

# 18640 48TH 3-LOT SHORT SUBDIVISION

## PRELIMINARY ENGINEERING PLANS

CITY OF LYNWOOD, WA

SW 1/4, NE 1/4, SECTION 16, TOWNSHIP 27N, RANGE 04E, W.M. MERIDIAN

### PROJECT INFORMATION

**SITE ADDRESS:** 18640 48TH AVENUE WEST LYNWOOD, WA 98037  
**OWNER:** SEATTLE PACIFIC HOMES INC.  
**PARCEL NUMBER:** 00494700002500  
**PROPOSED ZONING:** RESIDENTIAL NEIGHBORHOOD (RN)  
**PROPOSED LAND USE:** RESIDENTIAL  
**FUTURE LAND USE:** RESIDENTIAL  
**PROPOSED LOTS:** 3-LOTS  
**TOTAL PARCEL AREA:** 19,517-SF (0.45 ACRES)  
**DISTURBED AREA:** ±0.32 ACRES  
**BUILDING SETBACKS:** 10- FEET (FRONT), 5- FEET (SIDES AND REAR)  
**WATER PURVEYOR:** CITY OF LYNWOOD  
**SEWER PURVEYOR:** CITY OF LYNWOOD  
**POWER PURVEYOR:** SNOHOMISH PUD  
**GAS PURVEYOR:** PUGET SOUND ENERGY  
**TELEPHONE:** ZIPLY  
**CABLE:** COMCAST  
**SCHOOL DISTRICT:** EDMONDS SCHOOL DISTRICT 15  
**FIRE DISTRICT:** SOUTH SNOHOMISH COUNTY FIRE AND RESCUE RFA

### SURVEY INFORMATION

**LEGAL DESCRIPTION:**  
 TRACT 25, EDGEMOOR, ACCORDING TO THE PLAT THEREOF  
 RECORDED IN VOLUME 33 OF PLATS, PAGE 5, IN SNOHOMISH  
 COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH STATE OF  
 WASHINGTON.

#### HORIZONTAL DATUM:

NAD 83/91  
 WASHINGTON STATE COORDINATES - NORTH ZONE

#### VERTICAL DATUM:

NAVD 88  
 (NAVD88 -3.67' = NGVD29)

#### BENCHMARKS:

FOUND CASED CONCRETE MONUMENT WITH "X", WIGS SURVEY DATA WAREHOUSE DB ID:21002,  
 LOCATED AT THE INTERSECTION OF 188TH ST SW AND 44TH  
 AVE W.

ELEVATION = 449.71'

#### EQUIPMENT AND PROCEDURES:

**METHOD OF SURVEY:**  
 SURVEY PERFORMED BY FIELD TRAVERSE AND REAL TIME  
 KINEMATIC GPS POSITIONING UTILIZING THE HXGN SMARTNET  
 NETWORK

#### INSTRUMENTATION:

LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION  
 LEICA VIVA GNSS GS08 RECEIVER  
 ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO  
 MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC  
 332-130-100

**PRECISION:**  
 MEETS OR EXCEEDS STATE STANDARDS SET BY WAC  
 332-130-080 THROUGH 332-130-110

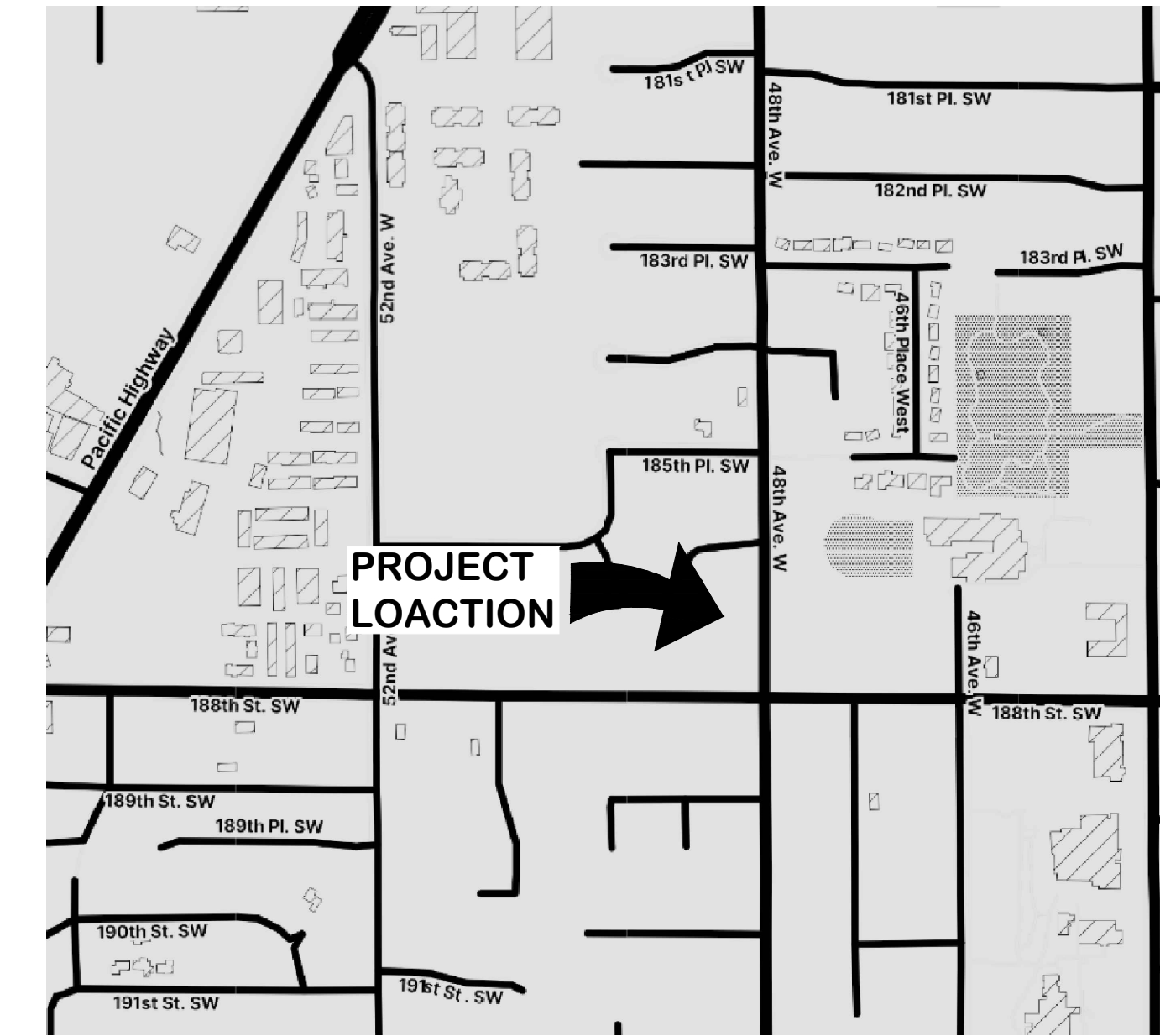
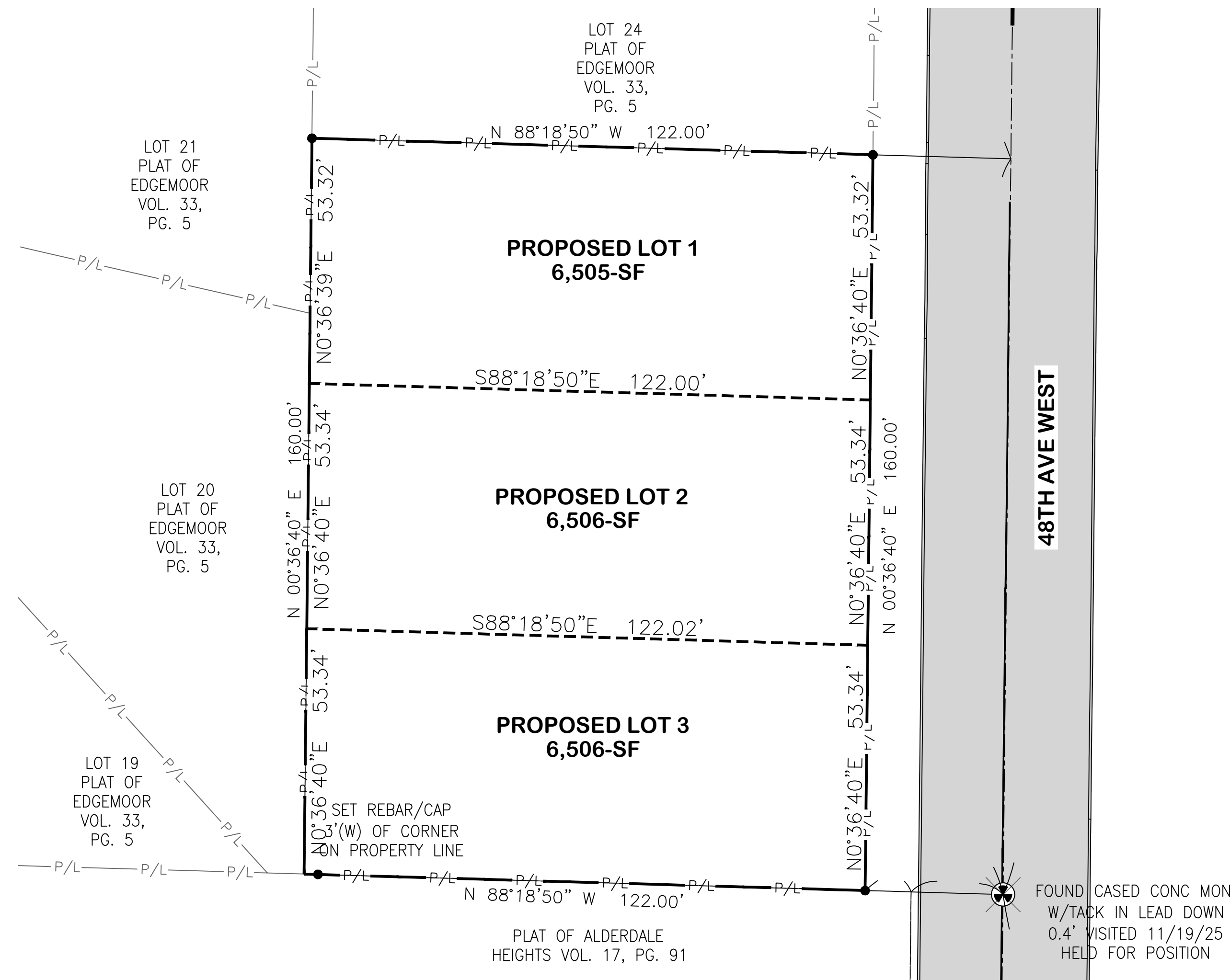
**BASIS OF BEARING:**  
 THE MONUMENTED CENTERLINE OF 48TH AVE W, AS THE  
 BEARING NORTH 00°36'40" EAST

#### SURVEY REFERENCES:

- (R1) PLAT OF EDGEMOOR - VOL. 33, PG 5
- (R2) PLAT OF ALDERDALE HEIGHTS - VOL.17, PG 91
- (R3) RECORD OF SURVEY - AFN:201706215007
- (R4) RECORD OF SURVEY - AFN:201501295008

#### NOTES:

- 1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE  
 USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND  
 DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT  
 EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF  
 RECORD.
- 2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT  
 DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE  
 OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS  
 PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND  
 DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS,  
 RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE  
 OR USE OF SUBJECT PROPERTY.



### CONTACT INFORMATION

**DEVELOPER:**  
 SEATTLE PACIFIC HOMES, INC.  
 120 SW EVERETT MALL WAY, STE 100  
 EVERETT, WASHINGTON 98204  
 CONTACT: JOSCELYN JACKSON  
 PHONE: 425-953-2800  
 EMAIL: JOSCELYN.J@SEAPACHOMES.COM

**CIVIL ENGINEER:**  
 DEVELOPRO CDC  
 PO BOX 1655  
 SPIRIT LAKE, ID 83869  
 CONTACT: TREVOR PRICE, PE  
 PHONE: 208-682-6448  
 EMAIL: TREVOR@DEVELOPROCDC.COM

**GEOTECHNICAL ENGINEER:**  
 NELSON GEOTECHNICAL ASSOCIATES, INC.  
 19900 144TH AVE. N.E. SUITE 200  
 WOODINVILLE, WA 98072  
 CONTACT: KHALED M. SHAWISH, PE  
 PHONE: (425) 486-1669  
 EMAIL: KHALS@NELSONGEOTECH.COM

**SURVEYOR:**  
 PACIFIC COAST SURVEYS, INC.  
 5131 COLBY AVE  
 EVERETT, WA 98203  
 CONTACT: DOUGLAS ROUPE, PLS  
 PHONE: 425-512-7099  
 EMAIL: DOUG@PCSURVEYS.NET

### EARTHWORK QUANTITIES

**STRIPPING:** 0-CY  
**CUT:** 6-CY  
**FILL:** 1,664-CY  
**NET:** 1,658-CY (FILL)  
**DISTURBED AREA:** 13,917-SF (0.32 AC)

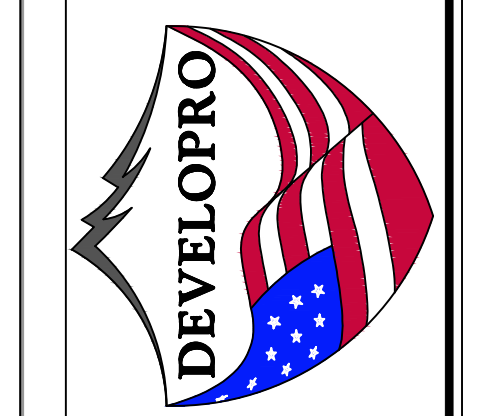
### TABLE OF CONTENTS:

- 1 - COVER SHEET
- 2 - EXISTING CONDITIONS MAP
- 3 - PROPOSED DRIVEWAY, STORM DRAINAGE AND GRADING PLAN
- 4 - PRELIMINARY UTILITY PLAN
- 5 - PRELIMINARY TESC PLAN (NOT INCLUDED WITH PRELIMINARY CIVILS)
- 6 - STANDARD DETAILS
- 7 - STANDARD PLAN NOTES
- 8 - TRAFFIC CONTROL PLAN (NOT INCLUDED WITH PRELIMINARY CIVILS)

**PRELIMINARY**

ENGINEER'S STAMP	
DATE	REVISION

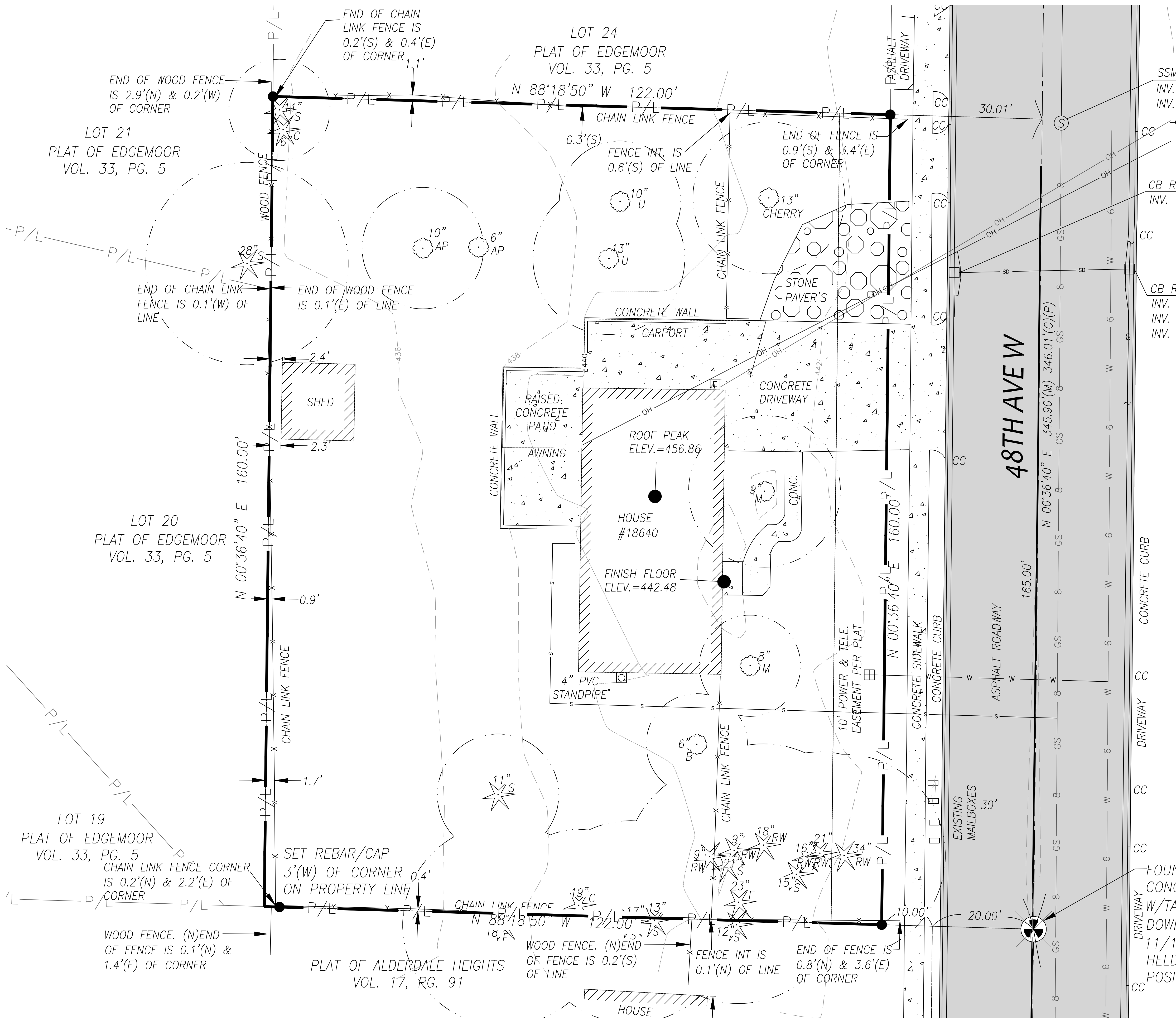
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 CONSTRUCTION & DEVELOPMENT CONSULTANTS  
 P.O. BOX 1655, SPIRIT LAKE, IDAHO



**COVER SHEET**  
 PROJECT:  
 SEA PAC  
 LYNWOOD 3-LOT  
 SHORT PLAT

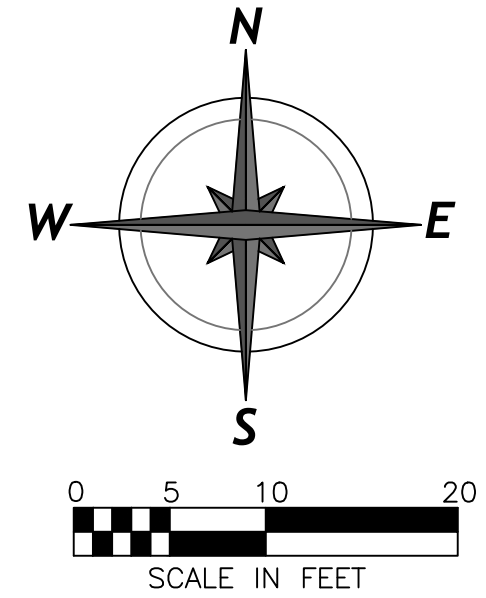
**DRAWN BY:** ZMS  
**CHECKED BY:** TJP  
**DATE:** 4.8.26

**PRELIMINARY**



**LEGEND AND ABBREVIATIONS**

●	SET 1/2" X 24" REBAR W/CAP *PCS 37536, 20123171, 23015769"	⊙	CONIFEROUS TREE
⊙	FOUND MONUMENT AS NOTED	○	DECIDUOUS TREE
—	RIGHT OF WAY CENTERLINE	F	FIR
□	CATCH BASIN	C	CEDAR
⊠	WATER METER	M	MAPLE
⊙	SANITARY SEWER MANHOLE	S	SPRUCE
⊠	MAILBOX	U	UNKNOWN
⊠	GAS METER	RW	REDWOOD
⊠	UTILITY/ POLE	AP	APPLE
⊠	POWER METER	(C)	CALCULATED
CC	CURB CUT	(M)	MEASURED
		(P)	PLAT (SEE R1.)
		OH	OVERHEAD POWER LINE



SSMH RIM=443.79  
 INV. 8"RCP(N)=436.59  
 INV. 8"RCP(S)=436.59

CB RIM=442.99  
 INV. 8"RCP(E)=440.09

CB RIM=443.06  
 INV. 12"RCP(N)=439.86  
 INV. 12"RCP(S)=439.81  
 INV. 8"RCP(W)=440.16

ENGINEER'S STAMP

DATE	REVISION	#
		1
		2
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		4

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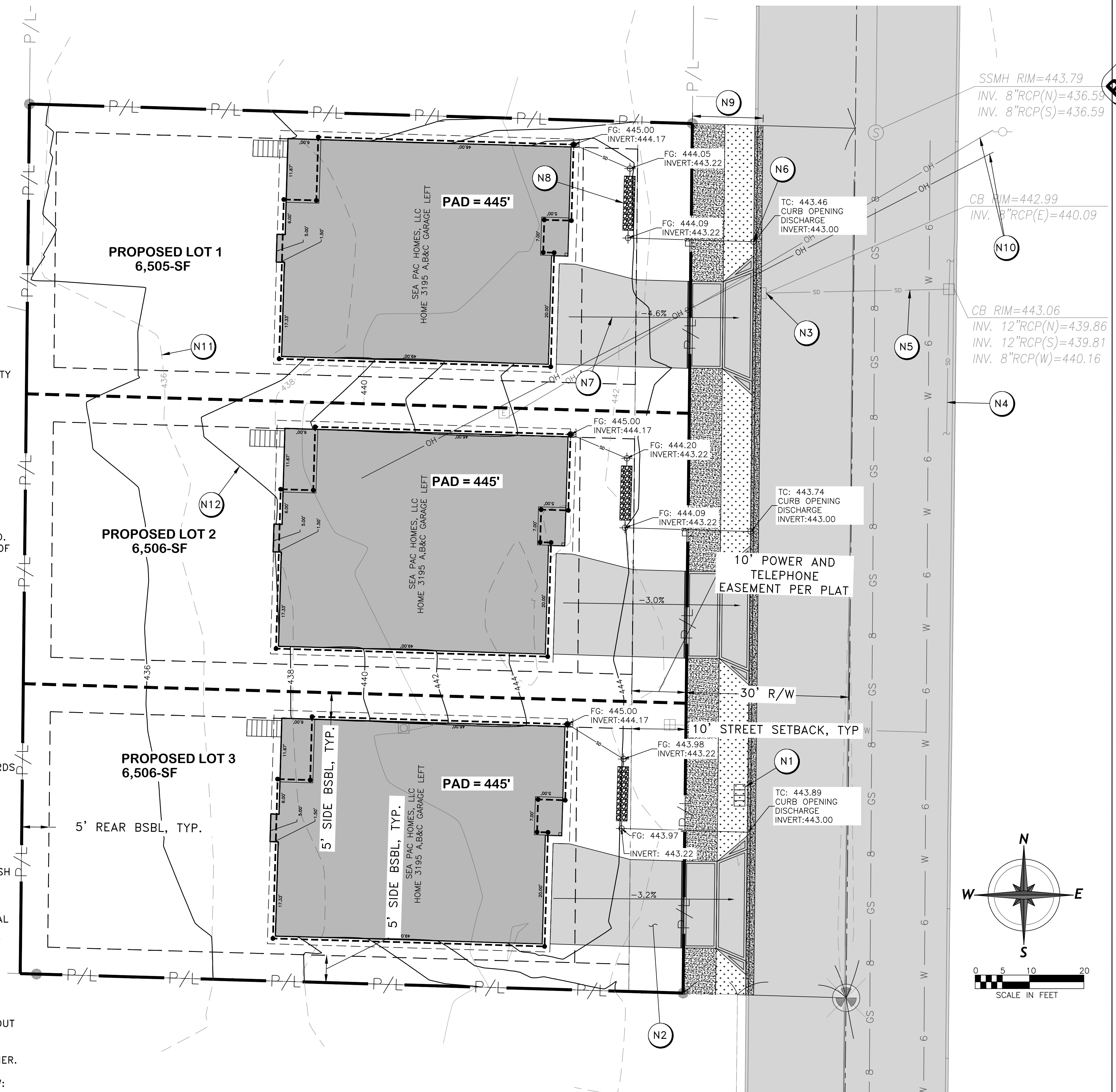
SHEET TITLE: **EXISTING CONDITIONS**  
 PROJECT: **SEA PAC LYNWOOD 3-LOT SHORT PLAT**  
 DRAWN BY: **ZMS**  
 CHECKED BY: **TJP**  
 DATE: **4.8.26**

**PLAN NOTES**

- N1 APPROXIMATE RELOCATION OF EXISTING MAILBOXES
- N2 PROPOSED DRIVEWAY PER DETAIL 4.2/6
- N3 EXISTING STORMWATER CATCH BASIN
- N4 EXISTING 12-INCH CONCRETE STORMWATER PIPE
- N5 EXISTING 8-INCH CONCRETE STORMWATER PIPE
- N6 PROPOSED CURB OPENING DISCHARGE PER DETAIL 4.1/6
- N7 PROPOSED DRIVEWAY SHEET FLOW DRAINAGE TO A 4-INCH PVC DRIVEWAY CHANNEL DRAIN
- N8 PROPOSED PERFORATED STUB OUT CONNECTION PER DETAIL 2.1/6
- N9 PROPOSED FRONTAGE IMPROVEMENTS PER DETAIL 4.2/6
- N10 EXISTING OVERHEAD POWER LINES TO BE REROUTED PER PUD APPROVAL
- N11 EXISTING GRADE SURFACE
- N12 FINISH GRADE SURFACE

**STORM DRAINAGE NOTES**

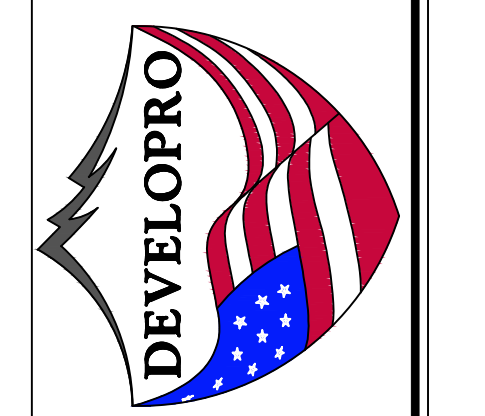
1. REFER TO THE 2019 EDITION OF THE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (SWMWW) FOR DEVELOPMENT REQUIREMENTS.
2. ALL REQUIRED STORM WATER RETENTION/DETENTION FACILITIES SHALL BE CONSTRUCTED AND OPERABLE PRIOR TO PAVING AND BUILDING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE CITY OF LYNNWOOD (CITY) DEPARTMENT OF PUBLIC WORKS.
3. CONNECTIONS TO STORM CATCH BASINS AND MANHOLES SHALL BE SEALED WATERTIGHT WITH NON-SHRINK GROUT OR KOR-N-SEAL® TYPE CONNECTIONS.
4. ALL PIPES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL MEET CURRENT WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) AND AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARDS AND SPECIFICATIONS AND/OR AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE INSTALLED PER WSDOT SECTION 7-08.
5. TRENCH BACKFILL SHALL MEET THE REQUIREMENTS OF CITY STANDARD PLAN ST-TRE-3.
6. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER OR DIRECTOR OF PUBLIC WORKS, THE EXISTING MANHOLES, CATCH BASINS, OR INLETS SHALL BE ADJUSTED TO THE GRADE AS STAKED. ALL PIPE AND STRUCTURES SHALL BE STAKED FOR SURVEY LINE AND GRADE PRIOR TO THE START OF CONSTRUCTION. ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND CITY PRIOR TO COMMENCING CONSTRUCTION.
7. COMPACTION TESTING FOR TRENCHES SHALL BE PER GRADING STANDARD NOTES.
8. PROVIDE A 6-INCH STYROFOAM BLOCK BETWEEN INSTALLED STORMWATER PIPES AND ALL OTHER UTILITIES WITHIN 6 INCHES OF THE STORMWATER PIPE.
9. DEVELOPER TO PROVIDE A CERTIFIED ELECTRONIC VIDEO RECORD OF STORM DRAINAGE CONSTRUCTION AFTER FINAL CLEANING; FINAL CLEANING AS REQUIRED PER WSDOT SPECIFICATIONS 7-04.3(1) AND AS DIRECTED BY THE CITY PUBLIC WORKS INSPECTOR.
10. DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, UNLESS OTHERWISE APPROVED BY THE CITY. STUB-OUTS SHALL CONFORM TO THE FOLLOWING AND AS DIRECTED BY THE CITY DEPARTMENT OF PUBLIC WORKS:
  - A) EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL STORM DRAINAGE NOTES - JANUARY 2022 EDITION CITY OF LYNNWOOD DESIGN STANDARDS AND GUIDELINES 05-2 FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE.
  - B) EACH OUTLET SHALL HAVE FREE FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORM WATER CONVEYANCE SYSTEM, OR AN APPROVED OUTFALL LOCATION.
  - C) OUTLETS ON EACH LOT SHALL BE LOCATED WITH A PRESSURE TREATED TWO-BY-FOUR. EACH MARKER BOARD SHALL BE CLEARLY IDENTIFIABLE, PROTECTED AND STUBBED 5 FEET ABOVE THE FINISH GRADE.
  - D) ALL PIPE MATERIAL SHALL BE MINIMUM 4" IN SIZE WITH A SMOOTH WALL INTERIOR AND CONFORM TO THE APPROVED PLANS AND/OR CURRENT WSDOT/APWA STANDARDS AND SPECIFICATIONS. MATERIAL SHALL BE CORRUGATED POLYETHYLENE OR POLYVINYL CHLORIDE. CORRUGATED METAL PIPE IS NOT ALLOWED. ALL SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY THE ENGINEER AND CITY DIRECTOR OF PUBLIC WORKS, PRIOR TO CONSTRUCTION.
  - E) A 12-GAUGE TRACER WIRE SHALL BE INSTALLED AS REQUIRED BY THE CITY PUBLIC WORKS INSPECTOR. TRACER TAPE IS NOT AN ACCEPTABLE ALTERNATIVE TO TRACER WIRE. SEE DETAIL ST-TRE-3 FOR WIRE AND TAPE REQUIREMENTS.
  - F) THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE UTILITIES (E.G., POWER, GAS, TELEPHONE, TELEVISION).
  - G) ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOMEOWNER.
11. FOR RESIDENTIAL STORMWATER DESIGN DETAILS REFER TO THE LATEST EDITION OF THE SWMMWW:
  - A) V-3 DISPERSION BEST MANAGEMENT PRACTICE (BMP)
  - B) V-4 ROOF DOWNSPOUT BMPs



**PRELIMINARY**

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DATE	REVISION

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**SHEET TITLE:**  
 PROPOSED DRAINAGE AND GRADING PLAN  
**PROJECT:**  
 SEA PAC LYNWOOD 3-LOT SHORT PLAT  
**DRAWN BY:** ZMS  
**CHECKED BY:** TYP  
**DATE:** 4.8.26

**PLAN NOTES**

- N1 PROPOSED TYPICAL 4-INCH PVC SIDE SEWER PER DETAILS 2.2/6 AND 2.4/6
- N2 PROPOSED TYPICAL 0.75-INCH WATER SERVICE PER DETAIL 2.5/6
- N3 APPROXIMATE LOCATION OF EXISTING 6-INCH DI WATER MAIN
- N4 EXISTING 8-INCH CONCRETE GRAVITY SEWER MAIN
- N5 EXISTING 0.75-INCH PVC WATER PIPE TO BE MODIFIED TO CONNECT TO PROPOSED STRUCTURE
- N6 EXISTING 6-INCH PVC SIDE SEWER PIPE TO BE REPLACED/RELINED PER CITY REQUIREMENTS
- N7 EXISTING WATER METER TO BE PROTECTED
- N8 FINISH GRADE SURFACE
- N9 EXISTING GRADE SURFACE
- N10 PROPOSED RESIDENTIAL STRUCTURES
- N11 PROPOSED 4-INCH PVC SIDE SEWER CLEANOUT PER DETAIL 2.3/6
- N12 PROPOSED WATER CURB STOP VALVE BOX PER DETAIL 4.4/6

**SEWER NOTES**

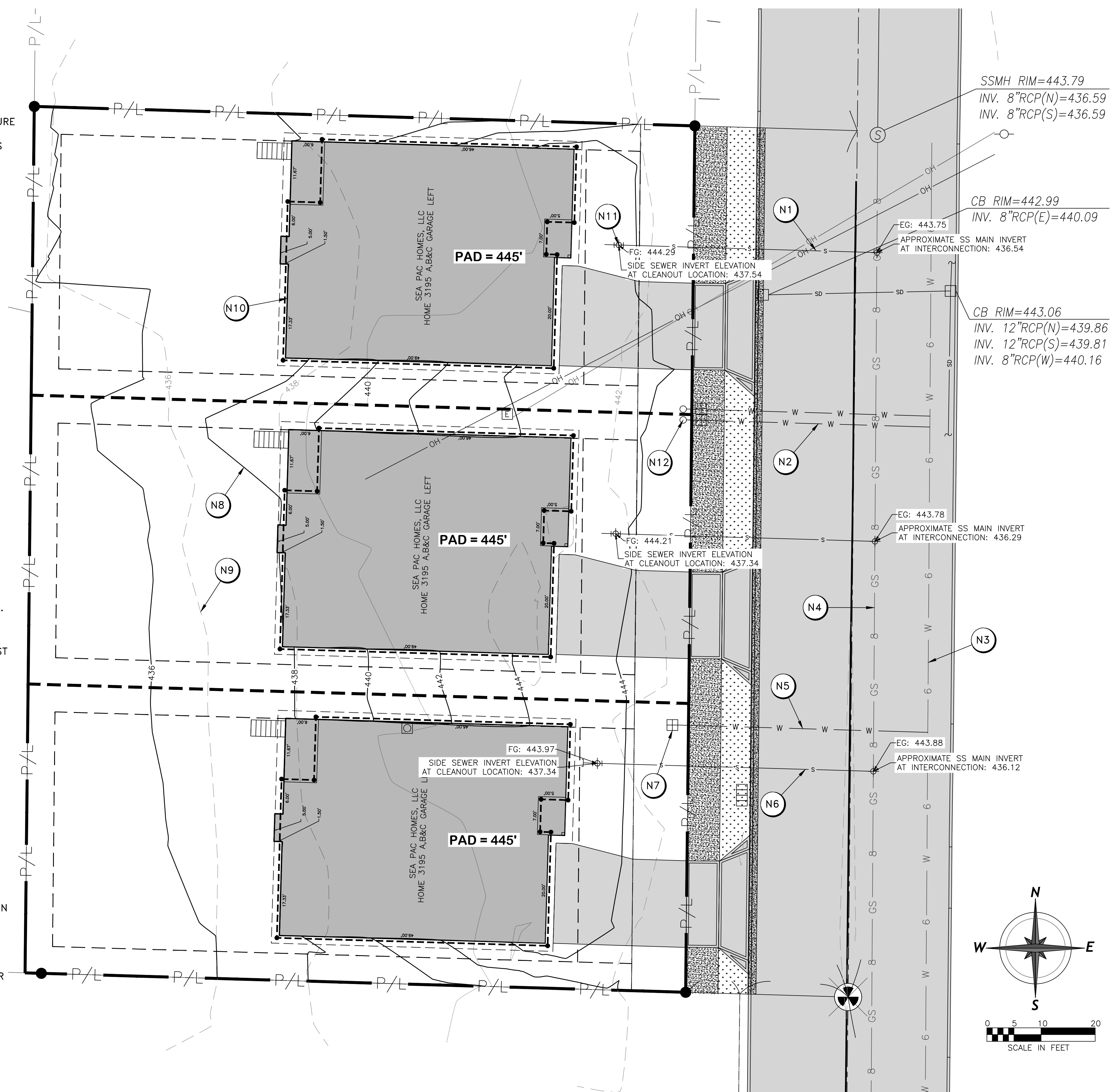
1. COMPACTION TESTING FOR TRENCHES SHALL BE PER GRADING STANDARD NOTES.
2. ALL SIDE SEWERS SHALL BE INSTALLED PER SECTION 7-18 OF THE MOST CURRENT EDITION OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
3. ALL SIDE SEWERS SHALL BE INSTALLED AS FOLLOWS:
  - A) A 1.5 PERCENT MINIMUM UNIFORM GRADE.
  - B) LAY SPACE OF 2 FEET BETWEEN BENDS, OR AS APPROVED BY THE CITY INSPECTOR.
  - C) ALL FIELD BENDS NOT TO EXCEED 2 INCHES PER FOOT DEFLECTION.
  - D) CLEANING AND TESTING PER SECTION 7-17.3(2) OF THE WSDOT STANDARD SPECIFICATIONS.
  - E) A 12-GAUGE TRACER WIRE SHALL BE INSTALLED AS REQUIRED BY THE CITY PUBLIC WORKS INSPECTOR. TRACER TAPE IS NOT AN ACCEPTABLE ALTERNATIVE TO TRACER WIRE. SEE DETAIL ST-TRE-3 FOR WIRE AND TAPE REQUIREMENTS.
  - F) ALL COUPLERS, FITTINGS, ADAPTERS, AND CONNECTIONS SHALL BE SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
4. ALL VERTICAL AND HORIZONTAL CONTROL FOR CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR OR ENGINEER. ALL CONSTRUCTION STAKING SHALL BE INSTALLED AND VERIFIED FOR GRADE AND ALIGNMENT PRIOR TO THE START OF CONSTRUCTION.
5. ALL CONNECTIONS TO A NEW OR EXISTING SEWER LINE SHALL BE PERFORMED IN A MANNER THAT WILL PREVENT ANY FOREIGN MATERIALS FROM ENTERING EXISTING SEWERS.
6. ALL ABANDONED SEWER PIPES SHALL BE COMPLETELY FILLED WITH CONTROLLED DENSITY FILL. ALL SEWER MANHOLES SHALL BE ABANDONED PER WSDOT 7-05.3(2).

**WATER NOTES**

1. DUCTILE IRON PIPE SHALL BE NEW, CLASS 52, CEMENT-MORTAR LINED, CENTRIFUGALLY CAST PIPE CONFORMING TO THE REQUIREMENTS OF AMERICAN WATER WORKS ASSOCIATION (AWWA) C-151 AND STANDARD SPECIFICATIONS 9.30.1(1). NON RESTRAINED JOINTS SHALL BE RUBBER GASKET, PUSH ON TYPE, OR MECHANICAL TYPE MEETING THE REQUIREMENTS OF AWWA C111. RESTRAINED JOINTS SHALL BE AS SPECIFIED IN SECTION 9-30.2(6) OF STANDARD SPECIFICATIONS. ALL PIPE SHALL BE CLEARLY MARKED WITH THE MANUFACTURER'S NAME, TYPE, CLASS AND THICKNESS AS APPLICABLE. ALL FITTINGS SHALL BE PER STANDARD SPECIFICATION 9-30.2 AND 9-30.2(1).
2. WITHIN THE CITY RIGHT-OF-WAY AND ON PRIVATE PROPERTY, 2-INCH AND SMALLER WATER SERVICE(S) SHALL BE INSTALLED PER STANDARD SPECIFICATION 9-30.6, THE APPROVED PLANS AND CITY STANDARD PLANS U-WAT-1 AND U-WAT-2. ALL SERVICES, UNLESS SPECIFIED, SHALL BE INSTALLED BY A CITY-APPROVED CONTRACTOR AND AT THE DEVELOPER'S EXPENSE. ALL 3-INCH AND LARGER SERVICES ARE ALWAYS INSTALLED BY THE DEVELOPER AT NO EXPENSE TO THE CITY. THE 3-INCH AND LARGER SERVICES SHALL BE INSTALLED PER THE APPROVED PLANS, STANDARD SPECIFICATIONS AND CITY STANDARD 5-3. TAPS ON EXISTING MAINS SHALL BE DONE HOT UNLESS APPROVED BY THE CITY INSPECTOR.
3. A 12-GAUGE TRACER WIRE SHALL BE INSTALLED FOR ALL PLASTIC PIPE AS REQUIRED BY THE CITY PUBLIC WORKS INSPECTOR. TRACER TAPE IS NOT AN ACCEPTABLE ALTERNATIVE TO TRACER WIRE. SEE DETAIL ST-TRE-3 FOR WIRE AND TAPE REQUIREMENTS.
4. VALVE BOXES SHALL CONFORM TO WSDOT SPEC. 9-30.3(4) AND LYNNWOOD STANDARD PLAN U-WAT-14.
5. TRENCH BACKFILL SHALL BE PLACED PER CITY STANDARD PLAN ST-TRE-3.
6. EXISTING WATER SERVICE LINES BETWEEN THE METER SETTER AND THE POINT OF CONNECTION THAT WILL BE REUSED FOR NEW CONSTRUCTION SHALL BE TYPE K COPPER PIPE OR AS APPROVED BY THE CITY.
7. ALL PIPE IS TO BE LAID AT TRUE LINE AND GRADE UNLESS OTHERWISE APPROVED BY THE CITY OF LYNNWOOD. AT NO TIME SHALL THE MAXIMUM PIPE DEFLECTION EXCEED THE MANUFACTURER'S REQUIREMENTS. THE MAXIMUM PERMISSIBLE DEFLECTION PER STICK IS AS FOLLOWS:

8. COMPACTION TESTING FOR TRENCHES SHALL BE PER GRADING STANDARD NOTES.

PIPE DIA.	MAX DEFLECTION PER 18 FEET
4-INCHES	21-INCHES



**PRELIMINARY**

ENGINEER'S STAMP		REVISION	DATE
DATE	BY		

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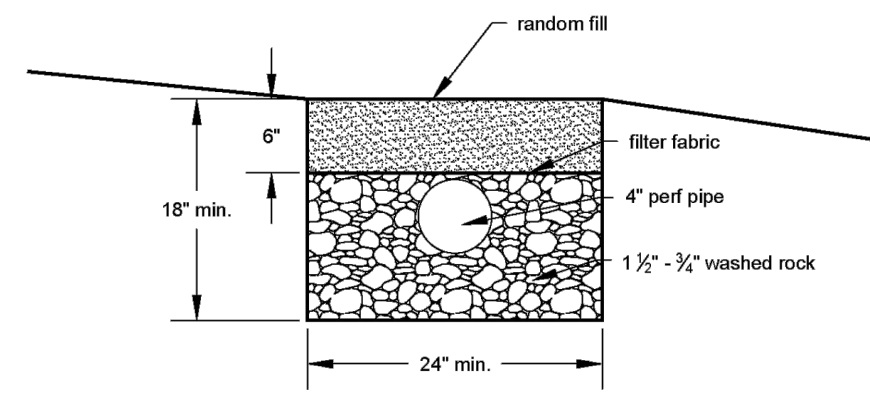


SHEET TITLE: **PROPOSED CONDITIONS UTILITIES**  
PROJECT: **SEA PAC LYNNWOOD 3-LOT SHORT PLAT**

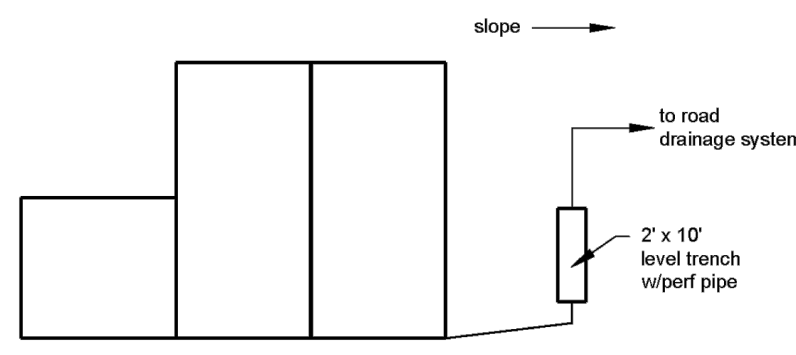
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CHECKED BY: **TJP**  
DATE: **4.8.26**



Figure V-4.7: Perforated Stub-Out Connection



Trench X-Section



Plan View of Roof

Perforated Stub-Out Connection

Revised June 2016



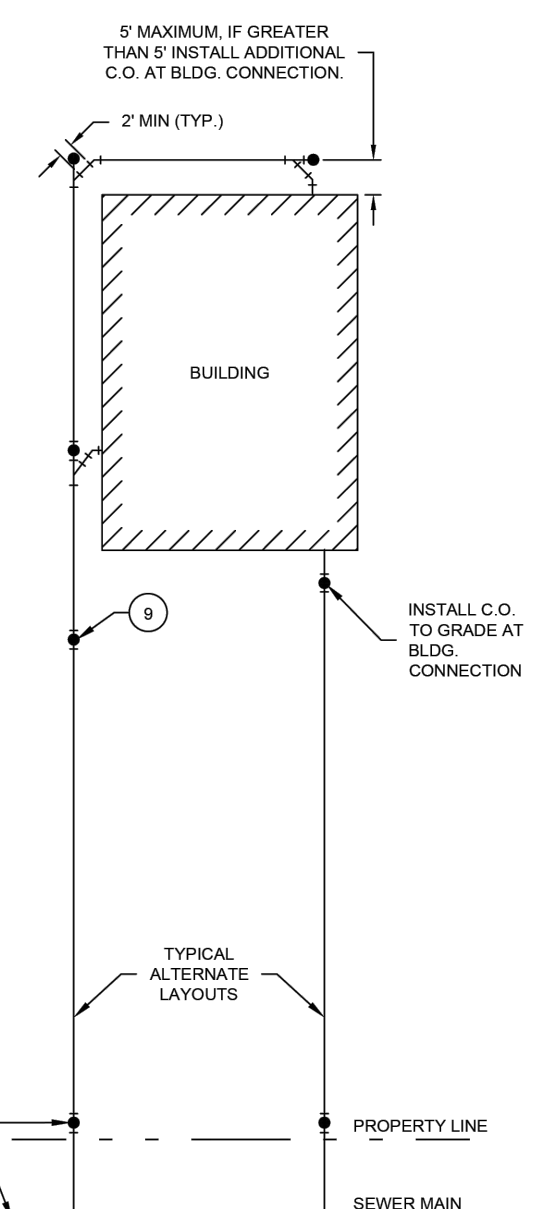
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**PERFORATED STUB OUT CONNECTION**  
SCALE: NTS

2.1

**NOTES:**

1. ALLOWABLE GRADES ARE 1% MINIMUM TO 100% MAXIMUM.
2. SIZE PRIVATE SIDE SEWERS AS REQUIRED BY FLOW CAPACITY AND/OR PIPE SLOPE. 4" MINIMUM FOR SINGLE FAMILY, 6" MINIMUM FOR ALL OTHER USES. PUBLIC SIDE SEWER PIPE SHALL BE 6" MINIMUM IN ROW.
3. CONSTRUCT CLEANOUTS WITH WYES OR SANITARY "T'S (SWEEPS). STRAIGHT "T'S ARE NOT PERMITTED.
4. SEWER MUST BE STRAIGHT BETWEEN ANGLE POINTS. CHANGES IN LINE OR GRADE SHALL BE MADE WITH APPROVED FITTINGS.
5. NORMALLY ONLY ONE (1) CONNECTION TO THE SEWER MAIN PER BUILDING IS ALLOWED. TWO (2) DIFFERENT LAYOUTS ARE SHOWN FOR CLARITY ONLY.
6. NO ANGLE POINTS GREATER THAN 45° ALLOWED.
7. CLEAN OUTS REQUIRED PER THE UNIFORM PLUMBING CODE. ADJUST ALL CLEANOUTS FLUSH TO FINISHED GRADE.
8. ALL SIDE SEWER PIPE SHALL BE PVC (SDR35 WITH RUBBER GASKETED JOINTS, STRONGBACK FERROD OR ROMAC SOT COUPLERS).
9. MAXIMUM CLEAN-OUT SPACING IS 100 FEET IN STRAIGHT PIPE SECTIONS.
10. DURING INSTALLATION TRENCH SAFETY SHALL BE PROVIDED PER LOCAL, FEDERAL, AND STATE REGULATIONS.
11. CONNECT SIDE SEWER TO MAIN PER STD. U-SEW-3 AND INSTALL PRIVATE CLEANOUT AT ROW PER STD. U-SEW-4.
12. TESTING REQUIREMENTS:
  - 12.1. 4" SIDE SEWERS SHALL BE PRESSURE TESTED TO CURRENT WSDOT STANDARDS. SIDE SEWERS 6" AND GREATER SHALL BE TV INSPECTED.
  - 12.2. VIDEO INSPECTION SHALL BE REQUIRED BY THE CITY AS NECESSARY FOR PIPE BURST OR SLIP LINED REPAIRS.



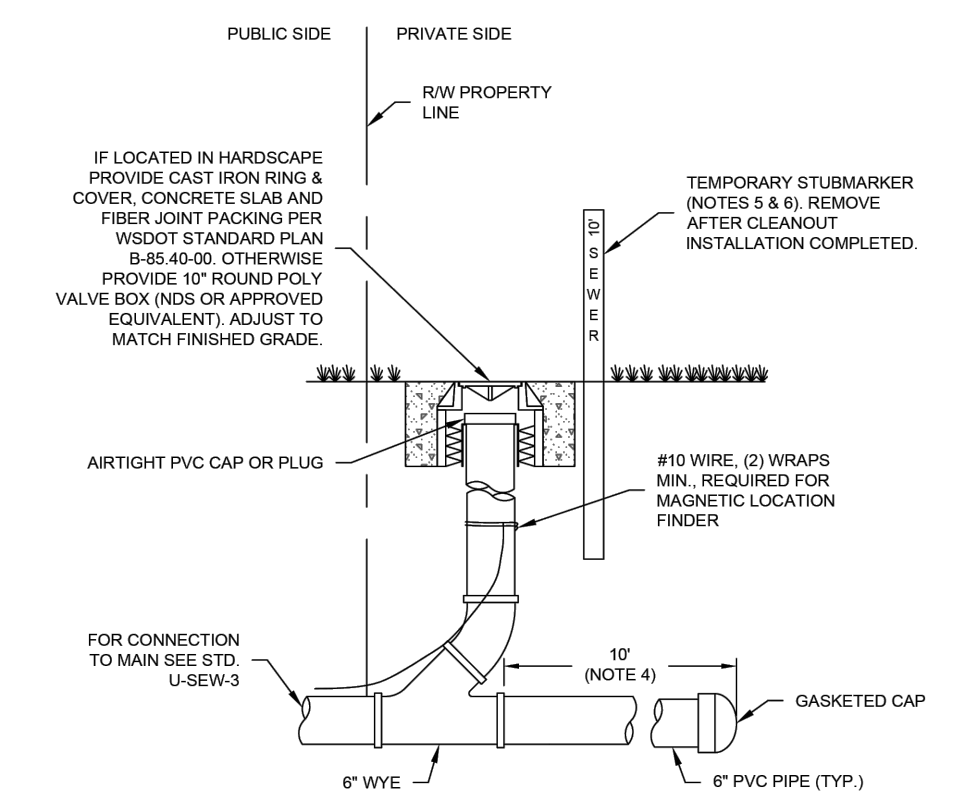
TYPICAL SIDE SEWER LAYOUTS



DRAWING NUMBER U-SEW-2  
SCALE NONE  
REVISION DATE 07/21  
DEPARTMENT PW

**TYPICAL SIDE SEWER LAYOUT**  
SCALE: NTS

2.2



**NOTES:**

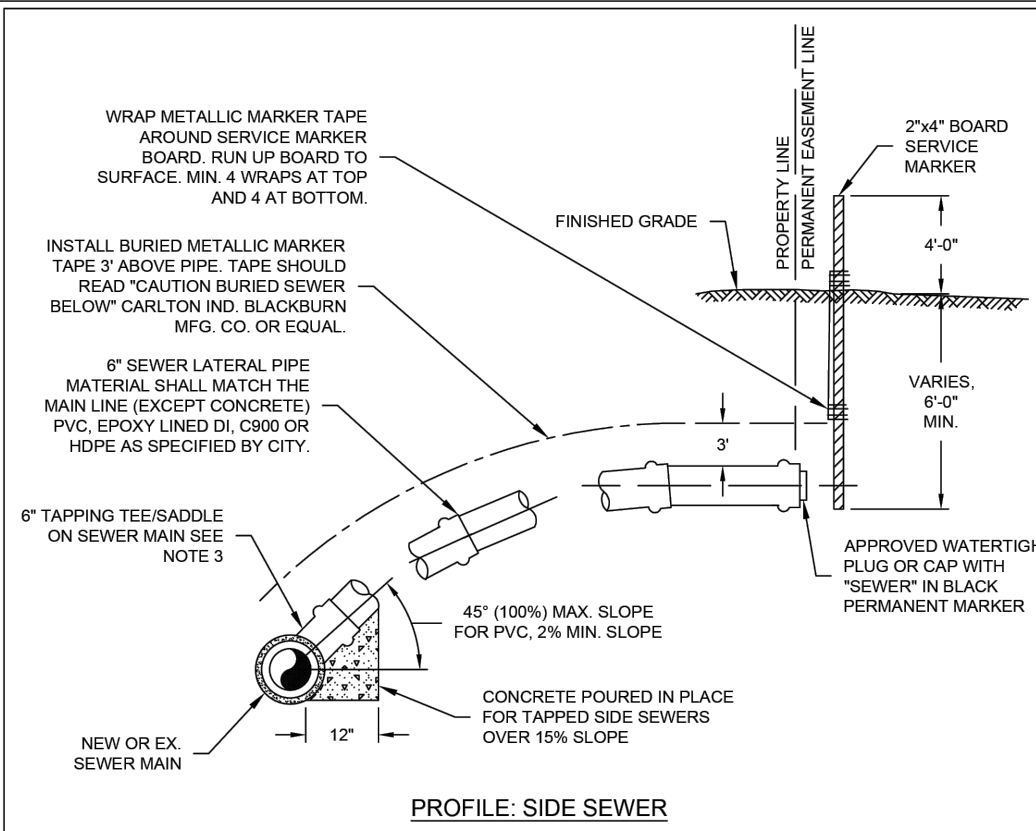
1. CLEAN-OUT PIPE AND FITTINGS SHALL BE PVC WITH GASKET FITTINGS. NO GLUE JOINTS ALLOWED.
2. A SANITARY TEE OR SWEEP MAY BE INSTALLED IN LIEU OF A WYE AS SHOWN. STRAIGHT TEES ARE NOT ACCEPTABLE.
3. FOR NEW PLATS THE VERTICAL RISER PORTION OF THE CLEAN-OUT WILL BE CONSTRUCTED AT TIME OF CONNECTION TO BUILDING TO MINIMIZE DAMAGE. THE 6" WYE AND 6" PVC PIPE W/ GASKETED CAP WILL BE INSTALLED PRIOR TO BUILDING CONNECTION.
4. SEWER STUB WILL BE EXTENDED 10' BEYOND PROPERTY LINE TO PREVENT DAMAGE TO CLEAN-OUT AND MINIMIZE CONFLICTS WITH OTHER UTILITIES WHEN SERVICE TO BUILDING IS ACCOMPLISHED. A PRESSURE TREATED 2"x4" OR CONCRETE STUBMARKER SHALL EXTEND DOWN TO A MIN OF 24" BELOW GROUND. A MIN OF 30" SHALL EXTEND ABOVE GROUND.
5. THE STUBMARKER SHALL BE PAINTED WITH WHITE TRAFFIC PAINT AND THE WORD "SEWER" AND THE DEPTH IN FEET FROM GROUND TO SEWER STUB INVERT SHALL BE PAINTED ON THE MARKER WITH 3" HIGH BLACK PAINTED LETTERS.



DRAWING NUMBER U-SEW-4  
SCALE NONE  
REVISION DATE 07/22  
DEPARTMENT PW

**TYPICAL SEWER CLEANOUT**  
SCALE: NTS

2.3



PROFILE: SIDE SEWER

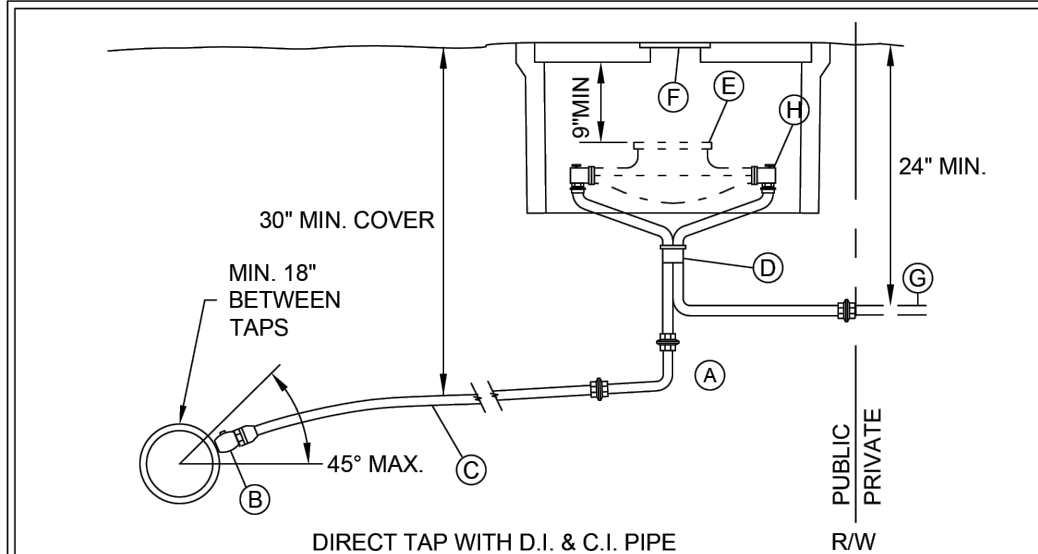
- NOTES:**
1. CONTRACTOR TO PROVIDE ALL MATERIALS, TRAFFIC CONTROL, PERMITS, FLAGGING, SHORING AND MISCELLANEOUS WORK TO TAP THE MAIN AND INSTALL THE SIDE SERVICE.
  2. PROVIDE CLEANOUT BEHIND RIGHT-OF-WAY/PROPERTY LINE PER DETAIL STD. U-SEW-4 WHEN CONNECTION COMPLETED.
  3. FOR TAPS ON:
    - 3.1. D & CI USE SST ROMAC, SMITH BLAIR, OR FORD TAPPING TEE.
    - 3.2. PVC OR CONCRETE, USE ROMAC CB TEE W/ SST CLAMP.
  4. FOR DUCTILE IRON PIPE IN RIGHT-OF-WAY & EASEMENTS, USE RESTRAINING DEVICE AS SPECIFIED BY THE CITY.
  5. PROVIDE DISTANCE IN FEET FROM TEE/SADDLE TO DOWNSTREAM MANHOLE TO THE CITY.
  6. 2"x4" BOARD LENGTH AS REQUIRED IN EVEN FOOT INCREMENTS. PAINT TOP 5" WITH WHITE PAINT. STENCIL IN BLOCK LETTERS THE WORD "SEWER" & TOTAL LENGTH OF THE 2"x4" BOARD. LETTERING TO BE 3" IN HEIGHT.
  7. FOR FURTHER NOTES REFERENCE LYNNWOOD STANDARD SEWER NOTES.



DRAWING NUMBER U-SEW-3  
SCALE NONE  
REVISION DATE 07/22  
DEPARTMENT PW

**TYPICAL SIDE SEWER CONNECTION**  
SCALE: NTS

2.4



DIRECT TAP WITH D.I. & C.I. PIPE

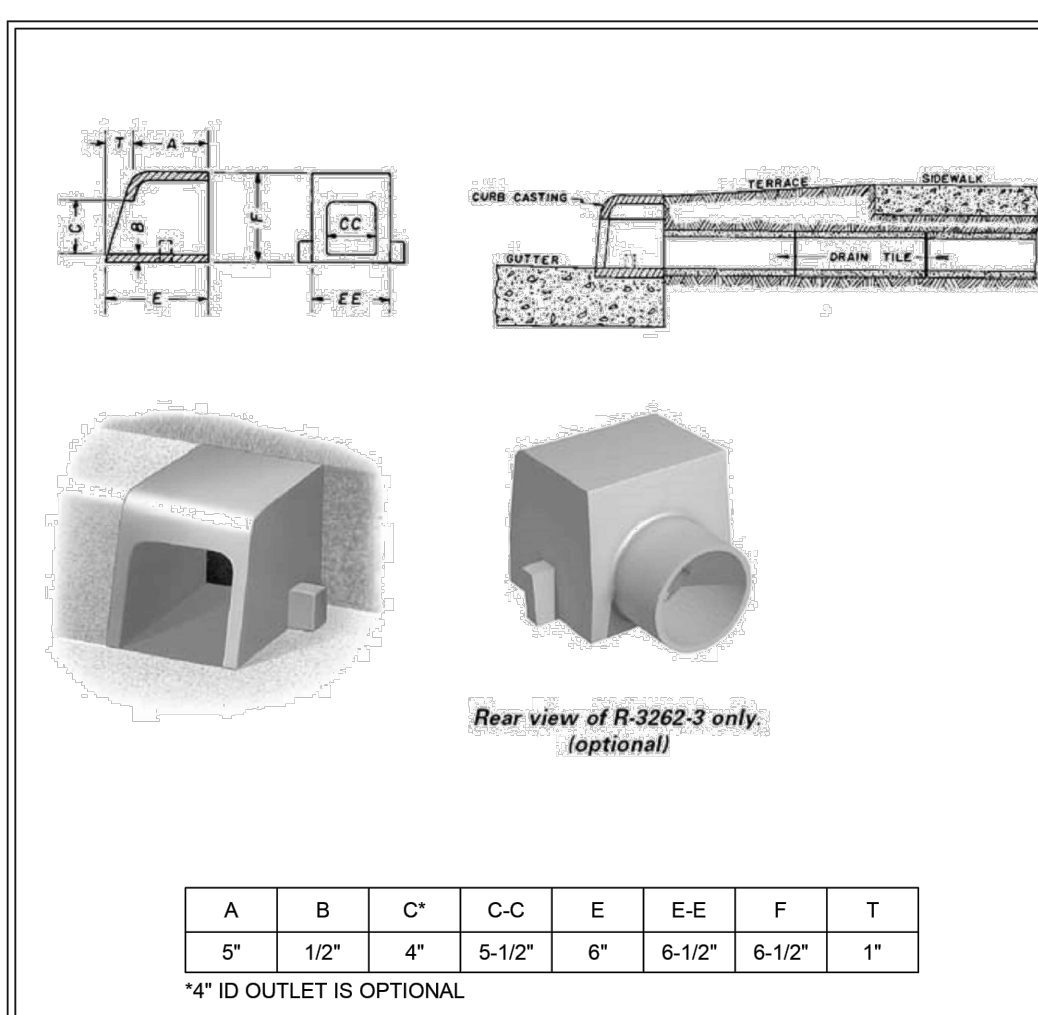
- NOTES:**
- (A) COMPRESSION FITTING (OR APPROVED EQUAL), USE STAINLESS STEEL W/ POLYPIPE. BAND CLAMPS AND BARBED FITTINGS NOT ALLOWED.
  - (B) CORPORATION STOPS: DIRECT TAP WITH DUCTILE IRON. DIRECT TAP AWWA C90 TAPER THREAD INLET X MALE IRON PIPE THREAD OUTLET #FB400-3 3/4" & 1" - FORD BALLCORP CORPORATION STOPS #FB400-3 OR #FS50-3 (EQUAL MUELLER OR A.Y. MCDONALD BRASS MAY BE SUBSTITUTED). ROMAC AND MUELLER SADDLES WITH C.C. THREAD OR M.P. THREAD DUAL STAINLESS STEEL STRAPS TO BE USED ON ALL A.C., PLASTIC, AND STEEL MAINS 3" DIA AND LARGER.
  - (C) COPPER TUBING TYPE K (SOFT), 4 INCHES OF SAND BEDDING ALL AROUND PIPE, CONTINUOUS UNBROKEN LENGTH FROM MAIN TO TAPPING SETTER WITH 1 FOOT OF SLACK LOOP.
  - (D) 3/4" METER SETTER - FORD VBH92-12W-11-33A, OR A.Y. MCDONALD 62-212 WDDO 33X15.
  - (E) 1" METER SETTER - FORD VBH94-15W-11-44A, OR A.Y. MCDONALD 62-415 WDDO 44X18.
  - (F) VERTICAL IN - HORIZONTAL OUT & 15' TAIL PIECE FOR 3/4" & 1".
  - (G) METERS SHALL BE INSTALLED BY THE CITY WATER DIVISION AT OWNERS EXPENSE.
  - (H) METER BOXES SHALL BE SIGMA RMB 111812-SH W/ WITH "CITY OF LYNNWOOD PUBLIC WORKS" SHOWN ON COVER OR APPROVED EQUAL. METER BOX LOCATION SHALL BE THE FIRST AVAILABLE OF THE FOLLOWING LOCATIONS:
    1. BEHIND SIDEWALK.
    2. AS CLOSE AS POSSIBLE TO THE BACK OF SIDEWALK WITH SLIP RESISTANT LIDS PER PROWAG R302.7.
  - (I) COPPER TUBING TYPE K (SOFT), PEX OR POLYETHYLENE LINE. 4 INCHES OF SAND BEDDING ALL AROUND PIPE. A COPPER TRACER WIRE IS REQUIRED FOR NON-METALLIC PIPE. PRIVATE LINE INSTALLATION SHALL COMPLY WITH 7-15.3 OF THE CURRENT WSDOT SPECIFICATIONS.
  - (J) SINGLE CHECK VALVE: FORD H434-323 OR EQUAL AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT.



DRAWING NUMBER U-WAT-1  
SCALE NONE  
REVISION DATE 10/21  
DEPARTMENT PW

**TYPICAL 3/4" WATER SERVICE CONNECTION**  
SCALE: NTS

2.5



4" ID OUTLET IS OPTIONAL

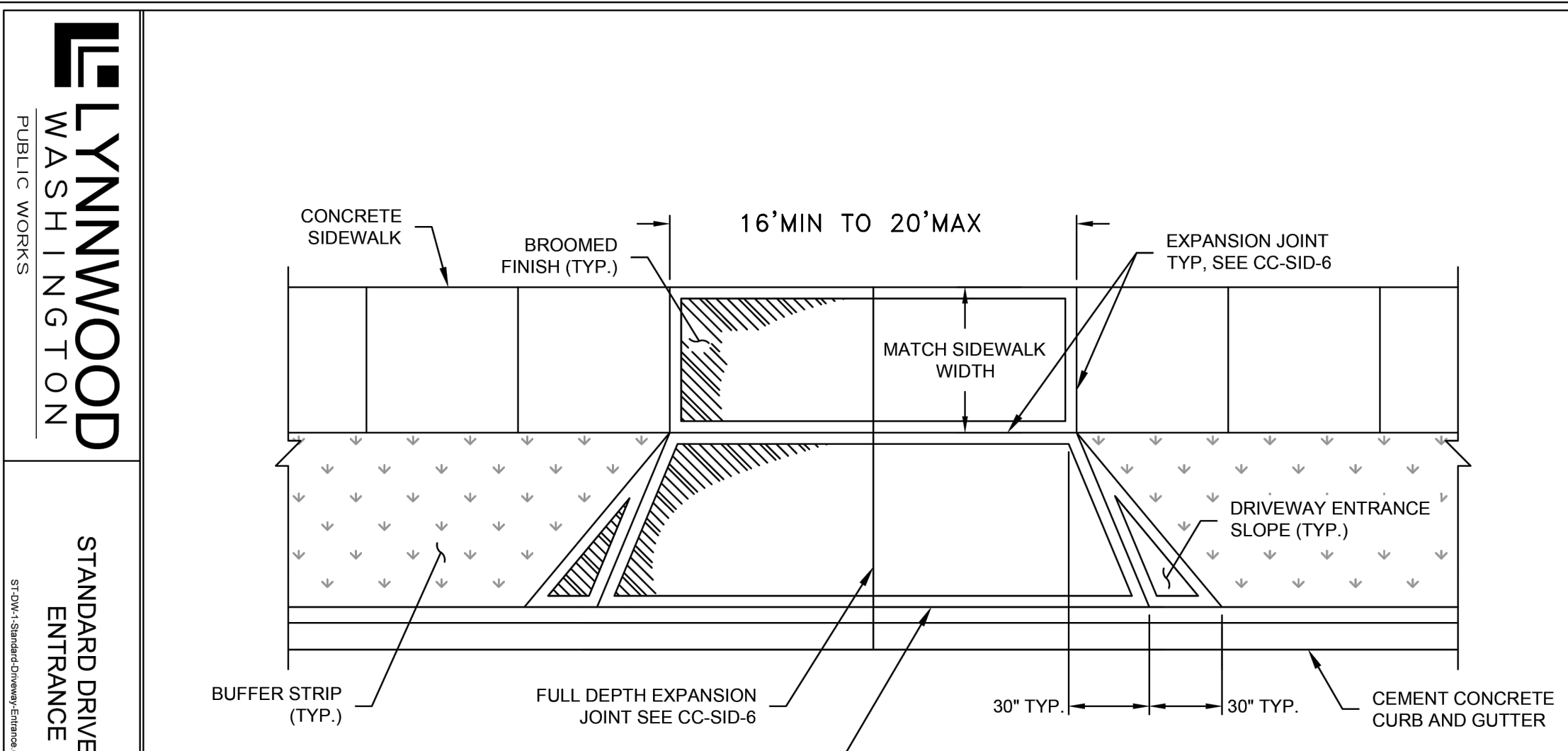
**NOTES:**  
NEEMAH FOUNDRY PRODUCT R-3262-3 OR EQUAL.



DRAWING NUMBER U-STD-11  
SCALE NONE  
REVISION DATE 11/20  
DEPARTMENT PW

**TYPICAL CURB OPENING DISCHARGE DETAIL**  
SCALE: NTS

4.1



STANDARD DRIVEWAY ENTRANCE

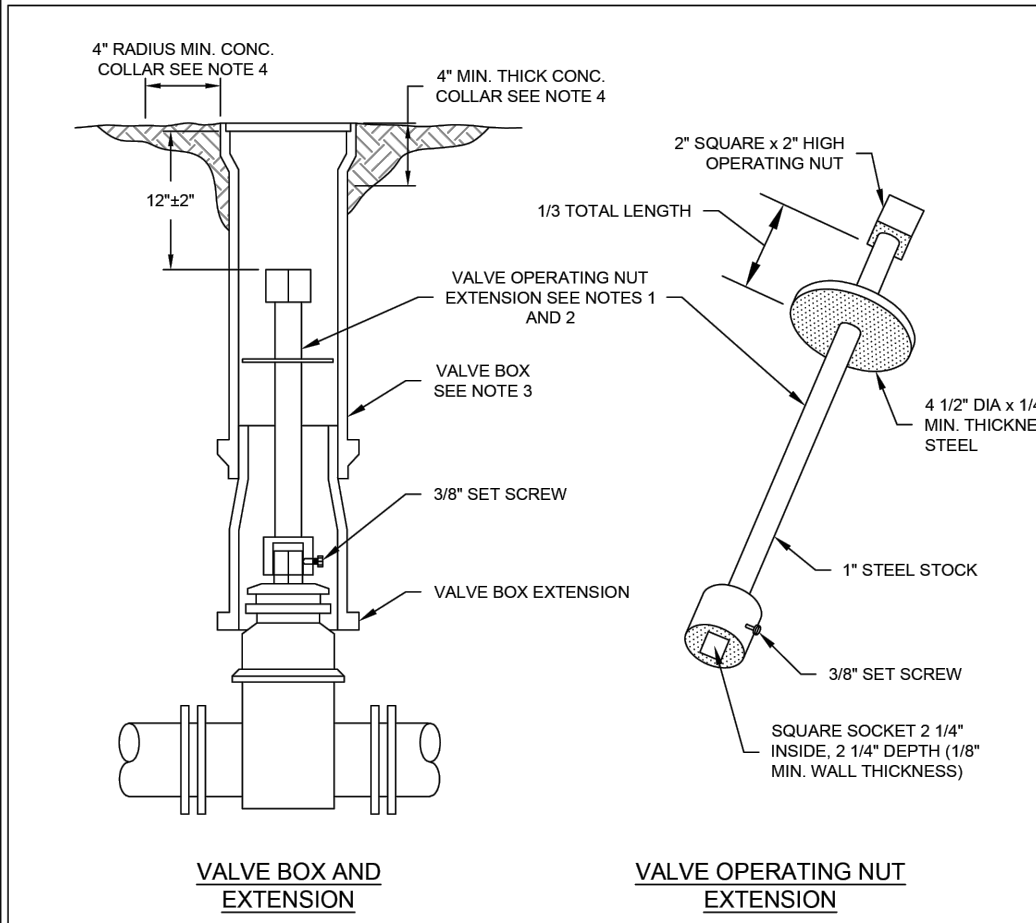
- NOTES:**
1. FOR OTHER DRIVEWAY ENTRANCE DESIGNS REFERENCE WSDOT STANDARD PLAN F-80.10-04.
  2. CONCRETE DRIVEWAY THICKNESS SHALL BE 6" MIN.
  3. DRIVEWAY SLOPES PER WSDOT STANDARD PLAN F-80.10-04.



DRAWING NUMBER ST-DW-1  
SCALE NONE  
REVISION DATE 07/22  
DEPARTMENT PW

**STANDARD DRIVEWAY ENTRANCE**  
SCALE: NTS

4.2



WATER VALVE BOX AND EXTENSION

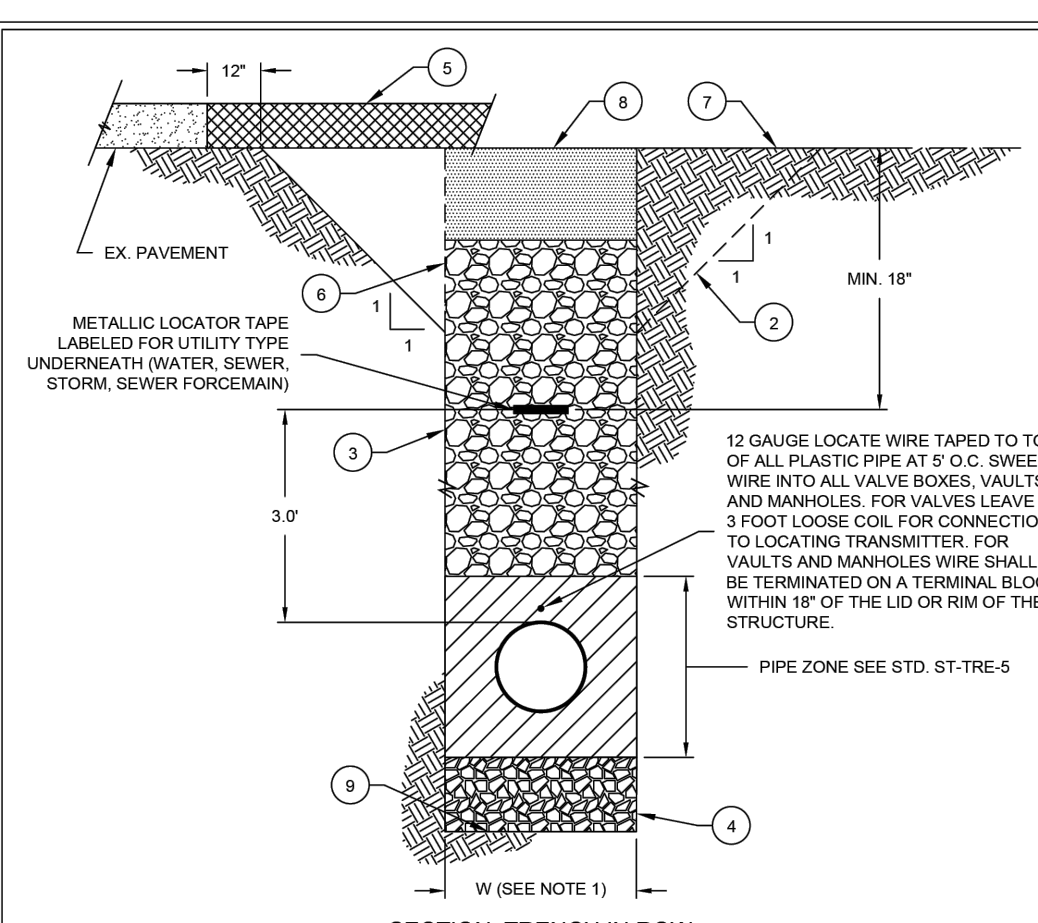
- NOTES:**
1. VALVE OPERATING NUT EXTENSIONS ARE REQUIRED WHEN THE VALVE NUT IS MORE THAN THREE (3) FEET BELOW FINISHED GRADE. EXTENSIONS SHALL BE A MINIMUM OF ONE (1) FOOT LONG. ONLY ONE EXTENSION WILL BE ALLOWED PER VALVE.
  2. ALL VALVE OPERATING NUT EXTENSIONS SHALL BE MADE OF STEEL. SIZED AS NOTED, AND PAINTED WITH TWO (2) COATS OF METAL RUST RESISTANT PAINT.
  3. VALVE BOXES SHALL BE CAST IRON, TWO PIECE UNITS WITH CAST IRON VALVE BOX LID WITH TABS ALIGNED IN THE DIRECTION OF WATER FLOW.
  4. VALVE BOXES SHALL BE ADJUSTED FLUSH WITH FINISHED PAVING. VALVE BOX COLLARS ARE REQUIRED IF VALVE BOX IS OUT OF PAVING AREA. COLLARS SHALL BE FLUSH WITH FINISHED GRADE. SLOPE COLLARS AWAY FROM LID AT 2% TYP.



DRAWING NUMBER U-WAT-15  
SCALE NONE  
REVISION DATE 07/21  
DEPARTMENT PW

**TYPICAL WATER VALVE BOX AND EXTENSION**  
SCALE: NTS

4.4



TYPICAL TRENCH SECTION IN RIGHT-OF-WAY

- NOTES:**
- (1) W - MAXIMUM WIDTH OF TRENCH FOR PIPES 10" OR LESS IN DIA W/ 40" FOR PIPES 18" OR GREATER W/ 1-1/2' x 1-1/2' x 18".
  - (2) ALTERNATE END-BACK TRENCH TO MEET O.S.H.A. REQUIREMENTS (NO SLOPES STEEPER THAN 1:1 EXCEPT FOR ROCK). TRENCH SLOPES, SAFETY AND SHORING SHALL BE THE CONTRACTORS RESPONSIBILITY. PROTECT THE PUBLIC AT ALL TIMES.
  - (3) TRENCH BACKFILL SHALL MEET THE REQUIREMENTS OF WSDOT 9-03.14(1) GRAVEL BORROW. SEE STD. ST-TRE-6 FOR COMPACTION REQUIREMENTS.
  - (4) FOUNDATION GRAVEL IS REQUIRED BY THE ENGINEER TO REPLACE UNSUITABLE MATERIAL. SHALL BE FOUNDATION MATERIAL CLASS A, WSDOT 9-03.17.
  - (5) SEE CITY OF LYNNWOOD STD. ST-TRE-1 FOR PAVEMENT AND PAVEMENT SUBGRADE.
  - (6) SUBGRADE TRENCH WALLS WITH SHORING TO CONFORM TO O.S.H.A. REGULATIONS.
  - (7) IN NON PAVED AREAS PROVIDE MIN. 4" TOPSOIL FOR LAWN AREAS, MIN 8" IN PLANTING AREAS.
  - (8) DEWATERING OF TRENCH DURING CONSTRUCTION MAY BE REQUIRED.
  - (9) ALL EXCAVATED MATERIAL TO BE LOADED OUT.



DRAWING NUMBER ST-TRE-3  
SCALE NONE  
REVISION DATE 11/20  
DEPARTMENT PW

**TYPICAL TRENCH SECTION IN RIGHT-OF-WAY**  
SCALE: NTS

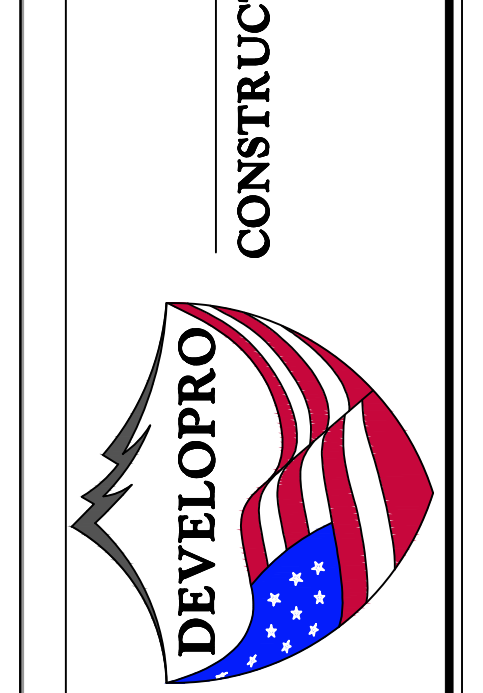
4.5

**PRELIMINARY**

ENGINEER'S STAMP	
DATE	REVISION

DEVELOPRO  
CONSTRUCTION & DEVELOPMENT CONSULTANTS  
P.O. BOX 1655, SPIRIT LAKE, IDAHO

**DEVELOPRO**  
CONSTRUCTION & DEVELOPMENT CONSULTANTS  
P.O. BOX 1655, SPIRIT LAKE, IDAHO



**STANDARD PLAN DETAILS**  
PROJECT: SEA PAC  
LYNNWOOD 3-LOT SHORT PLAT

DRAWN BY: ZMS  
CHECKED BY: TJP  
DATE: 4.8.26



