

WATER NOTES

1. ALL FIRE HYDRANTS SHALL BE COVERED WITH A BURLAP SACK UNTIL THE WATER SYSTEM HAS BEEN PLACED INTO SERVICE.
2. FIRE HYDRANTS SHALL BE EQUIPPED WITH CAM LOCK STORZ CONNECTORS.
3. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE WATER METER APPLICATION TO THE CITY OF REDMOND.
4. CONTRACTOR IS REQUIRED TO OBTAIN A SIDE SEWER PERMIT FROM THE CITY OF REDMOND.

SANITARY SEWER NOTES

1. SIDE SEWERS SHALL HAVE A MINIMUM SLOPE OF 2%.
2. NEW SANITARY SEWER MAINS SHALL BE SLOPED AND NOT PUT INTO SERVICE UNTIL LINES HAVE BEEN CLEANED, FLUSHED, AND TESTED.

GENERAL UTILITY NOTES

1. SUBMITTED TO THE CITY OF REDMOND, UTILITY DISTRICT ENGINEER FOR APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF REDMOND. WATER AND SEWER SPECIFICATIONS AND DETAILS SHALL BE IN EFFECT ON THE DATE OF APPROVAL OF THESE CONSTRUCTION DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES. CALL UNDERGROUND LOCATE SERVICE, 1-800-424-5555 FOR UTILITY MARKING.
4. NO WORK SHALL COMMENCE PRIOR TO A PRE-CONSTRUCTION CONFERENCE AT THE CITY OF REDMOND.
5. COORDINATE WITH LANDSCAPING IMPROVEMENTS. NO TREES SHALL BE PLANTED WITHIN 8 FEET OF WATER OR SEWER IMPROVEMENTS.
6. CONTRACTOR SHALL COORDINATE POWER, GAS AND TELEPHONE SERVICE CONNECTIONS WITH UTILITY PURVEYORS. ALL ASSOCIATED WORK SHALL BE INCLUDED IN BASE BID.

NW 1/4, SW 1/4, SEC. 1, T.25N, R 5E, WM.

GRAPHIC SCALE

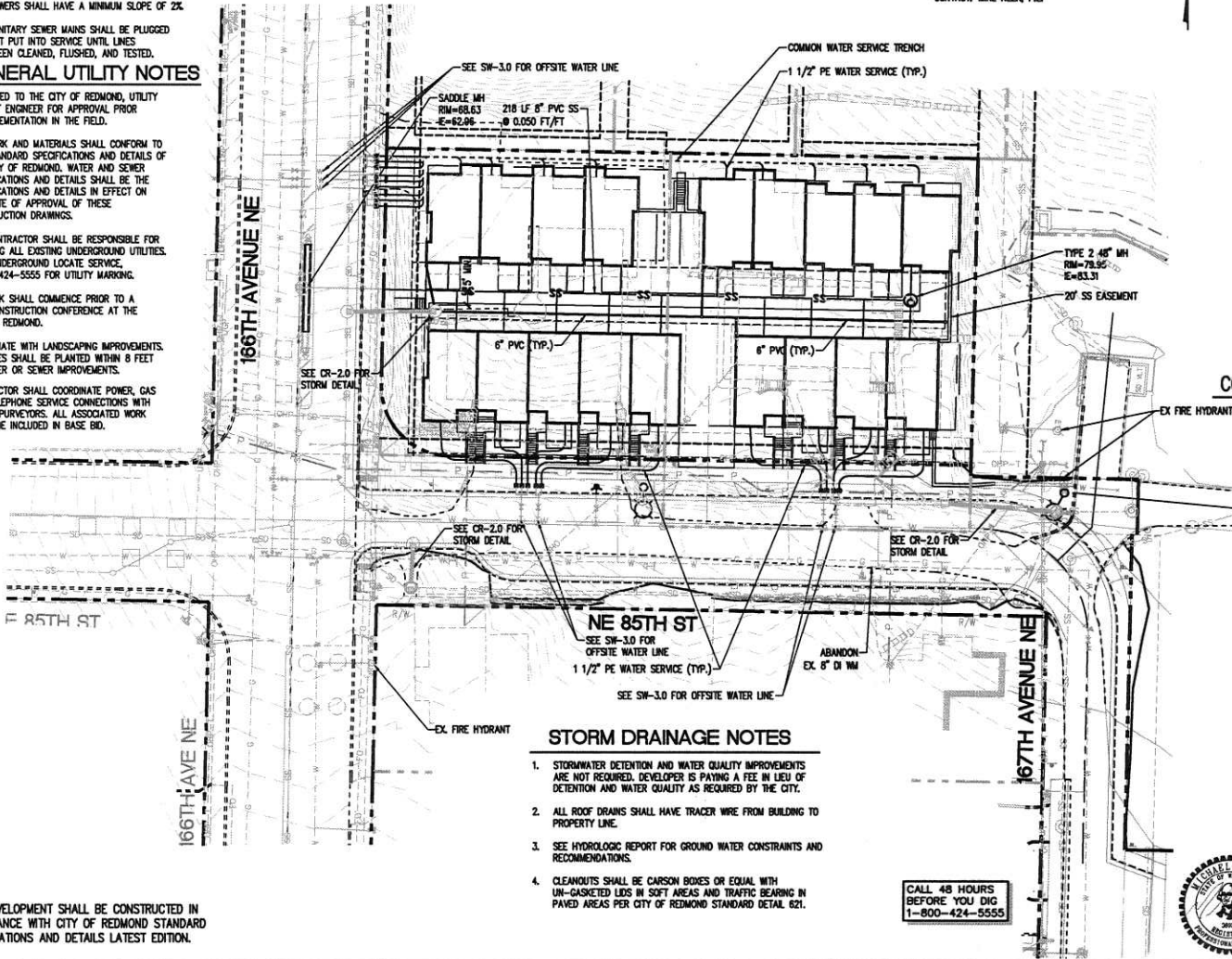
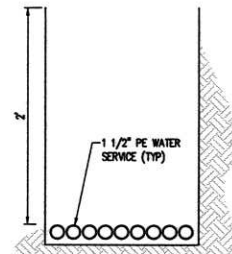


CIVIL CONTACT

PAOLAND
608 COLUMBIA STREET NW, SUITE 106
OLYMPIA, WA 98501
(360) 788-8500
CONTACT: MIKE NEER, P.E.

LEGEND

- EXISTING CONTOUR
- WATER SERVICE LINE (SEE COR STD 701A & 701B)
- 1 1/2" SINGLE FAMILY RESIDENTIAL COMBINATION (DOMESTIC AND FIRE) METER(SEE COR STD 702, 703A AND 703B)
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MAIN (SEE COR STD 830)
- COMMON WATER SERVICE TRENCH (SEE DETAIL BELOW)
- 6" PVC FOOTING/WALL DRAIN
- STORM DRAIN PIPE (SEE COR STD 201)
- TYPE 1 OR TYPE 1L, TYPE 2, CLEANOUT



STORM DRAINAGE NOTES

1. STORMWATER DETENTION AND WATER QUALITY IMPROVEMENTS ARE NOT REQUIRED. DEVELOPER IS PAYING A FEE IN LIEU OF DETENTION AND WATER QUALITY AS REQUIRED BY THE CITY.
2. ALL ROOF DRAINS SHALL HAVE TRACER WIRE FROM BUILDING TO PROPERTY LINE.
3. SEE HYDROLOGIC REPORT FOR GROUND WATER CONSTRAINTS AND RECOMMENDATIONS.
4. CLEANOUTS SHALL BE CARSON BOXES OR EQUAL WITH UN-GASKETED LIDS IN SOFT AREAS AND TRAFFIC BEARING IN PAVED AREAS PER CITY OF REDMOND STANDARD DETAIL 621.

CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555



APPROVED FOR CONSTRUCTION

PLAN CHECK DATE: _____
 DESIGN CHECK DATE: _____
 UTILITY DATE: _____
 FIRE DATE: _____
 TRANSPORTATION DATE: _____
 PLANNING DATE: _____

FOR THE CITY OF REDMOND
 MICHAEL J. NEER
 DIRECTOR OF PUBLIC WORKS
 CITY OF REDMOND

THE APPROVAL OF THIS DESIGN CHECK ONLY INDICATES THAT THE PLAN APPEARS TO BE IN CONFORMANCE WITH THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF REDMOND DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF REDMOND AND THE STATE OF WASHINGTON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF REDMOND AND THE STATE OF WASHINGTON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF REDMOND AND THE STATE OF WASHINGTON.

No.	Date	By	Revision Description
REVISED	3/17/15	SUBMITTAL	
REVISED	6/11/15	60% SUBMITTAL	
REVISED	6/25/15	90% SUBMITTAL	
FINAL	8/20/15	REVISION COMMENTS	
FINAL	10/20/15	REVISION COMMENTS	

Issue Date	Designed By	Drawn By	Checked By
8/18/2015	JM	JM	JM
FINAL SUBMITTAL			
Project No.	30458001		

PACLAND
 608 COLUMBIA STREET NW, SUITE 106
 OLYMPIA, WA 98501
 1 (360) 788-8500
 www.pacland.com

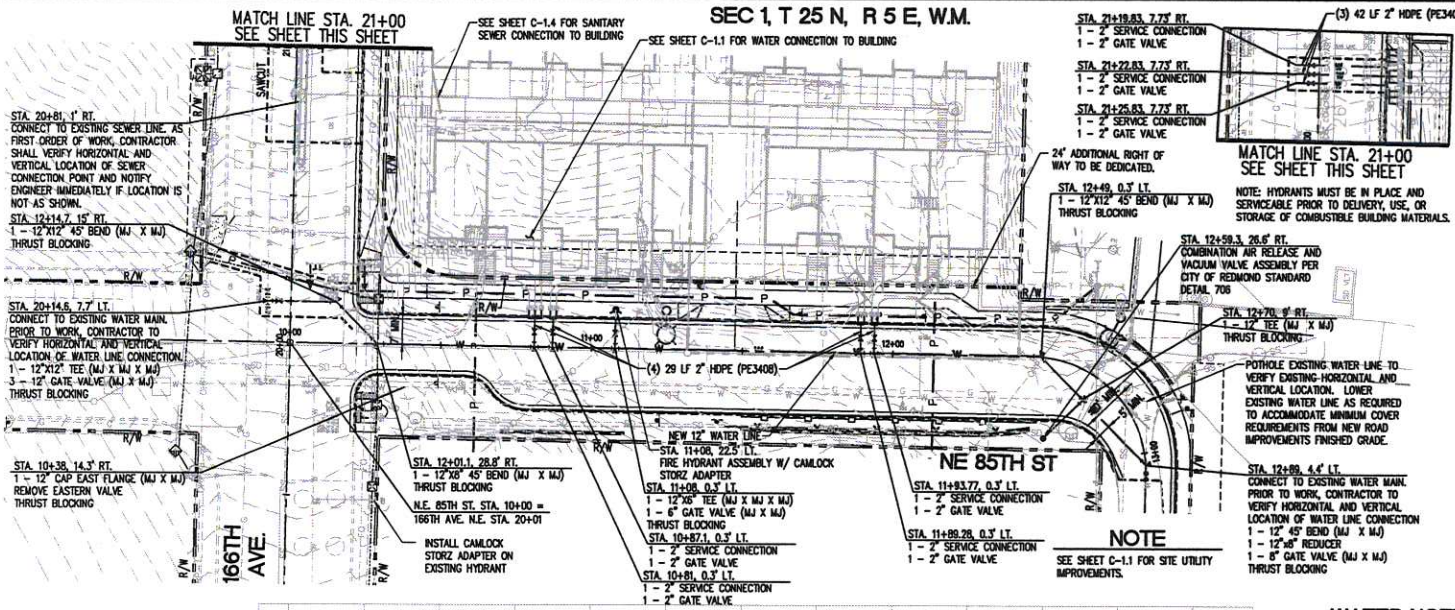
166TH AVE. TOWNHOMES
 166TH AVE NE & NE 85TH ST
 REDMOND, WA

UTILITY-DRAINAGE PLAN

C:\Washington\Redmond\Attachments\2_Drainage\01-Site\RD041141.dwg Oct 30, 2015 - 6:30pm

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS LATEST EDITION.

SEC 1, T 25 N, R 5 E, W.M.



LEGEND

- CONSTRUCTION CENTER LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- EASEMENT LINE
- SANITARY SEWER MAIN
- CLASS 52 DUCTILE IRON WATER LINE
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER METER
- ⊕ TEE
- ⊗ GATE VALVE
- ▽ THRUST BLOCK

GRAPHIC SCALE

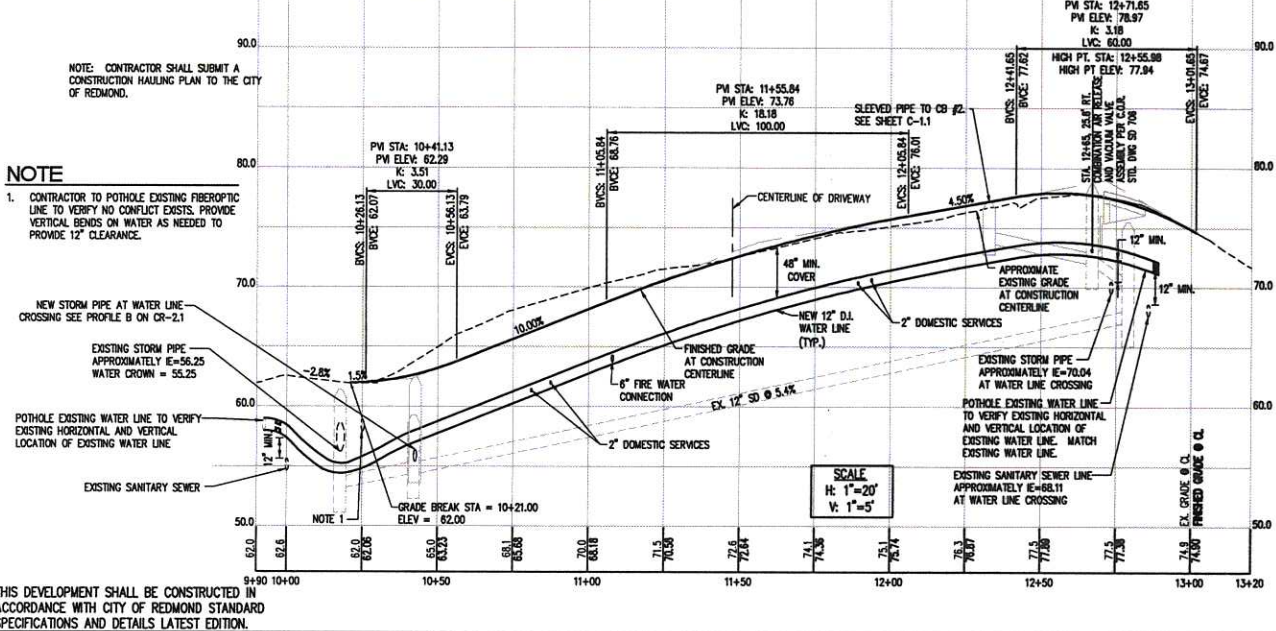
(IN FEET)
1 Inch = 50 Ft.

No.	Date	By	Revision Description
1	8/18/2015	WJ	FINAL SUBMITTAL
2	6/11/15	WJ	REVISED 30% SUBMITTAL
3	6/25/15	WJ	REVISED 60% SUBMITTAL
4	8/25/15	WJ	REVISED 90% SUBMITTAL
FINAL REVISION COMMENTS: 8/25/15			
FINAL REVISION COMMENTS: 10/30/15			

Designed By: WJ
 Drawn By: WJ
 Checked By: WJ

Issue Date: 8/18/2015
 Project No: 30188001

PAOGLAND
 605 COLLETS BLVD., SUITE 100
 OLYMPIA, WA 98512
 T: (360) 796-0000
 F: (360) 796-0001



WATER NOTES

- ALL CONSTRUCTION/INSTALLATION OF WATER MAINS SHALL BE DONE IN A SAFE, NEAT AND WORKMANLIKE MANNER, AND UNDER SUPERVISION BY UTILITY PROVIDER FORCES AT ALL TIMES. ALL SAFETY REQUIREMENTS FROM OSHA AND OTHER STATE REGULATING AGENCIES MUST BE MET.
- WATER MAIN PIPE MATERIAL SHALL BE CLASS 52 DUCTILE IRON OR PVC PIPE MEETING LOCAL REQUIREMENTS. POLYETHYLENE WRAP IS REQUIRED ON ALL METALS.
- AN 18-INCH MINIMUM SEPARATION IS REQUIRED ON SERVICE TAPS ON A MAIN LINE.
- CLASS 52 DUCTILE IRON MAY BE DIRECT TAPPED FOR 3/4 INCH AND 1-INCH SIZE SERVICES. SADDLES SHALL BE USED ON ALL TAPS 1-1/4" - 2" DIAMETER IN ANY PUBLIC MAIN.
- ALL ELBOWS/BENDS ON WATER MAINS SHALL HAVE THRUST BLOCKS.
- A DEPTH OF 48" FROM FINISHED GRADE TO THE TOP OF THE WATER MAIN IS REQUIRED. PLACING WATER LINES SHALLower THAN 48" IS PROHIBITED.
- ALL NEW PIPES MUST BE PROPERLY FLUSHED, PRESSURE TESTED, AND CHLORINATED BY THE CONTRACTOR, AND INSPECTED BY UTILITY PROVIDER AND CITY OF REDMOND.
- ALL BACKFLOW PREVENTION DEVICES (DOUBLE CHECK BACKFLOW PREVENTORS, REDUCED PRESSURE BACKFLOW PREVENTORS, PRESSURE AND ATMOSPHERIC VACUUM BREAKERS, ETC.) MUST BE APPROVED BY THE UTILITY PROVIDER AND CITY OF REDMOND.
- ALL NEW CONNECTIONS TO EXISTING WATER MAINS REQUIRE ISSUANCE OF A PUBLIC WORKS PERMIT AND INSPECTION BY THE CITY OF REDMOND PRIOR TO BACKFILLING.
- BACKFLOW PREVENTION DEVICES SHALL BE CONSTRUCTED OF CORROSION RESISTANT MATERIALS.
- REMOVE AND DISPOSE OF EXISTING WATERLINE AND ASSOCIATED HARDWARE FROM STA. 11+104 TO STA. 12+002. SALVAGE AND DELIVER AND GATE VALVE TO THE CITY OF REDMOND.
- CONTRACTOR TO COORDINATE WITH THE CITY OF REDMOND FOR WATER LINE CHANGEOVER, HOT TAP PROCEDURE AND CONSTRUCTION SEQUENCING. CONTRACTOR TO COMPLETE WATER LINE CHANGEOVER IN LESS THAN 24 HOURS.
- CONTRACTOR TO USE FAST-SETTING CONCRETE (HOT MUD) FOR THRUST BLOCKING AT ALL ACTIVE CONNECTION POINTS.
- CONTRACTOR TO PROVIDE BOTTLED WATER AS REQUIRED TO ALL EXISTING WATER SYSTEM USERS IMPACTED BY WATER LINE CHANGE OVER. CONTRACTOR TO COORDINATE WITH THE CITY OF REDMOND.
- CONTRACTOR TO PROVIDE A BILL OF SALE AND ASSET SUMMARY FOR ALL WATER AND SEWER IMPROVEMENTS AT NE 85TH TO THE CITY OF REDMOND.
- THE CONTRACTOR IS RESPONSIBLE TO SUBMIT THE WATER METER APPLICATION TO THE CITY OF REDMOND.
- THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A SIDE SEWER PERMIT FROM THE CITY OF REDMOND.

APPROVED FOR CONSTRUCTION

PLAN CHECK DATE: _____
 REVIEW DATE: _____
 UTILITY DATE: _____
 FIRE DATE: _____
 TRANSPORTATION DATE: _____
 PLUMBING DATE: _____

THE BELLEVUE CHAMBER OF COMMERCE AND ASSOCIATED BUSINESSES

THIS APPROVAL IS FOR THE DESIGN CHECK ONLY. THESE PLANS APPROVED BY ME IS NOT GUARANTEE WITH THE CITY OF REDMOND DESIGN ENGINEER FOR CONSTRUCTION. THE APPROVAL SHALL NOT BE CONTROLLED BY THE CITY OF REDMOND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF REDMOND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF REDMOND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF REDMOND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF REDMOND.

166TH AVE. TOWN-HOMES
 166TH AVE NE & NE 85TH ST
 REDMOND, WA

SEWER AND WATER
 PLAN AND PROFILE

SW-3.0

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