

SITE PLAN

Scale: 1" = 30'

0 30' 60' 90'

ZENOVIC & ASSOCIATES
INCORPORATED
301 E. 6TH STREET, SUITE 1
PORT ANGELES, WA 98362
PHONE: (360) 417-0501
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EMAIL: ZENOVIC@ZENOVIC.NET

REVISIONS:

DATE	MARK	NOTE

TITLE: SITE DEVELOPMENT ON MALIANDRA DR. FOR MULTI-FAMILY RESIDENTIAL SUBDIVISION

PRELIMINARY LOT LAYOUT

CLIENT:
BRODY BROKER
244 W. WASHINGTON STREET
SEQUIM, WASHINGTON 98382

SCALE: 1" = 30'

FILE: 20013 - E5

JOB NO: 20013

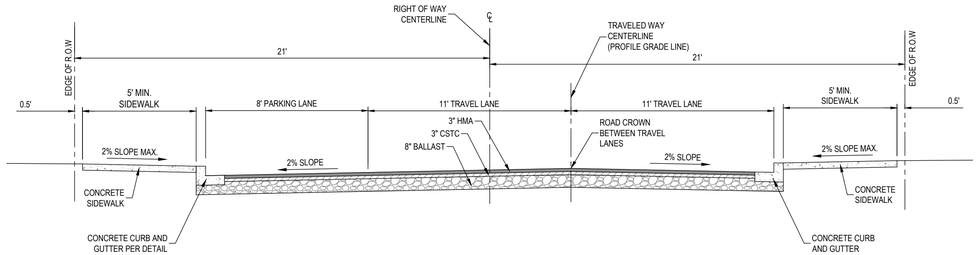
DATE: December 5, 2023

SET: PRE-PLAT

TRACY D. GUDDELL
STATE OF WASHINGTON
22777
REGISTERED
PROFESSIONAL ENGINEER

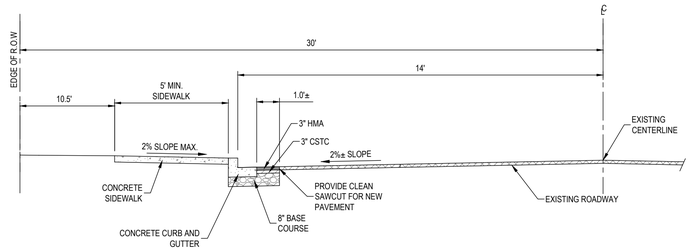
SHEET

P0



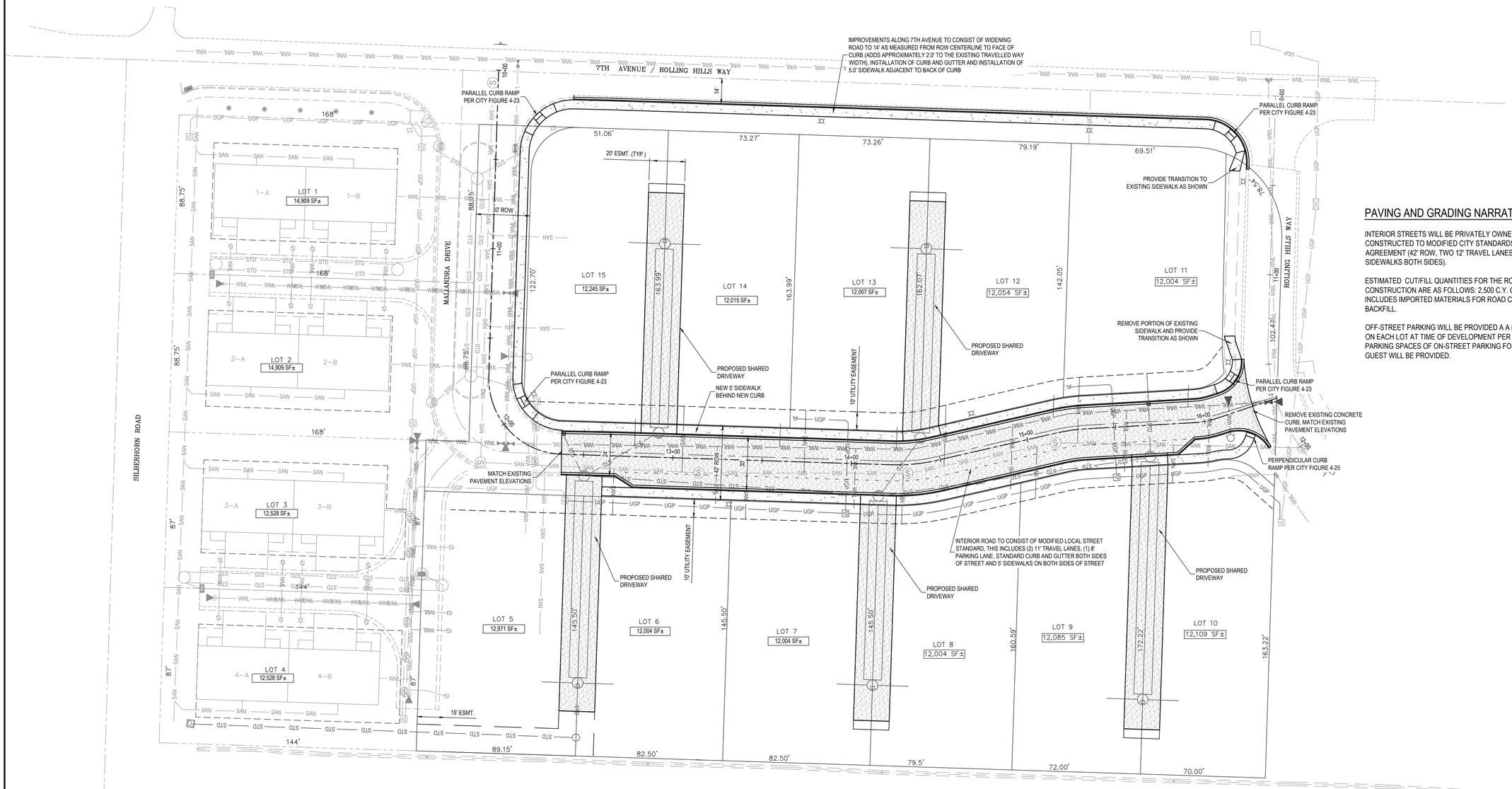
A P1 MALINADRA DRIVE STANDARD SECTION

Scale: NTS



B P1 7TH AVENUE SECTION

Scale: NTS



SITE PLAN

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PAVING AND GRADING NARRATIVE

INTERIOR STREETS WILL BE PRIVATELY OWNED AND MAINTAINED STREETS CONSTRUCTED TO MODIFIED CITY STANDARDS PER THE SETTLEMENT AGREEMENT (42' ROW, TWO 12' TRAVEL LANES AND 8' PARKING LANE ONE SIDE, 5' SIDEWALKS BOTH SIDES).

ESTIMATED CUT/FILL QUANTITIES FOR THE ROADWAY AND UTILITY CONSTRUCTION ARE AS FOLLOWS: 2,500 C.Y. CUT & 2,500 C.Y. FILL. THIS INCLUDES IMPORTED MATERIALS FOR ROAD CONSTRUCTION AND UTILITY BACKFILL.

OFF-STREET PARKING WILL BE PROVIDED A A MINIMUM OF 2 SPACES PER UNIT ON EACH LOT AT TIME OF DEVELOPMENT PER SMC 18.48.050. AN ADDITIONAL 14 PARKING SPACES OF ON-STREET PARKING FOR USE BY TENANTS AND THEIR GUEST WILL BE PROVIDED.

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TITLE: SITE DEVELOPMENT ON MALINADRA DR. FOR MULTI-FAMILY RESIDENTIAL SUBDIVISION

PRELIMINARY GRADING AND PAVING PLAN

CLIENT:
BRODY BROKER
244 W. WASHINGTON STREET
SEQUIM, WASHINGTON 98382

SCALE: 1" = 30'

FILE: 20013 - E5

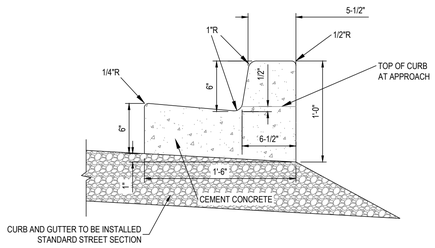
JOB NO: 20013

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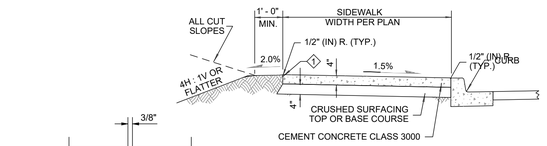
TRACY D. GUDGEL
STATE OF WASHINGTON
22777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
P1

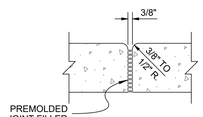


A P2 CONCRETE CURB AND GUTTER

Scale: NTS

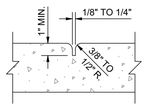


ADJACENT TO PLANTER STRIP
(FLAT FILL OR CUT SLOPES)



Ⓔ EXPANSION JOINT

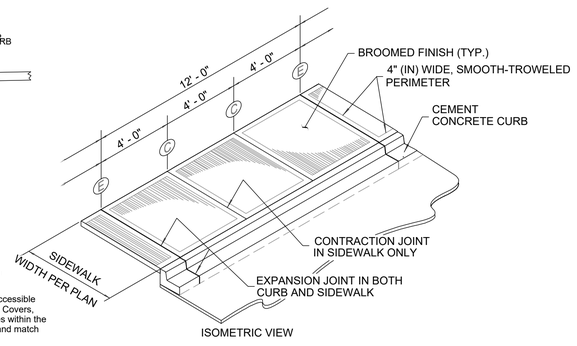
1 FINISHED GRADE 1" (IN) BELOW TOP OF CONCRETE SURFACE



Ⓒ CONTRACTION JOINT

NOTES

1. Cement concrete sidewalk shall be constructed in accordance with WSDOT Standard Specification 8-14 except as noted on this plan.
2. Four feet of the sidewalk width shall be the minimum pedestrian accessible route free of vertical and horizontal obstructions. Gratings, Access Covers, Junction Boxes, Cable Vaults, Pull Boxes and other appurtenances within the sidewalk must have slip resistant surfaces, be flush with surface, and match grade of the sidewalk.

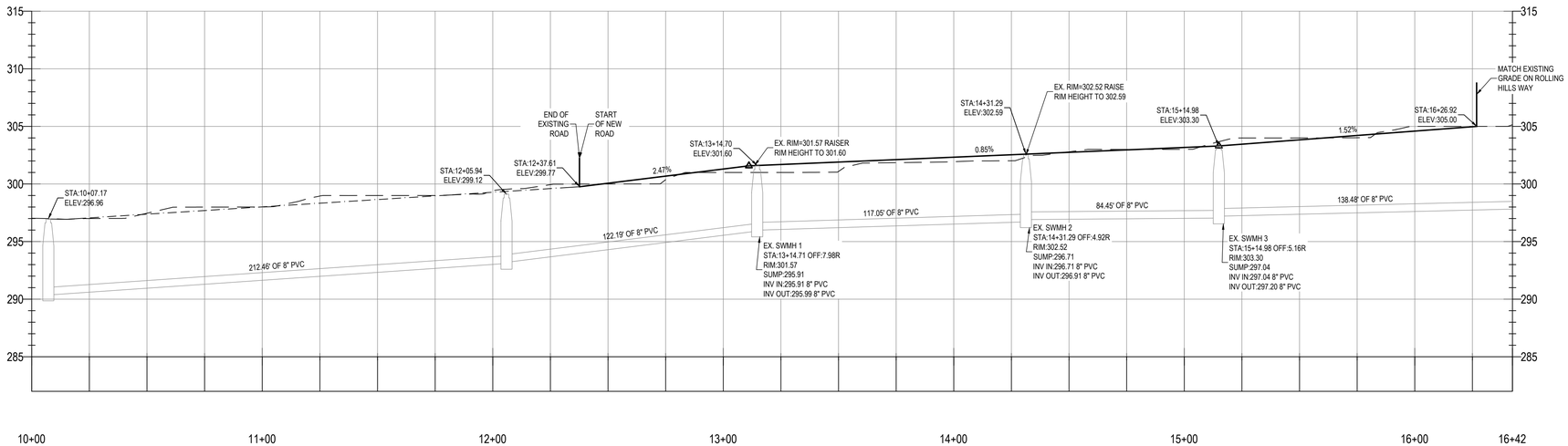


ISOMETRIC VIEW

JOINT AND FINISH
DETAIL

B P2 SIDEWALK DETAILS

Scale: NTS



STATION

MALIANDRA DR. PROFILE
SCALE: 30
VERT. EXAGERATION: 5.0

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TITLE: SITE DEVELOPMENT ON MALIANDRA DR. FOR MULTI-FAMILY RESIDENTIAL SUBDIVISION

PRELIMINARY ROADWAY PROFILE & DETAILS

CLIENT:
BRODY BROKER
244 W. WASHINGTON STREET
SEQUIM, WASHINGTON 98382

SCALE: NTS

FILE: 20013 - E5

JOB NO: 20013

DATE: December 5, 2023

SET: PRE-PLAT

TRACY D. GUDMUNDSON
STATE OF WASHINGTON
32777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
P2

UTILITY NARRATIVE:

WATER

WATER MAIN TO BE EXTENDED IN NEW SECTION OF MALIANDRA DRIVE FROM EXISTING STUB AT THE EXISTING END OF MALIANDRA DRIVE TO THE EXISTING MAIN IN ROLLING HILLS WAY. MAIN EXTENSION TO BE 8"Ø C900 AND INCLUDE A FIRE HYDRANT AT THE SOUTH END OF THE MALIANDRA WAY EXTENSION.

WATER SERVICES TO BE EXTENDED TO EACH LOT FROM PROPOSED WATER MAIN. SERVICES TO INCLUDE A 2"Ø SERVICE LINE EXTENDED TO EACH LOT AND CAPPED. FUTURE CONNECTIONS WILL UTILIZE THE 2" SERVICE LINE AND PROVIDE SEPARATE METERS FOR EACH LIVING UNIT.

SANITARY SEWER

THE SANITARY SEWER MAIN THROUGH THE PROPOSED DEVELOPMENT IS ALREADY IN PLACE. SEWER MANHOLE LIDS WILL BE ADJUSTED AS NEEDED TO MATCH FINISH GRADE.

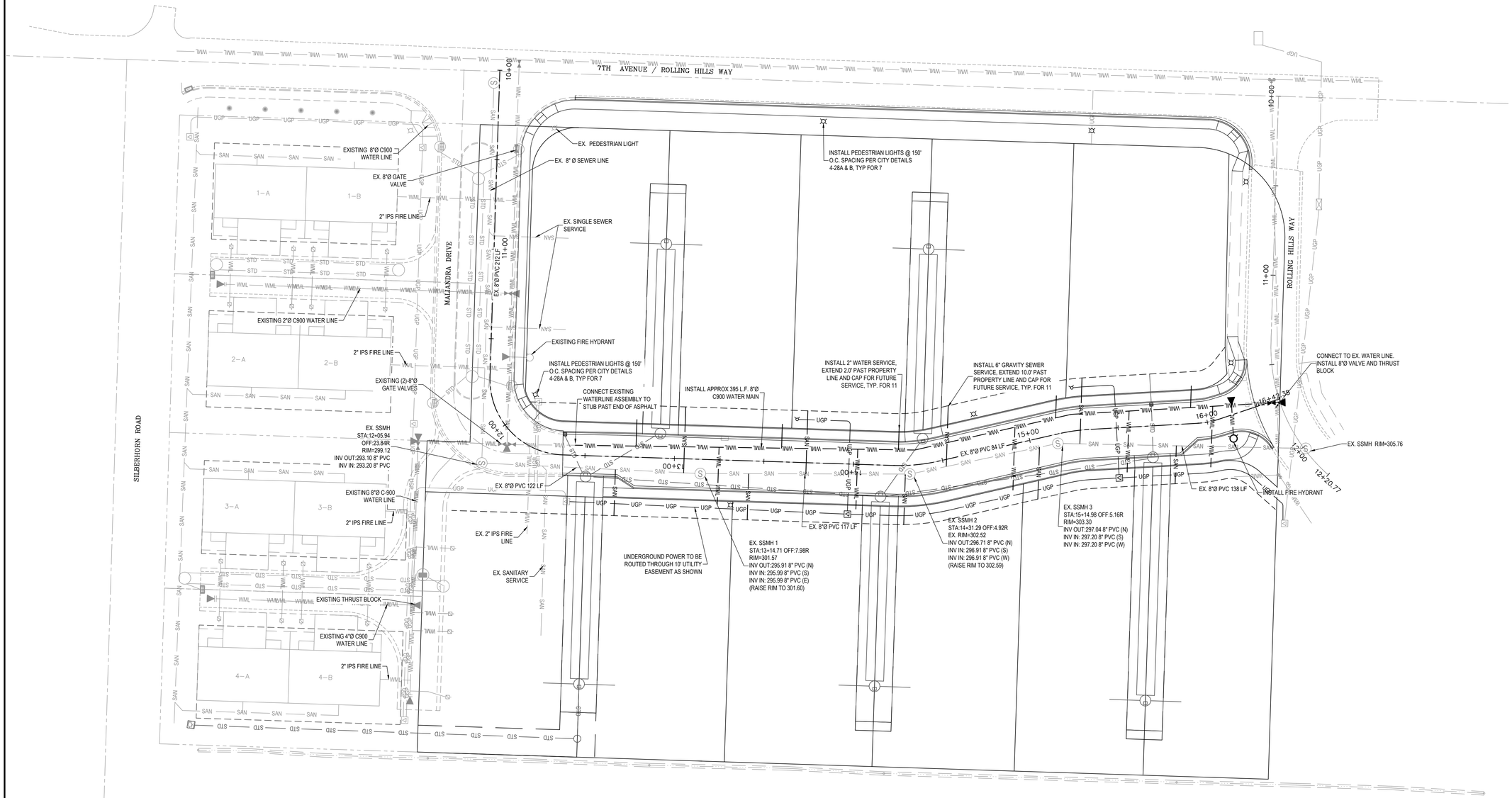
SERVICES WILL BE EXTENDED TO EACH LOT AND WILL CONSIST OF A 6"Ø SIDE SEWER LINE SLOPED @ 2% MIN.

UNDERGROUND POWER

UNDERGROUND POWER WILL BE ROUTED IN THE PROVIDED 10' UTILITY EASEMENTS AS SHOWN AND WILL PROVIDE TRANSFORMERS AND SECONDARY PEDESTALS AS REQUIRED. POWER WILL BE SUPPLIED BY THE CLALLAM COUNTY PUD #1. FINAL DESIGN/LAYOUT WILL ALSO BE PROVIDED BY THE PUD#1.

COMMUNICATIONS

IT IS ANTICIPATED THAT ASTOUND AND LUMEN WILL PROVIDE COMMUNICATIONS UTILITIES. THOSE FACILITIES WILL BE ROUTED IN THE PROVIDED 10' UTILITY EASEMENTS. FINAL LAYOUT WILL BE COORDINATED WITH THOSE PROVIDERS.



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PRELIMINARY UTILITY PLAN

CLIENT:
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244 W. WASHINGTON STREET
SEQUIM, WASHINGTON 98382

SCALE: 1" = 30'

FILE: 20013 - E5

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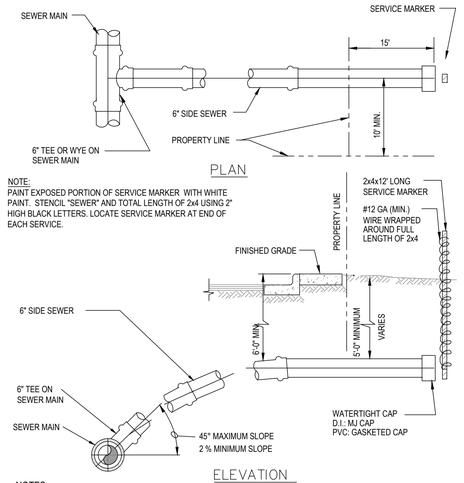
DATE: December 5, 2023

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TRACY D. GUDGEL — STATE OF WASHINGTON — 42777 — REGISTERED PROFESSIONAL ENGINEER

SHEET

P3

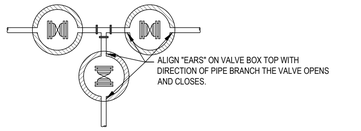


NOTES:

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

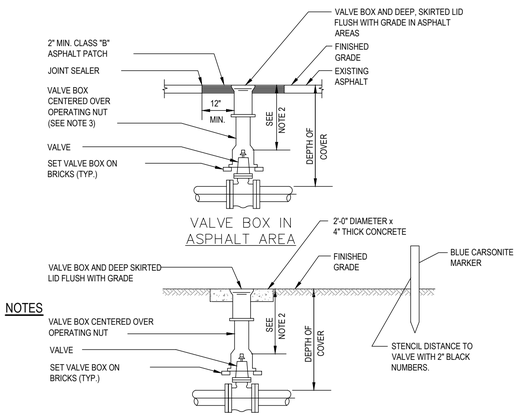
CITY OF SEQUIM
2013 DEVELOPER STANDARDS
FIGURE V-311
STANDARD SIDE SEWER CONNECTION
Gray & Osborne, Inc.

A P4 SANITARY SEWER LATERAL SERVICE
Scale: NTS



CITY OF SEQUIM
2013 DEVELOPER STANDARDS
FIGURE V-W16
VALVE EXTENSION STEM
Gray & Osborne, Inc.

B P4 GATE VALVE EXTENSION STEM
Scale: NTS



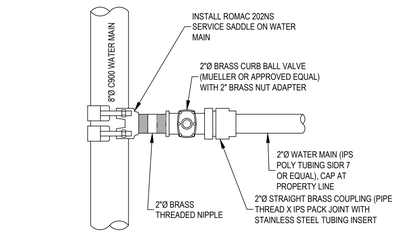
NOTES

NOTES:

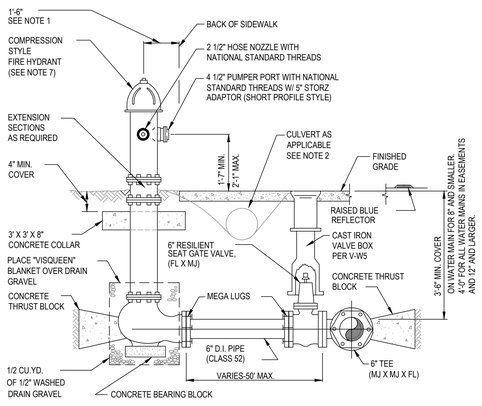
1. EACH VALVE SHALL BE PROVIDED WITH AN ADJUSTABLE CAST IRON VALVE BOX OF 5 INCHES (5") INSIDE DIAMETER. VALVE BOXES SHALL HAVE A TOP SECTION WITH AN EIGHTEEN INCH (18") MIN. LENGTH. THE VALVE BOX SHALL BE OLYMPIC FOUNDARY No. 940 OR APPROVED EQUAL.
2. 18" MINIMUM, 24" MAXIMUM FOR OPERATOR NUT IF EXTENSION IS REQUIRED.
3. VALVE BOX EARS SHALL BE PLACED IN LINE WITH THE PIPE IT SERVES.

CITY OF SEQUIM
2013 DEVELOPER STANDARDS
FIGURE V-W14
VALVE BOX
Gray & Osborne, Inc.

C P4 GATE VALVE BOX DETAIL
Scale: NTS



D P4 2" TAP AND GATE VALVE
Scale: NTS

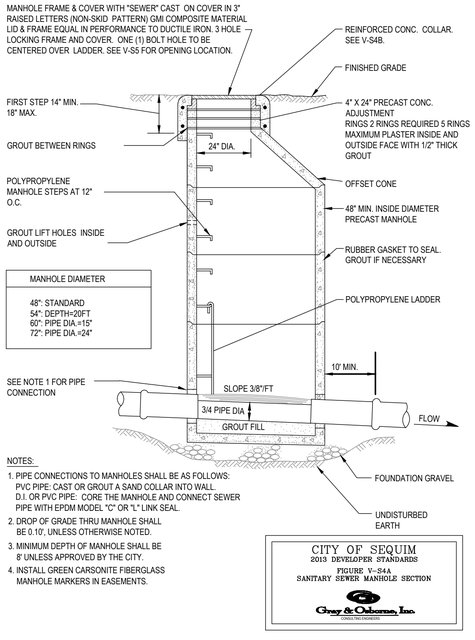


NOTES:

1. OR 3' FROM BACK OF CURB
2. PROVIDE 8' OF CULVERT AND COVER, 12" MIN. DIA. OR EQUAL IN SIZE TO ADJACENT DITCH CROSSINGS. PIPE TO COUNTY, STATE OR CITY STANDARDS AS APPLICABLE.
3. PROVIDE MIN. 3'-0" CLEARANCE AND LEVEL AREA AROUND HYDRANT
4. PAINT FIRE HYDRANT WITH TWO COATS KELLY MOORE 6100-516 YELLOW AND TOP OF HYDRANT COLOR DETERMINED BY SERVICE LEVEL GPM.
   # 213 SAFETY BLUE-SERVICE LEVEL 1500 GPM OR GREATER
   # 815 SAFETY GREEN-SERVICE LEVEL 1000 TO 1499 GPM
5. STENCIL FOOTAGE TO VALVE ON HYDRANT UNDER PORT FACING GV
6. REMOVE ALL CHAINS FOR FIRE HYDRANT CAPS
7. ACCEPTABLE HYDRANTS: CLOW MEDALLION OR MUELLER CENTURION.
8. INSTALL BLUE FIRE HYDRANT REFLECTOR. OFFSET 1 FOOT FROM ROAD CENTERLINE

CITY OF SEQUIM
2013 DEVELOPER STANDARDS
FIGURE V-W2
FIRE HYDRANT ASSEMBLY
Gray & Osborne, Inc.

E P4 FIRE HYDRANT ASSEMBLY
Scale: NTS



NOTES:

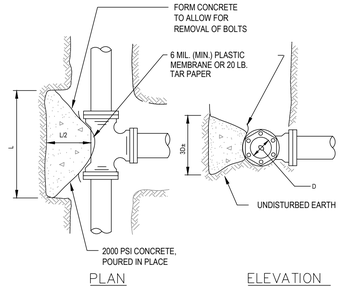
1. PIPE CONNECTIONS TO MANHOLES SHALL BE AS FOLLOWS: PVC PIPE: CAST OR GROUT A SAND COLLAR INTO WALL. D.I. OR PVC PIPE: CORE THE MANHOLE AND CONNECT SEWER PIPE WITH EPDM MODEL "C" OR "L" LINK SEAL.
2. DROP OF GRADE THRU MANHOLE SHALL BE 0.10', UNLESS OTHERWISE NOTED.
3. MINIMUM DEPTH OF MANHOLE SHALL BE 8' UNLESS APPROVED BY THE CITY.
4. INSTALL GREEN CARSONITE FIBERGLASS MANHOLE MARKERS IN EASEMENTS.

CITY OF SEQUIM
2013 DEVELOPER STANDARDS
FIGURE V-S4A
SANITARY SEWER MANHOLE SECTION
Gray & Osborne, Inc.

F P4 SANITARY SEWER MANHOLE
Scale: NTS

MINIMUM BEARING AREA TABLE

FITTING	TEE	90°	45°	22 1/2°	11 1/4°
6"	4 SQ.FT.	6 SQ.FT.	3 SQ.FT.	2 SQ.FT.	2 SQ.FT.
8"	7 SQ.FT.	10 SQ.FT.	6 SQ.FT.	3 SQ.FT.	2 SQ.FT.
10"	10 SQ.FT.	15 SQ.FT.	9 SQ.FT.	5 SQ.FT.	3 SQ.FT.
12"	14 SQ.FT.	22 SQ.FT.	12 SQ.FT.	6 SQ.FT.	4 SQ.FT.
16"	25 SQ.FT.	38 SQ.FT.	21 SQ.FT.	11 SQ.FT.	7 SQ.FT.
18"	32 SQ.FT.	48 SQ.FT.	27 SQ.FT.	14 SQ.FT.	8 SQ.FT.

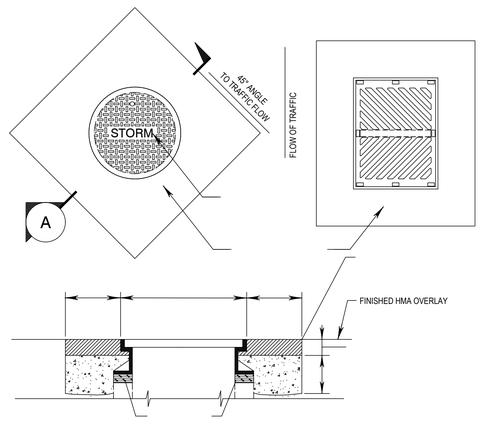


NOTES:

1. BEARING AREA TABLE BASED ON 250 PSI PRESSURE AND 2000 PSF SOIL BEARING. IF PRESSURE IS GREATER OR SOIL BEARING IS LESS, THE THRUST BLOCK SIZE SHALL BE INCREASED.
2. THIS TABLE REPRESENTS THE "MINIMUM" CONSTRUCTION STANDARDS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE APPROPRIATE SIZE OF ALL THRUST BLOCKS BASED ON EXISTING AND LOCAL CONDITIONS.

CITY OF SEQUIM
2013 DEVELOPER STANDARDS
FIGURE V-G2
THRUST BLOCKS
Gray & Osborne, Inc.

G P4 THRUST BLOCK REQUIREMENTS
Scale: NTS



NOTES:

CITY OF SEQUIM
2013 DEVELOPER STANDARDS
FIGURE V-S4B
MANHOLE PAVING DETAIL
Gray & Osborne, Inc.

H P4 MANHOLE PAVING DETAIL
Scale: NTS

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TITLE: SITE DEVELOPMENT ON MALIANDRA DR. FOR MULTI-FAMILY RESIDENTIAL SUBDIVISION

PRELIMINARY UTILITY DETAILS

CLIENT:
BRODY BROKER
244 W. WASHINGTON STREET
SEQUIM, WASHINGTON 98382

SCALE: NTS

FILE: 20013 - E5

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TRACY D. GUDMUNDSON — STATE OF WASHINGTON — 32777 — REGISTERED PROFESSIONAL ENGINEER

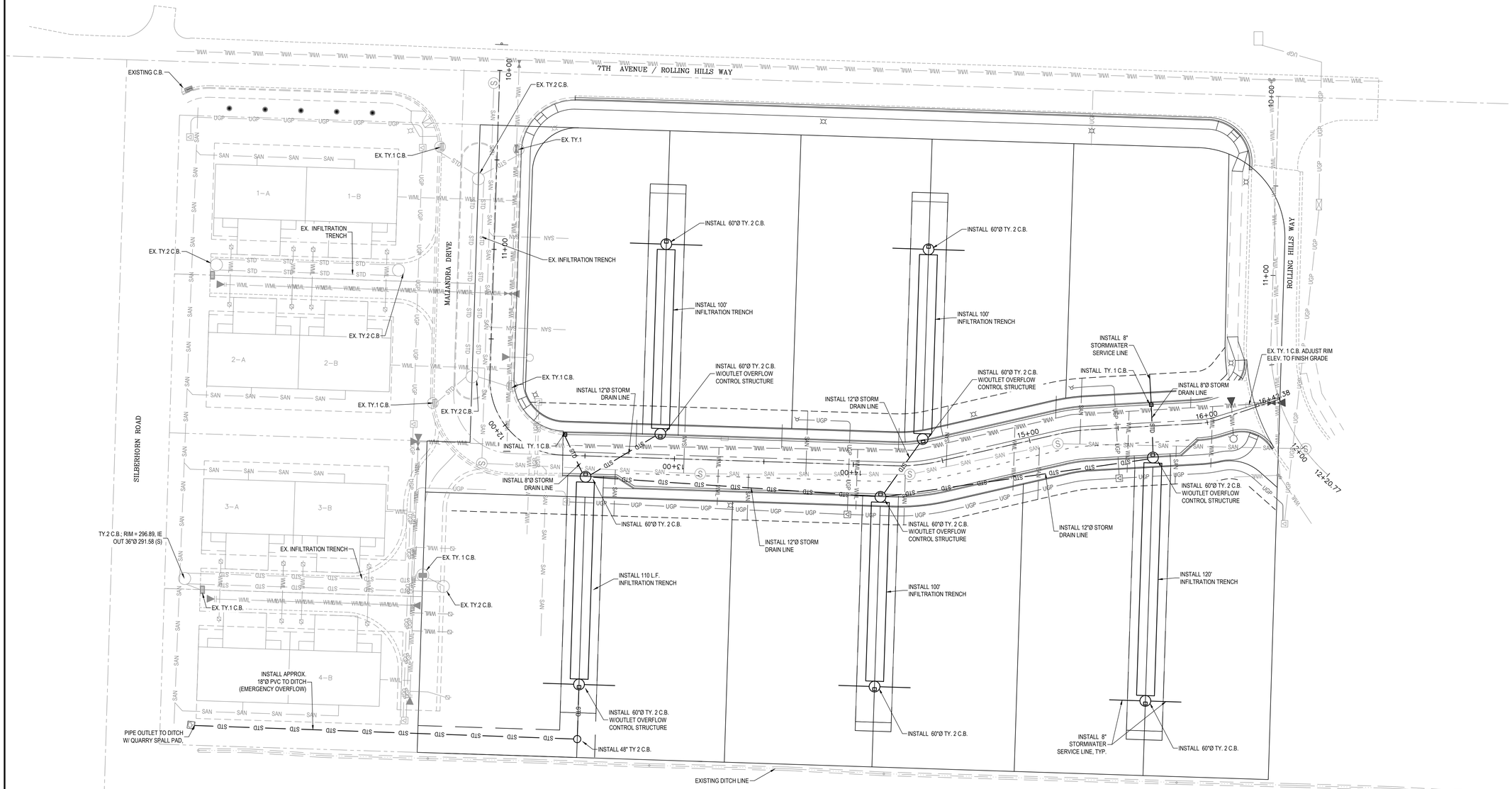
SHEET
P4

STORMWATER NARRATIVE:

RUNOFF FROM THE RIGHTS OF WAY AND THE LOTS WILL BE ROUTED TO THE PROPOSED INFILTRATION SYSTEMS LOCATED IN THE DRIVEWAYS AS SHOWN FOR INFILTRATION INTO THE GROUND.

AS THE EXACT SIZE AND LAYOUT OF THE FUTURE BUILDINGS ARE UNKNOWN AT THIS TIME, 6,000 SQUARE FEET OF ADDITIONAL IMPERVIOUS SURFACE (ROOF AREA, DRIVEWAY, WALKWAYS, ETC.) WERE INCLUDED IN THE STORMWATER CALCULATIONS FOR EACH LOT. NOTE THAT THIS IS ADDITION TO THE DRIVEWAY AREAS INCLUDED IN THE PROPOSED LAYOUT.

DUE TO FLUCTUATIONS IN THE GROUNDWATER TABLE IN THIS AREA, AN EMERGENCY OVERFLOW OUTFALL WILL BE PROVIDED TO THE EXISTING DITCHLINE ALONG SILBERHORN ROAD. EACH INFILTRATION SYSTEM WILL BE PROVIDED WITH AN OVERFLOW STRUCTURE AND PIPING TO ALLOW THE SYSTEMS TO SEQUENTIALLY OVERFLOW TO THE NEXT SYSTEM IN LINE UNTIL ULTIMATELY DISCHARGING TO THE DITCHLINE SHOULD ALL SYSTEMS REACH CAPACITY.



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PRELIMINARY STORMWATER SITE PLAN

CLIENT: BRODY BROKER
244 W. WASHINGTON STREET
SEQUIM, WASHINGTON 98382

SCALE: 1" = 30'

FILE: 20013 - E5

JOB NO: 20013

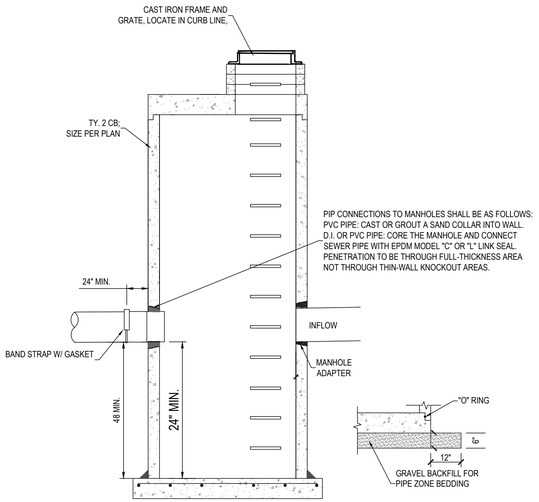
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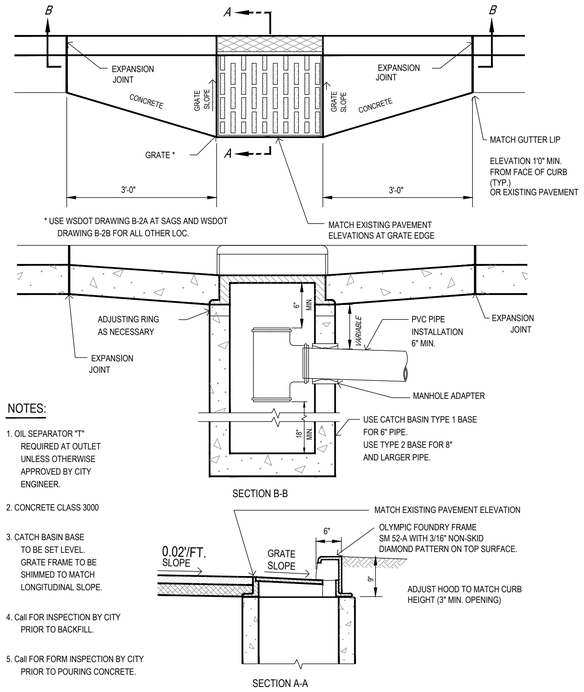
SHEET

P5



CATCH BASIN DIMENSIONS (IN.)				
C.B. Ø	WALL THICKNESS	BASE THICKNESS	MAX. KNOCKOUT SIZE	MIN. DIST. BETWEEN KNOCKOUTS
48	4	6	36	8
54	4.5	8	42	8
60	5	8	48	8

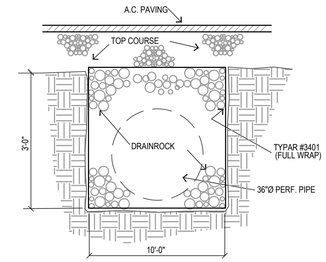
A P6 TYPE 2 CATCH BASIN
Scale: N.T.S.



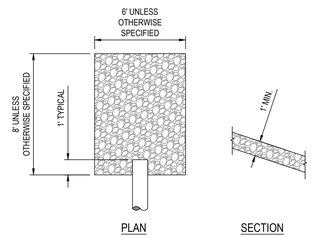
NOTES:

1. OIL SEPARATOR "T" REQUIRED AT OUTLET UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2. CONCRETE CLASS 3000
3. CATCH BASIN BASE TO BE SET LEVEL. GRATE FRAME TO BE SHIMMED TO MATCH LONGITUDINAL SLOPE.
4. Call FOR INSPECTION BY CITY PRIOR TO BACKFILL.
5. Call FOR FORM INSPECTION BY CITY PRIOR TO POURING CONCRETE.

B P6 TYPE 1 CATCH BASIN
SCALE: NTS



C P6 INFILTRATION TRENCH
Scale: NTS



D P6 OUTLET PROTECTION
Scale: NTS

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PRELIMINARY STORM DETAILS

CLIENT: BRODY BROKER
244 W. WASHINGTON STREET
SEQUIM, WASHINGTON 98382

SCALE: NTS

FILE: *20013 - E5*

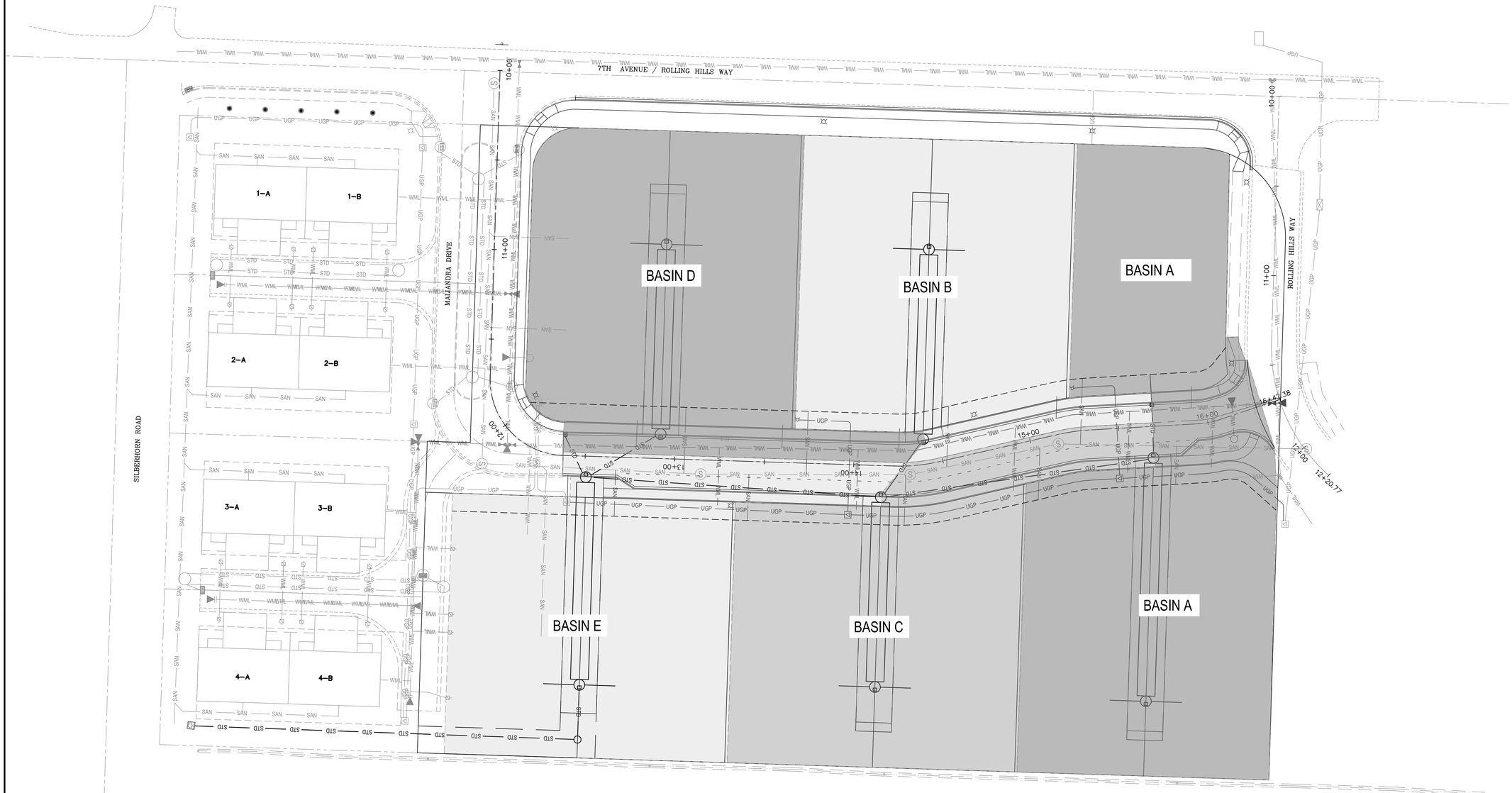
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P6



SITE PLAN

Scale: 1" = 30'

0 30' 60' 90'

ZENOVIC & ASSOCIATES
INCORPORATED
301 E. 6TH STREET, SUITE 1
PORT ANGELES, WA 98362
PHONE: (360) 417-0501
FAX: (360) 417-0514
EMAIL: ZENOVIC@ZENOVIC.NET

REVISIONS:

DATE	MARK	NOTE

TITLE: *SITE DEVELOPMENT ON MAJANDRA DR. FOR MULTI-FAMILY RESIDENTIAL SUBDIVISION*

STORMWATER BASIN MAP

CLIENT:
BRODY BROKER
244 W. WASHINGTON STREET
SEQUIM, WASHINGTON 98382

SCALE: 1" = 30'

FILE: *20013 - E5*

JOB NO: 20013

DATE: *December 5, 2023*

SET: PRE-PLAT

TRACY D. GUDDE
STATE OF WASHINGTON
52177
REGISTERED
PROFESSIONAL ENGINEER
PRELIMINARY

SHEET

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