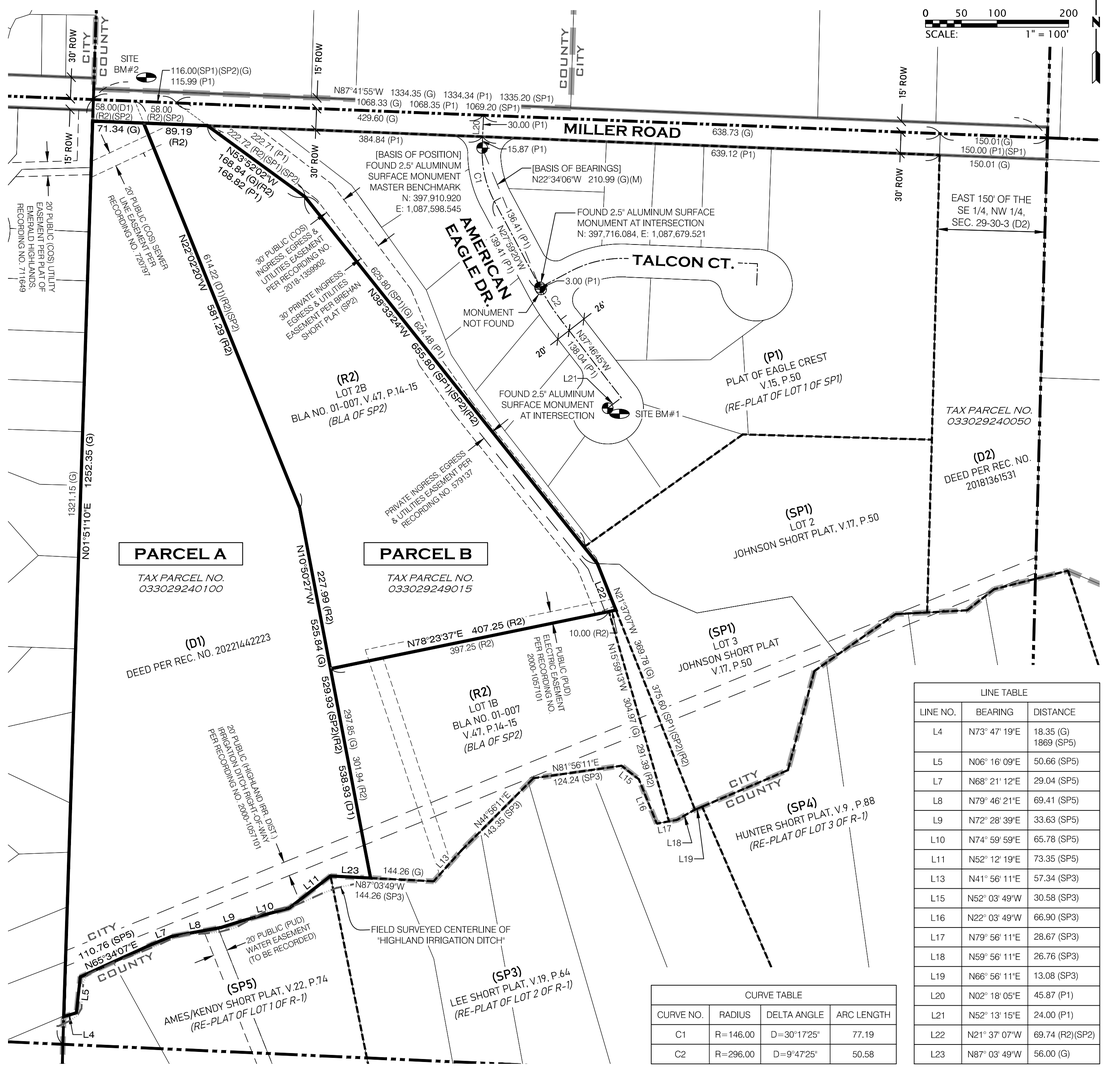
PLAT CONTROL



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N87° 41' 55"W	58.00 (D1)(R2)(SP2)
L2	N87° 41' 55"W	58.00 (R2)(SP2)
L3	N53° 52' 02"W	222.72 (SP1)(R2)(SP2)(G) 222.71 (P1)
L4	N73° 47' 19"E	18.35 (G) 18.69 (SP5)
L5	N06° 16' 09"E	50.66 (SP5)
L6	N65° 34' 07"E	110.76 (SP5)
L7	N68° 21' 12"E	29.04 (SP5)
L8	N79° 46' 21"E	69.41 (SP5)
L9	N72° 28' 39"E	33.63 (SP5)
L10	N74° 59' 59"E	65.78 (SP5)
L11	N52° 12' 19"E	73.35 (SP5)
L12	N87° 03' 49"W	144.26 (SP3)
L13	N41° 56' 11"E	57.34 (SP3)
L14	N81° 56' 11"E	124.24 (SP3)
L15	N52° 03' 49"W	30.58 (SP3)
L16	N22° 03' 49"W	66.90 (SP3)
L17	N79° 56' 11"E	28.67 (SP3)
L18	N59° 56' 11"E	26.76 (SP3)
L19	N66° 56' 11"E	13.08 (SP3)

(D1) DEED, REC. NO. 20221442223 (PARCEL A)
(D2) DEED, REC. NO. 20181361531
(G) GOLDSMITH CALCULATED / HELD
(M) FIELD MEASURED BY GOLDSMITH
(P1) PLAT OF EAGLE CREST, V.15, P.50, REC. NO. 20081223354
(R1) RECORD OF SURVEY (REVISED) OF HIGHLAND HILLS V.9, P.73, REC. NO. 549418
(R2) BLA NO. 01-007, V.47, P.14-15, REC. NO. 20011065588 (PARCEL B)
(SP1) JOHNSON SHORT PLAT, V.17, P.50, REC. NO. 587508
(SP2) BREHAN SHORT PLAT, V.16, P.74, REC. NO. 579533
(SP3) LEE SHORT PLAT, V.19, P.64, REC. NO. 622777
(SP4) HUNTER SHORT PLAT, V.9 , P.88, REC. NO. 625385
(SP5) AMES / KENDY SHORT PLAT, V.22, P.74, REC. NO. 660427

BOUNDARY CONTROL



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L4	N73° 47' 19"E	18.35 (G) 1869 (SP5)
L5	N06° 16' 09"E	50.66 (SP5)
L7	N68° 21' 12"E	29.04 (SP5)
L8	N79° 46' 21"E	69.41 (SP5)
L9	N72° 28' 39"E	33.63 (SP5)
L10	N74° 59' 59"E	65.78 (SP5)
L11	N52° 12' 19"E	73.35 (SP5)
L13	N41° 56' 11"E	57.34 (SP3)
L15	N52° 03' 49"W	30.58 (SP3)
L16	N22° 03' 49"W	66.90 (SP3)
L17	N79° 56' 11"E	28.67 (SP3)
L18	N59° 56' 11"E	26.76 (SP3)
L19	N66° 56' 11"E	13.08 (SP3)
L20	N02° 18' 05"E	45.87 (P1)
L21	N52° 13' 15"E	24.00 (P1)
L22	N21° 37' 07"W	69.74 (R2)(SP2)
L23	N87° 03' 49"W	56.00 (G)

CURVE TABLE			
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C1	R=146.00	D=30°17'25"	77.19
C2	R=296.00	D=9°47'25"	50.58

GOLDSMITH
LAND DEVELOPMENT SERVICES
11400 SE 8th St, Suite 450, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 www.goldsmithengineering.com

REV. NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY

PLOTTED:	2024/11/01 12:42 Hwerlinger
DRAWN:	EMALM
PROJ. SUR.:	LNYQUIST
APPROVED:	LNYQUIST
FIELD BOOK:	1972
PAGE #:	68-78

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LEE D. NYQUIST STATE OF WASHINGTON 38984 REGISTERED PROFESSIONAL LAND SURVEYOR
11/1/2024

BELLA VISTA ESTATES, LLC

EXISTING CONDITIONS FOR BELLA VISTA ESTATES

CITY OF SEQUIM CLALLAM COUNTY WASHINGTON

JOB NO. 23035

SHEET

EC-1

SE 1/4, NW 1/4 SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

SURVEY NOTES CONTINUED FROM SHEET 1 OF 3

FOR PURPOSES OF THIS SURVEY, THE SOUTH BOUNDARIES OF PARCEL A AND PARCEL B WERE CALCULATED HOLDING THE NORTH BOUNDARIES OF (SP3) AND (SP5), UNDERSTANDING THAT THE FIELD LOCATED CENTER OF SAID DITCH, AS SHOWN HEREON, DOES NOT FOLLOW SAID REFLECTED NORTHERLY SHORT PLAT BOUNDARIES.

ALL GOLDSMITH CALCULATIONS FOR SAID SHORT PLATS HELD THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 AS THEIR POINTS OF BEGINNING AND THEIR BASIS OF BEARINGS AS THE NORTH-SOUTH CENTERLINE OF SAID SOUTHWEST QUARTER.

THE DISTANCE CALL ON (SP5) BETWEEN ITS SOUTHWEST CORNER AND THE BASIS OF POSITION, APPEARS TO HAVE BEEN LISTED IN ERROR. WHEN HOLDING THE DISTANCE REFERENCED IN (SP4), THE TIE BETWEEN SAID BASIS OF POSITION AND THE WESTERLY PT OF THE SOUTH LINE LINE OF LOTS 2, 3 AND 4 OF (R1) MATCHES THE DIMENSIONING ON (SP3).

THE NORTHWEST CORNER OF (SP5) DOES NOT APPEAR TO TAKE INTO ACCOUNT THE SUBDIVISION BREAK BETWEEN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 29. THE BOUNDARY SHOWN HERON REFLECTS SAID BREAK.

9. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE COMBINATION FACTOR USED FOR THIS SITE WAS 0.99993498, WHERE GRID DISTANCE DIVIDED BY THE COMBINATION FACTOR EQUALS GROUND DISTANCE. THEREFORE, THE ONLY TRUE WASHINGTON STATE PLANE COORDINATE IS THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN. DISTANCES ARE ALL IN U.S. SURVEY FEET.

10. THE SUBJECT PROPERTIES CONTAIN 523,023 SQUARE FEET, OR 12.01 ACRES, MORE OR LESS.

THE AREA IS DISTRIBUTED AMONG THE PARCELS AS FOLLOWS:

PARCEL A (TAX PARCEL NO. 033029240100) CONTAINS 319,485 SQUARE FEET, OR 7.33 ACRES, MORE OR LESS. PARCEL B (TAX PARCEL NO. 033029249015) CONTAINS 203,538 SQUARE FEET, OR 4.67 ACRES, MORE OR LESS.

11. TRAVERSING AND DATA COLLECTION WERE PERFORMED USING ONE OR MORE OF THE FOLLOWING INSTRUMENTS. A 3-SECOND GT-503 TOPCON TOTAL STATION, A 3-SECOND PS-103A TOPCON TOTAL STATION, A 5-SECOND GPT-3005W TOPCON TOTAL STATION.

ADDITIONAL FIELD WORK WAS PERFORMED USING TOPCON HIPER HR GNSS POSITIONING SYSTEM. THE WASHINGTON STATE REFERENCE NETWORK, AND/OR THE NATIONAL GEODETIC SURVEYS ONLINE POSITIONING USER SERVICE (OPUS).

ALL FIELD WORK WAS PERFORMED, AND EQUIPMENT MAINTAINED, IN COMPLIANCE WITH WAC 332-130.

12. MONUMENTS SHOWN AS FOUND WERE FIELD VISITED ON OCTOBER 11, 2023. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS A COMBINATION OF GOLDSMITH FIELD SURVEY PERFORMED IN SEPTEMBER OF 2023 AND DATA FROM OTHERS (CAD FILE), AS PROVIDED BY THE CLIENT, HOWEVER, SAID CAD FILE DID NOT DETAIL DATE OF SURVEY, WHO THE SURVEY WAS PREFORMED BY, OR DATUM INFORMATION. THEREFORE, THE DATA FROM OTHERS WAS TRANSLATED TO MATCH THE DATUM AS OUTLINED ABOVE, HOLDING THE RIM ELEVATION OF THE SANITARY SEWER MANHOLE LOCATED ADJACENT TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

13. THE TREES SHOWN HERON ARE AS PROVIDED BY OTHERS IN THE SAME DATE SET NOTED ABOVE. THERE HAS NOT BEEN AN INDEPENDENT SURVEY OR ANALYSIS OF TREES ON THE SITE.

14. INFORMATION SHOWN HEREON IS PER A COMBINATION OF FIELD LOCATED SURFACE OBSERVABLE FEATURES AND RECORDS OF APPLICABLE UTILITY PURVEYORS, INCLUDING THE CITY OF SEQUIM AND THE CLALLAM COUNTY PUBLIC UTILITY DISTRICT. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

LEGEND

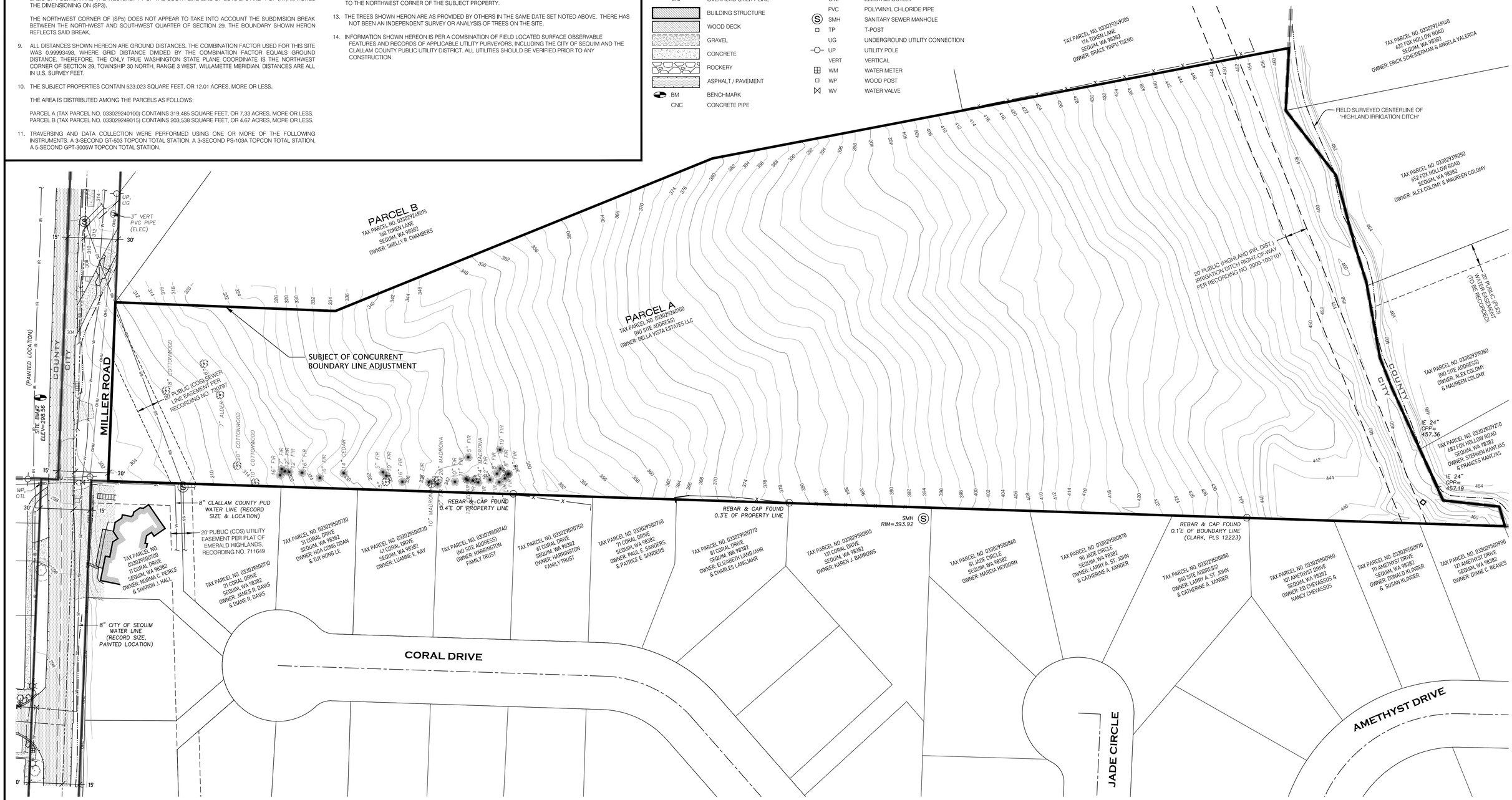
X	FENCE LINE	CP	CARSONITE POST
	CENTERLINE OF DRAINAGE	CPP	CORRUGATED PLASTIC PIPE
W	UNDERGROUND WATER LINE	FH	FIRE HYDRANT
SS	UNDERGROUND SEWER LINE	IE	INVERT ELEVATION
SD	UNDERGROUND STORM DRAIN LINE	LP	LIGHT POLE
IR	UNDERGROUND IRRIGATION LINE	MB	MAILBOX
OHU	OVERHEAD UTILITY LINE	OTL	ELECTRIC OUTLET
	BUILDING STRUCTURE	PVC	POLYVINYL CHLORIDE PIPE
	WOOD DECK	S SMH	SANITARY SEWER MANHOLE
	GRAVEL	TP	T-POST
	CONCRETE	UG	UNDERGROUND UTILITY CONNECTION
	ROCKERY	UP	UTILITY POLE
	ASPHALT / PAVEMENT	VERT	VERTICAL
BM	BENCHMARK	WM	WATER METER
CNC	CONCRETE PIPE	WP	WOOD POST
		WV	WATER VALVE

N

0 20 40 80 120

SCALE: 1" = 40'

811 Know what's below. Call before you dig.



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PAGE #:	68-78

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LEE D. NYQUIST STATE OF WASHINGTON 22004 REGISTERED PROFESSIONAL LAND SURVEYOR 11/1/2024

BELLA VISTA ESTATES, LLC

EXISTING CONDITIONS FOR BELLA VISTA ESTATES

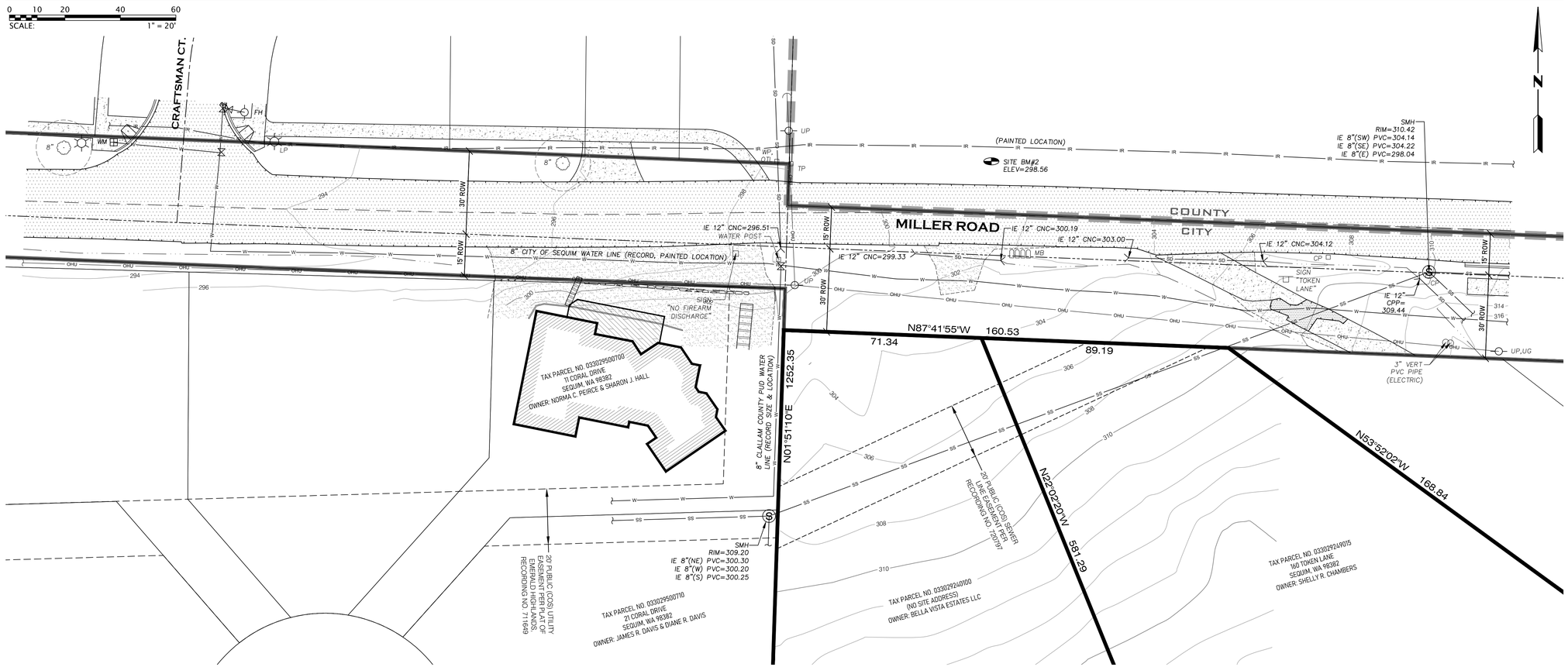
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JOB NO. 23035

SHEET EC-2

SE 1/4, NW 1/4 SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

20 SCALE MILLER ROAD DETAIL



LEGEND

x	FENCE LINE
	CENTERLINE OF DRAINAGE
W	UNDERGROUND WATER LINE
SS	UNDERGROUND SEWER LINE
SD	UNDERGROUND STORM DRAIN LINE
IR	UNDERGROUND IRRIGATION LINE
OHU	OVERHEAD UTILITY LINE
	BUILDING STRUCTURE
	WOOD DECK
	GRAVEL
	CONCRETE
	ROCKERY
	ASPHALT / PAVEMENT
BM	BENCHMARK
CNC	CONCRETE PIPE
CP	CARSONITE POST
CPP	CORRUGATED PLASTIC PIPE
FH	FIRE HYDRANT
IE	INVERT ELEVATION
LP	LIGHT POLE
MB	MAILBOX
OTL	ELECTRIC OUTLET
PVC	POLYVINYL CHLORIDE PIPE
SMH	SANITARY SEWER MANHOLE
TP	T-POST
UG	UNDERGROUND UTILITY CONNECTION
UP	UTILITY POLE
VERT	VERTICAL
WM	WATER METER
WP	WOOD POST
WV	WATER VALVE

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LEE D. NYQUIST — STATE OF WASHINGTON — 23894 — REGISTERED PROFESSIONAL LAND SURVEYOR — 11/1/2024

BELLA VISTA ESTATES, LLC

EXISTING CONDITIONS FOR BELLA VISTA ESTATES

CITY OF SEQUIM CLALLAM COUNTY WASHINGTON

JOB NO. 23035

SHEET

EC-3

SE 1/4, NW 1/4 SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

N

SCALE: 1" = 40'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S01° 51' 09"W	187.65
L2	S52° 38' 34"E	155.88
L3	S24° 34' 15"E	89.66
L4	N35° 54' 24"W	38.72
L5	N37° 21' 26"E	137.44

CURVE TABLE			
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C1	R=100.00	D=74°04'23"	129.28
C2	R=100.00	D=141°22'00"	141.37
C3	R=100.00	D=121°47'215"	121.79
C4	R=100.00	D=28°04'19"	48.96
C5	R=110.00	D=168°37'52"	323.81
C6	R=100.00	D=73°15'50"	127.87

ISD (INTERSECTION SIGHT DISTANCE) LEFT TURN CASE B-1 = 364 ft

ISD (INTERSECTION SIGHT DISTANCE) RIGHT TURN CASE B-2 = 290 ft

TOKEN LANE

MILLER ROAD

NEIGHBORHOOD STREET

TAX PARCEL NO. 033029249016
160 TOKEN LANE
SEQUIM, WA 98382
OWNER: SHELLY R. CHAMBERS

TAX PARCEL NO. 033029249005
174 TOKEN LANE
SEQUIM, WA 98382
OWNER: GRACE YINPO TSENG

TAX PARCEL NO. 033029420150
MILLER ROAD
SEQUIM, WA 98382
OWNER: DELANE R BELL

TAX PARCEL NO. 033029507720
31 CORAL DRIVE
SEQUIM, WA 98382
OWNER: HOA COMB TOWN
& TUT HONG LE

SITE BOUNDARY, TYP.

BUILDING SETBACK PER ZONING CODE, TYP.

LOT 17/18 ACCESS AND UTILITY TRACT

LOT 5/11 ACCESS AND UTILITY TRACT

PROPOSED 10' HIGHLAND IRRIGATION EASEMENT

20' PUBLIC WATER PIPE LINE EASEMENT REC. #2024-1458266

DISTANCE FROM TRAVEL WAY TO DRIVER EYE

TRACT A
22958 SF
OPEN SPACE AND STORMWATER TRACT

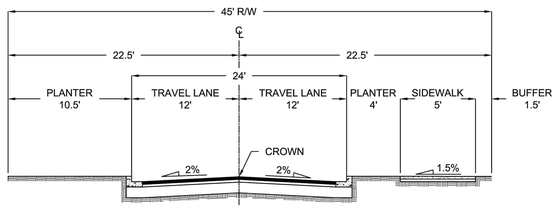
TRACT B
911 SF

TRACT C
1043 SF
ACCESS AND UTILITY

TRACT D
1202 SF
ACCESS AND UTILITY

TRACT E
8959 SF

1 9248 SF
2 9185 SF
3 11402 SF
4 11813 SF
5 11182 SF
6 7144 SF
7 5590 SF
8 5976 SF
9 7782 SF
10 7850 SF
11 14054 SF
12 10435 SF
13 13557 SF
PROPOSED 20' WATER EASEMENT
14 9507 SF LAND
20' PUBLIC IRRIGATION / RR. DIST. / IRRIGATION DITCH RIGHT-OF-WAY PER RECORDING NO. 2000-1057101
15 7919 SF
16 8036 SF
17 8173 SF
18 9307 SF
19 7740 SF
20 10393 SF
21 5822 SF
22 7433 SF
23 7735 SF
24 8843 SF



GENERAL NOTES:

1. SEE FIGURE 4-16 FOR TYPICAL PAVEMENT SECTION.
2. SEE FIGURE 4-15 FOR STANDARD UTILITY LOCATION.
3. ALL ROADS MUST HAVE VERTICAL CURB AND GUTTER EXCEPT AT STORMWATER LID LOCATIONS APPROVED BY THE CITY ENGINEER.
4. ALTERNATE STREET SECTION CROSS-SLOPES ARE SUBJECT TO THE CITY ENGINEERS APPROVAL.
5. SEE FIGURE 4-14 FOR STREETS ENDING IN A CUL-DE-SAC, HAMMERHEAD, OR "Y".

CITY OF SEQUIM

NEIGHBORHOOD STREET SECTION

REVISION NO.	DATE
0	1/11/2021

FIGURE 4-01

PROPOSED TRACT AREAS

TRACT	USE	AREA
TRACT A	STORMWATER AND OPEN SPACE	22,958 SF
TRACT B	OPEN SPACE	911 SF
TRACT C	ACCESS AND UTILITY	1,043 SF
TRACT D	ACCESS AND UTILITY	1,202 SF
TRACT E	OPEN SPACE	8,959 SF

OPEN SPACE TRACT AREAS (COS 17.28.050.A.2)

TRACT A	22,958 SF
TRACT B	911 SF
TRACT E	8,959 SF
TOTAL PROPOSED OPEN SPACE AREA	**32,828 SF**

OPEN SPACE / RECREATION MINIMUM REQUIREMENTS (COS 17.28.050.A.2)

TOTAL GROSS SITE AREA	328,278 SF (7.54 AC)
REQUIRED MINIMUM OPEN SPACE (MINIMUM 10% SITE AREA)	32,828 SF (0.75 AC)
OPEN SPACE – PROVIDED (TRACTS A, B AND E)	32,828 SF (0.75 AC)
REQUIRED ACTIVE OPEN SPACE (50% OF MINIMUM OPEN SPACE PROVIDED)* .	16,414 SF (0.38 AC)
PROPOSED ACTIVE OPEN SPACE TRACTS A AND B PROPOSED AS DESIGNATED TO ACCOMMODATE ACTIVE RECREATION. IT IS PRELIMINARILY PROPOSED THAT A COMBINATON OF BENCHES, A PICNIC TABLE AND INTERCONNECTING PATHS/WALKS WILL BE PROVIDED WHICH SATISFY THE ACTIVE SPACE REQUIREMENTS. *SEE UPDATED SITE PLAN – SHEET SP AND PRELIMINARY LANDSCAPE PLAN – SHEET L1.01 FOR NOTES AND DETAILS.	16,414 SF (0.38 AC)

NEIGHBORHOOD STREET- PUBLIC ROW AREA

TOTAL ROW AREA 1.77 AC.
1.77 AC TO BE DEDICATED WITH FUTURE FINAL PLAT

Zone Intent: The R4-8 zoning district is to provide land for residential development within the city. The R4-8 zone provides for consistency and predictability in the character of residential neighborhoods. New subdivisions must provide a minimum of four dwelling units per net acre.

Permitted Uses	Lot Size Standard	General Development Standards					
		Maximum Height	Minimum Front Yard	Minimum Side/Rear Yard	Maximum Lot Coverage	Required Parking	Site Requirements
Residences (Detached)	Min. lot size – 5,400 sf Max. lot size – 14,500 sf*	25', except 18' in central height district (see Notes below)	15'	Side: 6' each side; or 12' one side only if zero-lot-line development Rear: 15'	40% lots 10,000 sf and larger; increases by 0.4% for each 100 sf lot area less than 10,000 sf	2 spaces/residence	Site plan review per Chapter 18.22 SMC

NO	DATE	REVISIONS	BY	CHK
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BELLA VISTA ESTATES, LLC

PRELIMINARY PLAT MAJOR SUBDIVISION

PRELIMINARY SITE PLAN

BELLA VISTA ESTATES

CITY OF SEQUIM CLALLAM COUNTY WASHINGTON

SHEET SP

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SE 1/4, NW 1/4 SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

LEGEND

- PRE-DEVELOPED CONTOURS
- POST-DEVELOPED CONTOURS
- PROPOSED RETAINING WALL
- PROJECT BOUNDARY
- FINISHED GRADE SLOPE
- WALL HEIGHT

N

0 20 40 80 120

SCALE: 1" = 40'

EXIST. ROW

MILLER ROAD

TOKEN LANE

END FRONTAGE IMPROVEMENTS AT EXIST EP OF TOKEN LANE.

PROPOSED EP ALONG FRONTAGE IMPROVEMENTS

SIDEWALK, TYP.

TRACT A
SEE VAULT EXCAVATION GRADING SHEET SD-4

TIE INTO EXISTING EP

EXIST. ROW

BACK TOP OF WALL SETBACK H/5 OR 2' MIN. FROM PROPERTY LINE, TYP.

END IMPROVEMENTS AT GRADING LIMIT

PROPOSED STORMWATER VAULT

TRACT B

TRACT C

TRACT D

TRACT E

20' PUBLIC WATER PIPE LINE EASEMENT REC. #2024-1458266

BACK TOP OF WALL SETBACK H/5 OR 2' MIN. FROM PROPERTY LINE, TYP.

ADJUST BACK TOP OF WALL OR WALL HEIGHT TO SETBACK H/5 OR 2' MIN. FROM PROPERTY LINE, TYP.

BACK TOP OF WALL SETBACK H/5 OR 2' MIN. FROM PROPERTY LINE, TYP.

ADJUST BACK TOP OF WALL OR WALL HEIGHT TO SETBACK H/5 OR 2' MIN. FROM PROPERTY LINE, TYP.

CUT / FILL VALUES

TOTAL CUT:	48,748 cu. yd.
TOTAL FILL:	10,334 cu. yd.
NET (CUT):	38,414 cu. yd.

ALL EFFORTS WILL BE MADE TO PRESERVE EXISTING TREES OUTSIDE OF GRADING LIMITS. TREE PROTECTION AND CLEARING LIMITS WILL BE SHOWN WITH EROSION CONTROL DESIGN WITH THE SITE CONSTRUCTION ENGINEERING PLANS.

NO	DATE	REVISIONS	BY	CHK

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BELLA VISTA ESTATES, LLC

PRELIMINARY PLAT MAJOR SUBDIVISION

PRELIMINARY ROAD & GRADING PLAN

BELLA VISTA ESTATES

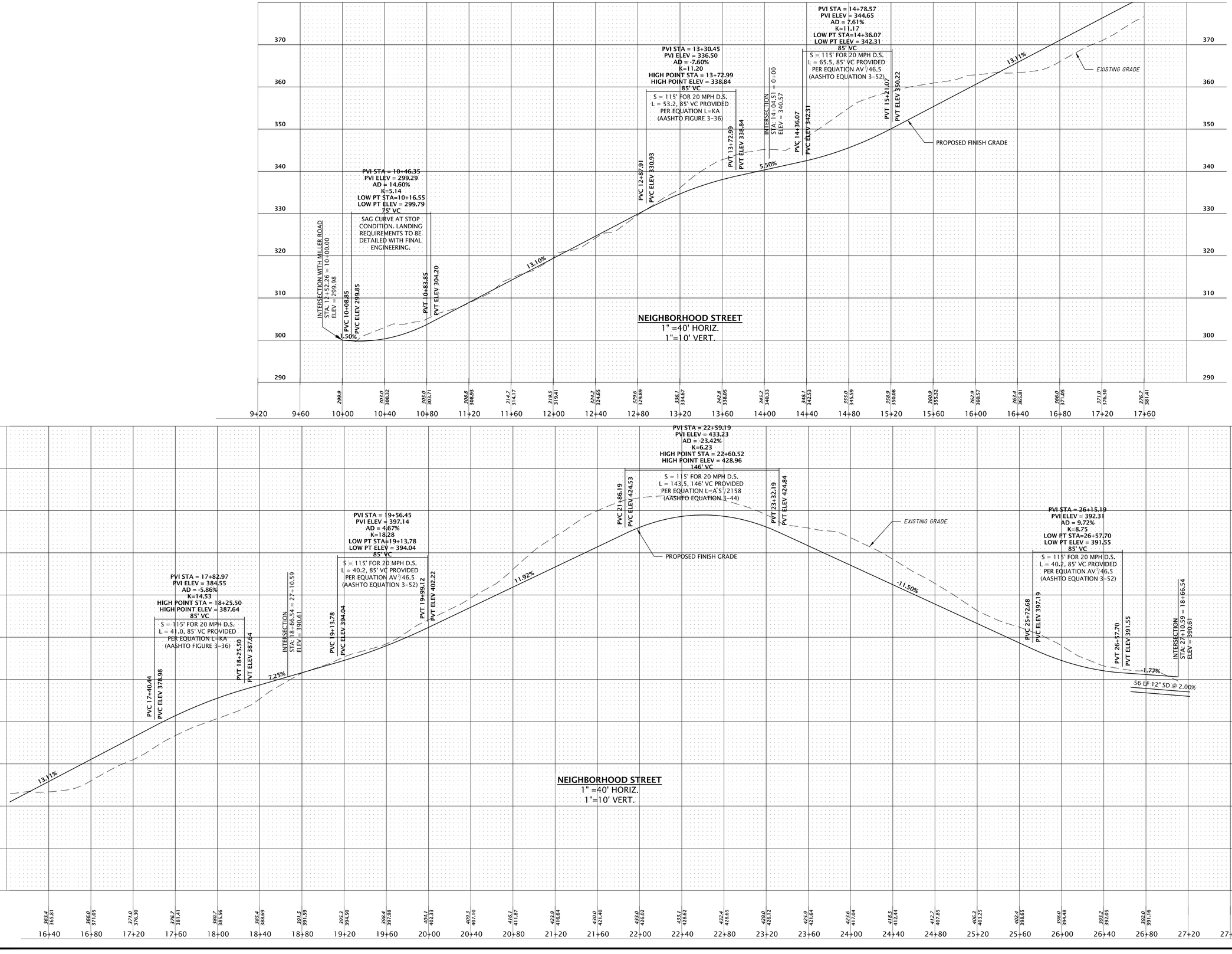
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BELLA VISTA ESTATES, LLC

PRELIMINARY PLAT MAJOR SUBDIVISION
PRELIMINARY
NEIGHBORHOOD STREET PROFILE
BELLA VISTA ESTATES

CITY OF SEQUIM CLALLAM COUNTY WASHINGTON

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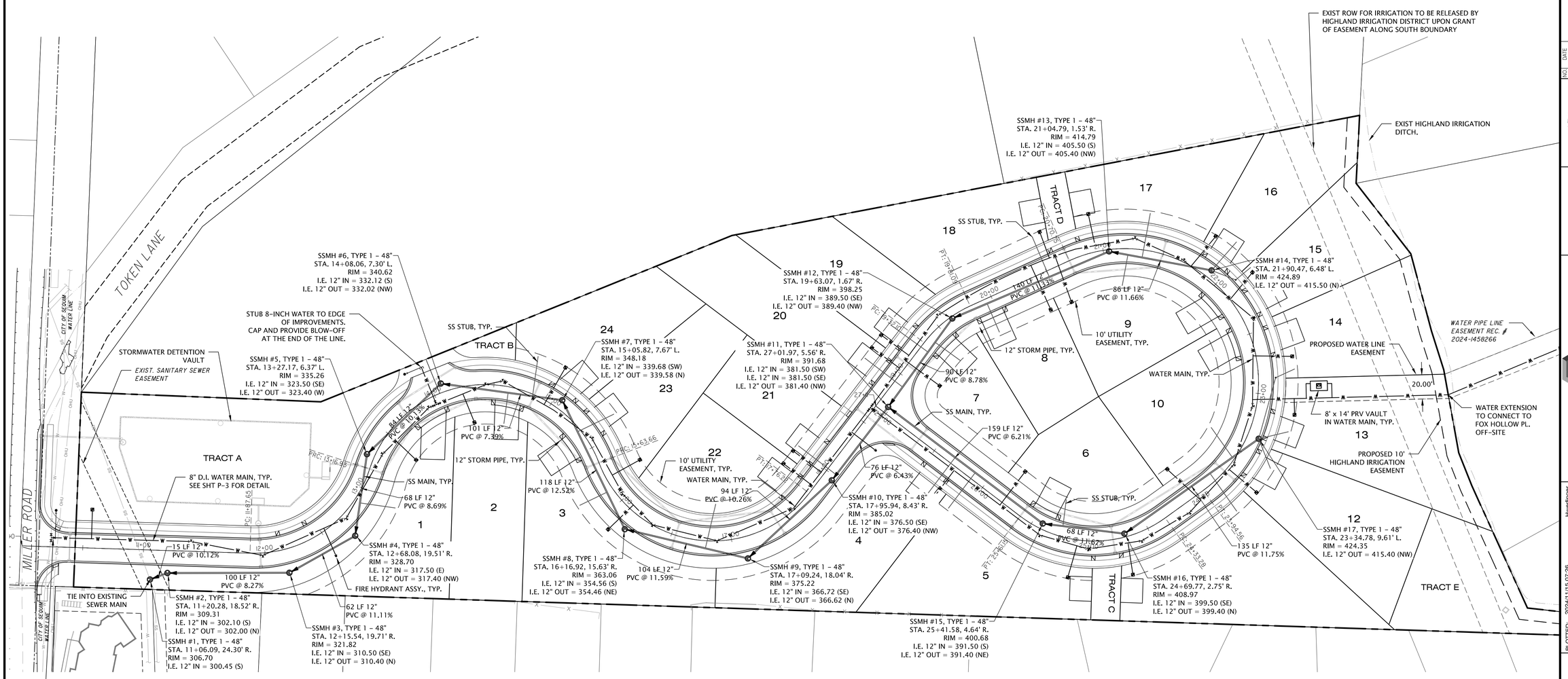
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SCALE: 1" = 40'

LEGEND

- SS — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- W — EXISTING WATER
- W — PROPOSED WATER
- PROPOSED STORM DRAIN



NOTE:

CLALLAM P.U.D./EVERGREEN DISTRICT WILL BE THE WATER PURVEYOR. WATER SHOWN FOR REFERENCE ONLY. DESIGN AND APPROVAL OF THE DOMESTIC WATER SYSTEM WILL BE THROUGH THIS PURVEYOR.

NO.	DATE	REVISIONS	BY	CHK.

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KEITH T. GOLDSMITH — STATE OF WASHINGTON — 24597 — REGISTERED PROFESSIONAL ENGINEER — 2024/11/15

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BELLA VISTA ESTATES, LLC

PRELIMINARY PLAT MAJOR SUBDIVISION
PRELIMINARY WATER & SANITARY SEWER PLAN
BELLA VISTA ESTATES

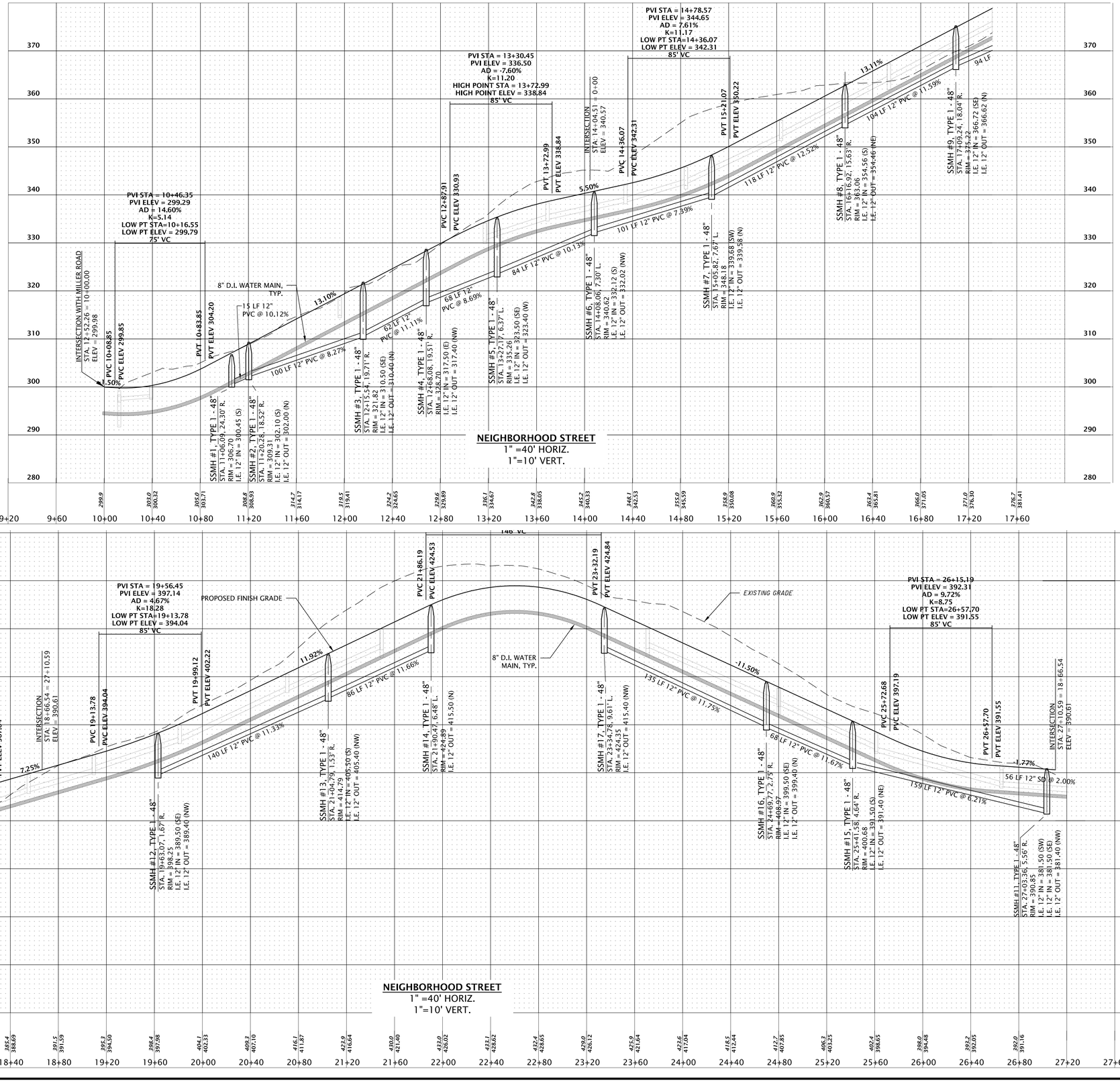
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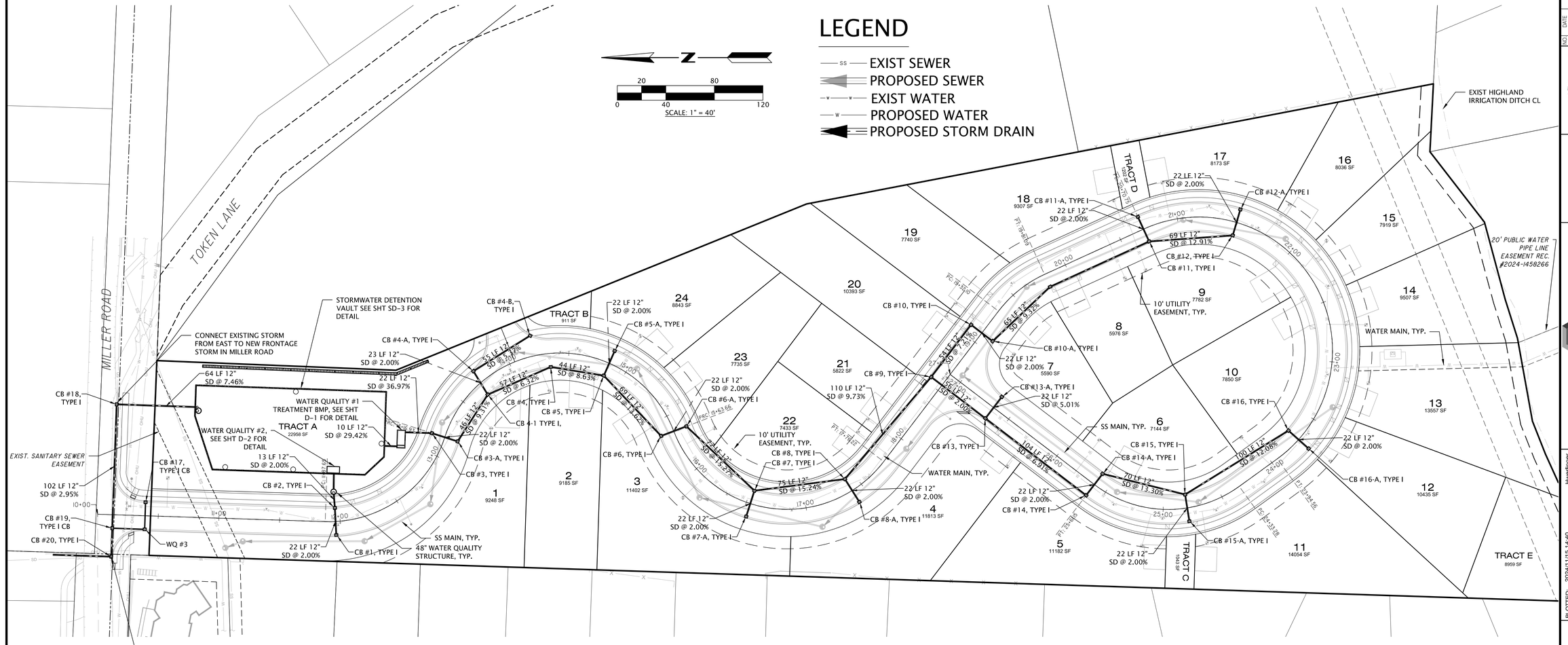
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PRELIMINARY WATER & SANITARY SEWER PROFILE
BELLA VISTA ESTATES
CITY OF SEQUIM CLALLAM COUNTY WASHINGTON

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SE 1/4, NW 1/4 SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON



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BELLA VISTA ESTATES, LLC

PRELIMINARY PLAT MAJOR SUBDIVISION

PRELIMINARY STORMWATER PLAN

BELLA VISTA ESTATES

CITY OF SEQUIM CLALLAM COUNTY WASHINGTON

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BELLA VISTA ESTATES, LLC

PRELIMINARY PLAT MAJOR SUBDIVISION
PRELIMINARY
STORMWATER PROFILE
BELLA VISTA ESTATES

CITY OF SEQUIM CLALLAM COUNTY WASHINGTON

SHEET
SD-2

JOB NO.: 23035

SE 1/4, NW 1/4 SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

LEGEND

- SS — EXISTING SANITARY SEWER
- PROPOSED SEWER
- W — EXISTING WATER
- W — PROPOSED WATER
- PROPOSED STORM DRAIN
- EXPOSED VAULT WALL WITH PEDERTRIAN SAFETY RAIL ON TOP OF WALL

N

0 5 10 20 30

SCALE: 1" = 10'

SITE BOUNDARY

CONSTRUCTION SHORING WALL AS NECESSARY FOR VAULT EXCAVATION.

18.64'

17.72'

156.00 (4)

24.69'

43.31'

15' WIDE ACCESS ROAD

TRACT A
22958 SF

TRAFFICABLE GRASSCRETE OR EQUAL. COORD. WITH LANDSCAPE PLAN.

WATER QUALITY # 1 TREATMENT BMF STORMFILTER BY CONTECH RIM ELEV ± 328.0

53.00'

ACCESS OPENINGS, TYP. SPACING PER DOE DESIGN CRITERIA FROM BMPS D3.

(1)

140.00' (2)

15.00'

(3)

5' X 10' ACCESS HATCH OVER INLET NEAREST VAULT ACCESS ROAD.

WQ #2, SFMH48 STORMFILTER
RIM = 317.87
I.E. 12" IN (W) = 314.47
I.E. 12" OUT (E) = 314.47

CB #18, TYPE I
RIM = 303.31
I.E. 12" IN (S) = 300.20
I.E. 12" OUT (W) = 300.20

64 LF 12" SD @ 7.46%

102 LF 12" SD @ 2.00%

CB #19, TYPE I CB
RIM = 299.23
I.E. 8" IN (S) = 297.19
I.E. 12" IN (E) = 297.19
I.E. 12" OUT (W) = 297.19

CB #17, TYPE I CB
RIM = 300.27
I.E. 8" OUT (W) = 298.18

WQ #3, 1 CARTRIDGE CB TYPE 1
RIM = 300.02
I.E. 8" IN (E) = 297.73
I.E. 8" OUT (N) = 297.73

CB #20, TYPE I
RIM = 298.33
I.E. 12" IN (E) = 296.50
I.E. 12" OUT (N) = 296.50

MILLER ROAD

NEIGHBORHOOD STREET

14 LF 12" SD @ 2.00%

113 LF 12" SD @ 2.00%

19.8 LF PVC

22 LF 12" SD @ 2.00%

CB #2, TYPE I
RIM = 318.68
I.E. 12" IN (W) = 314.73
I.E. 12" OUT (E) = 314.73

CB #1, TYPE I
RIM = 318.68
I.E. 12" OUT (E) = 315.18

22 LF 12" SD @ 36.97%

10 LF 12" SD @ 29.42%

22 LF 12" SD @ 2.00%

CB #3, TYPE I
RIM = 334.12
I.E. 12" IN (S) = 330.18
I.E. 12" OUT (N) = 330.18

CB #3-A, TYPE I
RIM = 334.12
I.E. 12" IN (SE) = 330.62
I.E. 12" OUT (N) = 330.62

NO.	DATE	REVISIONS	BY	CHK.

KEITH T. GOLDSMITH — STATE OF WASHINGTON — 24597 — REGISTERED PROFESSIONAL ENGINEER — 2024/11/15

GOLDSMITH
LAND DEVELOPMENT SERVICES
11400 SE 8th St., Suite 450, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425.462.1080 www.goldsmithengineering.com

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DESIGNED: ####
APPROVED: ####
FIELD BOOK: ####
PAGE #: ####

BELLA VISTA ESTATES, LLC

PRELIMINARY PLAT MAJOR SUBDIVISION

BELLA VISTA ESTATES

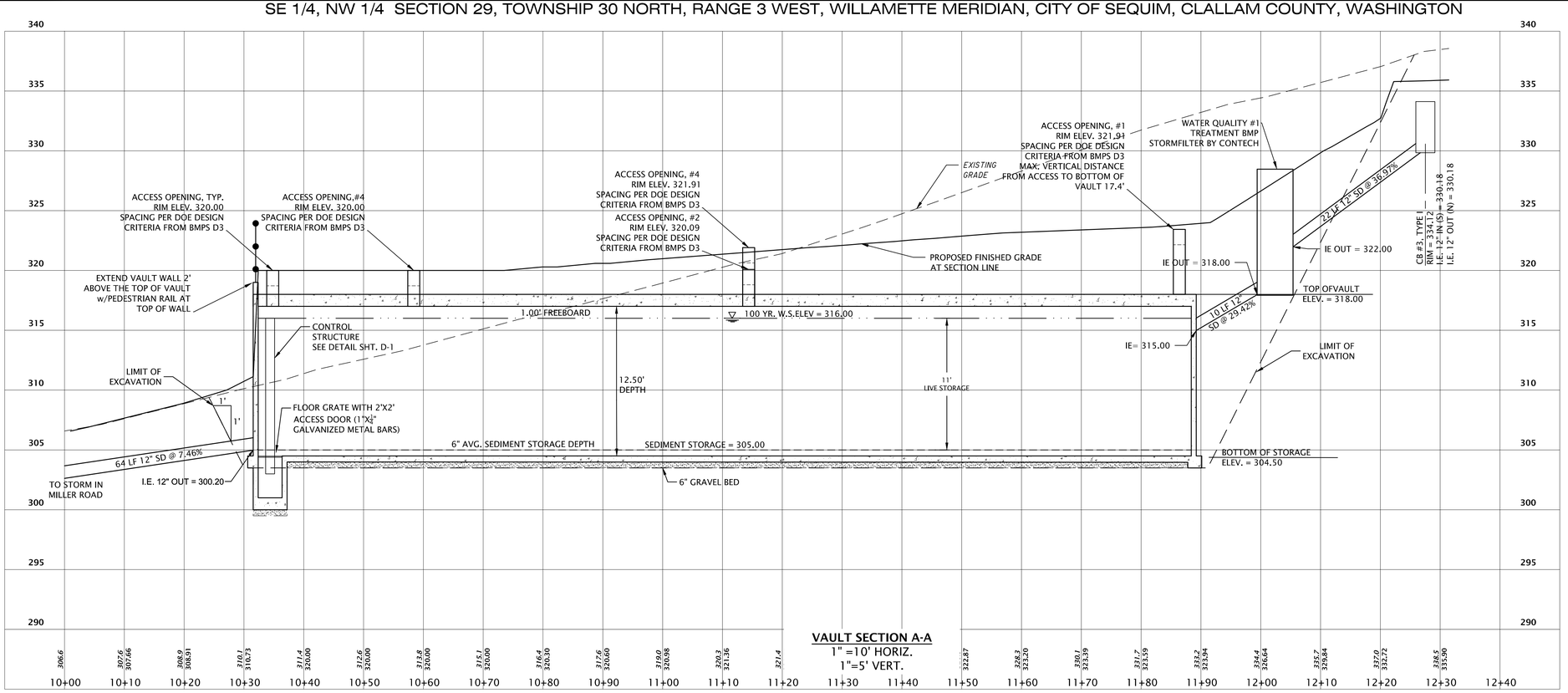
CITY OF SEQUIM CLALLAM COUNTY WASHINGTON

SHEET
SD-3

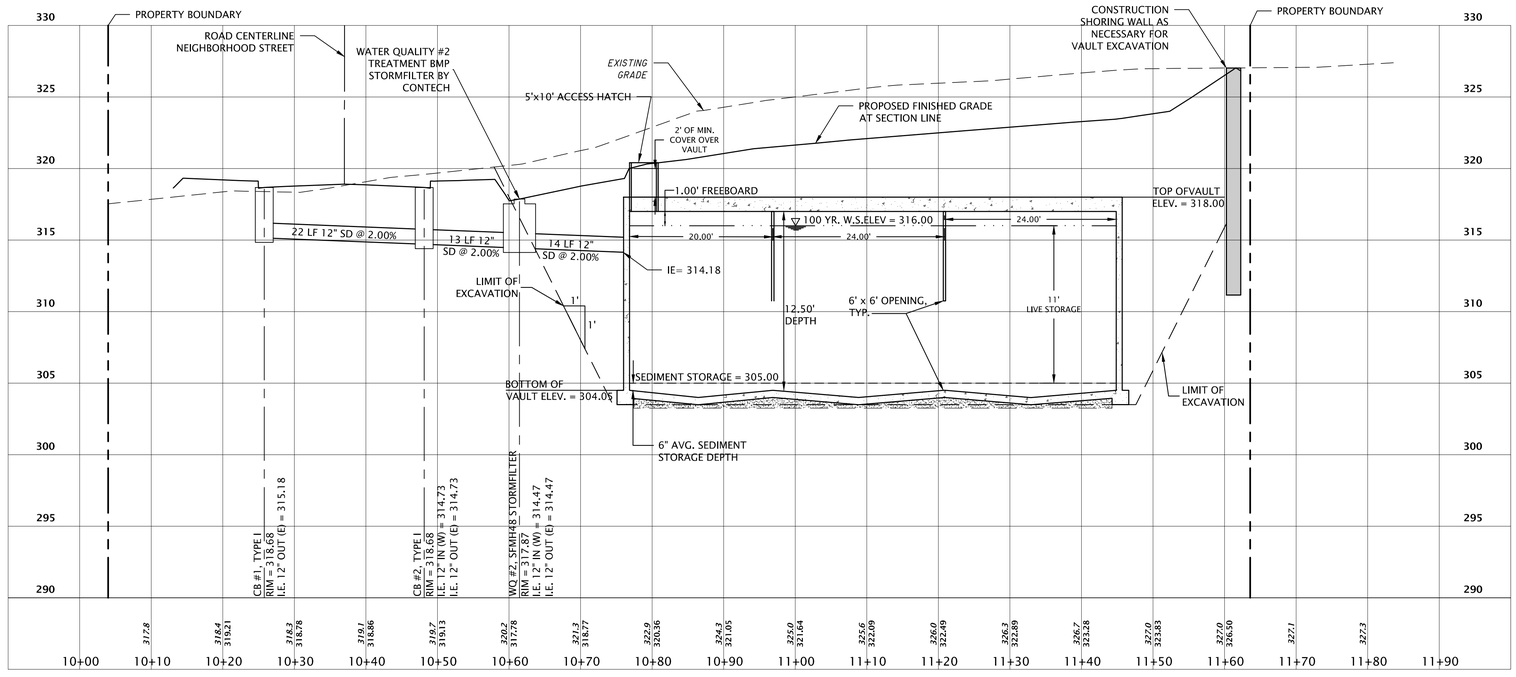
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SE 1/4, NW 1/4 SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON



VAULT SECTION A-A
1" =10' HORIZ.
1"=5' VERT.



VAULT SECTION B-B
1" =10' HORIZ.
1"=5' VERT.

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NO.	DATE	REVISIONS	BY	CHK.

2024/11/15

GOLDSMITH LAND DEVELOPMENT SERVICES
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T 425.462.1080 www.goldsmithengineering.com

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BELLA VISTA ESTATES, LLC

PRELIMINARY PLAT MAJOR SUBDIVISION

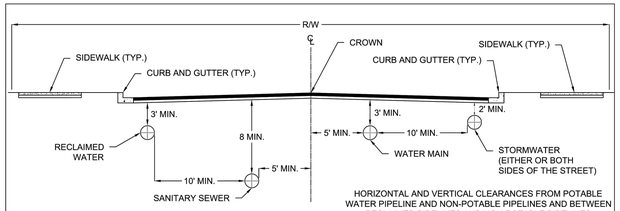
PRELIMINARY VAULT SECTIONS

BELLA VISTA ESTATES

CITY OF SEQUIM CLALLAM COUNTY WASHINGTON

SHEET
SD-4

JOB NO.: 23035



HORIZONTAL AND VERTICAL CLEARANCES FROM POTABLE WATER PIPELINE AND NON-POTABLE PIPELINES AND BETWEEN RECLAIMED PIPELINES AND NON-POTABLE PIPELINES

GENERAL NOTES:

1. UTILITY LOCATIONS SHOWN ARE FOR NEW CONSTRUCTION.
2. WATER MAINS MUST BE CONSTRUCTED ON THE NORTH AND EAST SIDE OF STREETS. SEWER MUST BE CONSTRUCTED ON THE SOUTH AND WEST SIDE OF STREETS.
3. INSTALLATIONS WITHIN EXISTING ROADS CAN VARY SIGNIFICANTLY AND WILL BE EVALUATED BY THE CITY ENGINEER AT THE PERMIT STAGE ON A CASE BY CASE BASIS IN ACCORDANCE WITH THE WASHINGTON STATE DEPARTMENT OF HEALTH AND ECOLOGY PIPELINE SEPARATION DESIGN AND INSTALLATION REFERENCE GUIDE.
4. HORIZONTAL AND VERTICAL PIPE SEPARATION IS MEASURED FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE, SEE TABLE THIS FIGURE.
5. LOCATE CABLE, FIBER OPTIC, AND POWER UTILITIES IN UTILITY EASEMENTS OUTSIDE OF RIGHT-OF-WAY WHEN FEASIBLE.

UTILITY	MINIMUM SEPARATION (FT) HORIZONTAL BETWEEN PARALLEL PIPELINES	VERTICAL AT CROSSING PIPELINES
CABLE	5	1
FIBER OPTIC	5	1
POWER	5	1
IRRIGATION	10	1.5
STORM	10	1.5
SEWER	10	1.5
RECLAIMED WATER	10	1.5

CITY OF SEQUIM

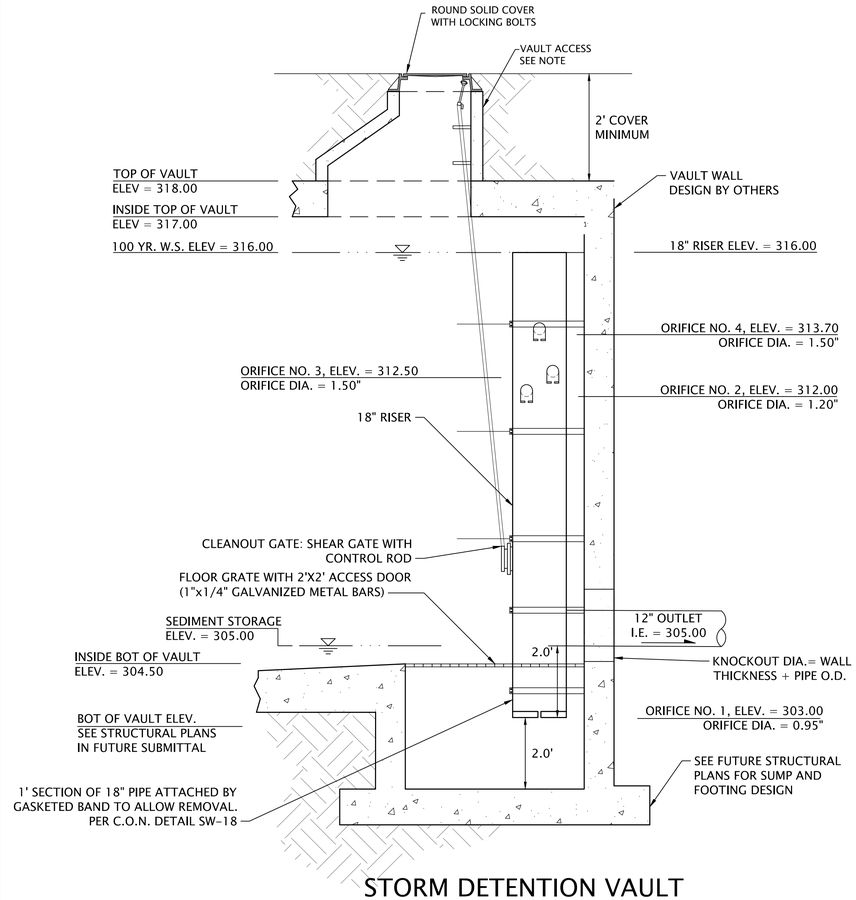
STANDARD UTILITY LOCATION

REVISION NO.	DATE
0	1/11/2021

FIGURE 4-15

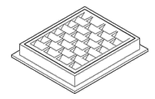
VAULT ACCESS

1. ACCESS RISERS ARE 48" DIAM. M.H. w/ ECCENTRIC CONE TOP SECTIONS AS NECESSARY (2'EC = 2' HIGH SECTION; 3'EC = 3' HIGH SECTION) OVER MIN. 2' DIAM. HOLE IN VAULT PANELS OR GRADE RINGS (GR). PROVIDE LADDER OR STEPS TO BOTTOM OF VAULT.
2. PROVIDE ROUND LOCKING MANHOLE COVERS FOR ALL ACCESS RISERS.



STORM DETENTION VAULT
CONTROL STRUCTURE
SCALE: 1" = 2'

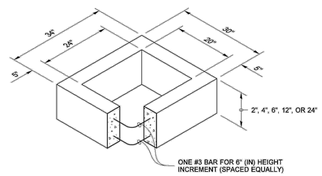
DRAWN BY: FERN LIDDELL



FRAME AND VANED GRATE

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSR ★ (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

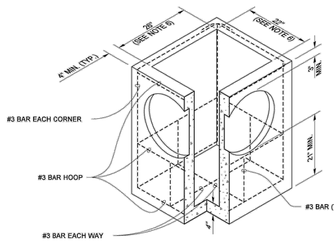
★ CORRUGATED POLYETHYLENE STORM SEWER PIPE



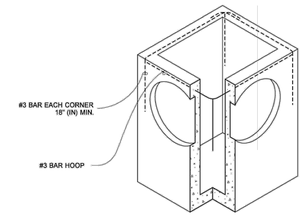
RECTANGULAR ADJUSTMENT SECTION

NOTES

1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the **ALTERNATIVE PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the **Precast Base Section**.
7. All pickup holes shall be grouted full after the basin has been placed.



PRECAST BASE SECTION



(SEE NOTE 1)

ALTERNATIVE PRECAST BASE SECTION

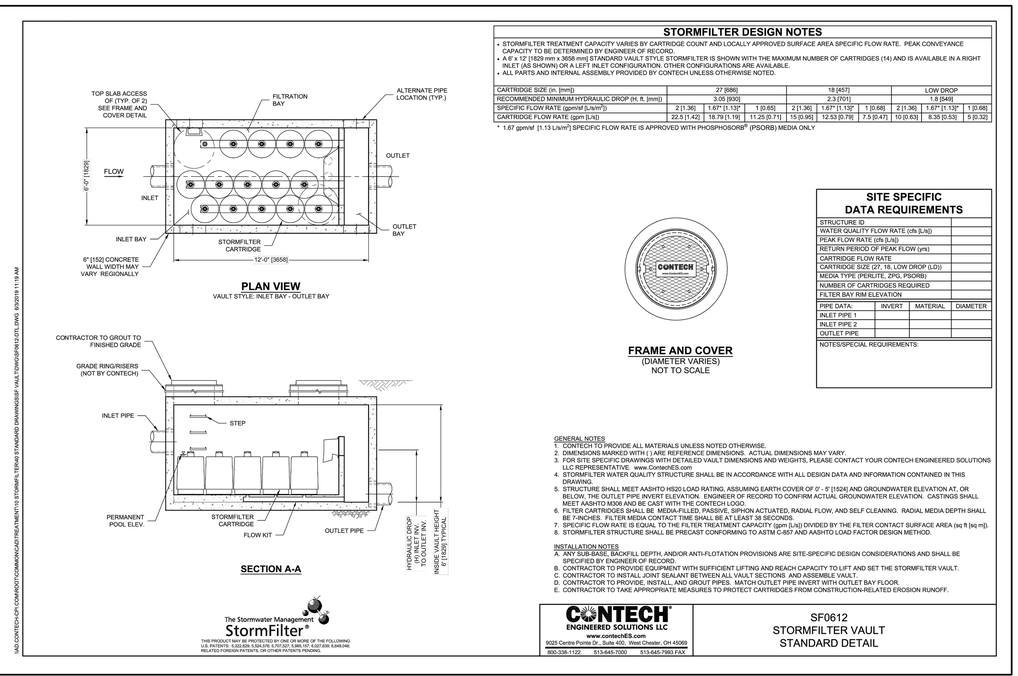
Julie Heilman
2020.09.01 07:52:50 -07'00'

CATCH BASIN TYPE 1

STANDARD PLAN B-5.20-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roark, Steve Digitally signed by Roark, Steve Date: 2020.09.09 09:45:23 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation



STORMFILTER DESIGN NOTES

- STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.
- A 6' x 12' [1829 mm x 3658 mm] STANDARD VAULT STYLE STORMFILTER IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (14) AND IS AVAILABLE IN A RIGHT INLET (AS SHOWN) OR A LEFT INLET CONFIGURATION. OTHER CONFIGURATIONS ARE AVAILABLE.
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.

CARTRIDGE SIZE (in. [mm])	27 [686]		18 [457]		LOW DROP	
RECOMMENDED MINIMUM HYDRAULIC DROP (ft, ft. [mm])	3.05 [930]		2.3 [701]		1.8 [549]	
SPECIFIC FLOW RATE (gpm/sf [L/s/m²])	2 [1.36]	1.67* [1.13]*	2 [1.36]	1.67* [1.13]*	2 [1.36]	1.67* [1.13]*
CARTRIDGE FLOW RATE (gpm [L/s])	22.5 [1.42]	18.79 [1.19]	15 [0.95]	12.53 [0.79]	7.5 [0.47]	10 [0.63]	8.35 [0.53]	5 [0.32]
1 [0.68]					1 [0.68]	

* 1.67 gpm/sf [1.13 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

PLAN VIEW
VAULT STYLE: INLET BAY - OUTLET BAY

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
CARTRIDGE FLOW RATE			
CARTRIDGE SIZE (27, 18, LOW DROP (LD))			
MEDIA TYPE (PERLITE, ZPG, PSORB)			
NUMBER OF CARTRIDGES REQUIRED			
FILTER BAY RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES/SPECIAL REQUIREMENTS:			

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SECTION A-A

The Stormwater Management StormFilter®

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 6,027,639; 6,337,012; 6,511,595; 6,649,048; 6,896,458; 6,649,048; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH [ ] ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' [1524] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm [L/s]) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft [sq m]).
8. STORMFILTER STRUCTURE SHALL BE PRECAST CONFORMING TO ASTM C-857 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER VAULT.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL VAULT SECTIONS AND ASSEMBLE VAULT.
D. CONTRACTOR TO PROVIDE, INSTALL AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SF0612
STORMFILTER VAULT
STANDARD DETAIL

J:\A CONTECH-HPI CORPORT\COMMON\CAD\STRUCTMENT\16 STORMFILTER\ENG STANDARD (BMP)\PRECAST VAULT\SW\SF0612-STD_DWG 9/3/2019 11:18 AM

2024/11/15

NO.	DATE	REVISIONS	BY	CHK.

GOLDSMITH
LAND DEVELOPMENT SERVICES
11400 SE 8th St, Suite 450, Bellevue, WA 98004 | PO Box 3566, Bellevue, WA 98009
T 425.462.1080 www.goldsmithengineering.com

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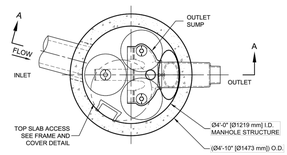
BELLA VISTA ESTATES, LLC
PRELIMINARY PLAT MAJOR SUBDIVISION
STORMWATER DETAILS
BELLA VISTA ESTATES
CITY OF SEQUIM CLALLAM COUNTY WASHINGTON

SHEET D-1

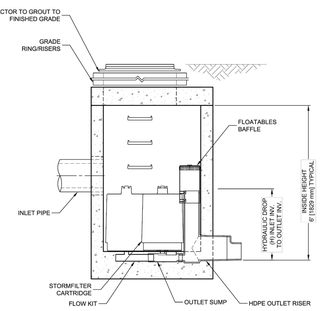
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SE 1/4, NW 1/4 SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON



PLAN VIEW
STANDARD OUTLET RISER
FLOWKIT: 40A



SECTION A-A

The Stormwater Management StormFilter®
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,707,517; 5,782,574; 6,027,639; 6,649,048; 6,946,065; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

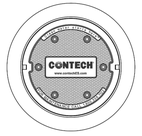
STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 3 CARTRIDGES. Ø4 [1219 mm] MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.0 CFS [28.3 L/s]. IF THE SITE CONDITIONS EXCEED 1.0 CFS [28.3 L/s] AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27" [686 mm]		18" [458 mm]		LOW DROP	
RECOMMENDED HYDRAULIC DROP (H)	3.05' [930 mm]		2.3' [700 mm]		1.8' [550 mm]	
SPECIFIC FLOW RATE (gpm/sf) [L/s/m²]	2 [1.30]	1.67* [1.08]	1 [0.65]	2 [1.30]	1.67* [1.08]	1 [0.65]
CARTRIDGE FLOW RATE (gpm) [L/s]	22.5 [1.42]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.44]
	10 [0.63]	8.35 [0.54]	5 [0.32]			

* 1.67 gpm/sf [1.08 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID		*
WATER QUALITY FLOW RATE (cfs) [L/s]		*
PEAK FLOW RATE (cfs) [L/s]		*
RETURN PERIOD OF PEAK FLOW (yrs)		*
CARTRIDGE HEIGHT (SEE TABLE ABOVE)		*
NUMBER OF CARTRIDGES REQUIRED		*
CARTRIDGE FLOW RATE		*
MEDIA TYPE (PERLITE, ZPG, PSORB)		*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

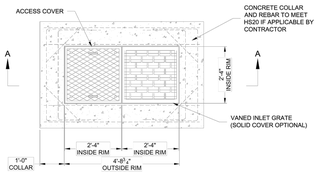
* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com.
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' [1524 mm] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES [178 mm]. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) [L/s] DIVIDED BY THE FILTER CONTACT SURFACE AREA (sf) ft[m²].
8. STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

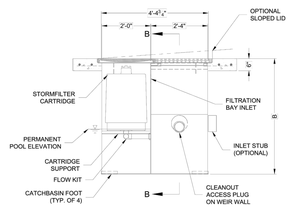
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
E. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES [200 mm], CONTRACTOR TO REMOVE THE 8 INCH [200 mm] OUTLET STUB AT MOLDED-IN CUT LINE. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

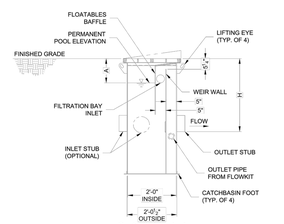
SFMH48
STORMFILTER
STANDARD DETAIL



PLAN VIEW



SECTION A-A



SECTION B-B

The Stormwater Management StormFilter®
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,707,517; 5,782,574; 6,027,639; 6,649,048; 6,946,065; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 1 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF ONE CARTRIDGE. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL. PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"			18"			18" DEEP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			3.3'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	15	12.53	7.5
PEAK HYDRAULIC CAPACITY	1.0			1.0			2.25		
INLET PERMANENT POOL LEVEL (A)	1'-0"			1'-0"			2'-0"		
OVERALL STRUCTURE HEIGHT (B)	4'-9"			3'-9"			4'-9"		

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SFCB.
6. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
7. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
8. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
9. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

1-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	X.XX
PEAK FLOW RATE (<1 cfs)	X.XX
RETURN PERIOD OF PEAK FLOW (yrs)	XXX
CARTRIDGE HEIGHT (27", 18", 18" DEEP)	XX
CARTRIDGE FLOW RATE (gpm)	XX
MEDIA TYPE (PERLITE, ZPG, PSORB)	XXXXX
RIM ELEVATION	XXX.XX'

PIPE DATA:	I.E.	DIAMETER
INLET STUB	XXX.XX'	XX"
OUTLET STUB	XXX.XX'	XX"

CONFIGURATION: OUTLET / INLET / OUTLET / INLET / INLET / INLET

SLOPED LID	YES/NO
SOLID COVER	YES/NO
NOTES/SPECIAL REQUIREMENTS:	

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-526-3969 513-645-7000 513-645-7993 FAX

1 CARTRIDGE CATCHBASIN
STORMFILTER
STANDARD DETAIL

NO.	DATE	REVISIONS	BY	CHK.

GOLDSMITH LAND DEVELOPMENT SERVICES
11400 SE 8th St., Suite 450, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425.462.1080 www.goldsmithengineering.com

BELLA VISTA ESTATES, LLC
PRELIMINARY PLAT MAJOR SUBDIVISION
STORMWATER DETAILS
BELLA VISTA ESTATES
CITY OF SEQUIM CLALLAM COUNTY WASHINGTON

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SE 1/4, NW 1/4 SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

CONCEPT PLANT SCHEDULE

MT	**SMALL TREE**	36
	ACER CIRCINATUM / VINE MAPLE	
	ACER GRISEUM / PAPERBARK MAPLE	
	ACER PALMATUM / JAPANESE MAPLE	
	MAGNOLIA STELLATA 'WATERLILY' / STAR MAGNOLIA	
	OXYDENDRUM ARBOREUM / SOURWOOD TREE	
	RHUS TYPHINA / STAGHORN SUMAC	
	STYRAX OBASSIA / FRAGRANT SNOWBELL	
BT	**BUFFER TREE - CONIFEROUS**	27
	CALOCEDRUS DECURRENS / INCENSE CEDAR	
	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI FALSE CYPRESS	
	PICEA SITCHENSIS / SITKA SPRUCE	
	PINUS NIGRA / AUSTRIAN PINE	
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	
	SALIX SCOULERIANA / SCOULER'S WILLOW	
	THUJA PLICATA / WESTERN RED CEDAR	
	X CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS	
ST	**STREET TREE - DECIDUOUS**	84
	2-INCH CALIPER MINIMUM	
	ACER RUBRUM / RED MAPLE	
	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD' / CRIMSON CLOUD HAWTHORN	
	FRAXINUS PENNSYLVANICA / GREEN ASH	
	MAGNOLIA KOBUS / KOBUS MAGNOLIA	
	PARROTIA PERSICA 'VANESSA' / VANESSA PERSIAN PARROTIA	
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	
	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN SAWLEAF ZELKOVA	

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
◎	LAVANDULA X INTERMEDIA 'HIDCOTE GIANT' / HIDCOTE GIANT LAVENDER	5 GAL	20

NOTE:

ROOT BARRIER TO BE INSTALLED AT EACH TREE LOCATION LOCATED WITHIN 8' OF UTILITY LINE AND EDGE OF PAVING. SEE FINAL LANDSCAPE PLAN

	RESTORATION PLANTING - NATIVE	22,683 sf
	21-INCH MINIMUM SPREAD - 5 GAL	
	GAULTHERIA SHALLON / SALAL	2' O.C.
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	3' O.C.
	ROSA GYMNOCARPA / WOOD ROSE	2' O.C.
	AMELANCHIER ALNIFOLIA / SERVICEBERRY	6' O.C.
	CORNUS STOLONIFERA / RED TWIG DOGWOOD	4' O.C.
	HOLODISCUS DISCOLOR / OCEAN-SPRAY	5' O.C.
	MAHONIA AQUIFOLIUM / OREGON GRAPE	3' O.C.
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	5' O.C.
	RIBES SANGUINEUM / RED FLOWERING CURRANT	4' O.C.
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	3' O.C.
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	3' O.C.
	ROAD STRIP BUFFER	17,684 sf
	21-INCH MINIMUM SPREAD	
	CAREX MORROWII 'AUREA-VARIEGATA' / VARIEGATED JAPANESE SEDGE	2' O.C.
	DESCHAMPSIA CESPITOSA 'SCHOTTLAND' / SCHOTTLAND HAIR GRASS	18" O.C.
	ECHINACEA PURPUREA / PURPLE CONEFLOWER	2' O.C.
	FOTHERGILLA MAJOR 'MOUNT AIRY' / MOUNT AIRY WITCHALDER	3' O.C.
	GAULTHERIA SHALLON / SALAL	2' O.C.
	HEMEROCALLIS X 'RED' / RED DAYLILY	18" O.C.
	LONICERA PILEATA / PRIVET HONEYSUCKLE	3' O.C.
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	3' O.C.
	SARCOCOCCA HOOKERANA HUMILIS / SWEET BOX	2' O.C.
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	2' O.C.
	VIBURNUM DAVIDII / DAVID VIBURNUM	3' O.C.
	LAVANDULA X INTERMEDIA 'HIDCOTE GIANT' / HIDCOTE GIANT LAVENDER	2' O.C.
	ROSMARINUS X LAVANDULACEUS / PROSTRATE ROSEMARY	18" O.C.
	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET' / EMERALD CARPET MANZANITA	18" O.C.
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	18" O.C.
	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	18" O.C.
	LAWN	6,752 SF
	TURF GRASS SHALL HAVE OPTIMAL SUN/SHADE TOLERANCE / TURF-TYPE TALL FESCUE	

NOTE:

OPEN SPACE AND RECREATION - SMC 17.28.050 (A)(2)

REQUIRED AND PROPOSED MINIMUM OPEN SPACE AREAS ARE MET BY TRACTS A, B, AND E. TRACTS A AND B ARE PROPOSED FOR ACTIVE AND PASSIVE USERS.

ACTIVE RECREATION AMENITIES WILL BE PROVIDED WITH FUTURE SITE CONSTRUCTION ENGINEERING AND FINAL LANDSCAPE PLANS AND ARE PROPOSED TO INCLUDE A COMBINATION OF INTERCONNECTING PATHS/WALKS, A COUPLE BENCHES, AND A PICNIC TABLE IN AND THROUGH GRASSY LAWN AND OPEN AREAS IN TRACTS A AND B.

NOTE:

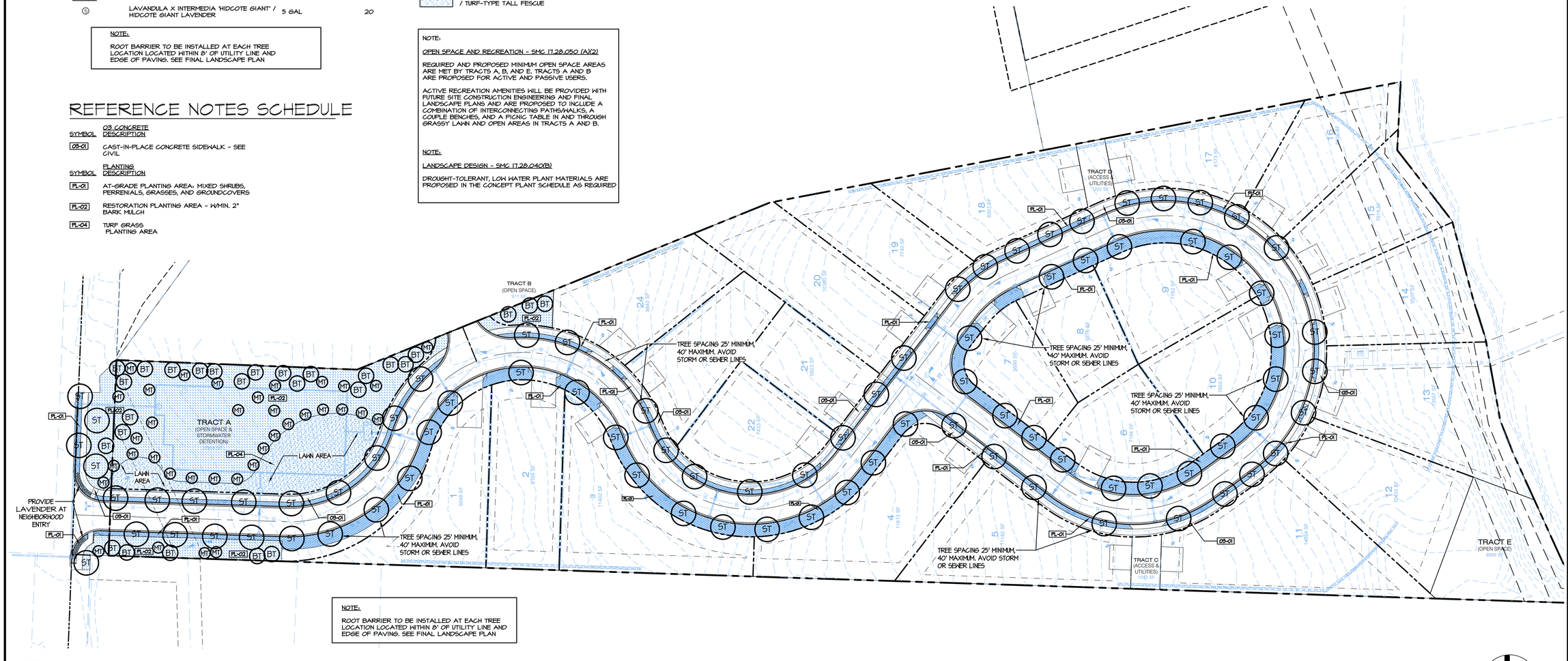
LANDSCAPE DESIGN - SMC 17.28.040(B)

DROUGHT-TOLERANT, LOW WATER PLANT MATERIALS ARE PROPOSED IN THE CONCEPT PLANT SCHEDULE AS REQUIRED

REFERENCE NOTES SCHEDULE

SYMBOL	03 CONCRETE DESCRIPTION
03-01	CAST-IN-PLACE CONCRETE SIDEWALK - SEE CIVIL

SYMBOL	PLANTING DESCRIPTION
PL-01	AT-GRADE PLANTING AREA: MIXED SHRUBS, PERRENIALS, GRASSES, AND GROUNDCOVERS
PL-02	RESTORATION PLANTING AREA - WMIN. 2" BARK MULCH
PL-04	TURF GRASS PLANTING AREA



NOTE:

ROOT BARRIER TO BE INSTALLED AT EACH TREE LOCATION LOCATED WITHIN 8' OF UTILITY LINE AND EDGE OF PAVING. SEE FINAL LANDSCAPE PLAN

1 PRELIMINARY LANDSCAPE AND PLANTING PLAN

1" = 40'-0"

0 20' 40' 80'

N

NO	DATE	REVISIONS	BY	CHK

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

SIRONE CATHERINE OLIVER
CERTIFICATE NO. 144
EXPIRES 6/25/25

Altmann Oliver Associates, LLC | AOA
Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4569

PLOTTED: 11-08-24
DRAWN: SO
DESIGNED: SO
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BELLA VISTA ESTATES, LLC

PRELIMINARY PLAT MAJOR SUBDIVISION
PRELIMINARY LANDSCAPE AND PLANTING PLAN
BELLA VISTA ESTATES

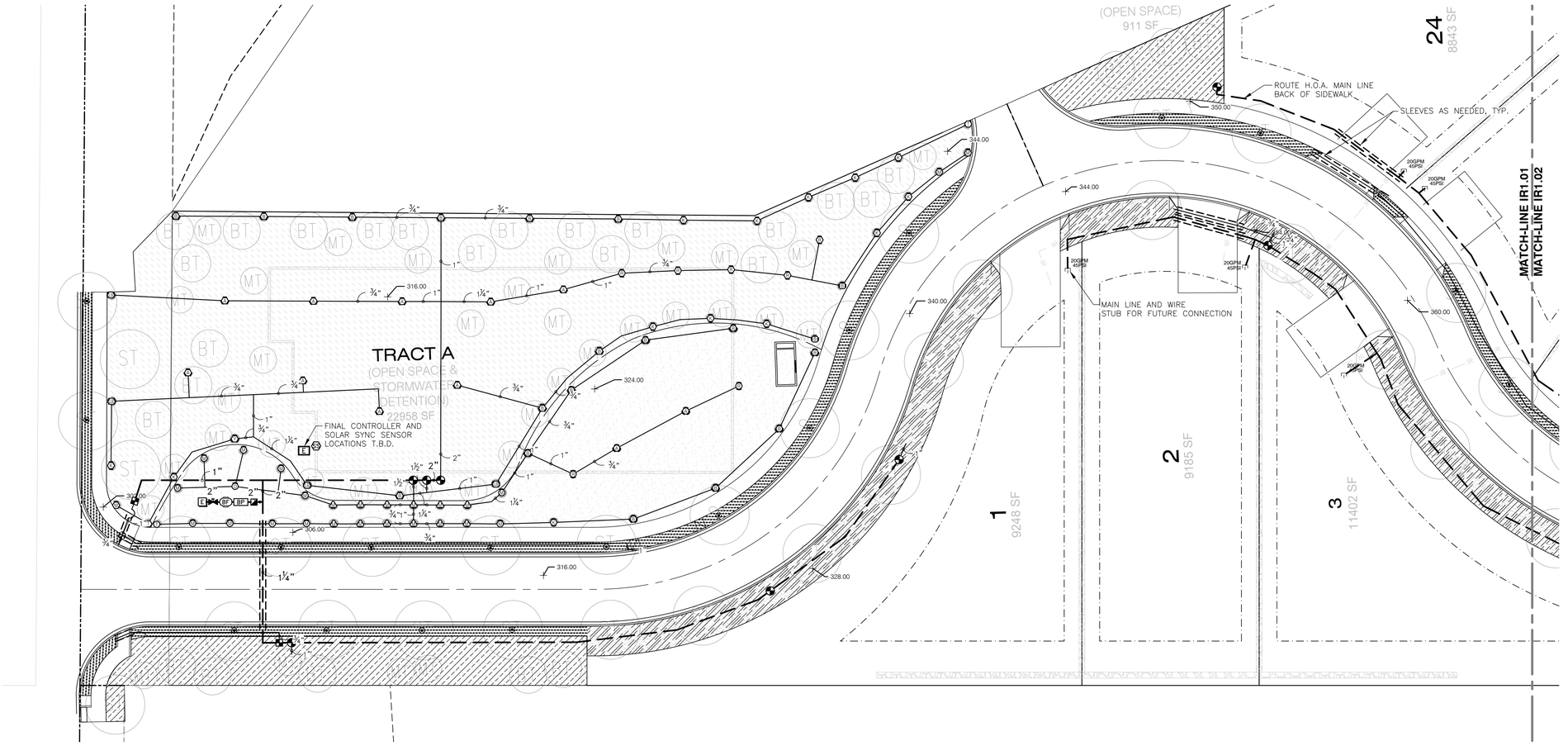
CITY OF SEQUIM CLALLAM COUNTY WASHINGTON

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SE 1/4, NW 1/4 SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON



IRRIGATION SCHEDULE

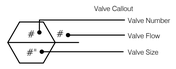
SYMBOL	DESCRIPTION
	SHRUB ROTATOR (HUNTER) 12` to 30` radius, head to head coverage.
	SHRUB SPRAY AREA 4`-15` radius, head to head coverage.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
T	Hunter MP Corner PROS-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.
MA MA MA	Hunter MP1000 PROS-04-PRS30-CV (2) Turf Rotator, 4in. pop-up with check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.
ML MO	Hunter MP1000 PROS-04-PRS40-CV Turf Rotator, 4in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.
MK MG MR	Hunter MP2000 PROS-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.
BB BY BA	Hunter MP3000 PROS-04-PRS40-CV Turf Rotator, 4in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.
T	Hunter MP Corner PROS-12-PRS40-CV Shrub Rotator, 12in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.
ML MO	Hunter MP1000 PROS-12-PRS40-CV Shrub Rotator, 12in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.
MK MG MR	Hunter MP2000 PROS-12-PRS40-CV Shrub Rotator, 12in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc on PRS40 body.
BB BY BA	Hunter MP3000 PROS-12-PRS30-CV (2) Shrub Rotator, 12in. pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.
LB	Hunter MP3500 PROS-12-PRS40-CV Shrub Rotator, 12in. Pop-Up with factory installed Check Valve, pressure regulated to 40 psi, MP Rotator nozzle. LB=Light Brown, Adjustable Arc, 90-210, on PRS40 body.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ-101-40 Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.
	Hunter HDL-09-12-CV Drip Ring Connect drip ring to adjacent drip line grid. Prevent any drip line from passing directly over the root ball. Ring placement should be just outside of root ball perimeter.
	Area to Receive Dripline Hunter HDL-06-12-CV x 12" row spacing HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Hunter HQ-44LRC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1in. NPT inlet, 2-piece body.
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.
BF	Zurn 950XL 1-1/2" Double Check Valve Assembly
E	Hunter I2C-1600-PP 16 Station Outdoor Modular Controller. With one ICM-800 Module. Commercial Use. Plastic Pedestal.
H	Hunter I2C-1600-PP 16 Station Outdoor Modular Controller. With one ICM-800 Module. Commercial Use. Plastic Pedestal.
SS	Hunter WSS-SEN Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted.

BP	Booster Pump - Entry Make/model T.B.D. 230V, 1PH, with Variable Frequency Drive. To provide a 42 PSI boost at a max. flow of 50 GPM.
BP	Booster Pump - HOA Make/model T.B.D. 230V, 1PH. with Variable Frequency Drive. To provide 80 PSI boost at a max. flow of 40 GPM.
X X	Cap for future use at lots. Cap at the mainline for future use. Average max. flow of 20 GPM assumed; pressure required shown.
E	Water Meter 1-1/2" Entry Irrigation Meter
H	Water Meter 1-1/2" HOA Irrigation Meter
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Lateral Line: Rain Bird QF Drip LIne Header Tubing
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40



NOTES

1. THIS PLAN IS DIAGRAMMATIC ONLY AND SUBJECT TO CHANGE.. VERIFY ALL DIMENSIONS AND ELEVATIONS IN FIELD. ADJUST EQUIPMENT LAYOUT TO SUIT FIELD CONDITIONS AND SITE CONSTRAINTS.
2. EQUIPMENT SHOWN IN PAVED AREAS OR OUTSIDE PROJECT LIMITS IS FOR GRAPHIC CLARITY ONLY. INSTALL IN LANDSCAPED AREA. DO NOT WILLFULLY INSTALL EQUIPMENT UNDER PAVEMENT OR OUTSIDE PROJECT LIMITS.
3. COORDINATE VALVE BOX LOCATIONS WITH THE PLANTING PLAN. AVOID DISPLACING PLANTS AS MUCH AS POSSIBLE. CONCEAL FROM DIRECT VIEW WHERE POSSIBLE.
4. ALL SLEEVES TO BE 2X THE SIZE OF THE INTERIOR PIPE. A LARGER SLEEVE MAY BE USED IN PLACE OF TWO OR MORE SMALLER SLEEVES, PROVIDED THE SLEEVE DIAMETER IS 2X THAT OF THE TOTAL INTERIOR PIPE DIAMETERS.
5. PLACE CONTROL WIRE IN SEPARATE SLEEVE.
6. **DESIGN ASSUMPTIONS: PRESSURE IN THE AREA VARIES FROM 20 - 60 PSI. 40 PSI AT MILLER ROAD ASSUMED FOR DESIGN PURPOSES. PRESSURE AT THE UPPER METER ESTIMATED TO BE 13 PSI. BOTH METERS TO BE 1-1/2" TO PROVIDE ADEQUATE VOLUME TO THE PROJECT.** PRESSURE INFORMATION PER THE CITY OF SEQUIM, OBTAINED ON 11.13.2024.
7. COVER DEPTH: MAIN LINE, 18"; LATERALS, INCLUDING DRIP LINE HEADERS, 12"; DRIP TUBING, 4" INCLUDING 2" OF SOIL AND 2" OF SETTLED MULCH LAYER. SLEEVES: 18" UNDER WALKWAYS AND 24" UNDER VEHICULAR AREAS.
8. DRIP HEADERS: FIELD-ASSEMBLED PVC, OR RAIN BIRD QF DRIP LINE HEADER OF THE APPROPRIATE SIZE AND CONFIGURATION MAY BE USED. SIZE PER PLANS. BLANK 1/2" TUBING MAY BE USED IN AREAS WITH FLOWS OF LESS THAN 5 GPM.
9. PIPES MAY SHARE TRENCHES. PROVIDE 6" VERTICAL, AND 4' LATERAL, CLEARANCE BETWEEN PIPES.
10. THIS SYSTEM QUALIFIES FOR HUNTER IRRIGATION'S ENHANCED 5 YEAR WARRANTY AND THE EPA'S WaterSense CERTIFICATION. CONTACT DANIEL MOTYLEWSKI AT 503-504-6909 FOR DETAILS.
11. **NO EQUIPMENT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL.**

NOT FOR CONSTRUCTION

0 20 40 60 feet
1" = 20'

NORTH

NO	DATE	REVISIONS	BY	CHK

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
SIMONE CATHERINE OLIVER
CERTIFICATE NO. 744
EXPIRES 6/25/25

Altmann Oliver Associates, LLC | AOA
Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4569

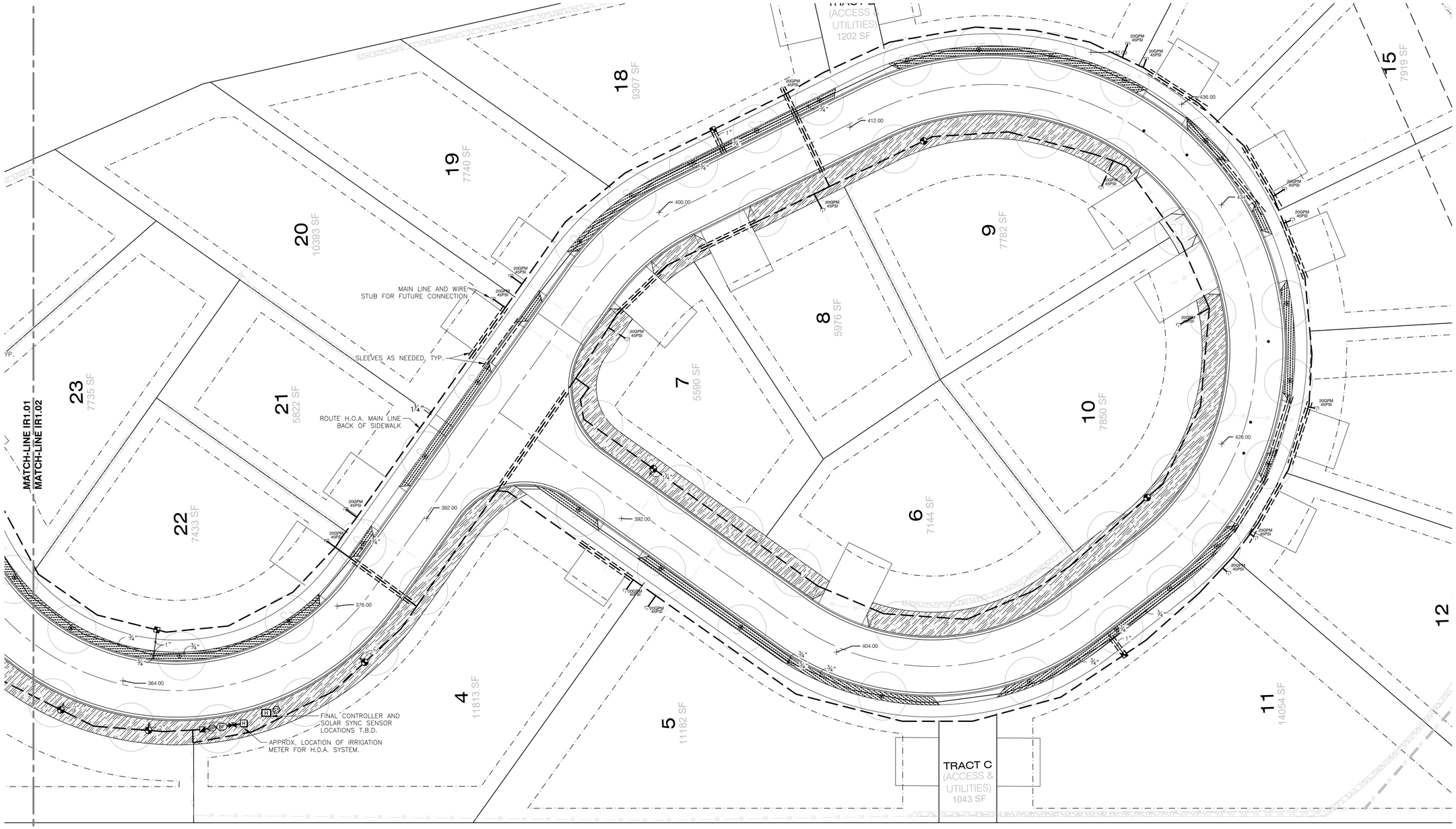
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PRELIMINARY PLAT MAJOR SUBDIVISION
PRELIMINARY IRRIGATION PLAN
BELLA VISTA ESTATES
CITY OF SEQUIM CLALLAM COUNTY WASHINGTON

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SE 1/4, NW 1/4 SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON



NOT FOR CONSTRUCTION

0 20 40 60 feet
1" = 20'

NORTH

NO	DATE	REVISIONS	BY	CHK

STATE OF WASHINGTON
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BELLA VISTA ESTATES, LLC

PRELIMINARY PLAT MAJOR SUBDIVISION
PRELIMINARY IRRIGATION PLAN

BELLA VISTA ESTATES

CITY OF SEQUIM CLALLAM COUNTY WASHINGTON

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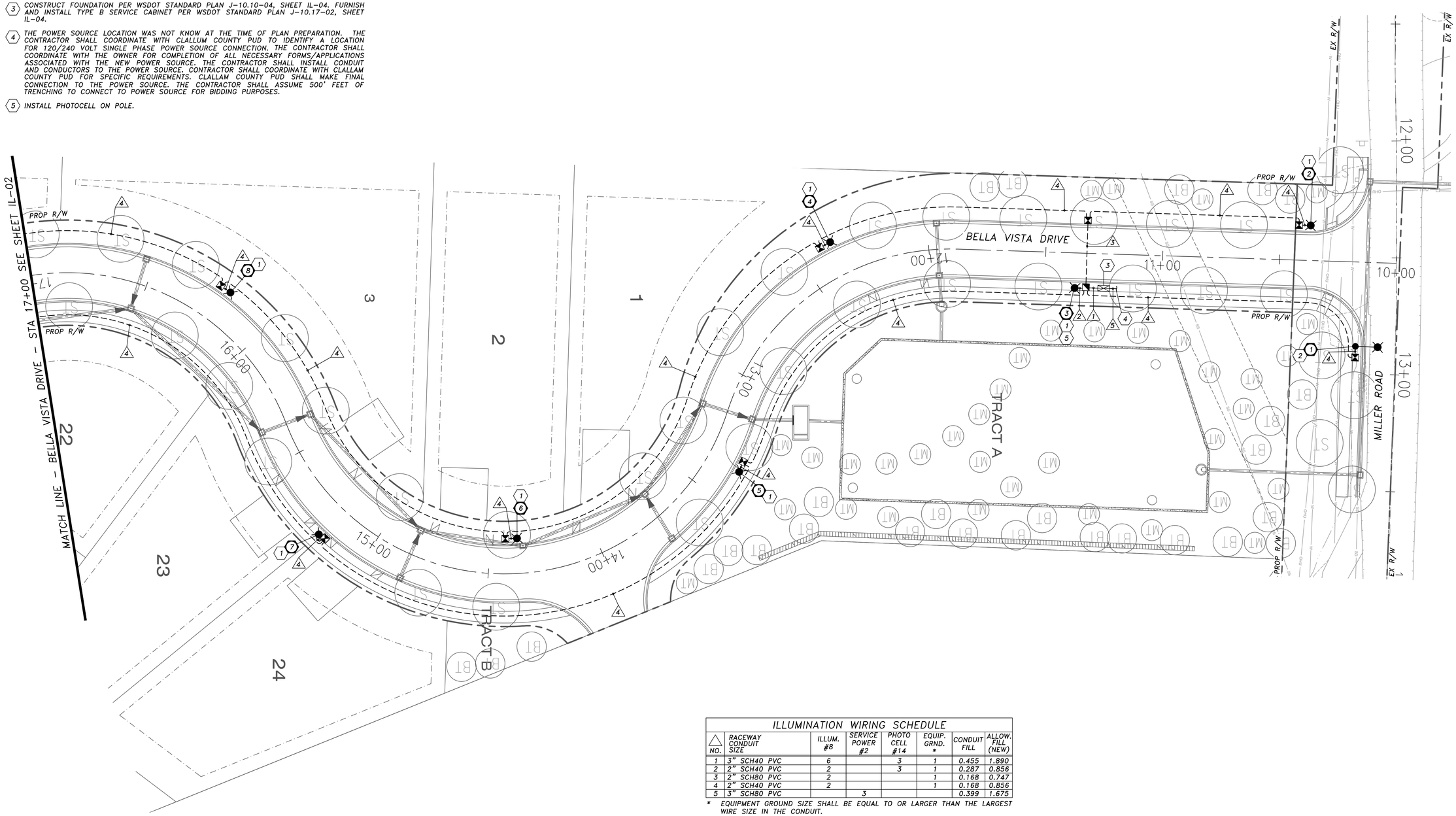
JOB NO.: 23035

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SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 E., W.M.

ILLUMINATION CONSTRUCTION NOTES

1. CONSTRUCT FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B, SHEET IL-04. FURNISH AND INSTALL STREET LIGHT POLE AND FIXTURE PER SEQUIM FIGURES 4-28A & 4-28B, SHEET IL-04 AND ILLUMINATION POLE SCHEDULE, SHEET IL-03.
2. CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-28.30, SHEET IL-04. FURNISH AND INSTALL STREET LIGHT POLE AND FIXTURE PER SEQUIM FIGURE 4-28A, SHEET IL-04 AND ILLUMINATION POLE SCHEDULE, SHEET IL-03.
3. CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-10.10-04, SHEET IL-04. FURNISH AND INSTALL TYPE B SERVICE CABINET PER WSDOT STANDARD PLAN J-10.17-02, SHEET IL-04.
4. THE POWER SOURCE LOCATION WAS NOT KNOW AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL COORDINATE WITH CLALLUM COUNTY PUD TO IDENTIFY A LOCATION FOR 120/240 VOLT SINGLE PHASE POWER SOURCE CONNECTION. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR COMPLETION OF ALL NECESSARY FORMS/APPLICATIONS ASSOCIATED WITH THE NEW POWER SOURCE. THE CONTRACTOR SHALL INSTALL CONDUIT AND CONDUCTORS TO THE POWER SOURCE. CONTRACTOR SHALL COORDINATE WITH CLALLAM COUNTY PUD FOR SPECIFIC REQUIREMENTS. CLALLAM COUNTY PUD SHALL MAKE FINAL CONNECTION TO THE POWER SOURCE. THE CONTRACTOR SHALL ASSUME 500' FEET OF TRENCHING TO CONNECT TO POWER SOURCE FOR BIDDING PURPOSES.
5. INSTALL PHOTOCELL ON POLE.



ILLUMINATION WIRING SCHEDULE

NO.	RACEWAY CONDUIT SIZE	ILLUM. #8	SERVICE POWER #2	PHOTO CELL #14	EQUIP. GRND. *	CONDUIT FILL	ALLOW. FILL (NEW)
1	3" SCH40 PVC	6		3	1	0.455	1.890
2	2" SCH40 PVC	2		3	1	0.287	0.856
3	2" SCH80 PVC	2			1	0.168	0.747
4	2" SCH40 PVC	2			1	0.168	0.856
5	3" SCH80 PVC		3			0.399	1.675

* EQUIPMENT GROUND SIZE SHALL BE EQUAL TO OR LARGER THAN THE LARGEST WIRE SIZE IN THE CONDUIT.

△	REVISION	DATE	BY

TREVIN D. ROLETTO — STATE OF WASHINGTON — 41861 — REGISTERED PROFESSIONAL ENGINEER

11/06/2024

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ISSUE DATE:	11-06-2024
JOB NO.:	TENW #2023-245
DESIGNED BY:	DAG/TDR
DRAWN BY:	DAG/TDR
APPROVED BY:	TDR

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520 Kirkland Way, Suite 100, Kirkland, WA, 98033

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BELLA VISTA ESTATES
SEQUIM, WASHINGTON

ILLUMINATION PLAN

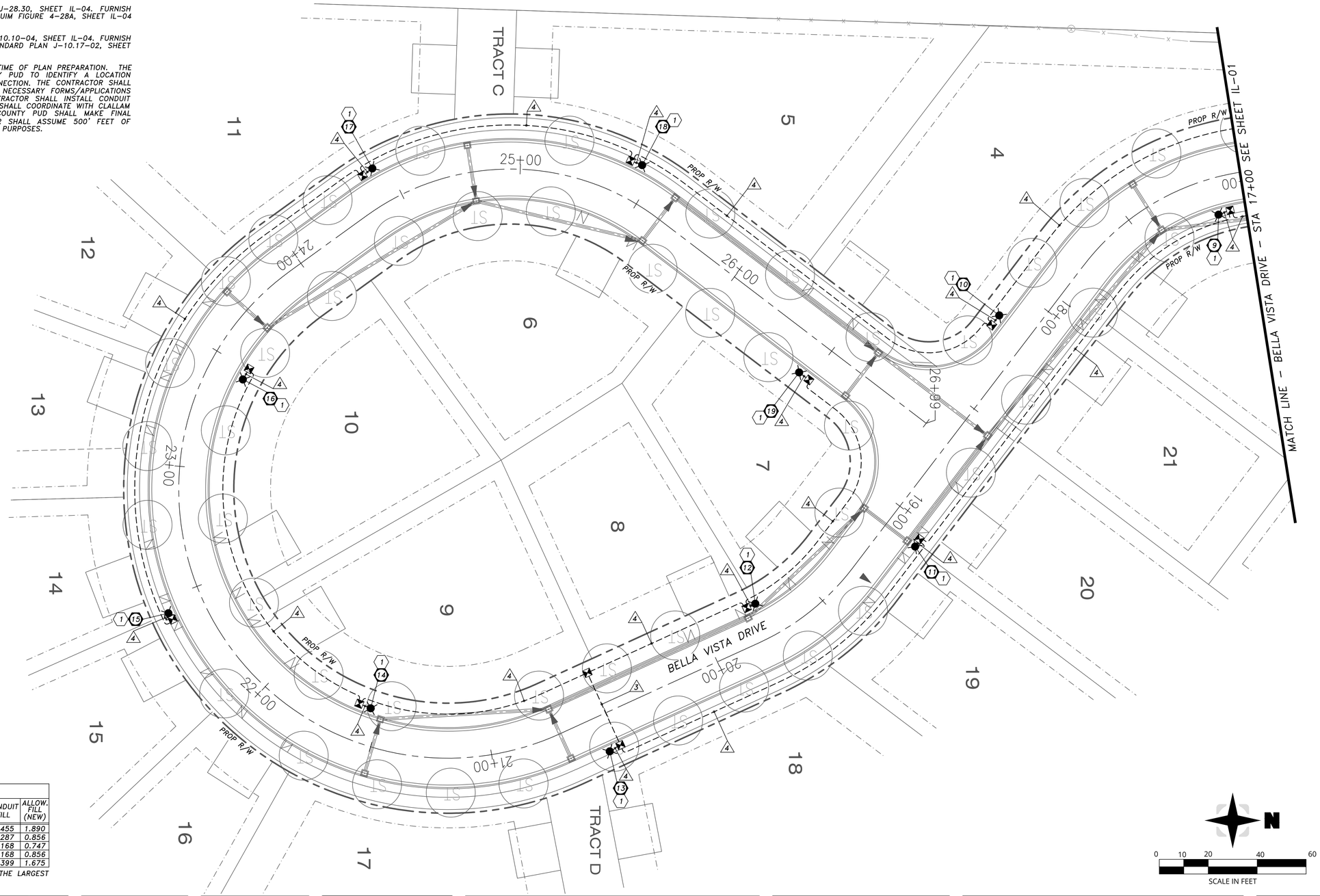
IL-01

SHEET: 1 OF 4

SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 E., W.M.

ILLUMINATION CONSTRUCTION NOTES

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5. INSTALL PHOTOCELL ON POLE.



ILLUMINATION WIRING SCHEDULE

NO.	RACEWAY CONDUIT SIZE	ILLUM. #8	SERVICE POWER #2	PHOTO CELL #14	EQUIP. GRND. *	CONDUIT FILL	ALLOW. FILL (NEW)
1	3" SCH40 PVC	6		3	1	0.455	1.890
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3	2" SCH80 PVC	2			1	0.168	0.747
4	2" SCH40 PVC	2			1	0.168	0.856
5	3" SCH80 PVC		3			0.399	1.675

* EQUIPMENT GROUND SIZE SHALL BE EQUAL TO OR LARGER THAN THE LARGEST WIRE SIZE IN THE CONDUIT.

N

0 10 20 40 60
SCALE IN FEET

NO.	REVISION	DATE	BY

TREVIN D. ROLETTO — STATE OF WASHINGTON — 41861 — REGISTERED PROFESSIONAL ENGINEER

11/06/2024

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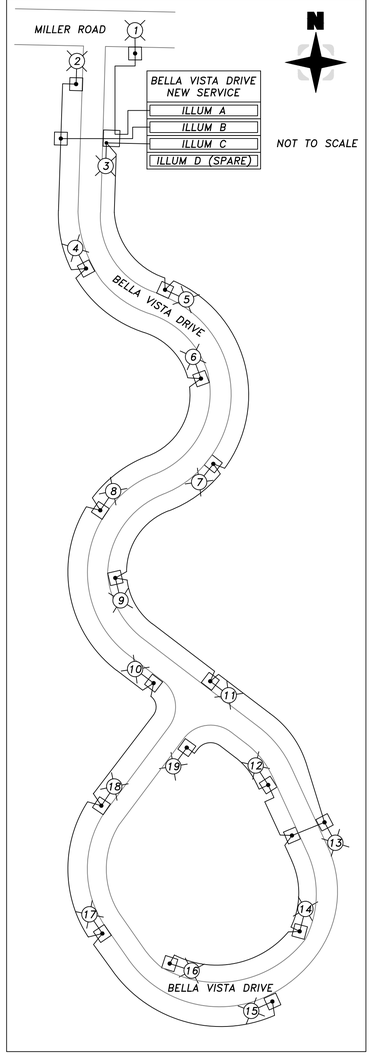
BELLA VISTA ESTATES
SEQUIM, WASHINGTON

ILLUMINATION PLAN

IL-02

SHEET: 2 OF 4

ILLUMINATION WIRING DIAGRAM



ILLUMINATION GENERAL NOTES

1. ALL WORK MATERIALS SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF CITY OF SEQUIM AND THE LATEST EDITION OF THE WSDOT STANDARDS AND SPECIFICATIONS. A SET OF APPROVED PLANS SHALL BE KEPT ON-SITE AT ALL TIMES DURING CONSTRUCTION.
2. THE JUNCTION BOX AND CONDUIT LOCATIONS SHOWN ARE APPROXIMATE. JUNCTION BOXES SHALL BE PLACED OUTSIDE OF SIDEWALKS UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.
3. THE LOCATIONS OF FEATURES AND UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AS NECESSARY.
4. THE CONTRACTOR SHALL SUBMIT A REQUEST TO THE INSPECTOR FOR MATERIALS APPROVAL AT THE EARLIEST POSSIBLE DATE.
5. ALL WORK SHALL BE CONSISTENT WITH UTILITY AGENCY REQUIREMENTS. THE CONTRACTOR SHALL CONTACT ALL PERTINENT UTILITY AGENCIES 48 HOURS BEFORE COMMENCING WORK, AND SHALL COORDINATE WITH AFFECTED UTILITY AGENCIES THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANY AND CITY OF SEQUIM IMMEDIATELY UPON DAMAGE.
7. AS PART OF THE DESIGN PROCESS, THE ENGINEER HAS ATTEMPTED TO CONFIRM THAT THERE ARE NOT CONFLICTS WITH OVERHEAD POWER LINES OR SUBSURFACE UTILITIES. HOWEVER, IT IS POSSIBLE FOR THE EXISTING OR PROPOSED CONDITIONS TO CHANGE PRIOR TO IMPLEMENTATION OF THE SCOPE OF WORK IDENTIFIED ON THESE DOCUMENTS. AS THE FIRST ORDER OF BUSINESS, THE CONTRACTOR SHALL CONFIRM THAT THERE ARE NOT CONFLICTS WITH SUBSURFACE UTILITIES. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THAT THERE IS A MINIMUM 10-FT CLEARANCE PROVIDED BETWEEN OVERHEAD POWER LINES AND THE PROPOSED LUMINAIRE POLES PRIOR TO POLE PLACEMENT. ADDITIONAL CLEARANCE MAY BE REQUIRED AS DIRECTED BY THE UTILITY. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.

SERVICE BREAKER SCHEDULE
NEW SVC AT BELLA VISTA DR

CIRCUIT	BREAKER	CONTACTOR
MAIN	2P-100 AMP	---
ILLUM A	2P-20 AMP	30 AMP
ILLUM B	2P-20 AMP	30 AMP
ILLUM C	2P-20 AMP	30 AMP
ILLUM D (SPARE)	2P-20 AMP	30 AMP
PHOTOCELL	1P-15 AMP	---

ILLUMINATION POLE SCHEDULE

LUM. POLE NO.	STREET	STATION*	OFFSET*	MOUNTING HEIGHT	SERVICE/ CIRCUIT	WATTAGE/ TYPE	INITIAL LUMENS	POLE TYPE	BASE TYPE	LUMINAIRE TYPE	COMMENT
1	BELLA VISTA DR	10+16.5	36.0' LT	29'	ILLUM A	100W LED	11,800	TAPERED ALUMINUM	FIXED	CREE XSPMD D-HT-3ME-12L-40K7-UL-SV-N-J-X6	INSTALL TYPE FOUNDATION PER WSDOT STANDARD PLAN J-28.30.
2	BELLA VISTA DR	10+37.0	15.0' RT	14'	ILLUM B	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
3	BELLA VISTA DR	11+37.5	15.0' LT	14'	ILLUM C	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
4	BELLA VISTA DR	12+37.0	15.0' RT	14'	ILLUM B	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM-HSS	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
5	BELLA VISTA DR	13+37.0	15.0' LT	14'	ILLUM C	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
6	BELLA VISTA DR	14+37.0	15.0' RT	14'	ILLUM B	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM-HSS	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
7	BELLA VISTA DR	15+19.5	15.0' LT	14'	ILLUM C	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
8	BELLA VISTA DR	16+19.5	15.0' RT	14'	ILLUM B	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM-HSS	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
9	BELLA VISTA DR	17+13.5	15.0' LT	14'	ILLUM C	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
10	BELLA VISTA DR	18+13.5	15.0' RT	14'	ILLUM B	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
11	BELLA VISTA DR	19+09.5	15.0' LT	14'	ILLUM C	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
12	BELLA VISTA DR	19+75.0	15.0' RT	14'	ILLUM C	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
13	BELLA VISTA DR	20+55.0	15.0' LT	14'	ILLUM C	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
14	BELLA VISTA DR	21+55.0	15.0' RT	14'	ILLUM C	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
15	BELLA VISTA DR	22+44.5	15.0' LT	14'	ILLUM B	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
16	BELLA VISTA DR	23+44.5	15.0' RT	14'	ILLUM C	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
17	BELLA VISTA DR	24+44.5	15.0' LT	14'	ILLUM B	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
18	BELLA VISTA DR	25+44.5	15.0' LT	14'	ILLUM B	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.
19	BELLA VISTA DR	26+44.5	15.0' RT	14'	ILLUM C	150W HPS	11,768	TAPERED ALUMINUM	FIXED	STERNBERG PT-6330-150HPS-240-MOG-RE5-CP/3912T43-125-GFI LPIUC/CM	INSTALL FOUNDATION PER CITY OF SEQUIM FIGURE 4-28B.

△	REVISION	DATE	BY

TREVIN D. ROLETTO — STATE OF WASHINGTON — 41861 — REGISTERED PROFESSIONAL ENGINEER
11/06/2024

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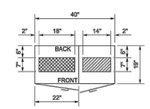
ILLUMINATION PLAN

IL-03

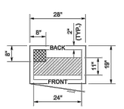
SHEET: 3 OF 4

SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 E., W.M.

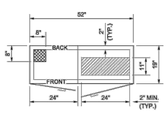
DRAWN BY: BILL BERGINS



TYPE B MODIFIED SERVICE CABINET



TYPE D SERVICE CABINET



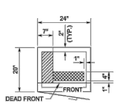
TYPE E SERVICE CABINET



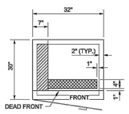
ANCHOR BOLT (SEE NOTE 1)

CONDUIT PLACEMENT LOCATION AREA

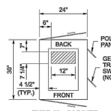
SERVICE: UTILITY CONDUIT AREA
TRANSFORMER: HIGH VOLTAGE CONDUIT AREA



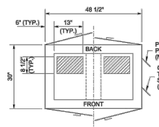
XFMR-S (TRANSFORMER - SMALL) (UP TO 12.5 KVA)



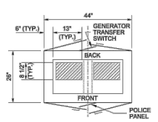
XFMR-L (TRANSFORMER - LARGE) (12.5 TO 37.5 KVA)



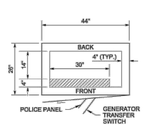
TYPE 33x CABINET



TYPE 33xD CABINET



TYPE 342LX CABINET



NEMA P44 CABINET

PLAN VIEWS
CABINET ORIENTATION, FOOTPRINT, AND CONDUIT PLACEMENT LOCATIONS

CABINET REFERENCE TABLE

SERVICE CABINETS	SIZE W x D (IN)	CAPACITY CONDUIT DIAMETER (IN)	STANDARD PLAN
TYPE B MOD.	40" x 19"	12"	J-10.20
TYPE D	28" x 19"	24"	J-10.21
TYPE E	52" x 19"	48"	J-10.22
TRANSFORMER CABINETS	**SIZE W x D (IN)**		
XFMR-S (UP TO 12.5 KVA)	24" x 20"	12"	J-10.25
XFMR-L (12.5 TO 37.5 KVA)	32" x 30"	15"	J-10.25
SIGNAL AND ITS CABINETS	**SIZE W x D (IN)**		
TYPE 33x	24" x 30"	12"	J-12.15
TYPE 33xD	48.5" x 30"	24" ◊	J-12.16
TYPE 342LX	44" x 26"	24" ◊	J-12.16
NEMA P44	44" x 26"	15"	N/A

◊ 12" (IN) OF CONDUIT IN EACH LOCATION SHOWN

GENERAL NOTES

1. Each pad mounted cabinet shall be attached to the foundation with four 1/2" (in.) x 10" (in.) x 2" (in.) x 4" (in.) anchor bolts (see Anchor Bolt Detail this Sheet). Bolts, washers, and nuts shall be hot-dip galvanized in accordance with **AASHTO M232** and meet the requirements of Standard Specification 9-06.5(1). Stainless steel epoxy anchors may be used as an alternative, and shall be 1/2" (in.) diameter x 9" (in.) or 5/8" (in.) diameter x 8" (in.). Epoxy anchors shall use Type 304 stainless steel hardware; ASTM F593 all threaded rod, ASTM A240 washers, and ASTM F594 nuts. Anchor bolts shall extend 1 1/2" (in.) min. to 2" (in.) max. above the concrete pad.
2. All reinforcing steel shall be embedded 2" (in.) below the surface of concrete.
3. A 1/2" (in.) bead of silicone is required between each cabinet and the concrete foundation.
4. Concrete shall be Class 3000, in accordance with **Standard Specification 9-20.3(4)**. All concrete corners shall have a 1" (in.) chamfer, unless abutting sidewalk, where it shall be square and seaparated from the sidewalk with joint filler.
5. Foundations installed in, or adjacent to, sidewalks shall be constructed with the top flush with the sidewalk surface and grade, not including concrete risers for cabinets.
6. Foundations require additional level clear space to achieve a minimum of 4 feet of level clear space between the face of any cabinet or cabinet riser and the edge of the level clear space. Clear space beyond the edge of the concrete pad shall be made up of crushed surfacing meeting the requirements of **Standard Specification 9-03.9(1)**. Special design may be required where slopes are 3H : 1V or steeper. As an alternative, the concrete pad may be extended out to provide the required clear space.
7. Verify overall pad and concrete riser dimensions with the Engineer prior to placing concrete.
8. Not all Type 33x and 33xD cabinets have a police panel and/or a generator transfer switch (GTS) panel. See Contract for specific cabinet requirements.



CABINET ORIENTATION CONDUIT LAYOUT AND FOUNDATION DETAIL
STANDARD PLAN J-10.10-04

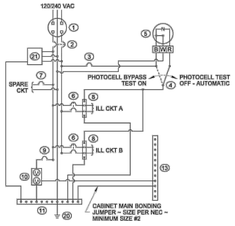
SHEET 1 OF 6 SHEETS

APPROVED FOR PUBLICATION
Date: 2020.09.16 10:06:06 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

DRAWN BY: FERN MEDELL

KEY

1. METER BASE PER SERVING UTILITY REQUIREMENTS – SEE STANDARD PLAN J-10.30.
2. MAIN BREAKER (DPST – SIZE PER BREAKER SCHEDULE)
3. PHOTOELECTRIC CONTROL BREAKER (SPST – 15 AMP – 120/240 VOLT)
4. TEST SWITCH (SPDT – SNAP ACTION – POSITIVE CLOSE – 15 AMP – 120/277 VOLT – "T" RATED)
5. PHOTOELECTRIC CONTROL UNIT – SEE **STANDARD SPECIFICATION 9-29.11(2)**
6. BRANCH BREAKER – SEE BREAKER SCHEDULE (DPST – 120/240 VOLT)
7. SPARE BREAKER – SEE BREAKER SCHEDULE (SPST – 20 AMP – 120/240 VOLT)
8. CONTACTOR – SEE BREAKER SCHEDULE
9. RECEPTACLE BREAKER (SPST – 20 AMP – 120/240 VOLT)
10. RECEPTACLE – GROUNDED (GFCI – 20 AMP – 125 VOLT)
11. ISOLATED NEUTRAL BUSS – 12 LUG COPPER
12. HINGED DEAD FRONT WITH 1/4 TURN FASTENERS OR SLIDE LATCHES – DEAD FRONT PANEL BOLTS SHALL NOT EXTEND INTO VERTICAL LIMITS OF THE BREAKER ARRAY(S)
13. CABINET MAIN BONDING JUMPER ASSEMBLY – BUSS SHALL BE 12 LUG TINNED COPPER – SEE **STANDARD PLAN J-10.20** FOR CABINET MAIN BONDING JUMPER ASSEMBLY DETAILS
14. METAL WIRING DIAGRAM HOLDER
15. 1/4" (IN) DIAMETER DRAIN HOLE – DRILL BEFORE GALVANIZING
16. MOUNTING HOLE – SEE **STANDARD PLAN J-10.12** CABINET BRACKET MOUNTING DETAIL
17. 12-CIRCUIT PANEL BOARD – MINIMUM SIZE WITH BACK-FED MAIN BREAKER
18. LABEL CABINET WITH BUSSWORK RATING
19. ARC FLASH AND SHOCK HAZARD LABEL (FIELD INSTALLED) – SEE DETAIL
20. CONNECTION TO GROUND ELECTRODE – SEE **STANDARD PLAN J-60.05**
21. 30 KA TYPE 1 OR TYPE 2 SURGE PROTECTION DEVICE – DIN RAIL MOUNT WITH PLUG-IN MODULE(S)
22. THREE POSITION DIN RAIL MOUNTED TERMINAL BLOCK – TERMINAL BLOCK SECTIONS SHALL BE BLACK, WHITE, AND RED AS SHOWN IN CABINET WIRING DIAGRAM

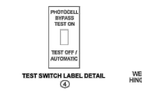


TYPE B WIRING DIAGRAM – 240 VOLT

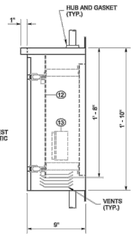
WARNING
Arc Flash and Shock Hazard Appropriate PPE Required

ARC FLASH PROTECTION		SHOCK PROTECTION	
Arc Flash Boundary (in.)	36"W	Shock Hazard When Cover Removed	120 VAC
Incident Energy and Working Distance	0.85 cal/cm² @ 18"	Limited Approach	36"H, 12"W
Hazard Risk Category	Minimum	Restricted Approach	12"H
PPE		Prohibited Approach	6"H
NEMA 250 Approval		Glove Class	00
Inspector		Date	

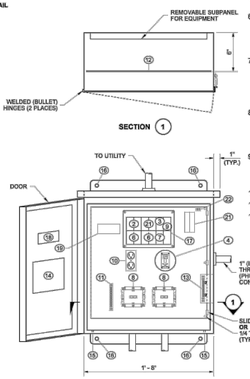
ARC FLASH AND SHOCK HAZARD LABEL DETAIL



TEST SWITCH LABEL DETAIL



SIDE VIEW



ELEVATION VIEW

TYPE B SERVICE CABINET

NOTES

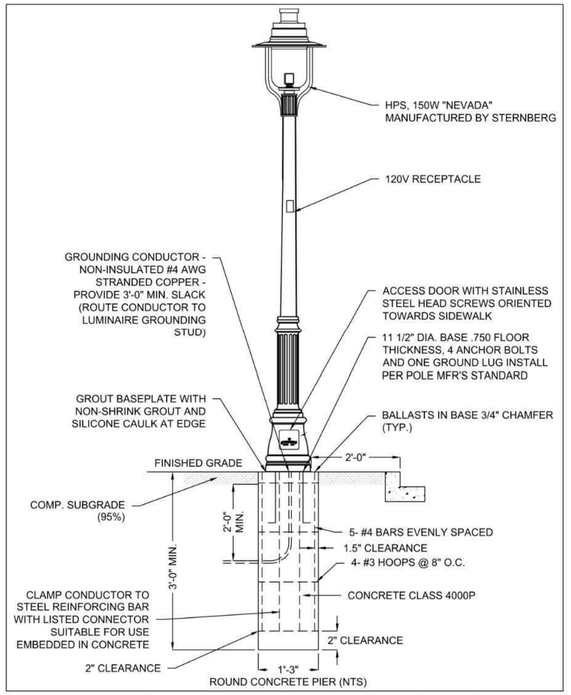
1. See **Standard Specification Section 9-29.24** (Service Cabinets).
2. Cabinet shall be rated NEMA 3R and shall include two rain-tight vents.
3. Dimensions shown are minimum and shall be adjusted to accommodate the various sizes of equipment installed. A 1% tolerance is allowed for all dimensions.
4. Door shall be pad-lockable and gasketed.
5. Hinges shall have stainless steel or brass pins. See **Standard Plan J-10.20** for door hinge details.
6. When using two piece hinge type on galvanized enclosure, remove hinge pin prior to welding hinge to cabinet and prior to hot-dip galvanizing. After galvanizing, replace pin with brass pin and solder in place. See **Standard Plan J-10.20** for alternate door hinge details.
7. Equipment identified by Key Numbers 2, 3, 4, 6, 7, 8, and 9 shall have an appropriately engraved phenolic name plate attached with screws or rivets. The name plate for Key Number 4 shall read as follows:
"PHOTOCELL BYPASS TEST ON" AND "PHOTOCELL TEST OFF – AUTOMATIC." See service cabinet detail.
8. All busswork shall be **ASTM B187** copper and shall have a minimum rating of 125 amps. All breakers shall bolt on to the busswork. Jumpering of breakers shall not be allowed. Busswork shall accommodate all future equipment as shown in the Breaker Schedule.
9. All internal wire runs shall be identified with "TO – FROM" coded tags labeled with the code letters and/or numbers shown on the Schedules. Approved PVC or polyolefin wire marking sleeves shall be used.
10. See Contract for Breaker and Contactor Schedule.
11. Buss bars shall be sized to accommodate up to #4 AWG wires.
12. See **Standard Plan J-10.14** for pole installation details.



SERVICE CABINET TYPE B (0 - 100 AMP TYPE 120/240 VOLT SINGLE PHASE)
STANDARD PLAN J-10.17-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Aug 18, 2021
STATE DESIGN ENGINEER
Washington State Department of Transportation

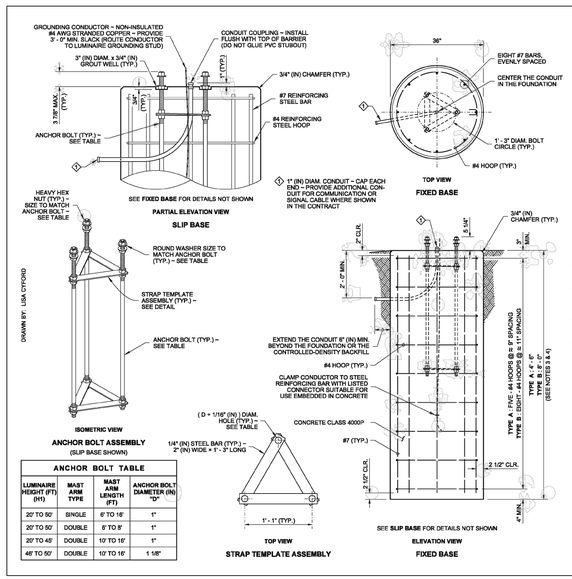


CITY OF SEQUIM

LIGHT STANDARD

REVISION NO.	DATE
0	1/11/2021

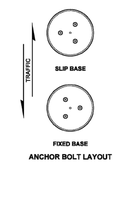
FIGURE 4-28B



ANCHOR BOLT TABLE			
LUMINAIRE HEIGHT (FT) (H1)	MAST ARM TYPE	MAST ARM LENGTH (FT)	ANCHOR BOLT DIAMETER (IN) "D"
20' TO 50'	SINGLE	6' TO 18'	1"
20' TO 50'	DOUBLE	6' TO 8'	1"
20' TO 45'	DOUBLE	10' TO 18'	1"
48' TO 50'	DOUBLE	10' TO 18'	1 1/8"

NOTES

1. See **Standard Plan J-28.40** for Luminaire Pole base mounting details.
2. The Strap Templates shall be held in place by nuts, 6" (in) from the top of the foundation and 3" (in) from the bottom of the anchor bolts. Eighteen heavy duty hex nuts and six round washers are required for a slip base assembly. Eighteen heavy duty hex nuts and six plate washers are required for a fixed base assembly.
3. Use Steel Light Standard Foundation **Type A** on level ground or slopes not exceeding 4H : 1V. Use **Type B** for slopes steeper than 4H : 1V, but not exceeding 2H : 1V. Slopes steeper than 2H : 1V shall require a special design.
4. These foundations are designed for a minimum of 2000 PSF **(TYPE A)** or 1500 PSF **(TYPE B)** allowable lateral bearing pressure for the soil. A special foundation shall be required for soil with allowable lateral bearing pressure lower than 1500 PSF.
5. The Luminaire Pole height shall not exceed 50' (ft) **(H1)**.
6. Slip bases shall not be installed on 50' (ft) **(H1)** poles with Double Mast Arms, nor on poles weighing more than 1000 lbs.
7. Slip bases are required on poles installed inside the Design Clear Zone, and on poles installed behind traffic barrier that are within the traffic barrier deflection zone.
8. Foundations constructed within Media Filter Drains shall be increased in depth by the depth of the Media Filter Drain.
9. Exposed portions of the foundation shall be formed to create a Class 2 surface finish. All forming shall be removed upon completion of foundation construction.
10. For excavation, concrete placement, and backfill options, see METHOD 1 and METHOD 2 on Sheet 2 of 2.
11. The anchor bolts shall be high-strength steel, manufactured from ASTM F1554 Grade 105, with heavy hex nuts and hardened washers. Galvanize the anchor bolts according to ASTM F2329.
12. The foundation shall be grounded in accordance with the requirements of **Standard Specification 8-20.3(4).**
13. See **Standard Plans C-8b** and **C-85.14** for steel light standards on traffic barrier.

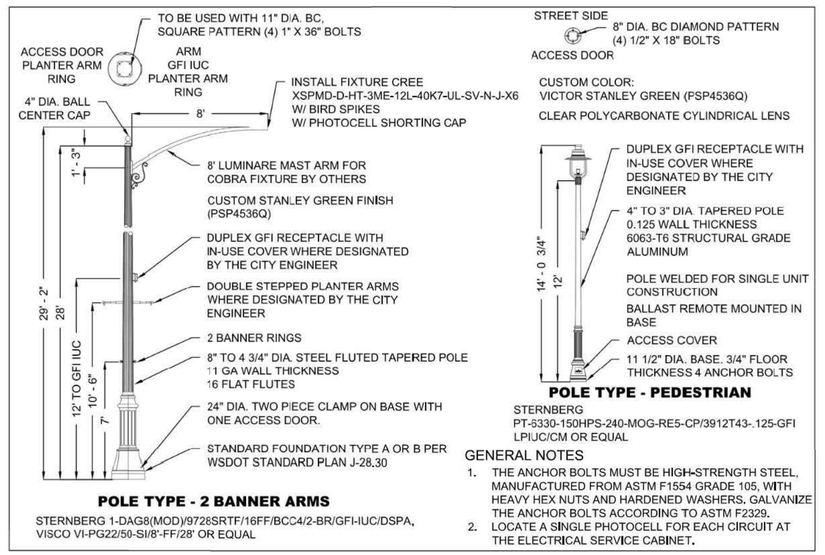


ANCHOR BOLT LAYOUT



STEEL LIGHT STANDARD FOUNDATION TYPES A & B
STANDARD PLAN J-28.30-03

APPROVED FOR PUBLICATION
Bakeloli, Paula
Jun 11 2014 1:33 PM
STATE DESIGN ENGINEER
Washington State Department of Transportation



POLE TYPE - 2 BANNER ARMS

STERNBERG 1-DAG8(MOD)/9728SRTF/16FF/BCC4/2-BR/GFI-IUC/DSPA, VISCO VI-PG22/50-SI/8'-FF/28' OR EQUAL

POLE TYPE - PEDESTRIAN

STERNBERG
PT-5330-150HPS-240-MOG-RE5-CP/3912T43-.125-GFI LPIUC/CM OR EQUAL

GENERAL NOTES

1. THE ANCHOR BOLTS MUST BE HIGH-STRENGTH STEEL, MANUFACTURED FROM ASTM F1554 GRADE 105, WITH HEAVY HEX NUTS AND HARDENED WASHERS. GALVANIZE THE ANCHOR BOLTS ACCORDING TO ASTM F2329.
2. LOCATE A SINGLE PHOTOCELL FOR EACH CIRCUIT AT THE ELECTRICAL SERVICE CABINET.

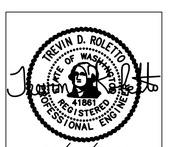
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0	1/11/2021

FIGURE 4-28A

△	REVISION	DATE	BY



TENW CONTACT:

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ROLETTO@TENW.COM
425-250-0583

ISSUE DATE:	11-06-2024
JOB NO.:	TENW #2023-245
DESIGNED BY:	DAG/TDR
DRAWN BY:	DAG/TDR
APPROVED BY:	TDR

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BELLA VISTA ESTATES
SEQUIM, WASHINGTON

ILLUMINATION DETAILS

IL-04

SHEET: 4 OF 4