Valley Road Farm, A Condominium

NW 1/4, NW 1/4,
Sec. 14, T.25N., R.2E., W.M.
City of Bainbridge Island
Kitsap County, Washington

Bench mark
3 1/2" Brass monument in case
0.6' deep at the intersection of
North Madison Avenue and Valley Road.
Elevation = 248.57'

Scale: 1"=40'

10 11
15 14

NE Valley Road

S 88°38'27" E 661.94' 2647.77' 1985.83'

11
14

Found 1" iron pipe

S 88°38'27" E 288.56' 606.82' 318.26'

Δ=90°15'54"
R=25.00'
L=39.39'

S 01°06'44" W 40.00'

30'

Common Element

61.00' S 88°38'27" E 101.00' 40.00'

Unit D House

Unit D

Limited Common Element
Unit D

S 01°06'44" W 60.00'

S 01°06'44" W 60.00'

11.00'

101.00'

100.00'

4' Wire fence

331.32'

278.26'

S 88°38'27" E 368.26'

10.00'

75.00' S 88°38'27" E

Centerline gravel drive

S 88°34'30" E 172.00'

31.00'

S 88°34'30" E 53.50'

Carport

Shed

Unit C

Limited Common Element
Unit C

N 01°05'39" E 113.00'

213.00'

113.00'

100.90'

80.90'

S 01°06'44" W 80.99'

House 10.00' 12.74'

S 88°34'30" E 75.00'

101.32'

301.32'

S 01°06'44" W

66.00' S 88°34'30" E

S 88°34'30" E 315.00' 368.26'

Unit A

Limited Common Element Unit A

N 01°05'39" E 213.00'

S 88°34'30" E 53.50'

N 01°05'39" E 113.00'

69.00'

Sheds

Unit B

100.00'

90.00'

S 01°06'44" W 90.00'

Limited Common Element
Unit B

4' Lattice fence

4' Wire fence

100.00'

10.00'

S 88°34'30" E 66.00'

78.84'

172.00'

631.84'

381.00'

4' Wire fence

661.84'

Found 1" iron pipe

Found Standard County Reference Monument (June, 1990)

North Madison Avenue NE

N 01°05'39" E 2644.51' 330.56' 2313.95'

15 14

MARC R. ADAM
STATE OF WASHINGTON
21366
REGISTERED
PROFESSIONAL LAND SURVEYOR
Expires: 10/31/05

9/20/04

Legend

● = Set 3/4" iron pipe and lot stake
○ = Found point as noted

City of Bainbridge Island
Vertical Control Network
Bench Mark No. BM0067
3 1/2" Brass monument in case
0.6' deep at the intersection of
of Madison Avenue and Valley Road.
Elevation = 248.57'

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Unit Areas	
Unit A	6,045 sq. ft.
Unit B	5,940 sq. ft.
Unit C	6,071 sq. ft.
Unit D	6,060 sq. ft.

Vertical Unit Boundaries		
Unit	Lower Boundary Elevation	Upper Boundary Elevation
A	240.0'	290.0'
B	240.0'	290.0'
C	240.0'	290.0'
D	240.0'	290.0'

ADAM
&
GOLDSWORTHY, INC.
LAND SURVEYING
1015 NE HOSTMARK ST. 360-779-4299
POULSBO, WA 98370 206-842-9598

DATE 9/16/04 FIELD BOOK 732
DRAWING 3116C2 SHEET 2 / 2

Valley Road Farm, A Condominium
NW 1/4, NW 1/4,
Sec. 14, T.25N., R.2E., W.M.
City of Bainbridge Island
Kitsap County, Washington

Declaration

We, the undersigned owners of the interest in the real property described herein, hereby declare this survey map and plans and dedicate the same for a condominium solely to meet the requirements of the Washington Condominium Act, RCW 64.34, et. seq., and not for any public purpose. This survey map and plans and any portion thereof are restricted by law and the Declaration for "Valley Road Farm, A Condominium" recorded under Kitsap County Auditor's File No. _____

_____
9745 Valley Road Farm L.L.C., a Washington Limited Liability Company
By Ronald D. Peltier, Agent

Acknowledgment

State of Washington
County of Kitsap

On this _____ day of _____, 2004, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Ronald D. Peltier, Agent for 9745 Valley Road Farm, L.L.C., to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

Witness my hand and official seal, hereto affixed the day and year in this certificate above written.

_____
Notary Public in and for the State of Washington
Residing at _____

Surveyor's Certificate

I hereby certify that this survey map and plans for "Valley Road Farm, A Condominium" are based on an actual survey of the property herein described, that the bearings and distances of the property lines and horizontal and vertical unit boundaries are correctly shown, and that all the information required by RCW 64.34.232 is supplied herein.

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of 9745 Valley Road Farm, L.L.C. in February, 2003.

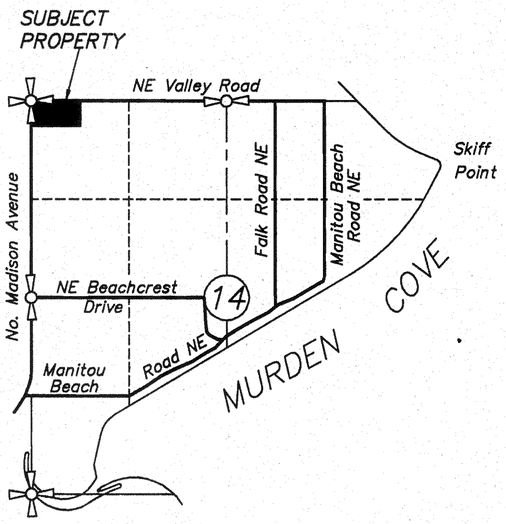
_____
Marc R. Adam
Land Surveyor Certificate No. 21368

Notes

1) This survey was accomplished by field traverse with a three second total station.

2) This survey conforms to the minimum field traverse standards for land boundary surveys as listed in WAC 332-130-090.

3) This property is subject to the easement in favor of Puget Sound Energy, Inc. as recorded under Kitsap County Auditor's File No. 200407020234.



VICINITY MAP
Sec. 14, T.25N., R.2E., W.M.

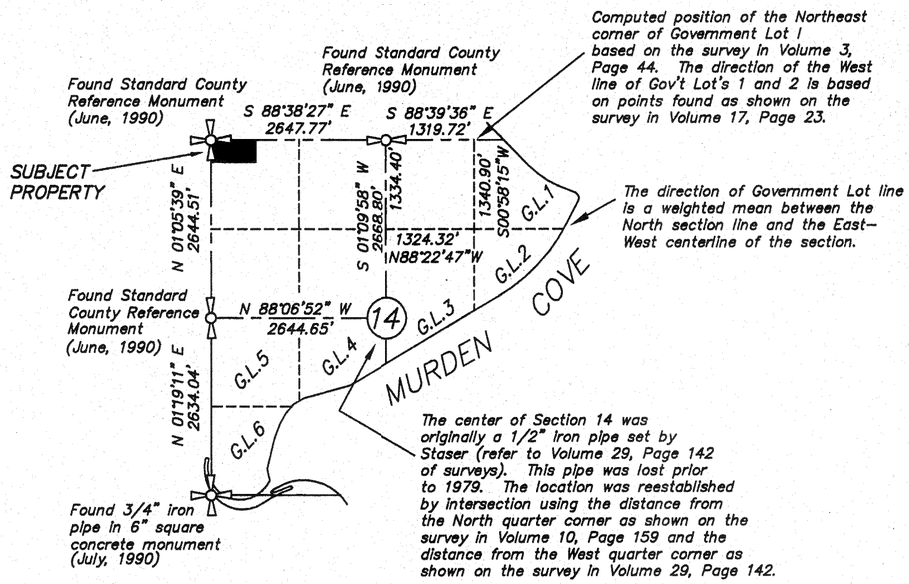
Legal Description

The North half of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 14, Township 25 North, Range 2 East, W.M., Kitsap County, Washington;

Except the West 30 feet for N. Madison Avenue NE, conveyed under Auditor's File No. 284183;

Also Except the North 30 feet for NE Valley Road conveyed under Auditor's File No. 485237.

Also Except that portion as conveyed to the City of Bainbridge Island as disclosed by Auditor's File No. 200409030193.



SECTION SUBDIVISION
SEC.14, T.25N., R.2E., W.M.
City of Bainbridge Island,
Kitsap County, Washington
(No scale)

Recording Certificate

Filed for record at the request of 9745 Valley Road Farm, L.L.C, this _____ day of _____, 2004, at _____ minutes past _____ o'clock _____.M. and recorded under Kitsap County Auditor's File No. _____.

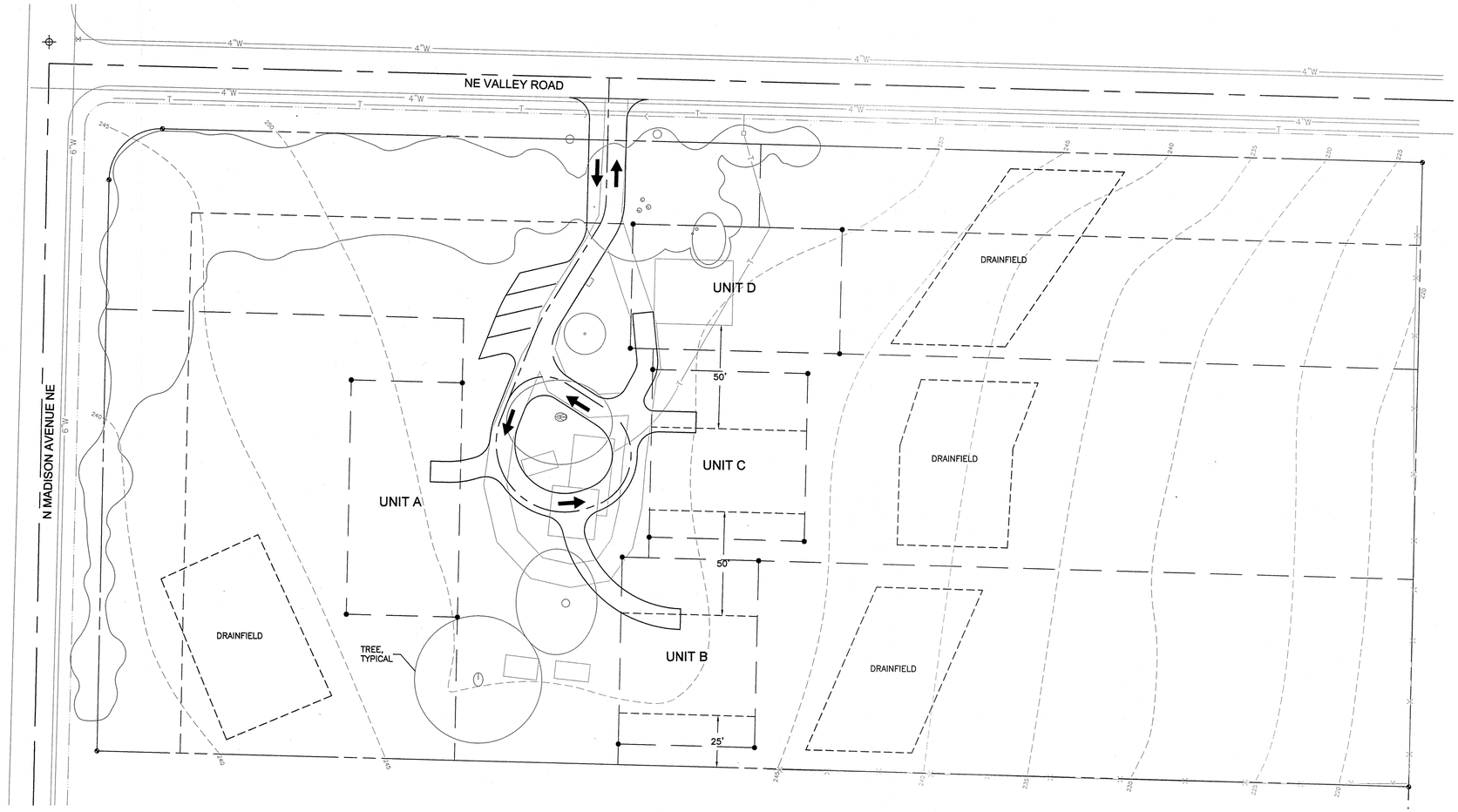
_____
Kitsap County Auditor

_____
Deputy Kitsap County Auditor

MARC R. ADAM
STATE OF WASHINGTON
21368
REGISTERED
PROFESSIONAL LAND SURVEYOR
Expires: 10/31/05
9/20/04

ADAM
&
GOLDSWORTHY, INC.
LAND SURVEYING
1015 NE HOSTMARK ST. (360)779-4299
POULSBO, WA 98370 (206)842-9598

DATE 9/16/04 FIELD BOOK 732
DRAWING 3116C1 SHEET 1/2

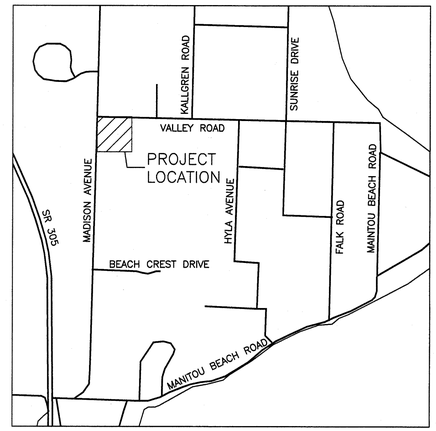


SITE PLAN

SCALE:1"=30'
TOPOGRAPHIC INFORMATION BASED UPON KITSAP COUNTY PUD LASER SURVEY.
VERTICAL DATUM: CITY OF BAINBRIDGE ISLAND VERTICAL CONTROL NETWORK (NAVD88).

LEGEND

- EXISTING DITCH
- EXISTING ROAD
- 12"SD — EXISTING STORM DRAIN
- P — T — C — EXISTING POWER, TELEPHONE, CABLE TV
- EXISTING BUILDING
- VEGETATION BOUNDARY
- PROPERTY LINE
- CONDOMINIUM UNIT LINE
- PROPOSED DRAINFIELD
- PROPOSED ROAD
- ROAD CONTROL LINE
- BUFFER
- EXISTING TELEPHONE PEDESTAL
- PROPERTY CORNER



VICINITY MAP

SCALE: 1"=1000'
BAINBRIDGE ISLAND, WASHINGTON

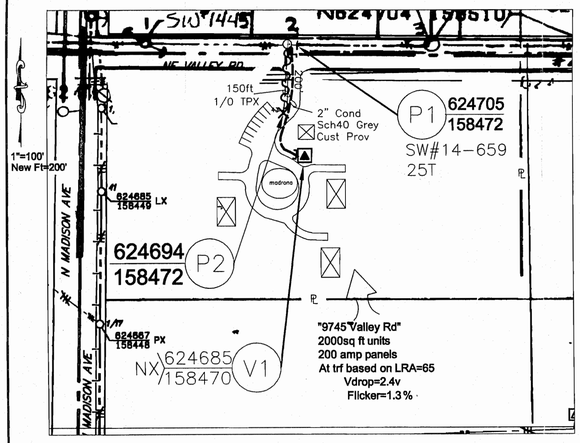
VALLEY ROAD FARM
SITE PLAN AND DESIGN REVIEW SUBMITTAL
SITE PLAN

C1
1 OF 3

BROWNE ENGINEERING, INC
147 Finch Place, Suite 4
Bainbridge Island, Wa
(206)842-0605

Date 7/13/04
Designed DWB
Drawn AEW
Check

OS01



POLE DATA REMOVAL	
GRID	624694-158472
SIZE	30ft
CLASS	
YEAR	1977

XFMR DATA INSTALL	
GRID	624685-158470
SIZE	25 KVA
CO. ID #	
SEC. VOLTS	

CABLE INFOR.	
CABLE #	ABB877
YEAR	
TYPE	

Construction Notes

Site P1:

Inst. 1/0 Al. Single-phase term on epoxy sidemount arm
Inst. L/B C/O & Surge Arrester Fuse @ 25T
Inst. SW. 17-212
Inst. Stirrup Tap C phase
Inst. 2" Pri. Riser on S/O/ Brkts. (on existing S/O Brkts.)

Site P2(624694-158472):

Remove pole

Site V1(624685-158470):

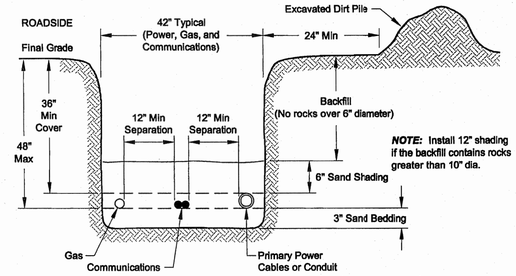
Inst. MP HH & Gnds
Set 25 KVA PM Trf. 120/240v
Inst. L/B Elbow & Dust Cap
Connect cust. Ran UG Svc (___runs of ____ UG Tplx.)
Inst Grid. 624694-158472

Site P1 to P2:

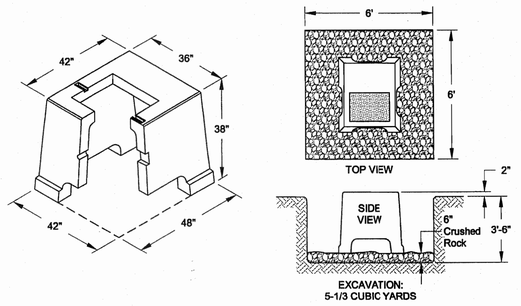
Remove 150ft +/- 1/0 TPX

Site P1 to V1:

Inst. 1 -1/0 Al. Sol. Jacketed Pri. Cable +- 200' in customer provided conduit(ABB877)



CUSTOMER-SUPPLIED PRIMARY TRENCH
SCALE: NONE



CUSTOMER-SUPPLIED TRF PIT
SCALE: NONE

POWER GENERAL NOTES - MULTIFAMILY PROJECT

1. All materials to be installed in accordance with Puget Sound Energy's (PSE) standards. Any deviation from this work sketch must be AUTHORIZED by Potelco's Project Manager and NOTED on the Foremans' Copy.
2. All switching arrangements and/or outage arrangements are to be made with the Project Manager at least three (3) working days in advance.
3. Contact the Utilities Underground Location Center (1-800-424-5555) at least 48 hours prior to commencing work to get the underground facilities located.
4. STAKING: The customer will provide all staking (transformer, handhole, trench, grade, lot, pole, sidewalk, etc.). See sketch and details for locations. Equipment locations must be approved by the Project Manager.
5. SITE PREPARATION: The work area will be at or near finished grade, clear of trench spoils or construction materials which would restrict construction and/or equipment access, before work can begin.
6. CLEARANCES: Transformers require a minimum of 6 feet from fire fighting equipment, 10 feet from combustible walls, overhangs, doors, and windows, and a minimum of 5 feet from the back of curb (or guard posts will be required per PSE standards). All conduits and vaults are to be at least 5 feet away from water, storm and sewer lines when paralleling them in the right of way, and at least 1 foot when crossing them.
7. All work is to be done in accordance with local municipal and county permit requirements as applicable.
8. Customer/Developer is responsible to provide, install and maintain all secondary service cables, conduits and crossings from the individual unit's meter base to the designated connection point.
9. EXCAVATION: The customer is to provide, on private property, all trenching, backfill, vault excavations, compaction and restoration per this sketch and per PSE standards. A minimum protective cover of 36" is required over PSE's primary voltage equipment and 24" is required of PSE's secondary voltage equipment. The customer will provide any and all shoring or they will side slope the trench to 1:1.

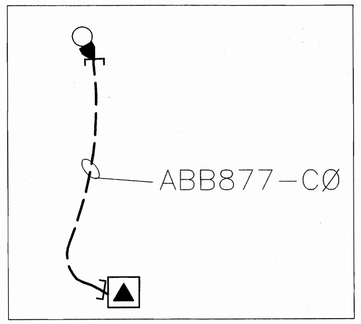
POTELCO DESIGN AND QUALITY ASSURANCE

☐ This design complies with PSE Design/Engineering Standards. Any/all variations have been pre-approved/documented by the appropriate PSE Representative.

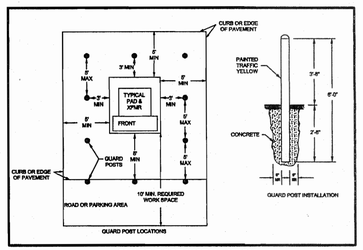
Signature _____
Print Name _____
Date _____

EROSION & SEDIMENT CONTROL REQUIREMENTS

EROSION & SEDIMENT CONTROL SHALL BE PER PSE STANDARD PRACTICE 0150.3200 TECHNIQUES FOR TEMPORARY EROSION & SEDIMENT CONTROL & ANY ADDITIONAL LOCAL JURISDICITON REQUIREMENTS. (LOCAL JURISDICTIONS MAY HAVE ADDITIONAL REQUIREMENTS INCLUDING NOTES DETAILING WHERE EROSION OR SEDIMENT CONTROL STRUCTURES ARE TO BE INSTALLED, CROSS SECTION DETAILS OF THE TYPICAL EROSION STRUCTURES, & SPECIAL REQUIREMENTS FOR WORK IN SENSITIVE AREAS.)



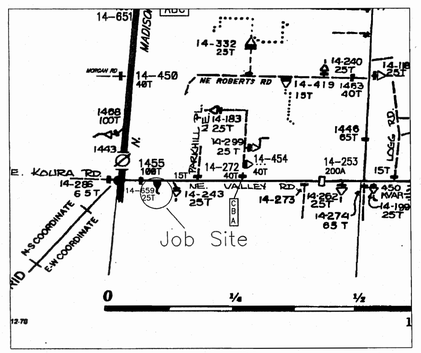
UG Diagram
Not to Scale



GUARD POST INSTALLATION
NOT TO SCALE

Circuit Load:

AMPS INST A	90
AMPS INST B	113
AMPS INST C	69



OH Circuit Map(2502E048)
Not to Scale

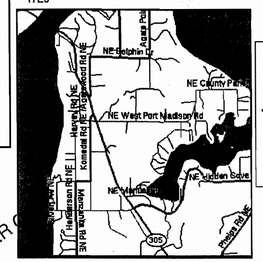
FOREMAN (CHECK BOX WHEN COMPLETED)

- ☐ PSE Equipment LOCKED/SECURED & Work Area left in CLEAN/SAFE Condition.
- ☐ Grid, Cable, and Switch numbers INSTALLED & VERIFIED.
- ☐ Field Changes RED-LINED on As-built.
- ☐ Material VERIFIED and CHANGES noted on Paperwork.
- ☐ Total PRIMARY Cable noted on As-built.
- ☐ Company ID#'s RECORDED in correct location on As-built.
- ☐ Indicate correct FUSE SIZE on As-built & VERIFY proper PHASE.
- ☐ Correct QC Checklist(s) reviewed.
- ☐ Deviations noted on the As-built and their reason.

☐ I certify that the work performed meets PSE's standards and procedures and that all quality requirements are met.

Foreman's Signature _____
Print Name _____ Date _____

Vicinity Map
17E5



105022641

PROJECT PHASE		NOTIF#	ORDER#
PWR	Superior	X862628629	105022641
	Pole/Wire Rmv		108016945/593029693
	Perm SVC	X449532415	104086795
	Perm SVC	X428572701	104086796
	Perm SVC	X132869603	104086797
	Perm SVC	X167482537	104086134
GAS	Distribution	N/A	N/A
	HP Main	N/A	N/A
	HP Svc/MS	N/A	N/A
CABLE TV			
PHONE			

CUSTOMER C

Project Manager Contact Information:
Don Challman
(360) 340-2467 *Cell Phone*

"Locates Required"	Developer	Yes x	Yes	PSE
		No	No x	
"Outages Required"		Yes x	No	
"Flagging Required"		Yes	No x	

Owner / Developer Contact Info
Ron Peltier
9745 Valley Rd
Bainbridge Island, WA 98110
ATTN: 0 206-842-4798 office

CALL (800) 424-5555
2 BUSINESS DAYS BEFORE YOU DIG
THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF FACILITIES

REV#	DATE	BY	DESCRIPTION
5			
4			
3			
2			
1	5/11/4	DG	Push Rd instead of OH crossing

COUNTY	Emer Sect	Gas Wk Ctr	POWER WK CTR
Kitsap	0	0	QSSPE
1/4 SEC	OP MAP		PLAT MAP
SW1/4SEC11T25R02E	0		0
J-MAP NO (POWER)	CIR MAP NO		CIRCUIT NO
2502E043	2503E028		MUR-15

REAL ESTATE/EASEMENT		PERMIT	
CSE		N/A	
FUNCTION	CONTACT	PHONE NO	DATE
PROJECT MGR	Don Challman	(360) 475-7053	2/28/2003
ENGR - POWER	Daniel Gaikin	360-475-7074	2/28/2003
ENGR - GAS	N/A	N/A	2/28/2003
DRAWN BY	Daniel Gaikin	360-475-7074	2/28/2003
CHECKED BY	D. Stephens	360 475-7073	5/8/04
APPROVED BY	D Challman	360 475-7053	5/11/04
FOREMAN #1			
FOREMAN #2			
MAPPING			

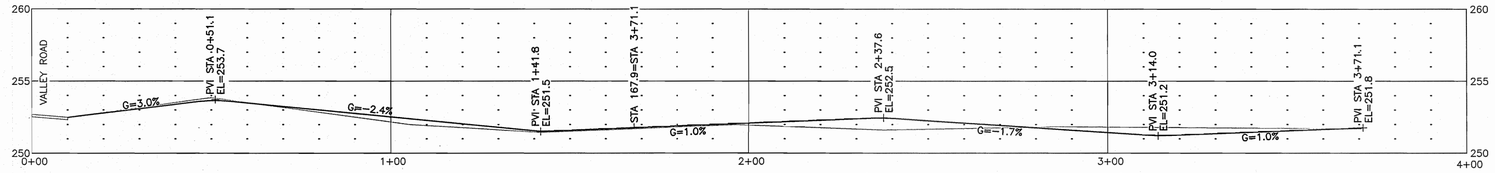
JOINT FACILITIES ARRANGEMENTS				
UTILITIES	0	0	0	0
CONTACT	0	0	0	0
PHONE#	0	0	0	0

PUGET SOUND ENERGY

Ron Peltier MultiFamily
Multifamily OH/UG L/E
9745 Valley Rd
Bainbridge Island

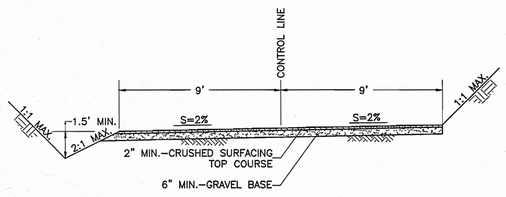
DESIGNED BY POTELCO

INCIDENT	MAOP
0	
Gas Order	Elect Order
0	105022641
SCALE	PAGE
1" = 100'	1 OF

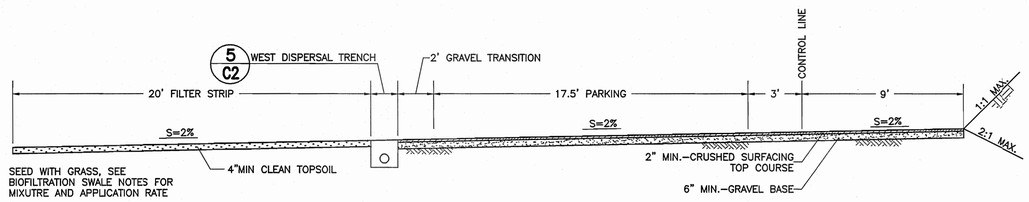


ACCESS ROAD PROFILE

SCALE: 1"=20' HORIZONTAL
1"=5' VERTICAL



1/C2 18' ACCESS ROAD
NO SCALE



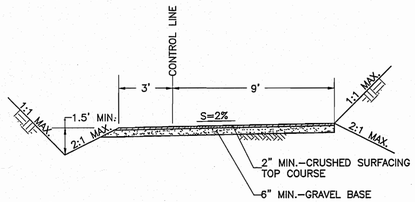
4/C2 PARKING
NO SCALE

SEED/FERTILIZER APPLICATION (WEIGHTS PER 1000 SF)
IF HYDROSEEDING:
- 5 LB SEED MIX
- 7 LB 10–20–20 FERTILIZER
- 50 LB WOOD CELLULOSE FIBER MULCH

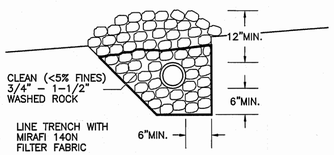
IF BROADCAST SEEDING
- 5 LB SEED MIX
- 7 LB 10–20–20 FERTILIZER
- 70 LB WOOD CELLULOSE FIBER MULCH

SEED MIX
- 40% REDTOP BENTGRASS
- 20% TALL FESCUE
- 30% RED FESCUE
- 5% RUSSIAN WILD RYE
- 5% PERENNIAL RYE

ALTERNATE MIXES SHALL BE APPROVED BY THE ENGINEER.
BIOFILTER SHALL BE PROTECTED BY DIVERSION OF FLOW OR BY OTHER MEANS UNTIL VEGETATION IS ESTABLISHED.



2/C2 12' ACCESS ROAD
NO SCALE



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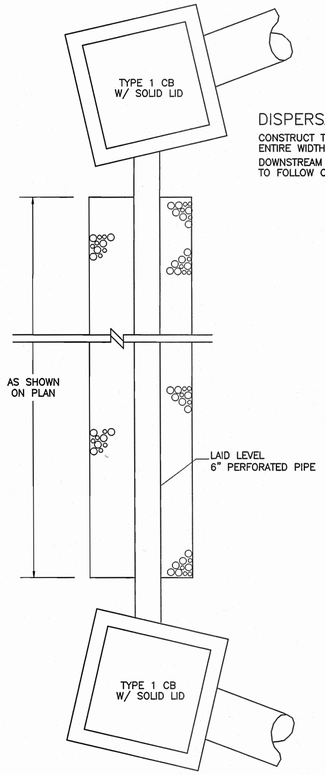
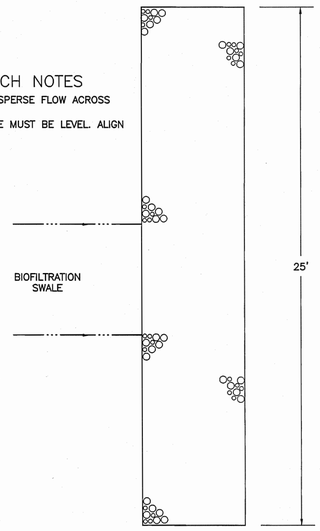


DISPERSAL TRENCH NOTES

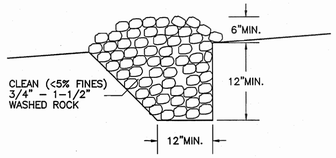
CONSTRUCT TRENCH TO DISPERSE FLOW ACROSS ENTIRE WIDTH.

DOWNSTREAM TRENCH EDGE MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS.

5/C2 WEST DISPERSAL TRENCH
NO SCALE



6/C2 EAST DISPERSAL TRENCH
NO SCALE



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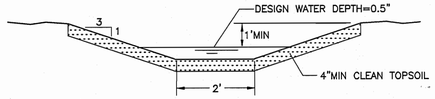
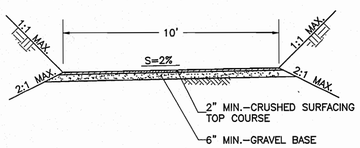
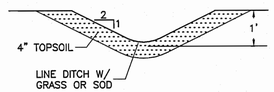


7/C2 BIOFILTRATION SWALE
NO SCALE



3/C2 10' DRIVEWAY
NO SCALE



8/C2 GRASS LINED SWALE
NO SCALE

3/21/03
DAVID W. BROWNE
STATE OF WASHINGTON
18591
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES JAN 27, 2004

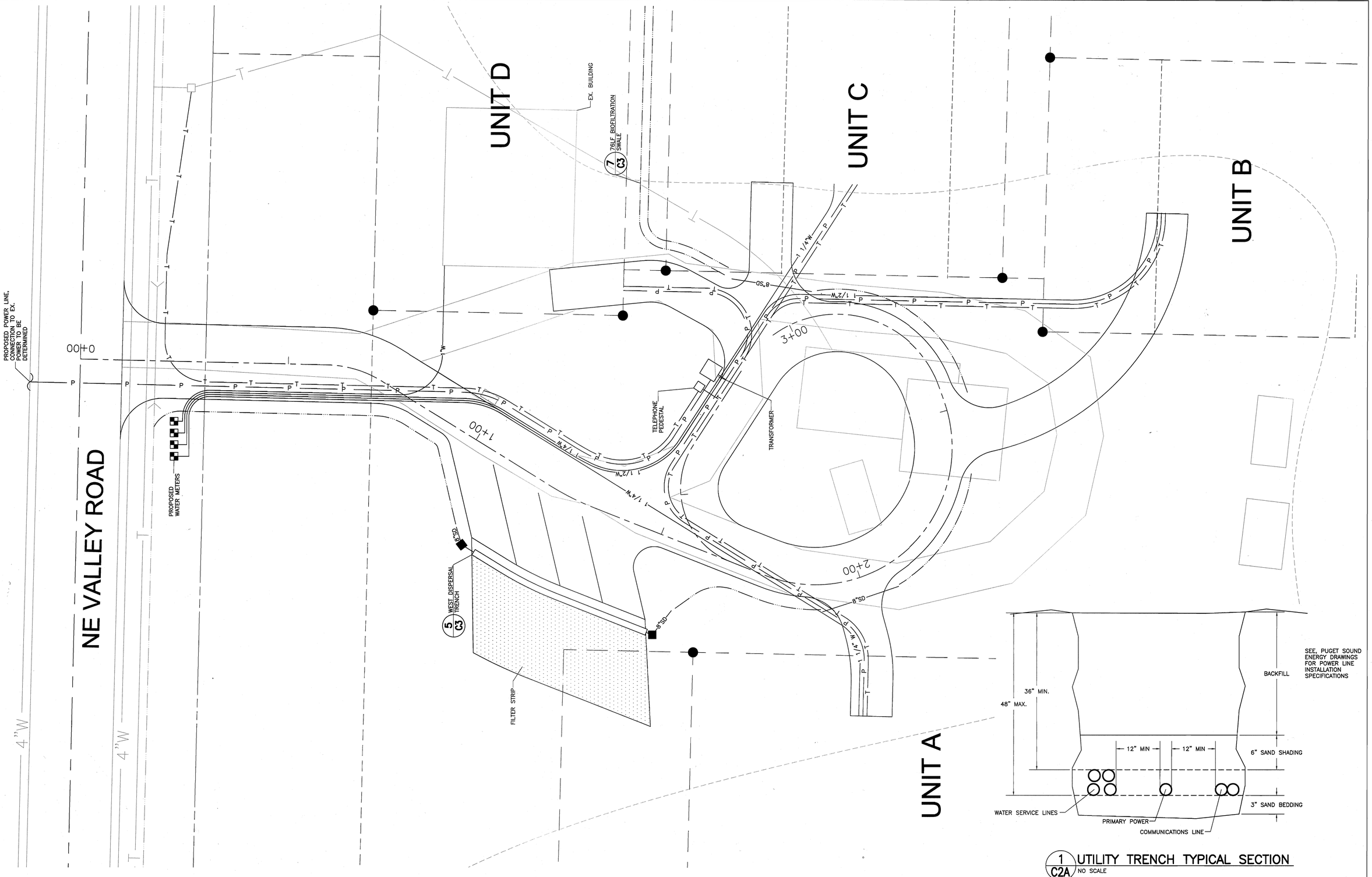
VALLEY ROAD FARM
SITE PLAN AND DESIGN REVIEW SUBMITTAL
PROFILES AND DETAILS

C3
3 OF 3

BROWNE ENGINEERING, INC
147 Finch Place, Suite 4
Bainbridge Island, Wa
(206)842-0605

Date 3/21/03
Designed DWB
Drawn AEW
Check

0501



N

SITE PLAN

SCALE: 1"=10'
TOPOGRAPHIC INFORMATION BASED UPON KITSAP COUNTY PUD LASER SURVEY.
VERTICAL DATUM: CITY OF BAINBRIDGE ISLAND VERTICAL CONTROL NETWORK (NAVD88).

1 / C2A UTILITY TRENCH TYPICAL SECTION
NO SCALE

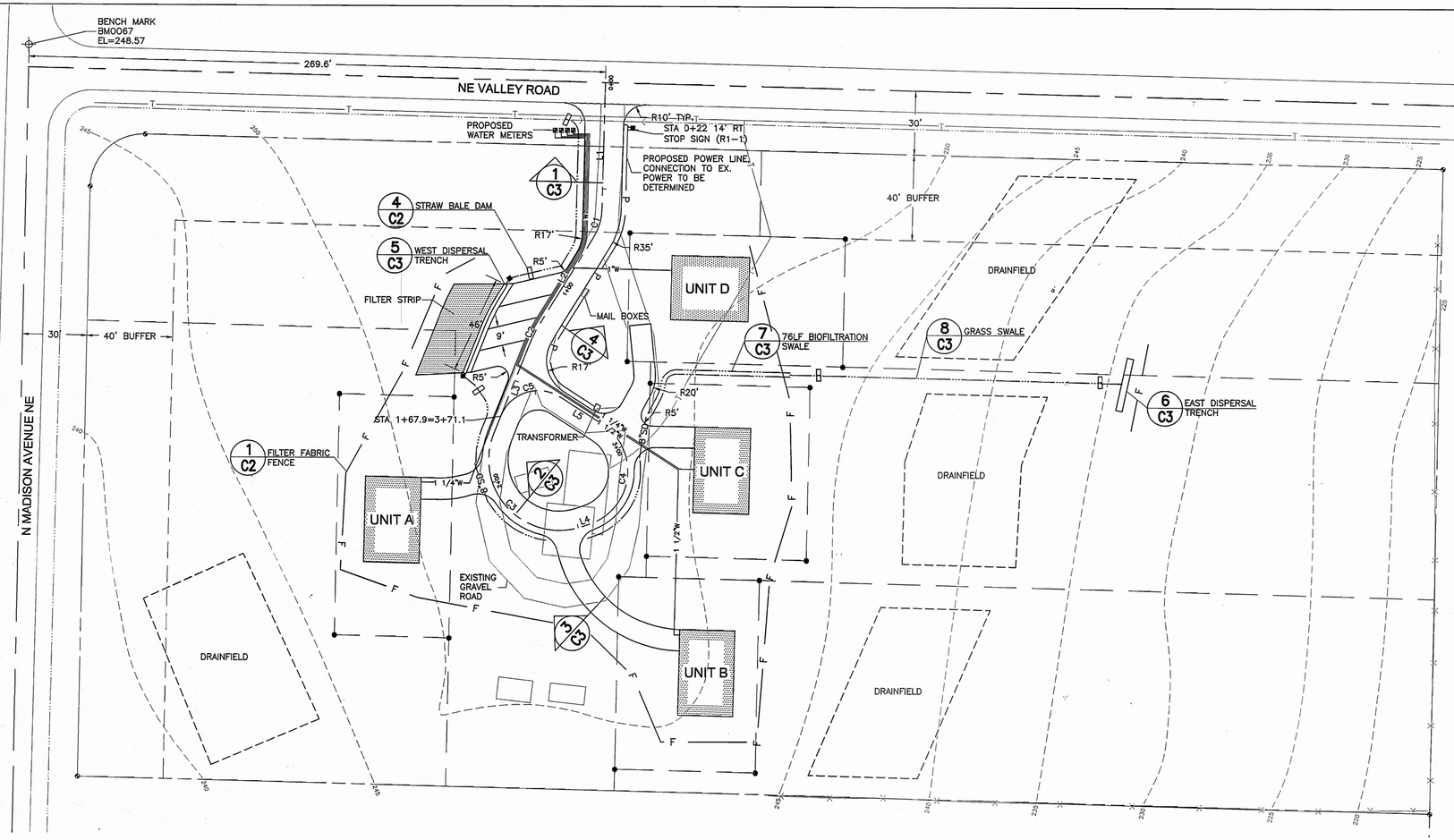
VALLEY ROAD FARM
UTILITY DETAIL PLAN

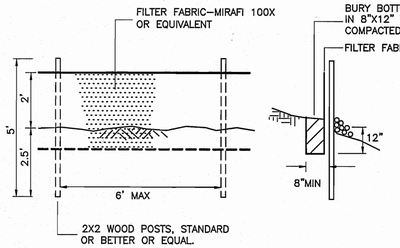
C2A
2 OF 3

BROWNE ENGINEERING, INC
147 Finch Place, Suite 4
Bainbridge Island, Wa
(206)842-0605

Date 7/13/04
Designed DWB
Drawn AEW
Check

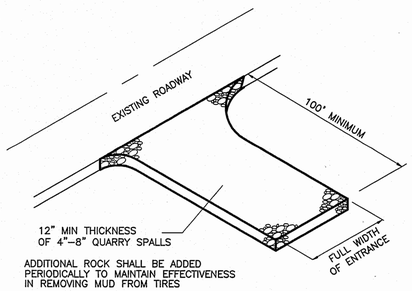
OSD1





1/C1 FILTER FABRIC FENCE DETAIL

NO SCALE



2/C1 ROCK CONSTRUCTION ENTRANCE

NO SCALE

N

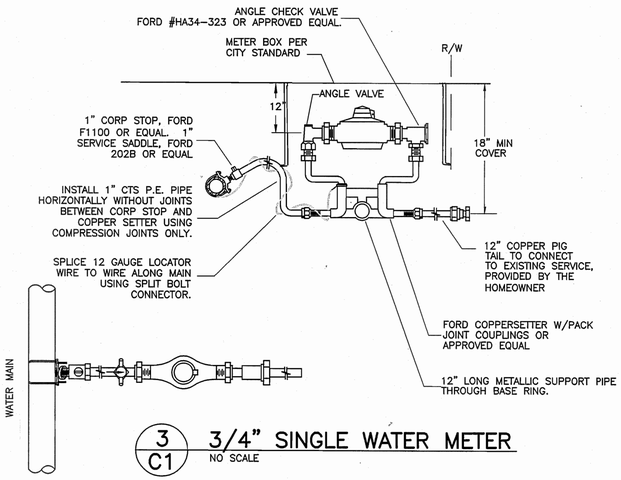
SITE PLAN

SCALE:1"=30'
TOPOGRAPHIC INFORMATION BASED UPON KITSAP COUNTY PUD LASER SURVEY.
VERTICAL DATUM: CITY OF BAINBRIDGE ISLAND VERTICAL CONTROL NETWORK (NAVD88).

SURVEY CONTROL–ACCESS ROAD ALIGNMENT

SEGMENT	BEARING	DISTANCE
L1	S 1°21'33" W	59.3
L2	S 31°47'32" W	48.0
L3	S 21°32'15" W	44.7
L4	N 70°45'40" E	4.0
L5	N 57°17'36" W	23.4

CURVE	RADIUS	LENGTH	DELTA
C1	26.0	13.8	30°25'59"
C2	60.0	10.7	10°15'17"
C3	33.0	75.3	130°46'35"
C4	26.0	58.1	128°3'16"
C4	19.0	33.6	101°10'10"



3/C1 3/4" SINGLE WATER METER

NO SCALE

GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED EDITION OF "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION", APWA/WSDOT EXCEPT AS MODIFIED BY THE CITY OF BAINBRIDGE ISLAND IN THE CURRENT EDITION OF "DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS"

2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND OTHER FEATURES ON THE PLAN ARE APPROXIMATE AND MAY NOT BE COMPLETE. ACTUAL LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AS REQUIRED.

3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR WORKER SAFETY. ALL TRENCHING AND OTHER ACTIVITIES SHALL BE IN ACCORDANCE WITH STATE AND LOCAL SAFETY REGULATIONS AND REQUIREMENTS.

4. A COPY OF THE APPROVED PLANS AND OTHER APPLICABLE SPECIFICATIONS AND DRAWINGS SHALL BE ONSITE DURING CONSTRUCTION.

5. CONTRACTOR SHALL OBTAIN AN UNDERGROUND UTILITIES LOCATE PRIOR TO BEGINNING CONSTRUCTION (UNDERGROUND UTILITIES LOCATION SERVICE, 1–800–424–5555).

6. CONTRACTOR SHALL INSTALL, REPLACE OR RELOCATE ALL SIGNS AND OTHER FEATURES AFFECTED BY CONSTRUCTION.

7. CONTRACTOR SHALL APPLY FOR AND OBTAIN AN APPROVED PERMIT FOR WORK IN THE RIGHT OF WAY PRIOR TO ANY WORK IN THE RIGHT OF WAY.

8. CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE–CONSTRUCTION CONFERENCE WITH CITY STAFF PRIOR TO ANY WORK ON CITY RIGHTS–OF–WAY.

9. ANY REVISIONS TO THE PLANS SHALL BE REVIEWED AND APPROVED BY THE BAINBRIDGE ISLAND ENGINEERING DEPARTMENT PRIOR TO IMPLEMENTATION IN THE FIELD.

10. SIGNING, FLAGGING AND TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE WSDOT TRAFFIC MANUAL AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE PLAN SHALL BE PROVIDED TO THE CITY FOR APPROVAL IF APPLICABLE.

11. ALL PIPE AND OTHER MATERIAL STORED ALONG CITY RIGHT–OF–WAY MUST BE PLACED AT A SAFE DISTANCE FROM THE TRAVELED ROADWAY IN SUCH A MANNER AS TO AVOID FALLING ONTO THE ROADWAY.

12. MAXIMUM LENGTH OF OPEN TRENCH ON STREETS SHALL BE 400 FEET. AT THE END OF EACH DAY, ALL TRENCHES MUST BE BACKFILLED OR COVERED WITH STEEL PLATES OR BARRICADED WITH FLASHING WARNING LIGHTS.

13. ALL PIPE TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH THE WSDOT/APWA SPECIFICATIONS IF PROPER COMPACTION CANNOT BE OBTAINED USING NATIVE SOIL, EXCEPT AS NOTED ON PLAN.

14. POWER, TELEVISION CABLE, AND COMMUNICATIONS LINES SHALL BE INSTALLED WITH A MINIMUM OF FIVE FEET HORIZONTAL SEPARATION FROM PUBLIC WATER, SEWER AND STORM DRAINAGE FACILITIES.

EROSION CONTROL NOTES

1. CONTRACTOR SHALL APPLY ALL MEASURES NECESSARY TO PREVENT THE DISCHARGE OF SEDIMENT–LADEN WATER OFF THE PROJECT SITE. FACILITIES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS.

2. CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL FACILITIES REGULARLY, PARTICULARLY DURING AND FOLLOWING LARGE STORMS.

3. ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM CONSTRUCTION. AT THE END OF EACH DAY'S OPERATION, SWEEP WITH A POWER BROOM OR OTHER APPROVED MEANS.

4. SITE WORK SHALL BE SCHEDULED TO MINIMIZE THE EXPOSURE OF DISTURBED SOILS. ALL DISTURBED AREAS ON SITE SHALL BE STABILIZED (CLEAR PLASTIC, MULCHING) AS QUICKLY AS POSSIBLE AFTER COMPLETION OF WORK IN THE AREA. FROM OCTOBER 1 THROUGH APRIL 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 2 DAYS. FROM MAY 1 THROUGH SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 7 DAYS.

5. CLEARING LIMITS, IF SHOWN, SHALL BE CLEARLY FLAGGED PRIOR TO ANY CLEARING OR CONSTRUCTION ON THE SITE. DURING CONSTRUCTION, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.

STORM DRAINAGE

1. STORM DRAINS SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE (ADS N12 OR EQUIVALENT) OR PVC (ASTM D3034, SDR 35) UNLESS OTHERWISE NOTED.

2. ALL BUILDING DOWNSPOUTS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM THROUGH ROOF DRAINS LAID AT A MINIMUM SLOPE OF 2% (1/4 INCH PER FOOT).

3. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS WITHIN THE STORM DRAIN SYSTEM SHALL BE REMOVED AND WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.

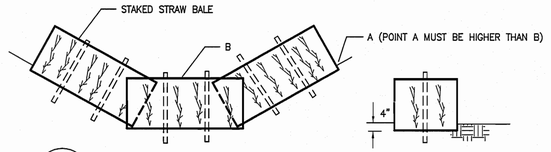
WATER MAIN

1. WATER SERVICE LINE SHALL BE HIGH DENSITY POLYETHYLENE WATER SERVICE PIPE, COPPER TUBING SIZE, 200 PSI WORKING PRESSURE, DRISCO PIPE 5100 OR EQUIVALENT.

2. WATER MAINS SHALL BE INSTALLED WITH A MINIMUM COVER OF THREE FEET OVER THE TOP OF THE PIPE. DEFLECT THE WATER MAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN MINIMUM COVER AND 12–INCH MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SHOWN.

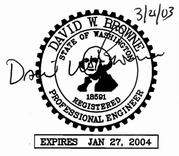
3. INSTALL PIPE AND WATER SERVICE LINES WITH 12 GAUGE COPPER TRACE WIRE SPLICED USING SPLIT–BOLT CONNECTIONS.

4. WATER PIPE SHALL BE DISINFECTED AND TESTED IN CONFORMANCE WITH WSDOT/APWA STANDARDS. NEW WATER MAINS SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER THE NEW MAIN IN PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL CHLORINATED WATER DURING THE DISINFECTION AND FLUSHING PROCESS.



4/C1 STRAW BALE DAM

NO SCALE



VALLEY ROAD FARM
SITE PLAN AND DESIGN REVIEW SUBMITTAL
UTILITY/TESC PLAN

C2
2 OF 3

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OS01