

Anne Henning

From: Anne Henning
Sent: Tuesday, April 16, 2024 9:50 AM
To: Scott McArthur; Robin Adolphsen
Cc: Angel Garza; Joel Garza; Luke Rutherford
Subject: RE: Sand Hill Estates VII - Subdivision Submittal Request

Scott,

As noted in the Sand Hill 6 (apartment) MDNS and as previously discussed, we will need the traffic study updated and analysis of whether there is adequate capacity in the sewer mains. The first phase of the apartments was approved, based on the 48 apartments likely not exceeding the traffic and sewage expected for the ~64 single family houses that were initially proposed for this last street to the north. It would make the most sense to look at full build out of all phases of the apartments, so that you wouldn't have to do further studies in the future.

Anne Henning, AICP | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

From: Scott McArthur <scott@mcArthur-eng.com>
Sent: Tuesday, April 16, 2024 9:19 AM
To: Anne Henning <ahenning@othellowa.gov>; Robin Adolphsen <radolphsen@othellowa.gov>
Cc: Angel Garza <angel@palosverdesllc.com>; Joel Garza <joel.garza@palosverdesllc.com>; Luke Rutherford <luke@mcArthur-eng.com>
Subject: Sand Hill Estates VII - Subdivision Submittal Request

Good morning Anne and Robin:

We are working with Palos Verdes Homes on the above project submittal.

We are attaching the following to this email as part of this request:

- Land Use Application
- SEPA Application
- Subdivision Narrative
- Preliminary Subdivision Plans

We will forward the Preliminary Plat as soon as it is received from our project surveyor.

Thank you for your acceptance of this submittal.

If you have any questions, or need additional information/hard copies from our firm, please let me know.

Sincerely,



Scott McArthur, PE
Principal Engineer
Off: 208.446.3307
Cel: 208.964.0481
www.mcarthur-eng.com

Anne Henning

From: Anne Henning
Sent: Friday, May 10, 2024 2:40 PM
To: Angel Garza (angel@palosverdesllc.com); Joel Garza - Palos Verdes/Sand Hill Estates (joel.garza@palosverdesllc.com); Scott McArthur
Cc: Robin Adolphsen
Subject: Sand Hill Estates #7 Major Plat

I have almost everything I need to call this a complete application. All that is missing is:

- Current plat certificate
- Robin and Scott need to talk about sewer capacity

Anne Henning, AICP

Community Development Director

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

www.OthelloWa.gov





The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686
Fax (509) 488-0102

May 3, 2024

Scott McArthur
McArthur Engineering
PO Box 2488
Post Falls, ID 83877

Re: Sand Hill Estates #7 Preliminary Major Plat – Notice of Incomplete

Dear Scott:

As the authorized representative for this project, all correspondence will be directed to you.

We have reviewed the information submitted for this project via email April 16, April 17, and May 2. The following information is still needed:

1. Property owner signature on the application.
2. 4 full-size paper copies of the plat drawing.
3. Plat certificate dated within 30 days of submittal.
4. Application fee of \$2540 (\$500 + \$50/lot + \$200 SEPA + \$20/notice board sign).
5. Names/addresses of owners of record and street addresses within 350' (not including ROW) of the exterior of the subdivision/contiguous land owned by the subdivider,
OR Request to have city employees compile this information and charge for the time needed.
6. Sewer capacity in the main lines serving this project has been a known issue for the overall Sand Hill Estates development. Please provide documentation that sewer capacity is adequate for the development up to this point (including Sand Hill Estates #7 and the first 2 apartment buildings in Sand Hill Estates #6).
7. The plat drawing does not show a street name for the new street. Is it proposed as Hood Street, as shown on the construction plans?

Once the application is complete, staff will be able to continue review.

If you have any questions, feel free to contact me at ahenning@othellowa.gov or 509-331-2710.

Cordially,

Anne Henning, AICP
Community Development Director

cc: Angel Garza, Palos Verdes LLC (via email)



The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686
Fax (509) 488-0102

May 17, 2024

Scott McArthur
McArthur Engineering
PO Box 2488
Post Falls, ID 83877

Re: Sand Hill Estates #7 Preliminary Major Plat – Notice of Incomplete

Dear Scott:

We have received most of the remaining information needed to deem this application complete. There is still the issue of sewer capacity. I know you had a meeting with the City Engineer May 15. Please provide documentation that sewer capacity is adequate for the development up to this point (including Sand Hill Estates #7 and the first 2 apartment buildings in Sand Hill Estates #6).

Once the application is complete, staff will be able to continue review.

If you have any questions, feel free to contact me at ahenning@othellowa.gov or 509-331-2710.

Cordially,

Anne Henning, AICP
Community Development Director

cc: Angel Garza, Palos Verdes LLC (via email)



The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686
Fax (509) 488-0102

August 16, 2024

Scott McArthur
McArthur Engineering
PO Box 2488
Post Falls, ID 83877

Re: Sand Hill Estates #7 Preliminary Major Plat – Notice of Incomplete

Dear Scott:

We have received your August 5 email with infrastructure plans and a request related to sewer capacity allocation.

At this time, we will need to still deem the preliminary plat application incomplete. To the best of our knowledge, there will not be sufficient capacity through the 8" main for the sewage that will be generated by this development, since there are previously-approved developments that will take up or exceed the existing capacity. While we understand the intent of the sewer allocation letter to change the sequencing of the developer's project completions, it still does not address the solution that is needed to provide more sewer capacity. Both Sand Hill VI and VII could proceed if the sewer capacity would be sufficient by the time they were finished.

As you know, sewer capacity has been an issue for the overall Sand Hill Estates development throughout its history. The MDNS for the very first phase, Sand Hill #1, noted that future phases after the first 30 lots would exceed the sewer capacity of the area, and that the proponent will be responsible for increasing the capacity of the system. In a later phase, the developer even did some work to add capacity, but did not extend it all the way to Broadway, still leaving a constriction/capacity issue, which is what now needs to be addressed.

In your Aug. 5 letter, you request to use the Sand Hill VI sewer allocation "until such a time as the City can improve their sewer infrastructure to support further development in this area." However, it is not the City's responsibility to build those improvements; it is the developer's responsibility. Please see Public Works Design Standards 7-08.3: "Oversizing of mains and extending utilities to the far property lines shall be the responsibility of the developer."

Until there is an approved plan and proposal in place for the developer to address the sewer capacity issue, we cannot move forward with this plat which would exceed the sewer capacity of the system.

We understand this is an added expense, although it should not be an unexpected one. Please be aware that that the developer may request a Reimbursement Agreement (latecomer agreement) under OMC 16.52 to recoup some of the costs from future developments which benefit from the improvements installed by the developer. You would need to submit a request for the Reimbursement Agreement with plans, cost estimate, benefit area, and proposal for how the costs would be allocated. The City Council holds a public hearing and makes the decision on Reimbursement Agreements. See OMC 16.52 for details.

If you have any questions, contact me at ahenning@othellowa.gov or 509-331-2710.

Sincerely,

A handwritten signature in blue ink that reads "Anne Henning". The signature is written in a cursive, flowing style.

Anne Henning, AICP
Community Development Director

cc: Angel Garza, Palos Verdes LLC (via email)
Mayor/City Administrator
City Engineer



The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686
Fax (509) 488-0102

August 30, 2024

Scott McArthur
McArthur Engineering
PO Box 2488
Post Falls, ID 83877

Re: Sand Hill Estates #7 Preliminary Major Plat – Notice of Completeness

Dear Scott:

With the additional information submitted August 29, we can now determine this application complete for further review as of the date of this letter. This Notice of Completeness does not preclude the City from requesting additional information during the review process.

Now that the application has been determined to be complete, the next steps in the process are to post two notice boards onsite, mail notice to property owners within 350', notify relevant agencies and departments, and publish notice in the newspaper and on the City website, and posting at City Hall. The applicant is responsible for posting the notice boards, one at each end of the development, (11th Avenue and 14th Avenue). In order to process this project as quickly as possible, I have set the comment period to close Sept. 17, which means the notice boards must be posted by Mon. Sept. 2. Please return the affidavit of posting before the end of the comment period.

The public hearing is scheduled for Mon. Oct. 7 at 10:00 AM. The public hearing will be online using remote technology. The link will be posted on the City website calendar, and I will email it to you.

If you have any questions, please contact me at ahenning@othellowa.gov or 509-331-2710.

Cordially,

Anne Henning, AICP
Community Development Director

Note: 2 Notice Board Signs & the Affidavit of Posting are available at City Hall for pick up

cc: Angel Garza, PO Box 464, Othello, WA 98837 (via email)

Anne Henning

From: Anne Henning
Sent: Friday, July 19, 2024 11:53 AM
To: Scott McArthur
Cc: Robin Adolphsen
Subject: Sand Hill 7

Scott,

Here is the condition I am working on for the MDNS for Sand Hill 7:

- 1. The proposed development will exceed the sewer capacity that can be accommodated in the existing 8" sewer main. A 12" sewer main in Olympia Street from 4th Avenue to Broadway Avenue is required to be completed by the developer and accepted by the City before the plat is recorded.**

Anne Henning, AICP

Community Development Director

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

www.OthelloWa.gov



Anne Henning

From: Anne Henning
Sent: Friday, August 30, 2024 1:56 PM
To: Tania Morelos; Yvonne Hernandez; Brianna Garza; Zuleica Morfin; Jackee Carlson
Subject: FW: External:RE: External:Sand Hill Estates 7 Major Plat - Notice of Application

Does anyone have any reactions to the comments from E911 below?

I routed the Sand Hill 7 plat, which includes a proposed street name of "Mt. Hood Street" for a new street. If we want to reject the proposed name, we should do it during the comment period and give the proponent a chance to propose a new name.

Anne Henning, AICP | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

From: Karen Hickey <karenh@co.adams.wa.us>
Sent: Friday, August 30, 2024 1:50 PM
To: Anne Henning <ahenning@othellowa.gov>
Subject: RE: External:RE: External:Sand Hill Estates 7 Major Plat - Notice of Application

The only issue I see with "Mount Hood" is that there are so many possible translations in Spanish for "Hood". We'll really have to watch Spanish-named streets in the Othello area.

From: Anne Henning <ahenning@othellowa.gov>
Sent: Friday, August 30, 2024 1:44 PM
To: Karen Hickey <karenh@co.adams.wa.us>
Subject: External:RE: External:Sand Hill Estates 7 Major Plat - Notice of Application

Proposing "Mt. Hood Street" as the name for the new street to be constructed.

Anne Henning, AICP | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

From: Karen Hickey <karenh@co.adams.wa.us>
Sent: Friday, August 30, 2024 1:40 PM
To: Anne Henning <ahenning@othellowa.gov>
Subject: RE: External:Sand Hill Estates 7 Major Plat - Notice of Application

Received, thank you. As always, if there are new road names that have not already been approved, they will need to be approved by E911 to verify there are no conflicts. I'm not seeing any new roads that haven't already been approved, but I'm human so please do correct me if I'm incorrect.

Karen Hickey
MSAG/GIS
Adams County Sheriff's Office

ALL THRUST BLOCKING SHALL BE SPECIFIED BY THE CITY, PER THEIR STANDARDS AND REQUIREMENTS. THE CONTRACTOR

MODIFICATION REQUESTS MADE BY THE CITY AND OR THE CLIENT. IZ ASSUMES NO LIABILITY FOR PLAIN MODIFICATIONS THAT ARE OUTSIDE OF THIS REQUIREMENT.

THE CONTRACTOR SHALL PROVIDE COMPACTION TESTS IN SEWER MAIN AND SERVICE LINE TRENCH AREAS AS REQUESTED BY THE CITY. REPORTS SHALL BE PROVIDED TO THE CITY OF OTHELLO AND THE ENGINEER OF RECORD.

NOTE WHETHER THE ELEVATIONS CALLED OUT ON THE VERTICAL LINES IN THE PROFILE ARE EXISTING OR FINISH GRADES.

EROSION AND SEDIMENTATION CONTROL STANDARD PLAN NOTES:

THE FOLLOWING TESC STANDARD PLAN NOTES ORIGINATE FROM THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON. THESE NOTES ARE AN OVERALL SET; USE ONLY WHAT APPLIES TO THE GIVEN PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY SITE INSPECTIONS AND FOR IMPLEMENTING ADDITIONAL BEST MANAGEMENT PRACTICES WHEN NECESSARY TO STABILIZE THE SITE DURING THE CONSTRUCTION PROCESS.

1. THE CONSTRUCTION SEQUENCE SHALL BE FOLLOWED IN ORDER TO BEST MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL PROBLEMS. SEE CONSTRUCTION SEQUENCE ON THIS SHEET.
2. PERMANENT ESC CONTROLS, WHEN APPLICABLE, HAVE BEEN COMPLETELY INSTALLED AND ARE MAINTAINED.
3. ALL LAND-DISTURBING ACTIVITIES THAT HAVE THE POTENTIAL TO CAUSE EROSION OR SEDIMENTATION PROBLEMS HAVE CEASED.
4. VEGETATION HAS BEEN ESTABLISHED IN THE AREAS NOTED AS REQUIRING VEGETATION ON THE ACCEPTED ESC PLAN AND WITHIN THE LOCAL JURISDICTION (CONTRACTOR TO BE RESPONSIBLE FOR PLANTING ALL NOTED AREAS REQUIRED FOR THIS PROJECT).
5. INSPECT ALL ROADWAYS, AT THE END OF EACH DAY, ADJACENT TO THE CONSTRUCTION ACCESS ROUTE. IF IT IS EVIDENT THAT SEDIMENT HAS BEEN TRACKED OFF SITE AND/OR BEYOND THE ROADWAY APPROACH, CLEANING IS REQUIRED.
6. IF SEDIMENT REMOVAL IS NECESSARY PRIOR TO STREET WASHING, IT SHALL BE REMOVED BY SHOVELING OR PICKUP SWEEPING AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
7. IF STREET WASHING IS REQUIRED TO CLEAN SEDIMENT TRACKED OFF SITE, ONCE SEDIMENT HAS BEEN REMOVED, STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON-SITE OR OTHERWISE PREVENTED FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO WATERS OF THE STATE.
8. RESTORE CONSTRUCTION ACCESS ROUTE EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION.
9. RETAIN THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICAL.
10. INSPECT SEDIMENT CONTROL BMPs WEEKLY AT A MINIMUM, DAILY DURING A STORM EVENT, AND AFTER ANY DISCHARGE FROM THE SITE (STORMWATER OR NON-STORMWATER). THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE SITE IS STABILIZED AND INACTIVE.
11. CONTROL FLOTTING DUST FROM CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE STATE AND/OR LOCAL AIR QUALITY CONTROLS. AVOID TRUCKS AND OTHER HIGHWAY TRAFFIC ONLY ON THE PROJECT AREA.
12. STABILIZE EXPOSED UNWORKED SOILS (INCLUDING STOCKPILES), WHETHER AT FINAL GRADE OR NOT, WITHIN 10 DAYS DURING THE REGIONAL DRY SEASON (JULY 1 THROUGH SEPTEMBER 30) AND WITHIN 5 DAYS DURING THE REGIONAL WET SEASON (OCTOBER 1 THROUGH JUNE 30). SOILS MUST BE STABILIZED AT THE END OF A SHIFT BEFORE A HOLIDAY WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. THIS TIME LIMIT MAY ONLY BE ADJUSTED BY A LOCAL JURISDICTION WITHIN A QUALIFIED LOCAL PROGRAM. IF IT CAN BE DEMONSTRATED THAT THE RECENT PRECIPITATION JUSTIFIES A DIFFERENT STANDARD AND MEETS THE REQUIREMENTS SET FORTH IN THE CONSTRUCTION STORMWATER GENERAL PERMIT, STOCKPILED MATERIALS SHALL BE MANAGED FOR WIND CONTROL BY THE CONTRACTOR.
13. PROTECT INLETS, DRYWELLS, CATCH BASINS AND OTHER STORMWATER MANAGEMENT FACILITIES FROM SEDIMENT, WHETHER OR NOT FACILITIES ARE OPERABLE.
14. KEEP ROADS ADJACENT TO INLETS CLEAR.
15. INSPECT INLETS WEEKLY AT A MINIMUM AND DAILY DURING STORM EVENTS.
16. CONSTRUCT STORMWATER CONTROL FACILITIES (DETENTION/RETENTION STORAGE POND OR SHALES) BEFORE GRADING BEGINS. THESE FACILITIES SHALL BE OPERATIONAL BEFORE THE CONSTRUCTION OF INTERVENING SITE IMPROVEMENTS.
17. STOCKPILE MATERIALS (SUCH AS TOPSOIL) ON SITE, KEEPING OFF OF ROADWAY AND SIDEWALKS.
18. COVER, CONTAIN AND PROTECT ALL CHEMICAL LIQUID PRODUCTS, PETROLEUM PRODUCT, AND NONHAZARDOUS WASTES PRESENT ON SITE FROM WIND AND RAIN. COVER TOPS MUST BE USED FOR THE DEFINITION OF INERT WASTES; USE SECONDARY CONTAINMENT FOR ON-SITE FUEL TANKS.
19. CONDUCT MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM REPAIRS, SOLVENT AND OR GREASE OPERATIONS, FUEL TANK DRAIN DOWN AND REPAIR, AND OTHER ACTIVITIES THAT MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF USING SUCH AS BMPs HAS BEEN CLEARLY IDENTIFIED AND CONTAMINATED SURFACES IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. IF RAINING OVER EQUIPMENT OR VEHICLE, PERFORM EMERGENCY REPAIRS ON SITE USING TEMPORARY PLASTIC BENEATH THE VEHICLE.
20. CONDUCT APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, IN SUCH A MANNER, AND AT APPLICATION RATES, THAT MINIMIZE THE LOSS OF CHEMICALS INTO STORMWATER RUNOFF FACILITIES. AGRICULTURAL MANUFACTURER'S RECOMMENDED APPLICATION RATES AND PROCEDURES TO MEET THIS REQUIREMENT, IF NECESSARY.
21. INSPECT ON A REGULAR BASIS (AT A MINIMUM WEEKLY, AND DAILY DURING/ AFTER A RUNOFF PRODUCING STORM EVENT) AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO ENSURE SUCCESSFUL PERFORMANCE OF THE BMPs. NOTE THAT INLET PROTECTION DEVICES SHALL BE CLEANED OR REMOVED AND REPLACED BEFORE SIX INCHES OF SEDIMENT CAN ACCUMULATE.
22. REMOVE TEMPORARY ESC BMPs WITHIN 60 DAYS AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. PERMANENTLY STABILIZE AREAS THAT ARE DISTURBED DURING THE REMOVAL PROCESS.

CONSTRUCTION SEQUENCE:

THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE IMPLEMENTED AS A PART OF THIS PROJECT:

- A. CLEAR AND GRUB AS NEEDED TO INSTALL TEMPORARY ESC BMPs.
 - B. INSTALL TEMPORARY ESC BMPs.
 - C. CLEAR, GRUB AND REGRASS GRADE FOR ROADS, TEMPORARY ACCESS POINTS AND UTILITY LOCATIONS.
 - D. STABILIZE ROADWAY APPROACHES AND TEMPORARY ACCESS POINTS WITH THE APPROPRIATE CONSTRUCTION EROSION BMP.
 - E. CLEAR, GRUB AND GRASS FOR IMPROVEMENTS.
 - F. TEMPORARILY STABILIZE, THROUGH RE-VEGETATION OR OTHER APPROPRIATE BMPs, THE PROJECT SITE WHERE SUBSTANTIAL CUT OR FILL SLOPES EXIST AS A RESULT OF NECESSARY SITE GRADING.
 - G. CONSTRUCT IMPROVEMENTS.
 - H. PROTECT ALL EXISTING AND RECENTLY INSTALLED PERMANENT STORMWATER FACILITIES UTILIZING THE APPROPRIATE BMPs.
 - I. INSTALL PERMANENT ESC CONTROLS, WHEN APPLICABLE, PER THE CITY APPROVED CONSTRUCTION PLAN SET.
 - J. REMOVE THE TEMPORARY ESC CONTROLS WHEN THE ESC ENGINEER AGREES WITH THE FOLLOWING:
 - ALL LAND-DISTURBING ACTIVITIES THAT HAVE THE POTENTIAL TO CAUSE EROSION OR SEDIMENTATION PROBLEMS HAVE CEASED.
 - VEGETATION, WHERE REQUIRED, HAS BEEN ESTABLISHED IN THE AREAS NOTED ON THE APPROVED CONSTRUCTION PLAN SET.
- THE CONTRACTOR SHALL CONTACT THE TESC ENGINEER FOR AN INSPECTION WHEN THE ABOVE CRITERIA HAS BEEN MET.

TEMPORARY EROSION CONTROL SUMMARY:

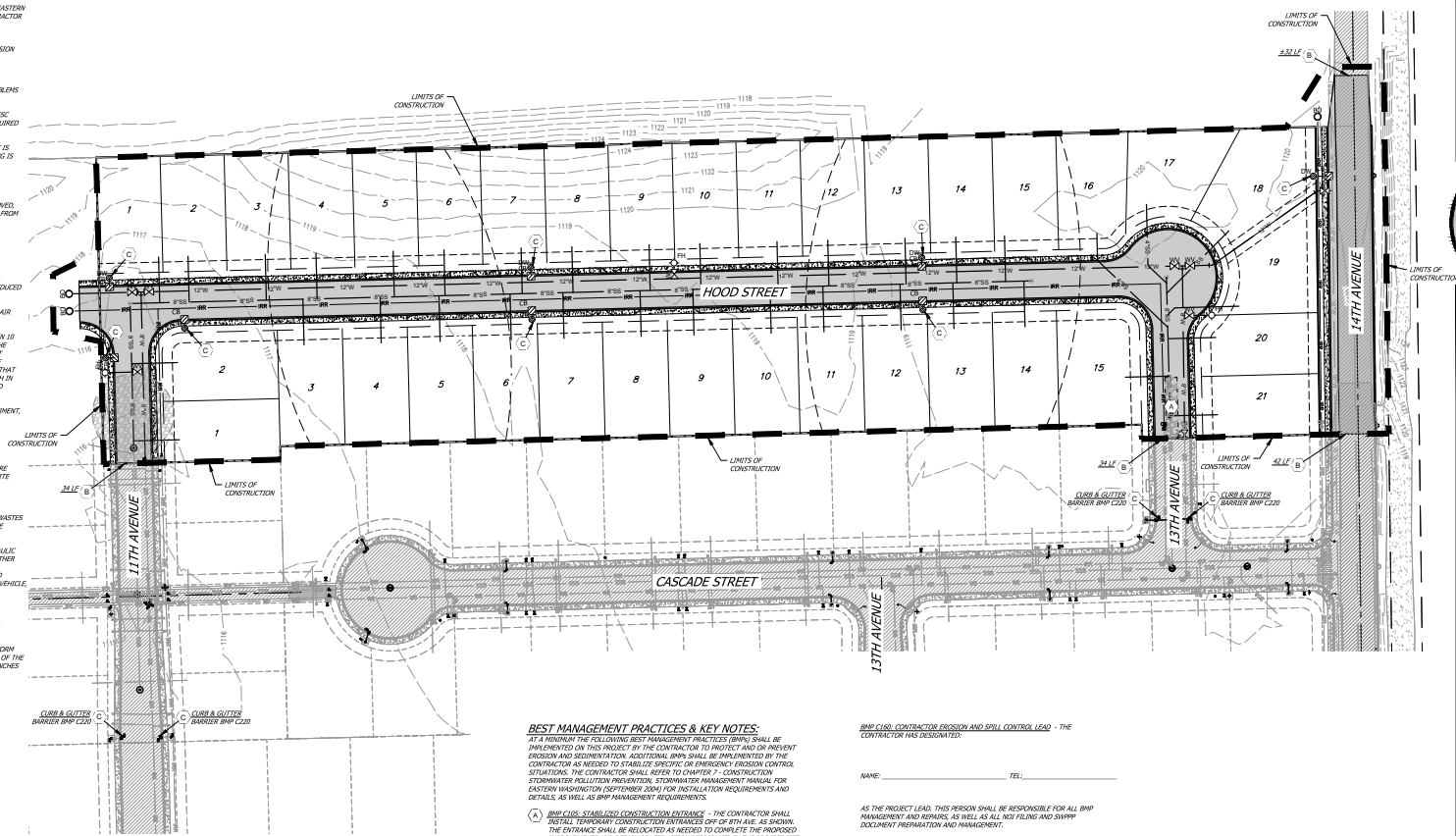
THE PURPOSE OF THIS PLAN SHALL BE TO IDENTIFY THE TEMPORARY EROSION AND SEDIMENT CONTROL (E.T.E.C.) REQUIREMENTS TO CONSTRUCT THE PROPOSED IMPROVEMENTS NECESSARY FOR THIS PROPOSED DEVELOPMENT IN THE CITY OF OTHELLO. THIS PLAN IS SUPPORTED BY THE CONSTRUCTION STORMWATER POLLUTION PREVENTION REQUIREMENTS NOTED IN CHAPTER 7 OF THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON (SEPTEMBER 2004 ED.).

EXISTING SITE CONDITIONS:

THE SOUTH SIDE OF THE DEVELOPMENT IS AN EXISTING PHASE OF THE DEVELOPMENT, WITH EXISTING SINGLE FAMILY HOMES WITH EXISTING CONSTRUCTED STREET IMPROVEMENTS. NORTH OF THE DEVELOPMENT, AND THIS DEVELOPMENT SITE, ARE UNDEVELOPED.

SOIL INFORMATION:

THE INDEX SOIL RESOURCES REPORT IDENTIFIES THIS AREA AS BEING COMPOSED PRIMARILY OF "VERY FINE SANDY LOAM". ALL SITE SOILS ARE FURTHER DESCRIBED AS "WELL DRAINING".



BEST MANAGEMENT PRACTICES & KEY NOTES:

AT A MINIMUM THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED ON THIS PROJECT BY THE CONTRACTOR TO PREVENT AND/OR PREVENT EROSION AND SEDIMENTATION. ADDITIONAL BMPs SHALL BE IMPLEMENTED BY THE CONTRACTOR AS NEEDED TO STABILIZE SPECIFIC OR EMERGENCY EROSION CONTROL SITUATIONS. THE CONTRACTOR SHALL REFER TO CHAPTER 7 - CONSTRUCTION STORMWATER POLLUTION PREVENTION, STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON (SEPTEMBER 2004) FOR INSTALLATION REQUIREMENTS AND DETAILS, AS WELL AS BMP MANAGEMENT REQUIREMENTS.

(A) BMP C100: STABILIZED CONSTRUCTION ENTRANCE - THE CONTRACTOR SHALL INSTALL TEMPORARY ENTRANCE BARRIERS OFF OF THE SITE, AS SHOWN. THE ENTRANCE SHALL BE RELOCATED AS NEEDED TO COMPLETE THE PROPOSED IMPROVEMENTS AND RETAIN CONSTRUCTION DEBRIS FROM THE PROJECT SITE.

BMP C105: TEMPORARY AND PERMANENT SEEDING - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SEEDING (WITH MULCH IF NEEDED), AND THE DEVELOPER WILL BE RESPONSIBLE FOR ALL PERMANENT SEEDING AND LANDSCAPING.

BMP C125: TOPSOILING - THE CONTRACTOR SHALL TOPSOIL ALL FINAL GRADED SLOPES. AFTER NATIVE SOILS ARE TRACKED FOR SEED BEDDING: 4" MINIMUM TOPSOIL REQUIRED. ON-SITE FURNISHING TOPSOIL MAY BE USED IF SAVED BY THE CONTRACTOR.

BMP C130: SURFACE REGRADING - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PACKING THE NATIVE MATERIAL AND TOPSOIL PRIOR TO SEED PLACEMENT TO PROVIDE A SEED BED. (NOT SHALE BOTTOMS)

BMP C135: DUST CONTROL - CONTRACTOR SHALL CONTROL ALL FUGITIVE DUST FROM PROJECT SITE WITH WATER OR CITY-APPROVED METHOD.

BMP C140: MATERIALS ON HAND - THE CONTRACTOR LEAD SHALL VERIFY THAT A SUFFICIENT BACKUP SUPPLY OF EROSION AND SEDIMENT PROTECTION MATERIALS ARE ON-SITE, OR READILY AVAILABLE IN THE EVENT THAT THE SITE REQUIRES IMMEDIATE ATTENTION PRIOR TO AFTER A LARGE RAIN EVENT. THE ENGINEER SUGGESTS THAT THE CONTRACTOR LEAD SHALL HAVE ALL MATERIALS ON-SITE AND USE AS NEEDED TO UNIVERSALLY STABILIZE ANY INTERMITTENT EROSION CONCERNS THAT ARISE DURING EXCAVATION EFFORTS.

BMP C150: CONCRETE HANDLING - THE CONTRACTOR LEAD SHALL BE RESPONSIBLE FOR IDENTIFYING THE CONCRETE HANDOUT LOCATION ON-SITE. ALL WASHED CUT MATERIAL SHALL BE SECURED AND REMOVED FROM THE PROJECT SITE, AND DISPOSED OF AT AN APPROVED WASTE FACILITY. AFTER EACH CONCRETE POUR, THE LEAD SHALL VERIFY THAT ALL CONCRETE IS WASHED OUT IN THE DESIGNATED LOCATION, AND THAT NO SEDIMENT DEBRIS IS TRACKED OR DROPPED OUTSIDE OF THE PROJECT LIMITS, AND THAT THERE IS NO DAMAGE TO ANY EXISTING IMPROVEMENTS.

(B) BMP C155: SALT/CUTTING AND SURFACE POLLUTION PREVENTION - ADDITIONAL MEASURES SHALL BE IMPLEMENTED NEAR THE SALT/CUT AREAS TO INSURE THAT THE FINE PARTICLES AND DUST GENERATED BY THIS ACTIVITY ARE COLLECTED AND DISPOSED OF ACCORDINGLY, AND THAT SAID DEBRIS IS NOT LEFT ON THE SURFACE OF THE PROJECT SITE OR TRACKED TO ADJACENT TO THE

BMP C160: CONTRACTOR EROSION AND SPILL CONTROL LEAD - THE CONTRACTOR HAS DESIGNATED:

NAME: _____ TEL: _____

AS THE PROJECT LEAD, THIS PERSON SHALL BE RESPONSIBLE FOR ALL BMP MANAGEMENT AND REPAIRS, AS WELL AS ALL NOT FILING AND SWPPP DOCUMENT PREPARATION AND MANAGEMENT.

(C) BMP C170: STORM DRAIN INLET PROTECTION - THE CONTRACTOR SHALL PROTECT ALL EXISTING AND NEWLY INSTALLED MANHOLE, CATCH BASINS, ETC.

BMP C175: STRAW BALE BARRIERS - THE CONTRACTOR SHALL INSTALL STRAW BALE BARRIERS ON THE UP-STREAM SIDE OF ANY STORMWATER COLLECTION STRUCTURE/UTILITY VALVE/SURFACE ACCESS VALVE TO TEMPORARILY DIVERT CONTAMINATED STORMWATER TO THE DESIGNATED LOCATION.

(D) BMP C200: SILT FENCE - THE CONTRACTOR SHALL INSTALL THE FENCING AS NEEDED TO CONTROL SEDIMENTATION. LOCATION SHOULD BE VERIFIED FOR EFFECTIVENESS BY THE CONTRACTOR PRIOR TO INSTALLATION. THE FENCE SHALL BE CLEARED OF ANY DEBRIS AS NEEDED TO KEEP THE FENCE FUNCTIONING PROPERLY.

THE CONTRACTOR LEAD SHALL BE RESPONSIBLE FOR MAINTAINING BMPs ON A DAILY BASIS, INCLUDING DAILY DOCUMENTATION OF BMP INSPECTIONS.

THE CONTRACTOR LEAD SHALL BE RESPONSIBLE FOR REMOVING THE TEMPORARY ESC BMPs WITHIN 30-DAYS OF TESC PLAN ENGINEER NOTICE.

THE CONTRACTOR LEAD SHALL HAVE A COPY OF ALL PERMITTING BMP DETAILS/SPECIFICATIONS ON-SITE DURING CONSTRUCTION AT ALL TIMES FOR REFERENCE.

THE CONTRACTOR AND THE LEAD SHALL COORDINATE WITH THE TESC ENGINEER OF RECORD AS NEEDED FOR GUIDANCE ON THIS PROJECT.

0 60 120

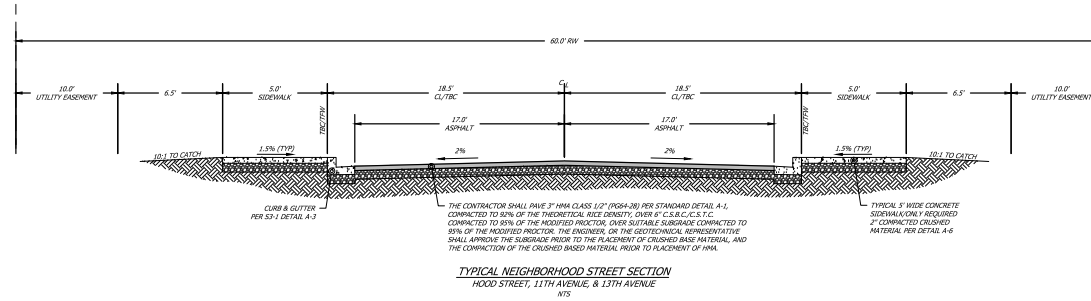
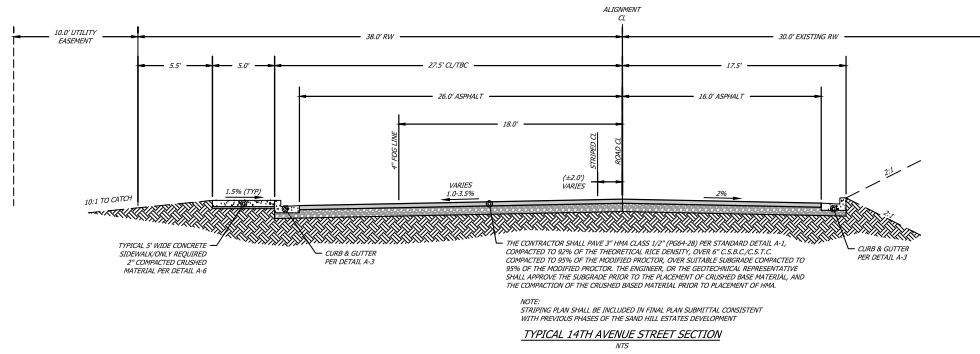


SAND HILL ESTATES VII
PRELIMINARY INFRASTRUCTURE PLANS
CITY OF OTHELLO, WASHINGTON



SHEET #	C2.0
DESIGNED BY	ME2024-024
DRAWN BY	04/15/2024
CHECKED BY	
DATE	04/15/2024

T.E.S.C. PLAN

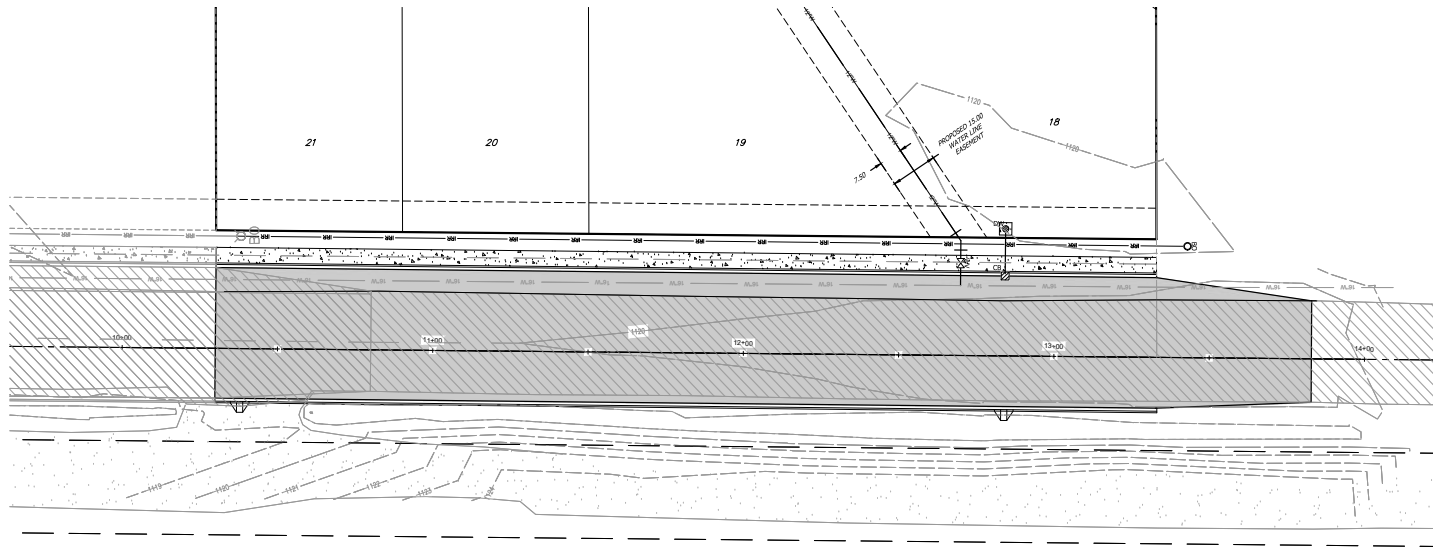


McARTHUR ENGINEERING
10000 15TH AVENUE, SUITE 200
PO BOX 2418, FOOT FALLS, O 93077

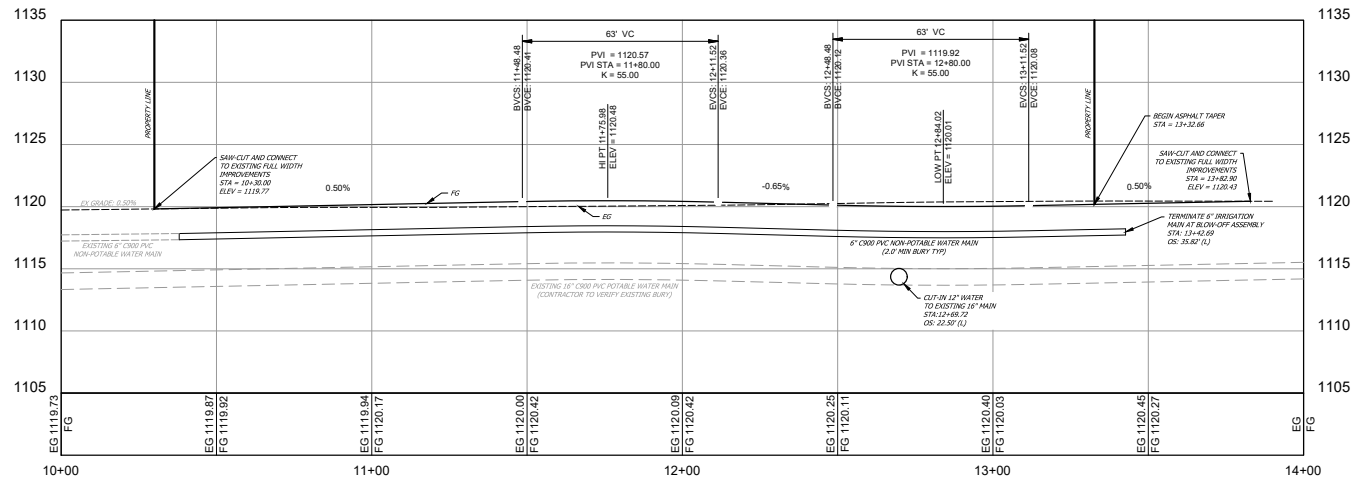
SAND HILL ESTATES VII
PRELIMINARY INFRASTRUCTURE PLANS
CITY OF OTHELLO, WASHINGTON

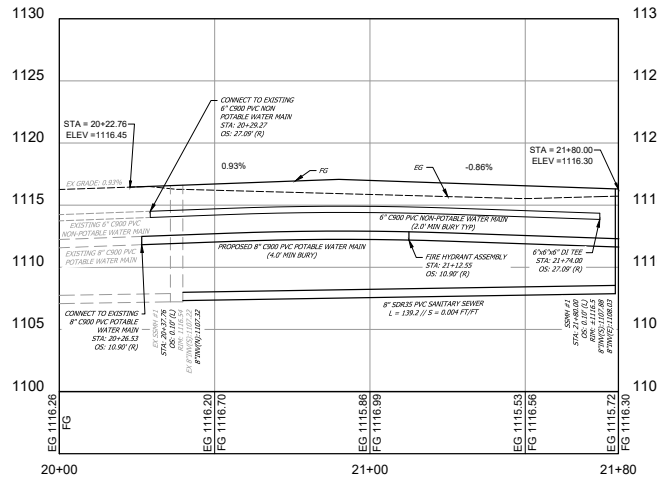
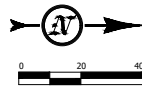
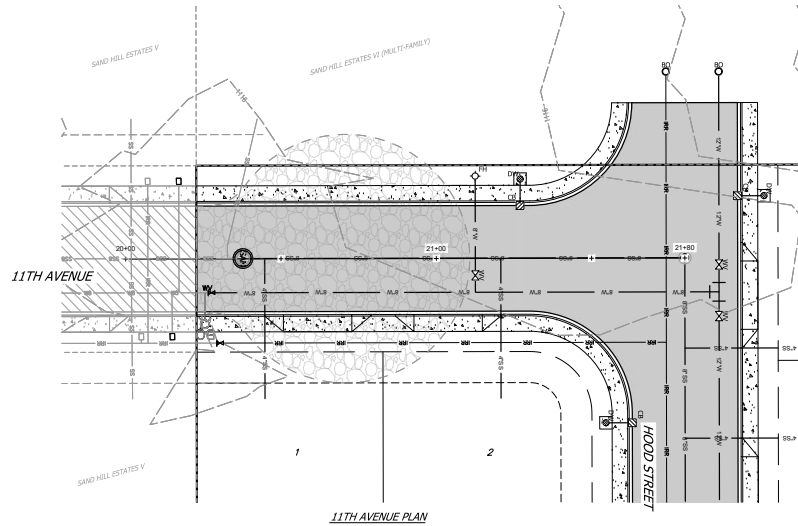
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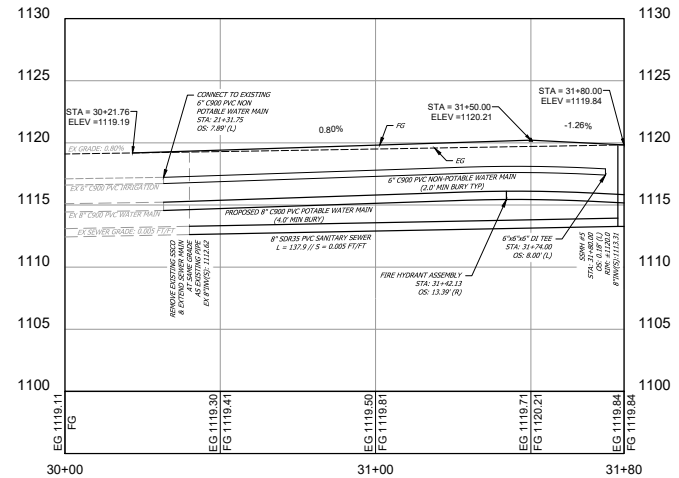
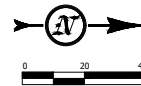
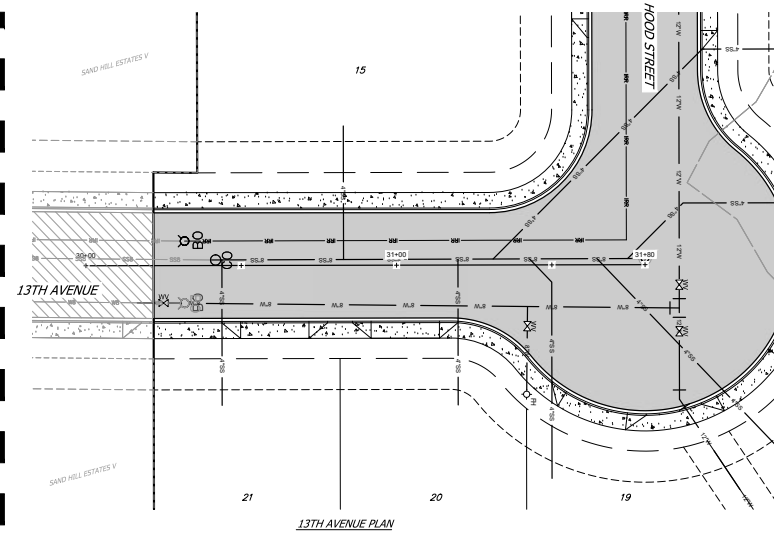


14TH AVENUE PLAN





11TH AVENUE PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



13TH AVENUE PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

Sand Hill Estates #7 Exhibit 6

**McARTHUR
ENGINEERING**
PO BOX 2418, POST FALLS, ID 83857

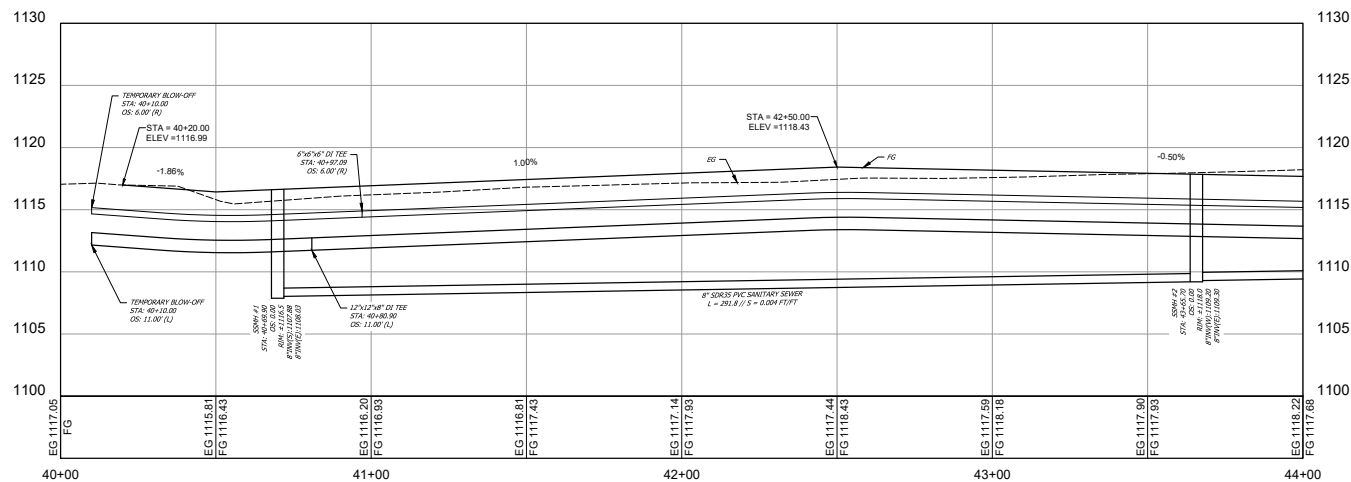
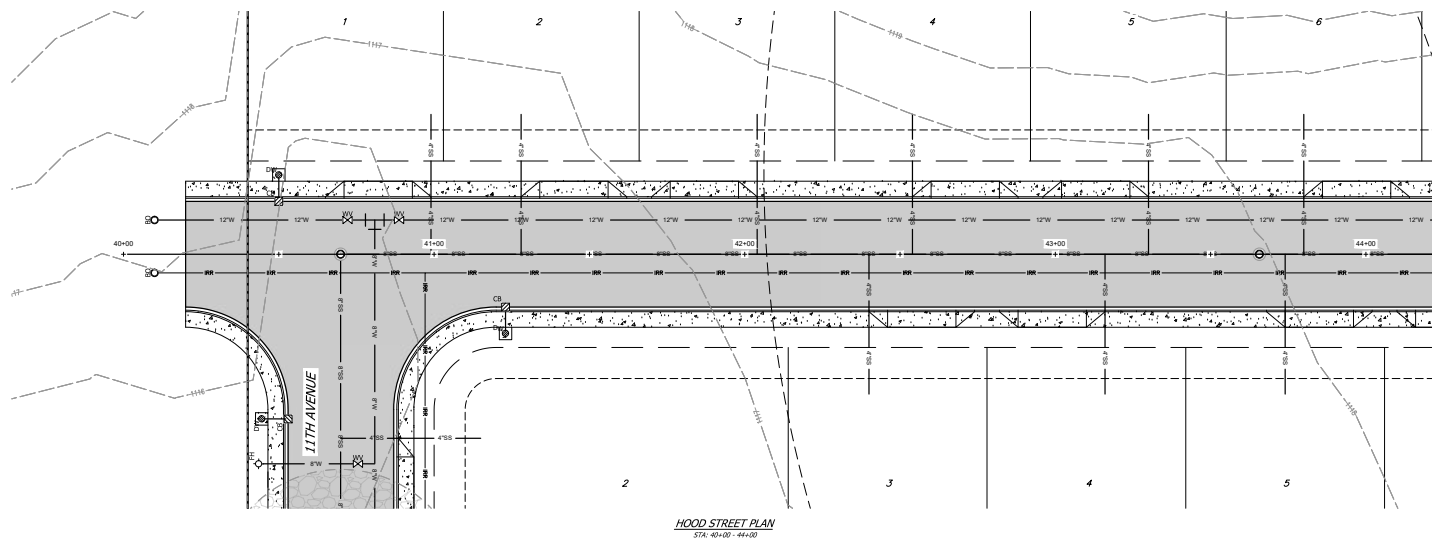
**SAND HILL ESTATES VII
PRELIMINARY INFRASTRUCTURE PLANS**
CITY OF OTHELLO, WASHINGTON

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DESIGNED: JF
DRAWN: JF
CHECKED: SJM

**11TH & 13TH
AVENUE PLAN &
PROFILE**

SHEET: C4.1
PROJECT: ME2024-024
DATE: 04/15/2024



**SAND HILL ESTATES VII
PRELIMINARY INFRASTRUCTURE PLANS
CITY OF OTHELLO, WASHINGTON**



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DESIGNED: ME

DEATH: LRR

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HOOD STREET
PLAN & PROFILE

SHEET #

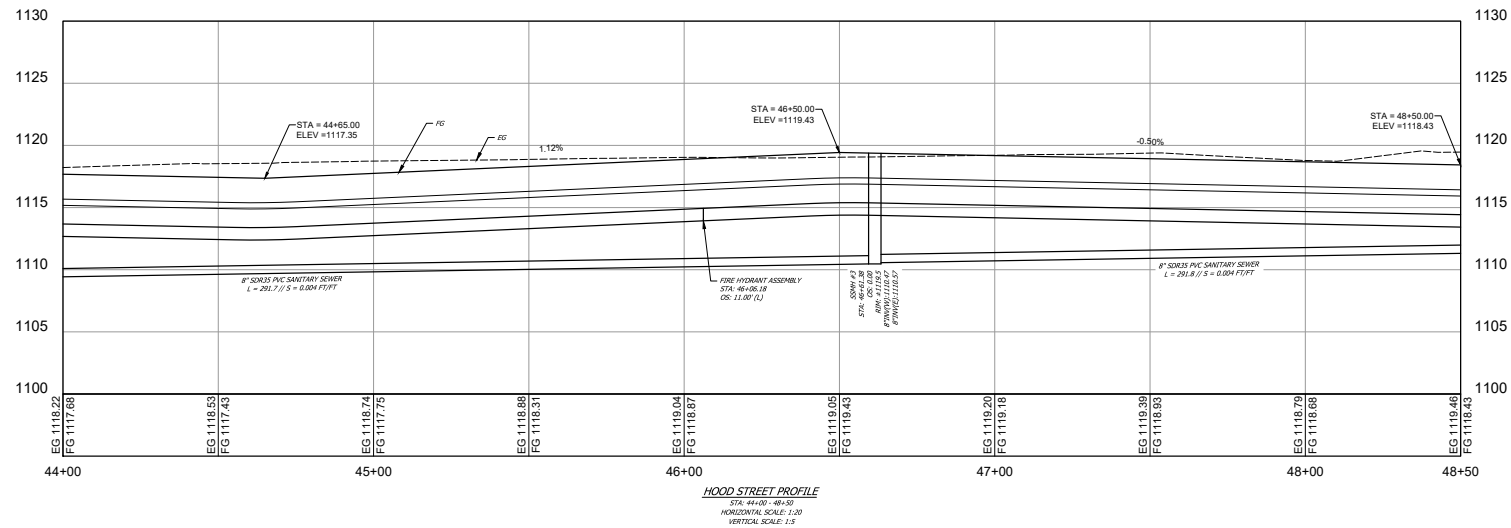
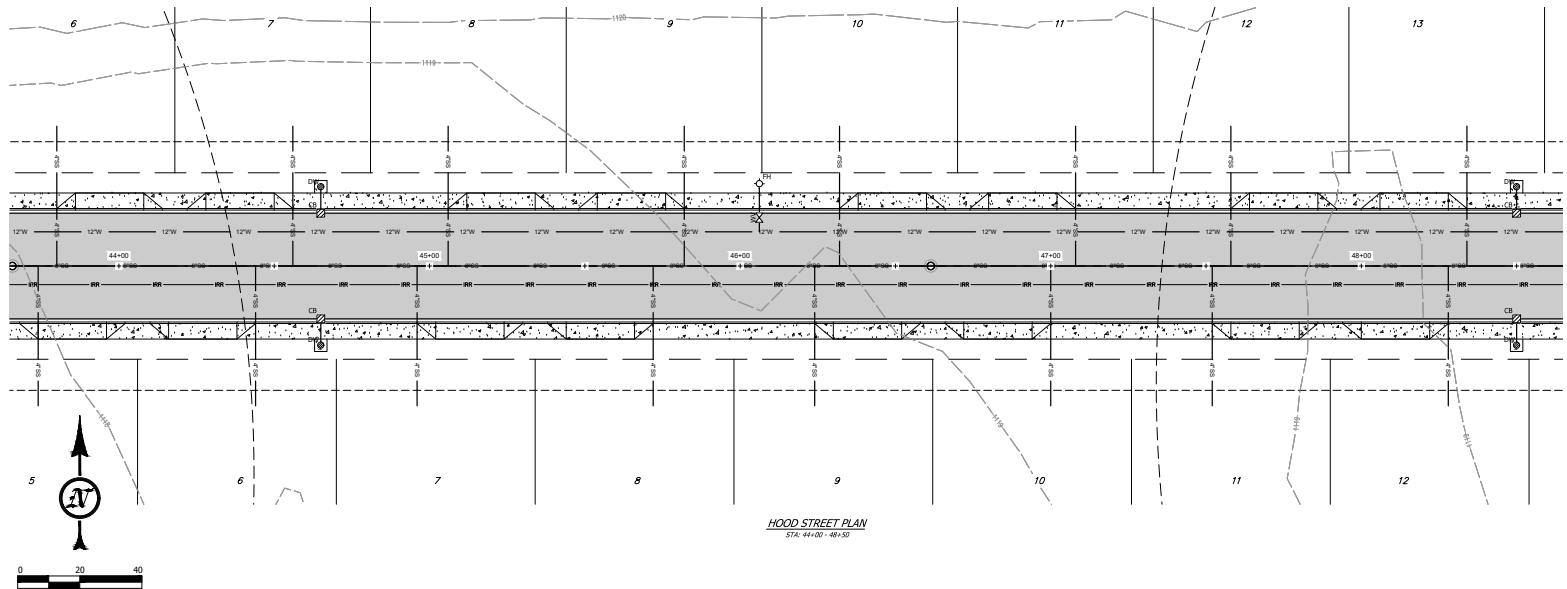
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PROJECT # 53034 05

DATE _____

DATE 4/15/2023



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SAND HILL ESTATES VII
PRELIMINARY INFRASTRUCTURE PLANS
CITY OF OTHELLO, WASHINGTON

Know what's below.
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DATE: 04/15/2024

PROJECT: ME2024-024

DATE: 04/15/2024

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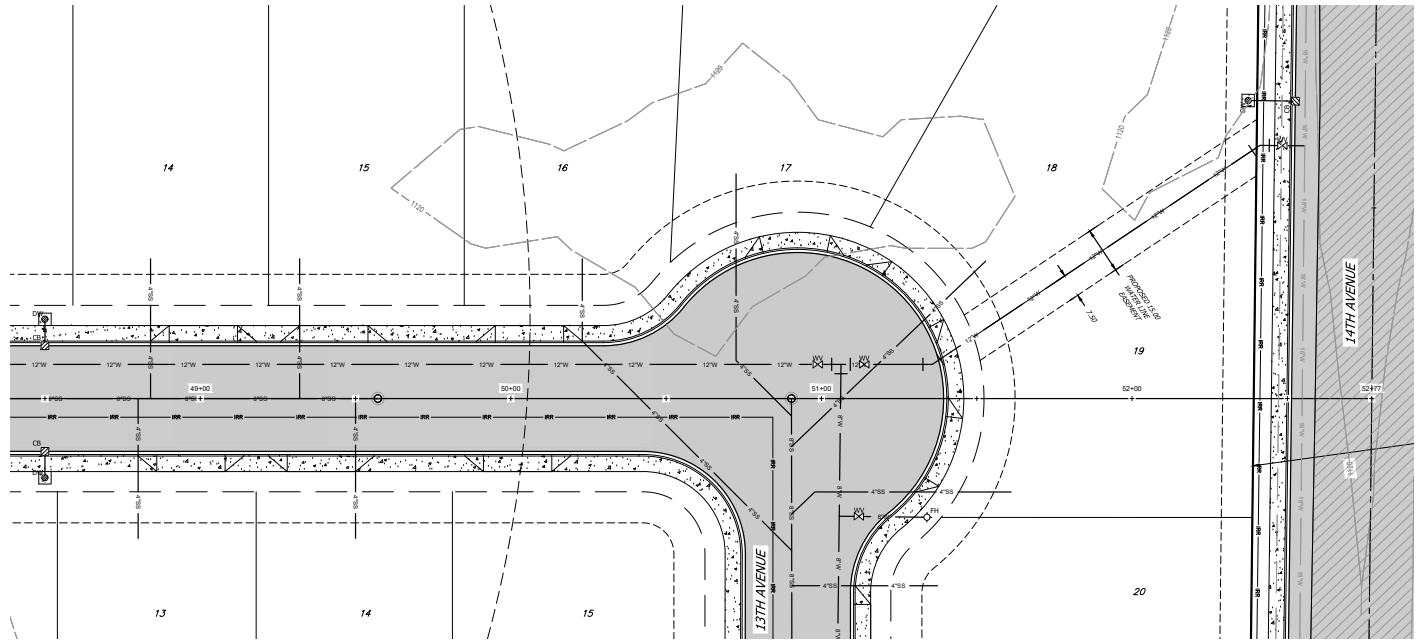
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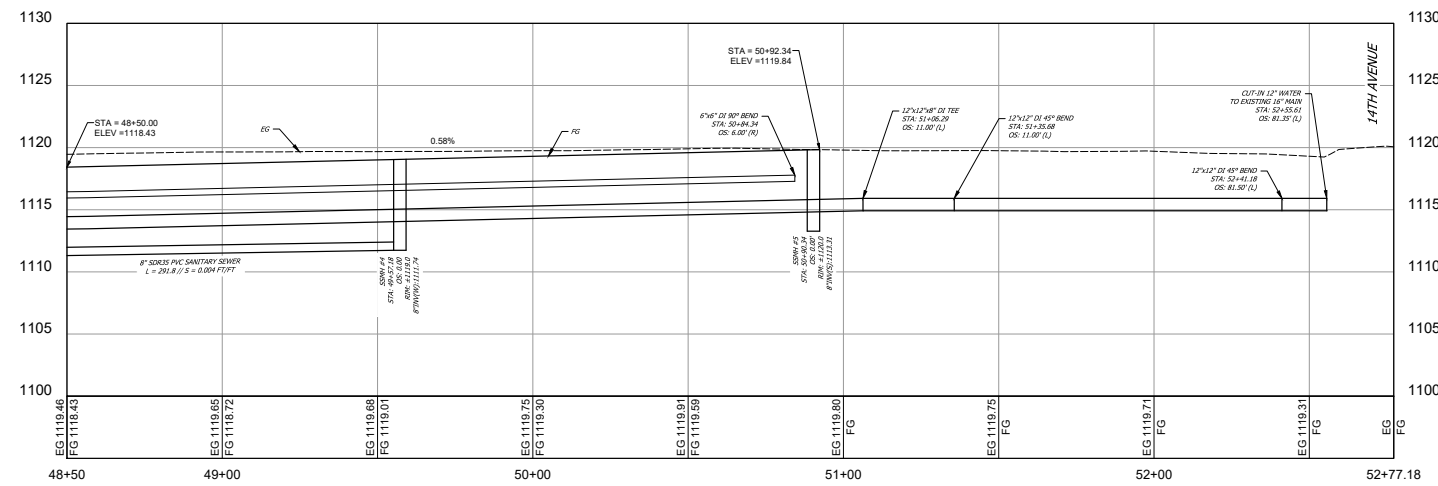
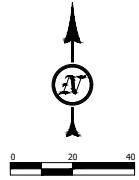
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**HOOD STREET
PLAN & PROFILE**

C4.3



HOOD STREET PLAN
STA: 48+00 - 52+77.18



HOOD STREET PROFILE
Sand Hill Estates #7 Exhibit 6

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SAND HILL ESTATES VII
PRELIMINARY INFRASTRUCTURE PLANS
CITY OF OTHELLO, WASHINGTON

Know what's below.
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DESIGNED BY	REVIEWED BY	DRAWN BY	CHECKED BY

HOOD STREET
PLAN & PROFILE

SHEET #	PROJECT #	DATE
C4.4	ME2024-024	04/15/2024

EROSION AND SEDIMENTATION CONTROL STANDARD PLAN NOTES:

THE FOLLOWING TESC STANDARD PLAN NOTES ORIGINATE FROM THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON. THESE NOTES ARE AN OVERALL SET; USE ONLY WHAT APPLIES TO THE GIVEN PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY SITE INSPECTIONS AND FOR IMPLEMENTING ADDITIONAL BEST MANAGEMENT PRACTICES WHEN NECESSARY TO STABILIZE THE SITE DURING THE CONSTRUCTION PROCESS.

1. THE CONSTRUCTION SEQUENCE SHALL BE FOLLOWED IN ORDER TO BEST MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL PROBLEMS. SEE CONSTRUCTION SEQUENCE ON THIS SHEET.
2. PERMANENT ESC CONTROLS, WHEN APPLICABLE, HAVE BEEN COMPLETELY INSTALLED AND ARE MAINTAINED.
3. ALL LAND-DISTURBING ACTIVITIES THAT HAVE THE POTENTIAL TO CAUSE EROSION OR SEDIMENTATION PROBLEMS HAVE CEASED.
4. VEGETATION HAS BEEN ESTABLISHED IN THE AREAS NOTED AS REQUIRING VEGETATION ON THE ACCEPTED ESC PLAN OR FILE WITH THE LOCAL JURISDICTION (CONTRACTOR TO BE RESPONSIBLE FOR FILING ALL NOTS REQUIRED FOR THIS PROJECT).
5. INSPECT ALL ROADWAYS, AT THE END OF EACH DAY, ADJACENT TO THE CONSTRUCTION ACCESS ROUTE. IF IT IS EVIDENT THAT SEDIMENT HAS BEEN TRACKED OFF SITE AND/OR BEYOND THE ROADWAY APPROACH, CLEANING IS REQUIRED.
6. IF SEDIMENT REMOVAL IS NECESSARY PRIOR TO STREET WASHING, IT SHALL BE REMOVED BY SHOVELING OR PICKUP SWEEPING AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
7. IF STREET WASHING IS REQUIRED TO CLEAN SEDIMENT TRACKED OFF SITE, ONCE SEDIMENT HAS BEEN REMOVED, STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON SITE OR OTHERWISE PREVENTED FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO WATERS OF THE STATE.
8. RESTORE CONSTRUCTION ACCESS ROUTE EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION.
9. RETAIN THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICAL.
10. INSPECT SEDIMENT CONTROL BMPs WEEKLY AT A MINIMUM, DAILY DURING A STORM EVENT, AND AFTER ANY DISCHARGE FROM THE SITE (STORMWATER OR NON-STORMWATER). THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE SITE IS STABILIZED AND INACTIVE.
11. CONTROL FLOTTING DUST FROM CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE STATE AND/OR LOCAL AIR QUALITY CONTROL REGULATIONS WITH ADJUSTMENT OVER THE PROJECT AREA.
12. STABILIZE EXPOSED UNWORKED SOILS (INCLUDING STOCKPILES), WHETHER AT FINAL GRADE OR NOT, WITHIN 10 DAYS DURING THE REGIONAL DRY SEASON (JULY 1 THROUGH SEPTEMBER 30) AND WITHIN 5 DAYS DURING THE REGIONAL WET SEASON (OCTOBER 1 THROUGH JUNE 30). SOILS MUST BE STABILIZED AT THE END OF A SHIFT BEFORE A HOLIDAY WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. THIS TIME LIMIT MAY ONLY BE ADJUSTED BY A LOCAL JURISDICTION WITH A QUALIFIED LOCAL AGENCY. IF IT CAN BE DEMONSTRATED THAT THE RECENT PRECIPITATION JUSTIFIES A DIFFERENT STANDARD AND MEETS THE REQUIREMENTS SET FORTH IN THE CONSTRUCTION STORMWATER GENERAL PERMIT, STOCKPILED MATERIALS SHALL BE MANAGED FOR WEED CONTROL BY THE CONTRACTOR.
13. PROTECT INLETS, DRYWELLS, CATCH BASINS AND OTHER STORMWATER MANAGEMENT FACILITIES FROM SEDIMENT, WHETHER OR NOT FACILITIES ARE OPERABLE.
14. KEEP ROADS ADJACENT TO INLETS CLEAR.
15. INSPECT INLETS BI-WEEKLY AT A MINIMUM AND DAILY DURING STORM EVENTS.
16. CONSTRUCT STORMWATER CONTROL FACILITIES (DETENTION/RETENTION STORAGE POND OR SWALES) BEFORE GRADING BEGINS. THESE FACILITIES SHALL BE OPERATIONAL BEFORE THE CONSTRUCTION OF IMPERVIOUS SITE IMPROVEMENTS.
17. STOCKPILE MATERIALS (SUCH AS TOPSOIL) ON SITE, KEEPING OFF OF ROADWAY AND SIDEWALKS.
18. COVER, CONTAIN AND PROTECT ALL CHEMICAL LIQUID PRODUCTS, PETROLEUM PRODUCT, AND NONHAZARDOUS WASTES PRESENT ON SITE FROM WASHING AND OIL. CHAPTER 17.5-BB WAC FOR THE DEFINITION OF INERT WASTES) USE SECONDARY CONTAINMENT FOR ON-SITE FUEL TANKS.
19. CONDUCT MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEMS, SOLVENT AND OR-GRAZING OPERATIONS, FUEL OILS, OILS, AND OTHER CONTAMINANTS THAT MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF USING SHALL BE IMMEDIATELY CLEANED UP AND REMOVED. CLEANING SHALL BE IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. IF RAINING OVER EQUIPMENT OR VEHICLE, PERFORM EMERGENCY REPAIRS ON SITE USING TEMPORARY PLASTIC BENEATH THE VEHICLE.
20. CONDUCT APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, IN SUCH A MANNER, AND AT APPLICATION RATES, THAT MINIMIZES THE LOSS OF CHEMICALS INTO STORMWATER RUNOFF. FERTILIZERS AND PESTICIDES SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED APPLICATION RATES AND PROCEDURES TO MEET THIS REQUIREMENT, IF NECESSARY.
21. INSPECT ON A REGULAR BASIS (AT A MINIMUM WEEKLY, AND DAILY DURING/ AFTER A RUNOFF PRODUCING STORM EVENT) AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO ENSURE SUCCESSFUL PERFORMANCE OF THE BMPs. NOTE THAT INLET PROTECTION DEVICES SHALL BE CLEANED OR REMOVED AND REPLACED BEFORE SIX INCHES OF SEDIMENT CAN ACCUMULATE.
22. REMOVE TEMPORARY ESC BMPs WITHIN 60 DAYS AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. PERMANENTLY STABILIZE AREAS THAT ARE DISTURBED DURING THE REMOVAL PROCESS.

CONSTRUCTION SEQUENCE:

THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE IMPLEMENTED AS A PART OF THIS PROJECT:

- A. CLEAR AND GRUB AS NEEDED TO INSTALL TEMPORARY ESC BMPs.
 - B. INSTALL TEMPORARY ESC BMPs.
 - C. CLEAR, GRUB, AND REGRASS GRADING FOR ROADS, TEMPORARY ACCESS POINTS AND UTILITY LOCATIONS.
 - D. STABILIZE ROADWAY APPROACHES AND TEMPORARY ACCESS POINTS WITH THE APPROPRIATE CONSTRUCTION COVER BMP.
 - E. CLEAR, GRUB AND GRADE FOR IMPROVEMENTS.
 - F. TEMPORARILY STABILIZE, THROUGH VEGETATION OR OTHER APPROPRIATE BMP, THE PROJECT SITE WHERE SUBSTANTIAL CUT OR FILL SLOPES EXIST AS A RESULT OF TEMPORARY SITE GRADING.
 - G. CONSTRUCT IMPROVEMENTS.
 - H. PROTECT ALL EXISTING AND RECENTLY INSTALLED PERMANENT STORMWATER FACILITIES UTILIZING THE APPROPRIATE BMP.
 - I. INSTALL PERMANENT ESC CONTROLS, WHEN APPLICABLE, PER THE CITY APPROVED CONSTRUCTION PLAN SET.
 - J. REMOVE THE TEMPORARY ESC CONTROLS WHEN THE THE ESC ENGINEER AGREES WITH THE FOLLOWING:
 - PERMANENT ESC CONTROLS ARE COMPLETELY INSTALLED.
 - ALL LAND DISTURBING ACTIVITIES THAT HAVE THE POTENTIAL TO CAUSE EROSION OR SEDIMENTATION PROBLEMS HAVE CEASED.
 - VEGETATION, WHERE REQUIRED, HAS BEEN ESTABLISHED IN THE AREAS NOTED ON THE APPROVED CONSTRUCTION PLAN SET.
- THE CONTRACTOR SHALL CONTACT THE TESC ENGINEER FOR AN INSPECTION WHEN THE ABOVE CRITERIA HAS BEEN MET.

TEMPORARY EROSION CONTROL SUMMARY:

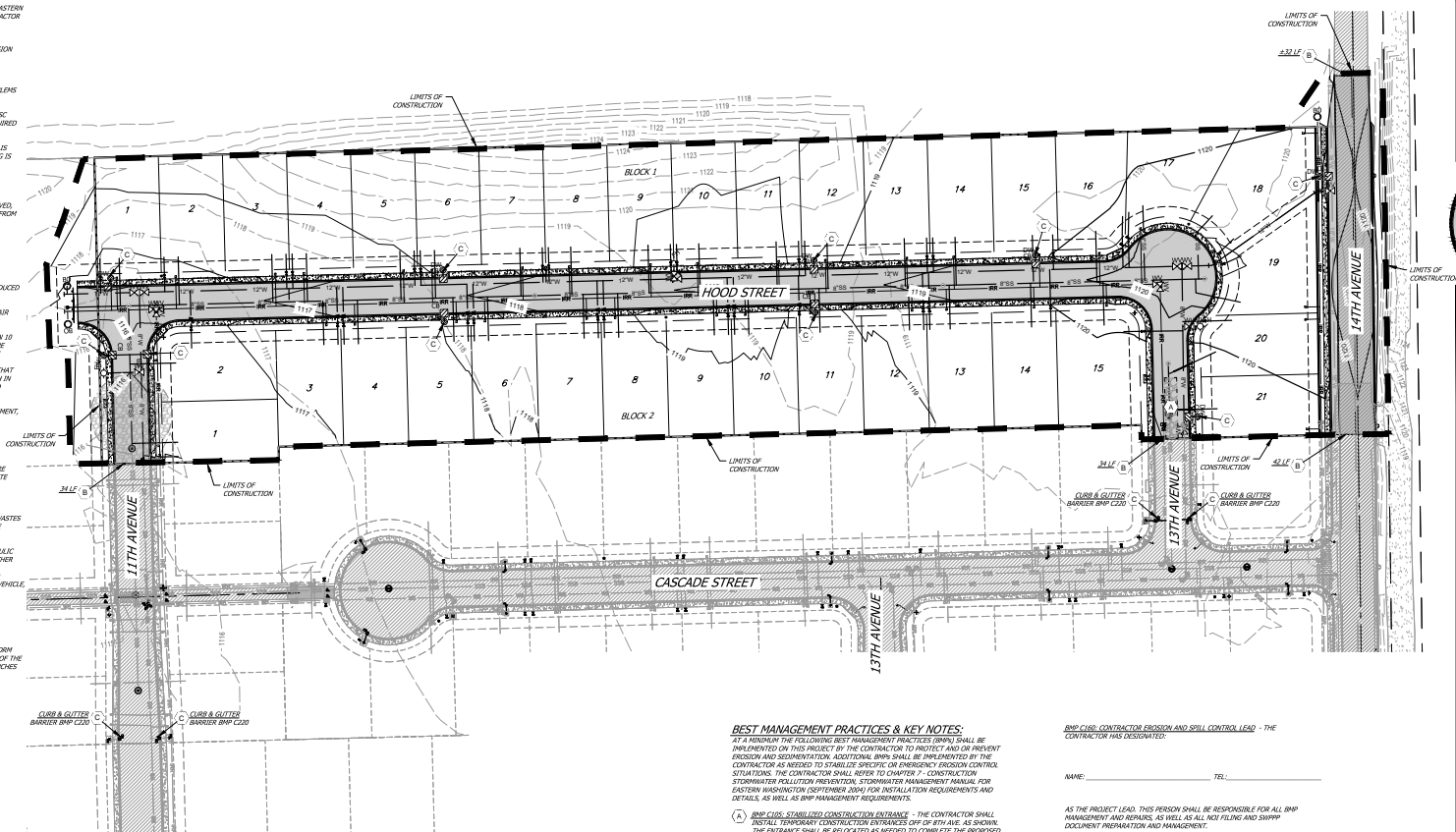
THE PURPOSE OF THIS PLAN SHALL BE TO IDENTIFY THE TEMPORARY EROSION AND SEDIMENT CONTROL (T.E.S.C.) REQUIREMENTS TO CONSTRUCT THE PROPOSED IMPROVEMENTS NECESSARY FOR THIS PROPOSED DEVELOPMENT IN THE CITY OF OTHELLO. THIS PLAN IS SUPPORTED BY THE CONSTRUCTION STORMWATER POLLUTION PREVENTION REQUIREMENTS NOTED IN CHAPTER 7 OF THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON (SEPTEMBER 2004, E.D.).

EXISTING SITE CONDITIONS:

THE SOUTH SIDE OF THIS PHASE OF THE DEVELOPMENT IS ADJACENT TO EXISTING HOMES CONSTRUCTED AS PART OF PHASE 1. THE NORTH SIDE OF THIS PHASE OF THE DEVELOPMENT ADJACENT TO EXISTING HOMES CONSTRUCTED AS PART OF PHASE 2. THE EAST SIDE OF THIS PHASE OF THE DEVELOPMENT ADJACENT TO EXISTING HOMES CONSTRUCTED AS PART OF PHASE 3. THE WEST SIDE OF THIS PHASE OF THE DEVELOPMENT ADJACENT TO EXISTING HOMES CONSTRUCTED AS PART OF PHASE 4. THE EAST SIDE OF THIS DEVELOPMENT ARE THE 14TH AVENUE IMPROVEMENTS (PART OF THE PROJECT), WITH AN IRRIGATION CANAL ADJACENT THE EAST BOUND OF HWY LINE OF 14TH AVENUE.

SOIL INFORMATION:

THE NRCS SOIL RESOURCE REPORT IDENTIFIES THIS AREA AS BEING COMPOSED PRIMARILY OF "MIDWEST FINE SANDY LOAM". ALL SITE SOILS ARE FURTHER DESCRIBED AS "WELL DRAINING".



BEST MANAGEMENT PRACTICES & KEY NOTES:

AT A MINIMUM THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED ON THIS PROJECT BY THE CONTRACTOR TO PREVENT AND OR PREVENT EROSION AND SEDIMENTATION. ADDITIONAL BMPs SHALL BE IMPLEMENTED BY THE CONTRACTOR AS NEEDED TO STABILIZE SPECIFIC OR EMERGENCY EROSION CONTROL SITUATIONS. THE CONTRACTOR SHALL REFER TO CHAPTER 7 - CONSTRUCTION STORMWATER POLLUTION PREVENTION, STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON (SEPTEMBER 2004) FOR INSTALLATION REQUIREMENTS AND DETAILS, AS WELL AS BMP MANAGEMENT REQUIREMENTS.

- A. **BMP C100: STABILIZED CONSTRUCTION ENTRANCE** - THE CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES OFF OF ETLH-AS SHOWN. THE ENTRANCE SHALL BE RELOCATED AS NEEDED TO COMPLETE THE PROPOSED IMPROVEMENTS AND RETAIN CONSTRUCTION DEBRIS WITHIN THE PROJECT SITE.
- B. **BMP C200: TEMPORARY AND PERMANENT SEEDING** - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SEEDING (WITHIN 10 DAYS) AND THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL PERMANENT SEEDING AND LANDSCAPING.
- C. **BMP C120: TOPSOILING** - THE CONTRACTOR SHALL TOPSOIL ALL FINAL GRADED SLOPES AFTER NATIVE SOILS MATERIALS ARE TRACKED FOR SEED BEDDING 4" MINIMUM TOPSOIL REQUIRED. ON-SITE FURNISHED TOPSOIL MAY BE USED IF SAVED BY THE CONTRACTOR.
- D. **BMP C130: SURFACE ROUGHENING** - THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRACKING THE NATIVE MATERIAL AND TOPSOIL, PRIOR TO SEED PLACEMENT TO PROVIDE A SEED BED (NOT SWALE BOTTOMS).
- E. **BMP C140: DUST CONTROL** - CONTRACTOR SHALL CONTROL ALL FUGITIVE DUST FROM PROJECT SITE WITH WATER OR CITY-APPROVED METHOD.
- F. **BMP C150: MATERIALS ON HAND** - THE CONTRACTOR LEAD SHALL VERIFY THAT A SUITABLE BACKUP SUPPLY OF EROSION AND SEDIMENT PROTECTION MATERIALS ARE ON-SITE OR READILY AVAILABLE AT THE EVENT THAT THE SITE REQUIRES IMMEDIATE ATTENTION PRIOR TO AFTER A LARGE RAIN EVENT. THE ENGINEER SUGGESTS THAT THE CONTRACTOR PROVIDE STOCKPILES OF MATERIALS ON-SITE AND USE AS NEEDED TO UNIVERSALLY STABILIZE ANY INTERMITTENT EROSION CONDITIONS THAT ARISE DURING EXCAVATION EFFORTS.
- G. **BMP C160: CONCRETE HANDLING** - THE CONTRACTOR LEAD SHALL BE RESPONSIBLE FOR IDENTIFYING THE CONCRETE WASH-OUT LOCATION ON-SITE. ALL WASHED OUT MATERIAL SHALL BE SECURED AND REMOVED FROM THE PROJECT SITE, AND DISPOSED OF AT AN APPROVED WASTE FACILITY. AFTER EACH CONCRETE POUR, THE LEAD SHALL VERIFY THAT ALL CONCRETE IS WASHED OUT IN THE DESIGNATED LOCATION, AND THAT NO FUGITIVE DEBRIS IS TRACKED OR DROPPED OUTSIDE OF THE PROJECT LIMITS, AND THAT THERE IS NO DAMAGE TO ANY EXISTING IMPROVEMENTS.
- H. **BMP C170: SAND/CUTTING AND SURFACE POLLUTION PREVENTION** - ADDITIONAL MEASURES SHALL BE IMPLEMENTED NEAR THE SAND-CUT AREAS TO INSURE THAT THE FINE PARTICLES AND DUST GENERATED BY THIS ACTION ARE NOT COLLECTED AND DISPOSED OF ACCORDINGLY, AND THAT SAID DEBRIS IS NOT LEFT ON THE SURFACE TO CREATE A SLURRY THAT CAN MIGRATE TO THE STORMWATER COLLECTION SYSTEM.

BMP C160: CONTRACTOR EROSION AND SPILL CONTROL LEAD - THE CONTRACTOR HAS DESIGNATED:

NAME: _____ TEL: _____

AS THE PROJECT LEAD, THIS PERSON SHALL BE RESPONSIBLE FOR ALL BMP MANAGEMENT AND REPAIRS, AS WELL AS ALL NOI FILING AND SWPPP DOCUMENT PREPARATION AND MANAGEMENT.

C. **BMP C230: STORM DRAIN INLET PROTECTION** - THE CONTRACTOR SHALL PROTECT ALL EXISTING AND NEWLY INSTALLED MANHOLES, CATCH BASINS, ETC.

D. **BMP C240: STRAW BALE BARRIERS** - THE CONTRACTOR SHALL INSTALL STRAW BALES AS NEEDED ON THE UPSTREAM SIDE OF ANY STORMWATER COLLECTION STRUCTURES/UTILITY WALLS TO SUBSURFACE ACCESS WALLS TO TEMPORARILY OR NOT CONTAMINATED STORMWATER TO THE DESIGNATED LOCATION.

E. **BMP C250: SILT FENCE** - THE CONTRACTOR SHALL INSTALL THE FENCING AS NEEDED TO CONTROL SEDIMENTATION. LOCATION SHOULD BE VERIFIED FOR EFFECTIVENESS BY THE CONTRACTOR PRIOR TO INSTALLATION. THE FENCE SHALL BE CLEARED OF ANY DEBRIS AS NEEDED TO KEEP THE FENCE FUNCTIONING PROPERLY.

THE CONTRACTOR LEAD SHALL BE RESPONSIBLE FOR MAINTAINING BMPs ON A DAILY BASIS, INCLUDING DAILY DOCUMENTATION OF BMP INSPECTIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE TEMPORARY ESC BMPs WITHIN 30-DAYS OF TESC PLAN ENGINEER NOTICE.

THE CONTRACTOR LEAD SHALL HAVE A COPY OF ALL PERMITTING BMP INSTALLATION/REMOVAL NOTICES, INCLUDING CONSTRUCTION AT ALL TIMES FOR REFERENCE.

THE CONTRACTOR AND THE LEAD SHALL COORDINATE WITH THE TESC ENGINEER OF RECORD AS NEEDED FOR GUIDANCE ON THIS PROJECT.

M'ARTHUR
ENGINEERING
PO BOX 2488, PORT KENNEL, WA 98177



SAND HILL ESTATES VII
INFRASTRUCTURE PLANS
CITY OF OTHELLO, WASHINGTON

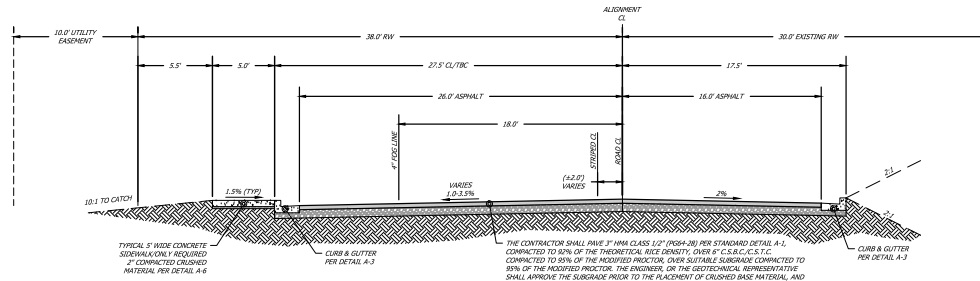


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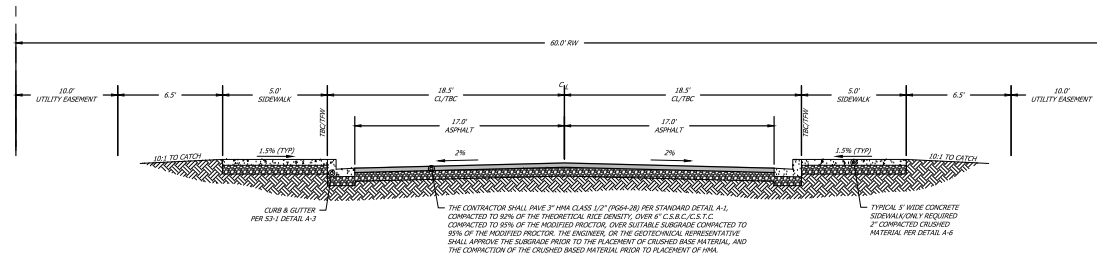
T.E.S.C. PLAN

SHEET #	C2.0
PROJECT	ME2024-024
DATE	08/05/2024



NOTE: STRIPING PLAN SHALL REMAIN CONSISTENT WITH 14TH AVENUE IMPROVEMENTS (SAND HILL ESTATES - PHASE V).

TYPICAL 14TH AVENUE STREET SECTION
NTS



TYPICAL NEIGHBORHOOD STREET SECTION
HOOD STREET, 11TH AVENUE, & 13TH AVENUE
NTS



SECTIONS



**SAND HILL ESTATES VII
INFRASTRUCTURE PLANS**
CITY OF OTHELLO, WASHINGTON



DATE: 08/05/2024
DESIGNED BY: JAWH, SLP
CHECKED BY: JAWH, SLP

**TYPICAL STREET
SECTIONS**

SHEET: 1
PROJECT: C3.0
DATE: 08/05/2024

CONSTRUCTION NOTES:

- 48" SEWER MANHOLE PER CITY OF OTHELLO STANDARD DETAIL C-1.
- SANITARY SEWER CLEAN-OUT PER CITY OF OTHELLO REQUIREMENTS.
- 8" SDR35 PVC SEWER MAIN PER MANUFACTURERS SPECIFICATIONS, CITY OF OTHELLO REQUIREMENTS, AND TRUNCATING DETAIL A-19.
- 4" SDR35 PVC SEWER SERVICE PER CITY OF OTHELLO STANDARD DETAILS C-2/A-19. SEWER INVERT SHALL TERMINATE AT 5.0' BELOW FINISH GROUND.
- WET-TAP WATER MAIN CONNECTION PER CITY OF OTHELLO STANDARD DETAIL B-11.
- 12" C900 PVC WATER MAIN PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAIL A-19.
- 8" C900 PVC WATER MAIN PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAIL A-19.
- 12"x12"x12" DI TEE PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO THURST BLOCKING STANDARD DETAIL B-9.
- 12"x12"x12" DI 45° BEND PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO THURST BLOCKING STANDARD DETAIL B-9.
- 12"x8" DI REDUCER PER MANUFACTURERS SPECIFICATIONS.
- 12" RSDV AND VALVE BOX PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAILS B-9/B-13.
- 8" RSDV AND VALVE BOX PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAILS B-9/B-13.
- FIRE HYDRANT PER CITY OF OTHELLO STANDARD DETAILS B-6/B-9.
- 1" WATER SERVICE AND METER SETTER PER CITY OF OTHELLO STANDARD DETAIL B-7. CONTRACTOR SHALL EXTEND SERVICE CONNECTION LINE BEYOND UTILITY EASEMENT.
- WATER SAMPLING STATION PER CITY OF OTHELLO STANDARD DETAIL B-12.
- BLOW-OFF ASSEMBLY PER CITY OF OTHELLO STANDARD DETAIL A-16.
- PRECAST TYPE B CONCRETE DRYWELL PER CITY OF OTHELLO STANDARD DETAIL A-16.
- TYPE 1 CATCH BASIN PER CITY OF OTHELLO STANDARD DETAIL A-17.
- 10" SDR35 STORM PIPE PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO REQUIREMENTS, AND CITY OF OTHELLO STANDARD DETAIL A-19. MINIMUM 5'-0" DRYTAP.
- DRAINAGE CURB INLET (2" THROAT AT CURB FLOW LINE AND 1" TRANSITION FROM FULL REVEAL EACH SIDE) WITH 2"x2" CONCRETE APRON (4" THICK/4" CRUSHED BASE) PER CITY OF OTHELLO REQUIREMENTS, AND 3" RIP RAP MATERIAL AT BASE OF APRON (2'-0" WIDE) TO PREVENT SCOUR IN NATIVE MATERIAL.
- 6" C900 PVC NON-POTABLE IRRIGATION WATER PER CITY OF OTHELLO STANDARDS AND REQUIREMENTS, AND CITY OF OTHELLO STANDARD DETAIL A-19. CONTRACTOR TO VERIFY NON-POTABLE VALVE AND SERVICE LOCATIONS WITH CITY PRIOR TO INSTALL.
- NON-POTABLE IRRIGATION SERVICE PER CITY OF OTHELLO STANDARD DRAWING NP-1.
- NON-POTABLE DISTRIBUTION DRAIN PER CITY OF OTHELLO STANDARD DRAWING NP-2.
- 6"x6"x6" DI TEE (NON-POTABLE) PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO REQUIREMENTS. EACH TO BE FITTED WITH THREE (3) 6" RSDV CONTROL VALVES AND VALVE CAN RISERS PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO STANDARD DETAIL B-9/B-13.
- 6"x6"x6" 90° BEND (NON-POTABLE) PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO REQUIREMENTS. EACH TO BE FITTED WITH TWO (2) 6" RSDV CONTROL VALVES AND VALVE CAN RISERS PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO STANDARD DETAIL B-9/B-13.
- 22" WIDE (THROAT WIDTH) CONCRETE DRIVEWAY APPROACH PER CITY OF OTHELLO STANDARD DETAIL A-5.

NOTE: CONTRACTOR TO VERIFY DRIVEWAY WORKS WITH THE DEVELOPER, AND CONFIRM CONSTRUCTION STANDING PRIOR TO PLACING CONCRETE.

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CROSSINGS, AND PEDESTRIAN RAMP GRADIENTS ARE FOR COMPLIANT PRIOR TO THE PLACEMENT OF CURB, AND CONSTRUCTION OF THE PEDESTRIAN RAMP AND SIDEWALK.

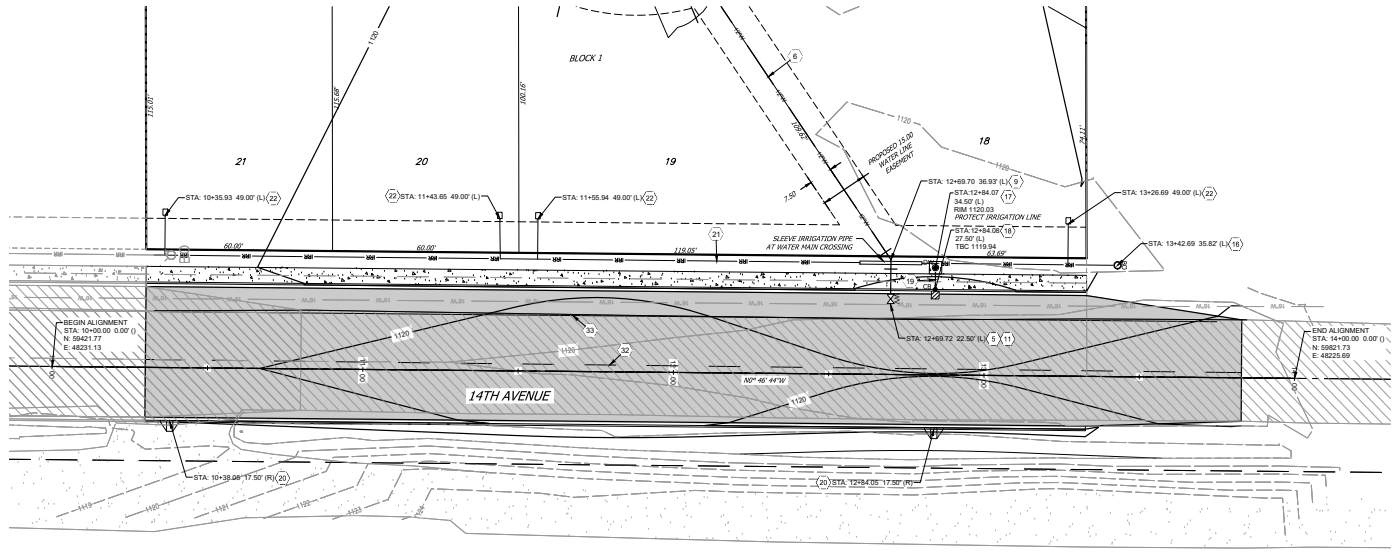
- TEMPORARY BARRICADE PER CITY OF OTHELLO STANDARD DETAIL A-8.
- STREET LIGHTING PER CITY OF OTHELLO/UTILITY PROVIDER REQUIREMENTS.
- CENTERLINE MONUMENT PER CITY OF OTHELLO STANDARD DETAIL A-7.
- STREET NAME SIGNAGE (PUBLIC) PER CITY OF OTHELLO STANDARD DETAIL A-20.
- 4" YELLOW SHIP STRIPING PER MUTCD AND CITY OF OTHELLO REQUIREMENTS.
- 4" WHITE SOLID STRIPING PER MUTCD AND CITY OF OTHELLO REQUIREMENTS.
- APPROXIMATE MAILBOX CLUSTER LOCATION. DEVELOPER TO CONFIRM FINAL LOCATION WITH POST MASTER.

STATION OFFSET NOTES

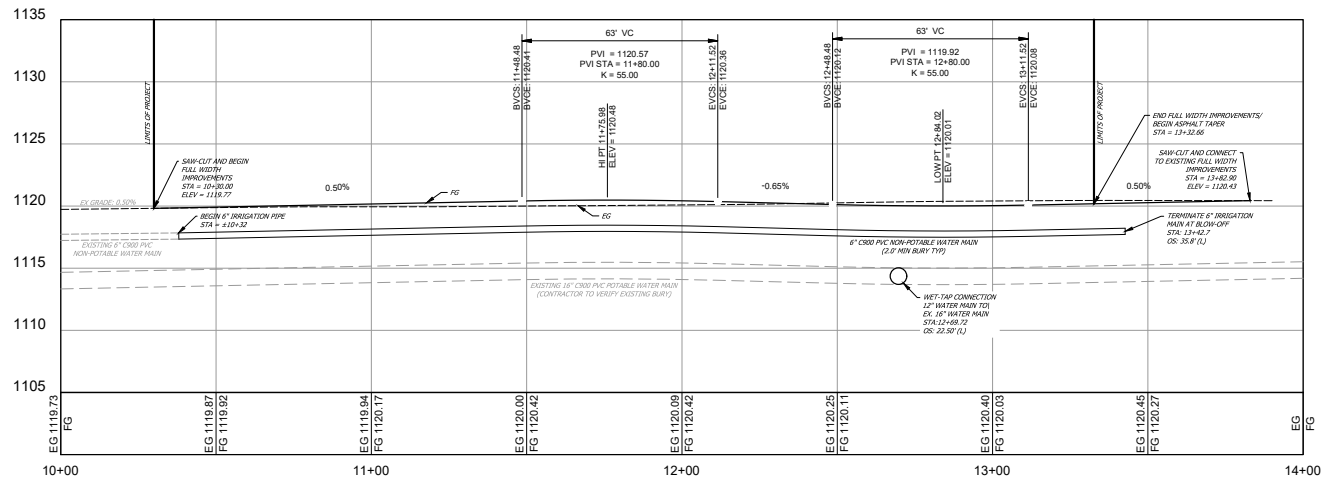
- SEWER MANHOLE: OFFSET TO CENTER OF MANHOLE
- SEWER SERVICE: OFFSET TO END OF SERVICE
- SEWER CLEAN-OUT: OFFSET TO CENTER OF ACTUAL
- WATER IRRIGATION METER: OFFSET TO CENTER OF ACTUAL
- DI WATER FITTINGS: OFFSET TO CENTER OF DI FITTING
- FIRE HYDRANT ASSEMBLY: OFFSET TO CENTER OF ACTUAL
- DRYWELL: OFFSET TO CENTER OF ACTUAL
- CATCH BASIN: OFFSET TO TIE AT CATCH BASIN
- DRIVEWAY: CENTER OF APPROACH STA PROVIDED

POTABLE/NON-POTABLE CROSSING

THE CONTRACTOR SHALL SLEEVE ALL POTABLE/NON-POTABLE WATER PIPE CROSSINGS THAT DO NOT MEET CITY OF OTHELLO STANDARD REQUIREMENTS, BEING 10" HORIZONTAL, AND 18" VERTICAL, OUTSIDE OF PIPE TO OUTSIDE OF PIPE. THIS SHALL INCLUDE SERVICE LINE CROSSINGS AT MAIN LINE PIPES.



14TH AVENUE PLAN



14TH AVENUE PROFILE

Sand Hill Estates #7 Exhibit 6

HORIZONTAL SCALE: 1"=30'

VERTICAL SCALE: 1"=3'



Know what's below.
Call before you dig.

SUBMITTED BY
DESIGNED BY
DRAWN BY
CHECKED BY

14TH AVENUE
PLAN & PROFILE

SHEET #
C4.0
PROJECT #
ME2024-024
DATE
08/05/2024

CONSTRUCTION NOTES:

- (1) 48" SEWER MANHOLE PER CITY OF OTHELLO STANDARD DETAIL C-1.
- (2) SANITARY SEWER CLEAN-OUT PER CITY OF OTHELLO REQUIREMENTS.
- (3) 8" SDR35 PVC SEWER MAIN PER MANUFACTURERS SPECIFICATIONS, CITY OF OTHELLO REQUIREMENTS, AND TRENCHING DETAIL A-19.
- (4) 4" SDR35 PVC SEWER SERVICE PER CITY OF OTHELLO STANDARD DETAILS C-2/A-19. SEWER INVERT SHALL TERMINATE AT 5.0' BELOW FINISH GROUND.
- (5) WET-TAP WATER MAIN CONNECTION PER CITY OF OTHELLO STANDARD DETAIL B-11.
- (6) 12" C900 PVC WATER MAIN PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAIL A-19.
- (7) 8" C900 PVC WATER MAIN PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAIL A-19.
- (8) 12"x12"x12" DI TEE PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO THURST BLOCKING STANDARD DETAIL B-9.
- (9) 12"x12"x12" DI 45° BEND PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO THURST BLOCKING STANDARD DETAIL B-9.
- (10) 12"x8" DI REDUCER PER MANUFACTURERS SPECIFICATIONS.
- (11) 12" RSDV AND VALVE BOX PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAILS B-9/B-13.
- (12) 8" RSDV AND VALVE BOX PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAILS B-9/B-13.
- (13) FIRE HYDRANT PER CITY OF OTHELLO STANDARD DETAILS B-6/B-9.
- (14) 1" WATER SERVICE AND METER SETTER PER CITY OF OTHELLO STANDARD DETAIL B-7. CONTRACTOR SHALL EXTEND SERVICE CONNECTION LINE BEYOND UTILITY EASEMENT.
- (15) WATER SAMPLING STATION PER CITY OF OTHELLO STANDARD DETAIL B-12.
- (16) BLOW-OFF ASSEMBLY PER CITY OF OTHELLO STANDARD DETAIL B-14.
- (17) PRECAST TYPE B CONCRETE DRYWELL PER CITY OF OTHELLO STANDARD DETAIL A-16.
- (18) TYPE 1 CATCH BASIN PER CITY OF OTHELLO STANDARD DETAIL A-17.
- (19) 10" SDR35 STORM PIPE PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO REQUIREMENTS, AND CITY OF OTHELLO STANDARD DETAIL A-19. MINIMUM 5'-0" DIT/FT.
- (20) DRAINAGE CURB INLET (2" THROAT AT CURB FLOW LINE AND 1" TRANSITION FROM FULL REVEAL EACH SIDE) WITH 2"x2" CONCRETE APRON (4" THICK/4" CRUSHED BASE) PER CITY OF OTHELLO REQUIREMENTS, AND 3" RAP MATERIAL AT BASE OF APRON (2'-2" WIDE) TO PREVENT SCOUR IN NATIVE MATERIAL.
- (21) 6" C900 PVC NON-POTABLE IRRIGATION WATER PER CITY OF OTHELLO STANDARDS AND REQUIREMENTS, AND CITY OF OTHELLO STANDARD DETAIL A-19. CONTRACTOR TO VERIFY NON-POTABLE VALVE AND SERVICE LOCATIONS WITH CITY PRIOR TO INSTALL.
- (22) NON-POTABLE IRRIGATION SERVICE PER CITY OF OTHELLO STANDARD DRAWING NP-1.
- (23) NON-POTABLE DISTRIBUTION DRAIN PER CITY OF OTHELLO STANDARD DRAWING NP-2.
- (24) 6"x48"x6" DI TEE (NON-POTABLE) PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO REQUIREMENTS, EACH TO BE FITTED WITH THREE (3) 6" RSDV CONTROL VALVES AND VALVE CAN RISERS PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO STANDARD DETAIL B-9/B-13.
- (25) 6"x48"x90" BEND (NON-POTABLE) PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO REQUIREMENTS, EACH TO BE FITTED WITH TWO (2) 6" RSDV CONTROL VALVES AND VALVE CAN RISERS PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO STANDARD DETAIL B-9/B-13.
- (26) 22" WIDE (THROAT WIDTH) CONCRETE DRIVEWAY APPROACH PER CITY OF OTHELLO STANDARD DETAIL A-5.

NOTE: CONTRACTOR TO VERIFY DRIVEWAY WORKS WITH THE DEVELOPER, AND CONFIRM CONSTRUCTION TIMING PRIOR TO PLACING CONCRETE.

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CROSSMAKUP AND PEDESTRIAN RAMP GRADING ARE IN COMPLIANCE PRIOR TO THE PLACEMENT OF CURB, AND CONSTRUCTION OF THE PEDESTRIAN RAMP AND SIDEWALK.

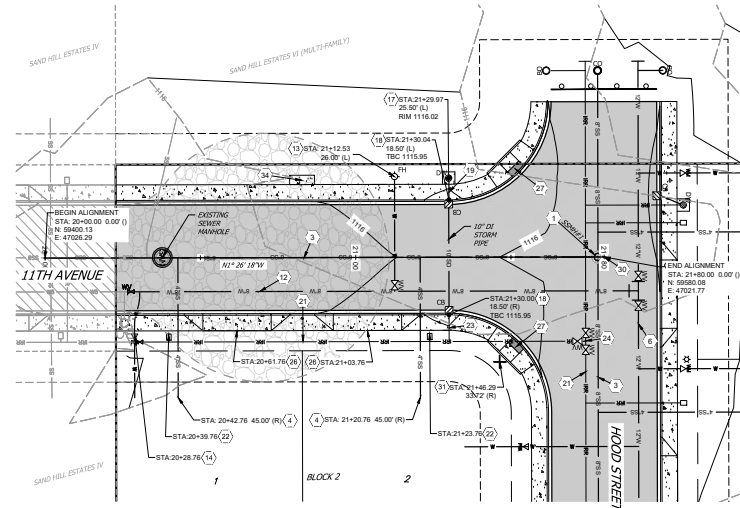
- (27) PEDESTRIAN RAMP PER CITY OF OTHELLO STANDARD DETAIL A-6.
- (28) TEMPORARY BARRICADE PER CITY OF OTHELLO STANDARD DETAIL A-8.
- (29) STREET LIGHTING PER CITY OF OTHELLO/UTILITY PROVIDER REQUIREMENTS.
- (30) CENTERLINE MONUMENT PER CITY OF OTHELLO STANDARD DETAIL A-7.
- (31) STREET NAME SIGNAGE (PUBLIC) PER CITY OF OTHELLO STANDARD DETAIL A-20.
- (32) 4" YELLOW SPIR STRIPING PER MUTCD AND CITY OF OTHELLO REQUIREMENTS.
- (33) 4" WHITE SOLID STRIPING PER MUTCD AND CITY OF OTHELLO REQUIREMENTS.
- (34) APPROXIMATE MAILBOX CLUSTER LOCATION. DEVELOPER TO CONFIRM FINAL LOCATION WITH POST MASTER.

STATION OFFSET NOTES

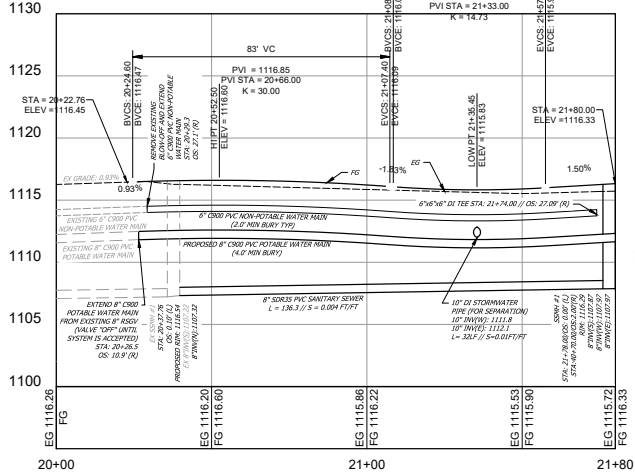
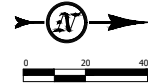
1. SEWER MANHOLE: CENTER OF MANHOLE
2. SEWER SERVICE: OFFSET TO END OF SERVICE
3. SEWER CLEAN-OUT: OFFSET TO CENTER OF ACTUAL
4. WATER IRRIGATION METER: OFFSET TO CENTER OF ACTUAL
5. DI WATER FITTING: OFFSET TO CENTER OF DI FITTING
6. FIRE HYDRANT ASSEMBLY: OFFSET TO CENTER OF ACTUAL
7. DRYWELL: OFFSET TO CENTER OF ACTUAL
8. CATCH BASIN: OFFSET/LEVEL TO TIE AT CATCH BASIN
9. DRIVEWAY: CENTER OF APPROACH STA PROVIDED

POTABLE/NON-POTABLE CROSSING

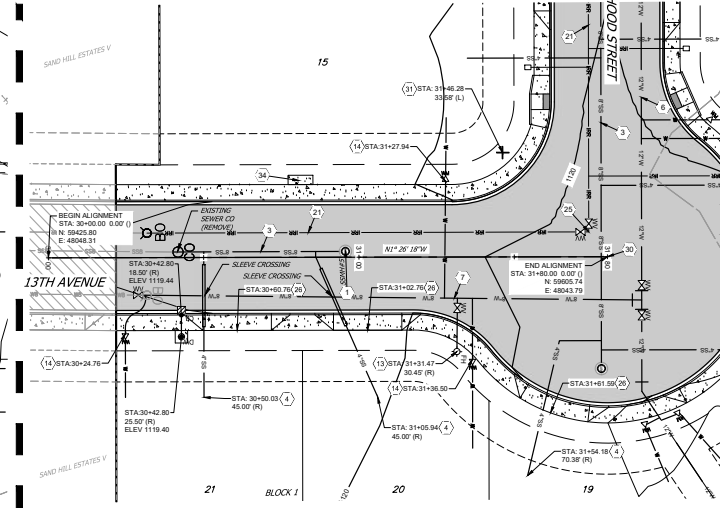
THE CONTRACTOR SHALL SLEEVE ALL POTABLE/NON-POTABLE WATER PIPE CROSSINGS THAT DO NOT MEET CITY OF OTHELLO SPACING REQUIREMENTS, BEING 10' HORIZONTAL, AND 18" VERTICAL, OUTSIDE OF PIPE TO OUTSIDE OF PIPE. THIS SHALL INCLUDE SERVICE LINE CROSSINGS AT MAIN LINE PIPES.



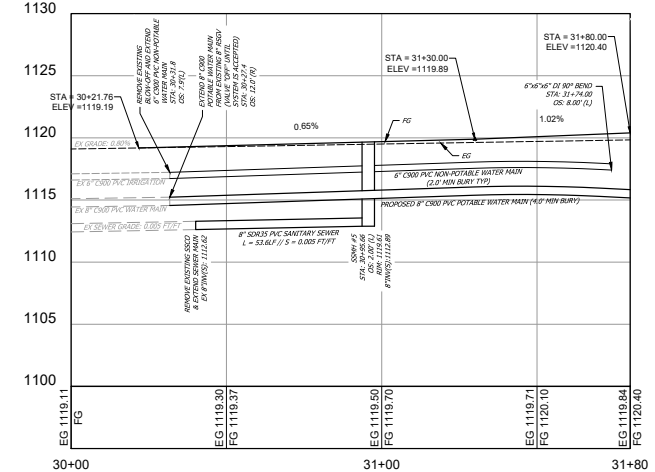
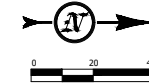
11TH AVENUE PLAN



11TH AVENUE PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



13TH AVENUE PLAN



13TH AVENUE PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

Sand Hill Estates #7 Exhibit 6

Page 24 of 29



SAND HILL ESTATES VII
INFRASTRUCTURE PLANS
CITY OF OTHELLO, WASHINGTON



SUBMITTED BY: [Signature]
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]

11TH & 13TH
AVENUE PLAN &
PROFILE

SHEET: C4.1
PROJECT: ME2024-024
DATE: 08/05/2024

CONSTRUCTION NOTES:

- (1) 48" SEWER MANHOLE PER CITY OF OTHELLO STANDARD DETAIL C-1.
- (2) SANITARY SEWER CLEAN-OUT PER CITY OF OTHELLO REQUIREMENTS.
- (3) 8" SDR35 PVC SEWER MAIN PER MANUFACTURERS SPECIFICATIONS, CITY OF OTHELLO REQUIREMENTS, AND TRENCHING DETAIL A-19.
- (4) 4" SDR35 PVC SEWER SERVICE PER CITY OF OTHELLO STANDARD DETAILS C-2/A-19. SEWER INVERT SHALL TERMINATE AT 5.0' BELOW FINISH GROUND.
- (5) WET-TAP WATER MAIN CONNECTION PER CITY OF OTHELLO STANDARD DETAIL B-11.
- (6) 12" C900 PVC WATER MAIN PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAIL A-19.
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- (9) 12"x12" DI 45° BEND PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO THURST BLOCKING STANDARD DETAIL B-9.
- (10) 12"x12" DI REDUCER PER MANUFACTURERS SPECIFICATIONS.
- (11) 12" RSV AND VALVE BOX PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAILS B-9/B-13.
- (12) 8" RSV AND VALVE BOX PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAILS B-9/B-13.
- (13) FIRE HYDRANT PER CITY OF OTHELLO STANDARD DETAILS B-6/B-9.
- (14) 1" WATER SERVICE AND METER SETTER PER CITY OF OTHELLO STANDARD DETAIL B-7. CONTRACTOR SHALL EXTEND SERVICE CONNECTION LINE BEYOND UTILITY EASEMENT.
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- (16) BLOW-OFF ASSEMBLY PER CITY OF OTHELLO STANDARD DETAIL B-14.
- (17) PRECAST TYPE B CONCRETE DRYWELL PER CITY OF OTHELLO STANDARD DETAIL A-16.
- (18) TYPE 1 CATCH BASIN PER CITY OF OTHELLO STANDARD DETAIL A-17.
- (19) 10" SDR35 STORM PIPE PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO REQUIREMENTS, AND CITY OF OTHELLO STANDARD DETAIL A-19. MINIMUM S=0.01%/FT.
- (20) DRAINAGE CURB INLET (2" THROAT AT CURB FLOW LINE AND 1" TRANSITION FROM FULL REVEAL EACH SIDE) WITH 2"x2" CONCRETE APRON (4" THICK/4" CRUSHED BASE) PER CITY OF OTHELLO REQUIREMENTS, AND 3" RIP RAP MATERIAL AT BASE OF APRON (2'x2" MAX) TO PREVENT SCOUR IN NATIVE MATERIAL.
- (21) 6" C900 PVC NON-POTABLE IRRIGATION WATER PER CITY OF OTHELLO STANDARDS AND REQUIREMENTS, AND CITY OF OTHELLO STANDARD DETAIL A-19. CONTRACTOR TO VERIFY NON-POTABLE VALVE AND SERVICE LOCATIONS WITH CITY PRIOR TO INSTALL.
- (22) NON-POTABLE IRRIGATION SERVICE PER CITY OF OTHELLO STANDARD DRAWING NP-1.
- (23) NON-POTABLE DISTRIBUTION DRAIN PER CITY OF OTHELLO STANDARD DRAWING NP-2.
- (24) 6"x6"x6" DI TEE (NON-POTABLE) PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO REQUIREMENTS, EACH TO BE FITTED WITH THREE (3) 6" RSV CONTROL VALVES AND VALVE CAN RISERS PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO STANDARD DETAIL B-9/B-13.
- (25) 6"x6"x90° BEND (NON-POTABLE) PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO REQUIREMENTS, EACH TO BE FITTED WITH TWO (2) 6" RSV CONTROL VALVES AND VALVE CAN RISERS PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO STANDARD DETAIL B-9/B-13.
- (26) 22" WIDE (THROAT WIDTH) CONCRETE DRIVEWAY APPROACH PER CITY OF OTHELLO STANDARD DETAIL A-5.

NOTE: CONTRACTOR TO VERIFY DRIVEWAY WIDTHS WITH THE DEVELOPER, AND CONFIRM CONSTRUCTION TIMING PRIOR TO PLACING CONCRETE.

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CROSSSLOAKS AND PEDESTRIAN RAMP GRADES ARE ADA COMPLIANT PRIOR TO THE PLACEMENT OF CURB, AND CONSTRUCTION OF THE PEDESTRIAN RAMP AND SIDEWALK.

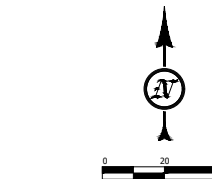
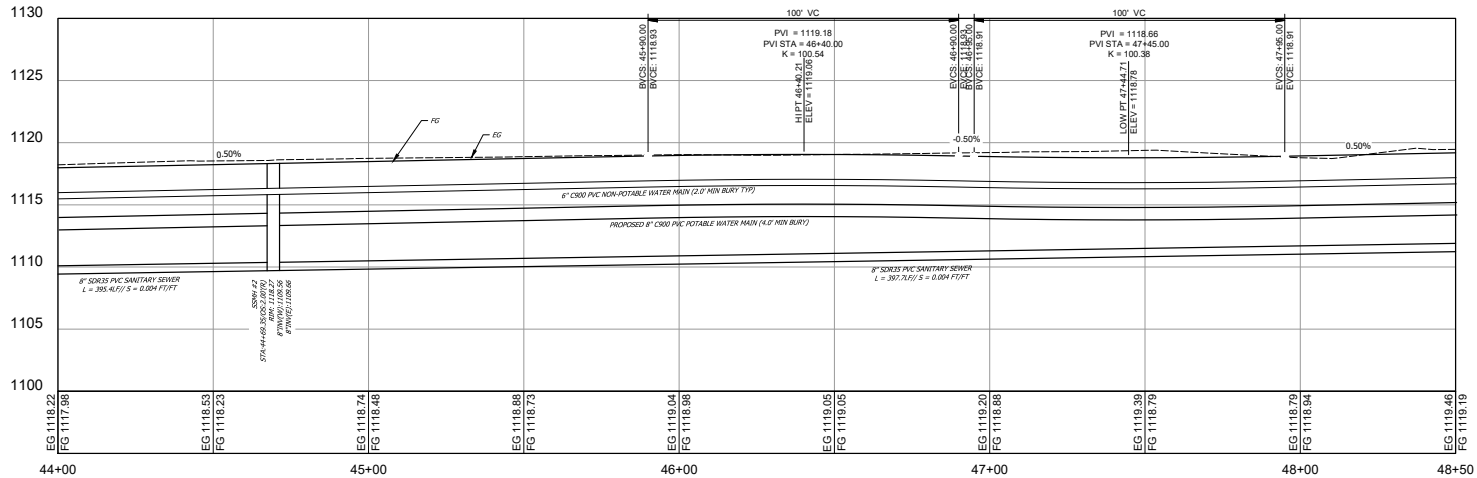
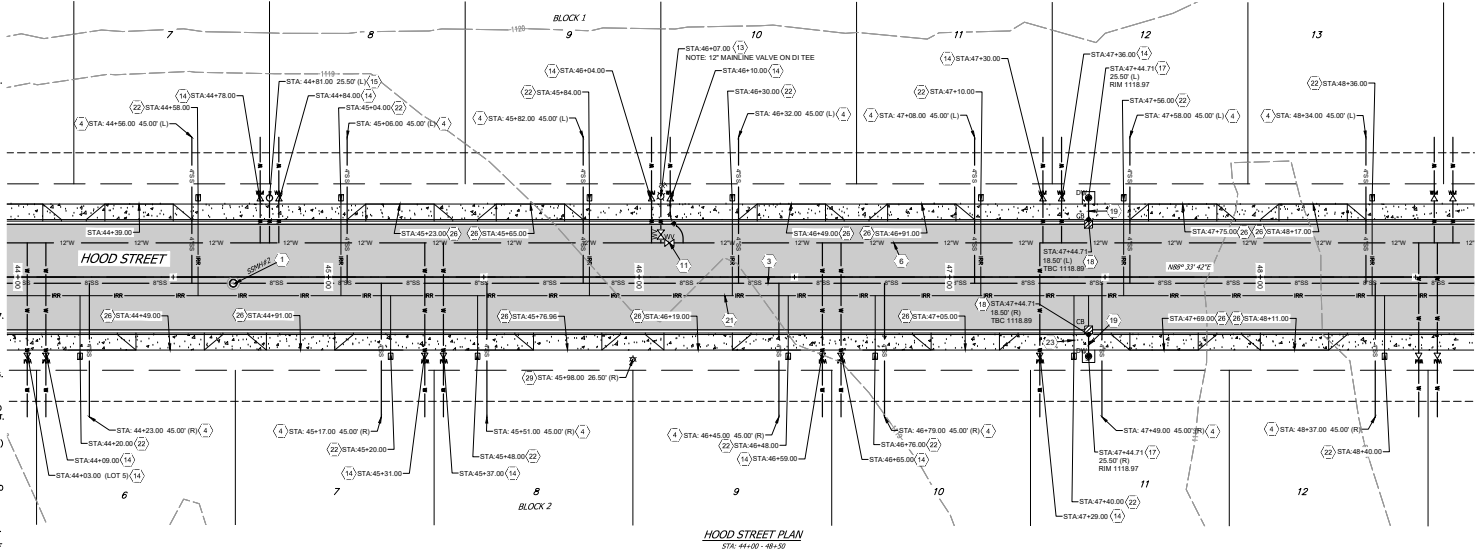
- (28) TEMPORARY BARRICADE PER CITY OF OTHELLO STANDARD DETAIL A-8.
- (29) STREET LIGHTING PER CITY OF OTHELLO/UTILITY PROVIDER REQUIREMENTS.
- (30) CENTERLINE MONUMENT PER CITY OF OTHELLO STANDARD DETAIL A-7.
- (31) STREET NAME SIGNAGE (PUBLIC) PER CITY OF OTHELLO STANDARD DETAIL A-20.
- (32) 4" YELLOW SHIP STRIPING PER MUTCD AND CITY OF OTHELLO REQUIREMENTS.
- (33) 1" WHITE SOLID STRIPING PER MUTCD AND CITY OF OTHELLO REQUIREMENTS.
- (34) APPROXIMATE MAILBOX CLUSTER LOCATION. DEVELOPER TO CONFIRM FINAL LOCATION WITH POST MASTER.

STATION OFFSET NOTES

1. SEWER MANHOLE: OFFSET TO CENTER OF MANHOLE
2. SEWER SERVICE: OFFSET TO END OF SERVICE
3. SEWER CLEAN-OUT: OFFSET TO CENTER OF ACTUAL
4. WATER IRRIGATION METER: FACE OF WATER METER (1' OFF 36W)
5. DI WATER FITTINGS: OFFSET TO CENTER OF DI FITTING
6. FIRE HYDRANT ASSEMBLY: OFFSET TO CENTER OF ACTUAL
7. DRYWELL: OFFSET TO CENTER OF ACTUAL
8. CATCH BASIN: OFFSET/LEVEL TO TRC AT CATCH BASIN
9. DRIVEWAY: CENTER OF APPROACH STA PROVIDED

POTABLE/NON-POTABLE CROSSING

THE CONTRACTOR SHALL SLEEVE ALL POTABLE/NON-POTABLE WATER PIPE CROSSINGS THAT DO NOT MEET CITY OF OTHELLO SPACING REQUIREMENTS, BEING 10' HORIZONTAL, AND 18" VERTICAL, OUTSIDE OF PIPE TO OUTSIDE OF PIPE. THIS SHALL INCLUDE SERVICE LINE CROSSINGS AT MAIN LINE PIPES.



McARTHUR ENGINEERING
PO BOX 248, POST FALLS, ID 83857

0 20 40

SAND HILL ESTATES VII
INFRASTRUCTURE PLANS
CITY OF OTHELLO, WASHINGTON

Know what's below.
Call before you dig.

DATE: 08/05/2024
PROJECT: ME2024-024
SHEET: C4.3

CONSTRUCTION NOTES:

- (1) 48" SEWER MANHOLE PER CITY OF OTHELLO STANDARD DETAIL C-1.
- (2) SANITARY SEWER CLEAN-OUT PER CITY OF OTHELLO REQUIREMENTS.
- (3) 8" SDR35 PVC SEWER MAIN PER MANUFACTURERS SPECIFICATIONS, CITY OF OTHELLO REQUIREMENTS, AND TRENCHING DETAIL A-19.
- (4) 4" SDR35 PVC SEWER SERVICE PER CITY OF OTHELLO STANDARD DETAILS C-2/A-19. SEWER INVERT SHALL TERMINATE AT 5.0' BELOW FINISH GROUND.
- (5) WET-TAP WATER MAIN CONNECTION PER CITY OF OTHELLO STANDARD DETAIL B-11.
- (6) 12" C900 PVC WATER MAIN PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAIL A-19.
- (7) 8" C900 PVC WATER MAIN PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAIL A-19.
- (8) 12"x12"x12" DI TEE PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO THURST BLOKING STANDARD DETAIL B-9.
- (9) 12"x12" DI 45° BEND PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO THURST BLOKING STANDARD DETAIL B-9.
- (10) 12"x8" DI REDUCER PER MANUFACTURERS SPECIFICATIONS.
- (11) 12" RSOV AND VALVE BOX PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAILS B-9/B-13.
- (12) 8" RSOV AND VALVE BOX PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAILS B-9/B-13.
- (13) FIRE HYDRANT PER CITY OF OTHELLO STANDARD DETAILS B-6/B-9.
- (14) 1" WATER SERVICE AND METER SETTER PER CITY OF OTHELLO STANDARD DETAIL B-7. CONTRACTOR SHALL EXTEND SERVICE CONNECTION LINE BEYOND UTILITY EASEMENT.
- (15) WATER SAMPLING STATION PER CITY OF OTHELLO STANDARD DETAIL B-12.
- (16) BLOW-OFF ASSEMBLY PER CITY OF OTHELLO STANDARD DETAIL B-14.
- (17) PRECAST TYPE B CONCRETE DRYWELL PER CITY OF OTHELLO STANDARD DETAIL A-16.
- (18) TYPE 1 CATCH BASIN PER CITY OF OTHELLO STANDARD DETAIL A-17.
- (19) 10" SDR35 STORM PIPE PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO REQUIREMENTS, AND CITY OF OTHELLO STANDARD DETAIL A-19. MINIMUM S=0.017/171.
- (20) DRAINAGE CURB INLET (2" THROAT AT CURB FLOW LINE AND 1" TRANSITION FROM FULL REVEAL EACH SIDE) WITH 2"x2" CONCRETE APRON (4" THICK/4" CRUSHED BASE) PER CITY OF OTHELLO REQUIREMENTS, AND 3" RIP RAP MATERIAL AT BASE OF APRON (2"x2"x6" DI) TO PREVENT SCOUR IN NATIVE MATERIAL.
- (21) 6" C900 PVC NON-POTABLE IRRIGATION WATER PER CITY OF OTHELLO STANDARDS AND REQUIREMENTS, AND CITY OF OTHELLO STANDARD DETAIL A-19. CONTRACTOR TO VERIFY NON-POTABLE VALVE AND SERVICE LOCATIONS WITH CITY PRIOR TO INSTALL.
- (22) NON-POTABLE IRRIGATION SERVICE PER CITY OF OTHELLO STANDARD DRAWING NP-1.
- (23) NON-POTABLE DISTRIBUTION DRAIN PER CITY OF OTHELLO STANDARD DRAWING NP-2.
- (24) 6"x6"x6" DI TEE (NON-POTABLE) PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO REQUIREMENTS. EACH TO BE FITTED WITH TWO (2) 4" RSOV CONTROL VALVES AND VALVE CAN RISERS PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO STANDARD DETAIL B-9/B-13.
- (25) 6"x6"x6" DI 90° BEND (NON-POTABLE) PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO REQUIREMENTS. EACH TO BE FITTED WITH TWO (2) 4" RSOV CONTROL VALVES AND VALVE CAN RISERS PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO STANDARD DETAIL B-9/B-13.
- (26) 22" WIDE (THROAT WIDTH) CONCRETE DRIVEWAY APPROACH PER CITY OF OTHELLO STANDARD DETAIL A-5.

NOTE: CONTRACTOR TO VERIFY DRIVEWAY WIDTHS WITH THE DEVELOPER, AND CONFORM CONSTRUCTION STAKING PRIOR TO PLACING CONCRETE.

- (27) PEDESTRIAN RAMP PER CITY OF OTHELLO STANDARD DETAIL A-6.

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CROSSROADS, AND PEDESTRIAN RAMP GRADES ARE ADA COMPLIANT PRIOR TO THE PLACEMENT OF CURB, AND THE CONSTRUCTION OF THE PEDESTRIAN RAMP AND SIDEWALKS.

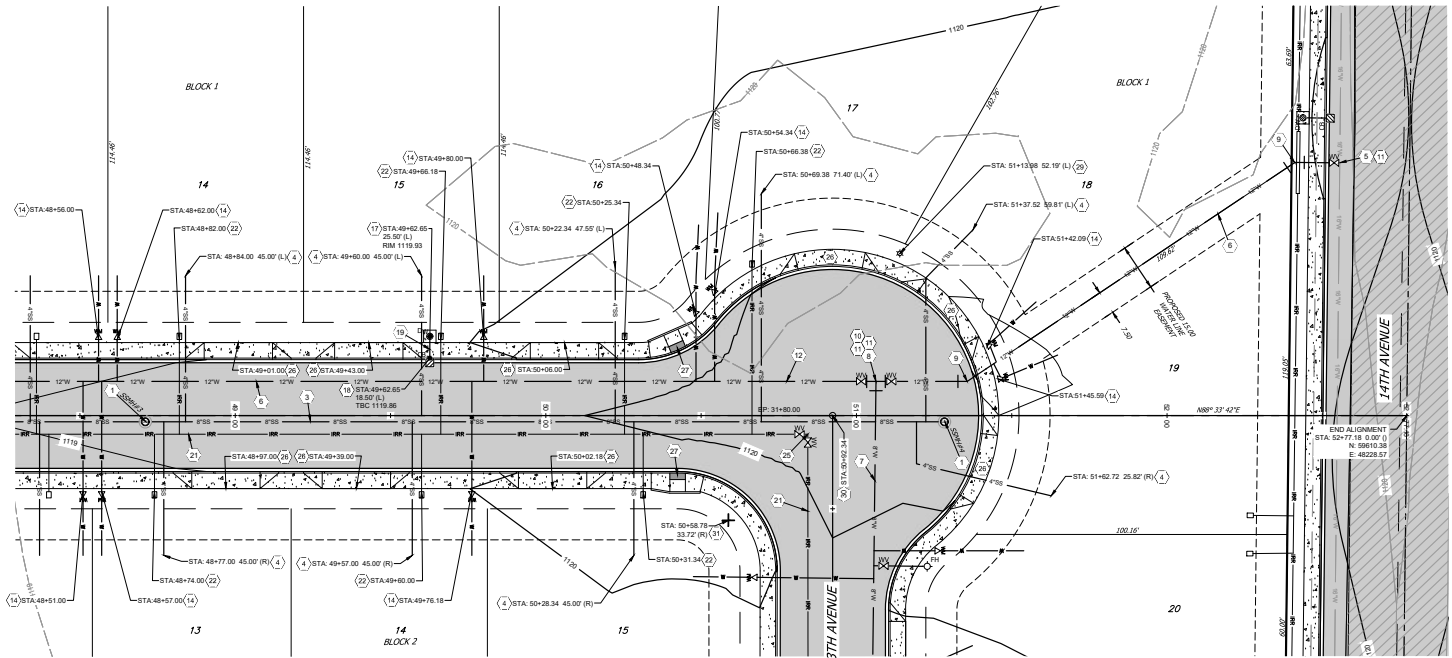
- (28) TEMPORARY BARRICADE PER CITY OF OTHELLO STANDARD DETAIL A-8.
- (29) STREET LIGHTING PER CITY OF OTHELLO/UTILITY PROVIDER REQUIREMENTS.
- (30) CENTERLINE MONUMENT PER CITY OF OTHELLO STANDARD DETAIL A-7.
- (31) STREET NAME SIGNAGE (PUBLIC) PER CITY OF OTHELLO STANDARD DETAIL A-20.
- (32) 4" YELLOW SKIP STRIPING PER MUTCD AND CITY OF OTHELLO REQUIREMENTS.
- (33) 4" WHITE SOLID STRIPING PER MUTCD AND CITY OF OTHELLO REQUIREMENTS.
- (34) APPROXIMATE MAILBOX CLUSTER LOCATION. DEVELOPER TO CONFIRM FINAL LOCATION WITH POST MASTER.

STATION/OFFSET NOTES

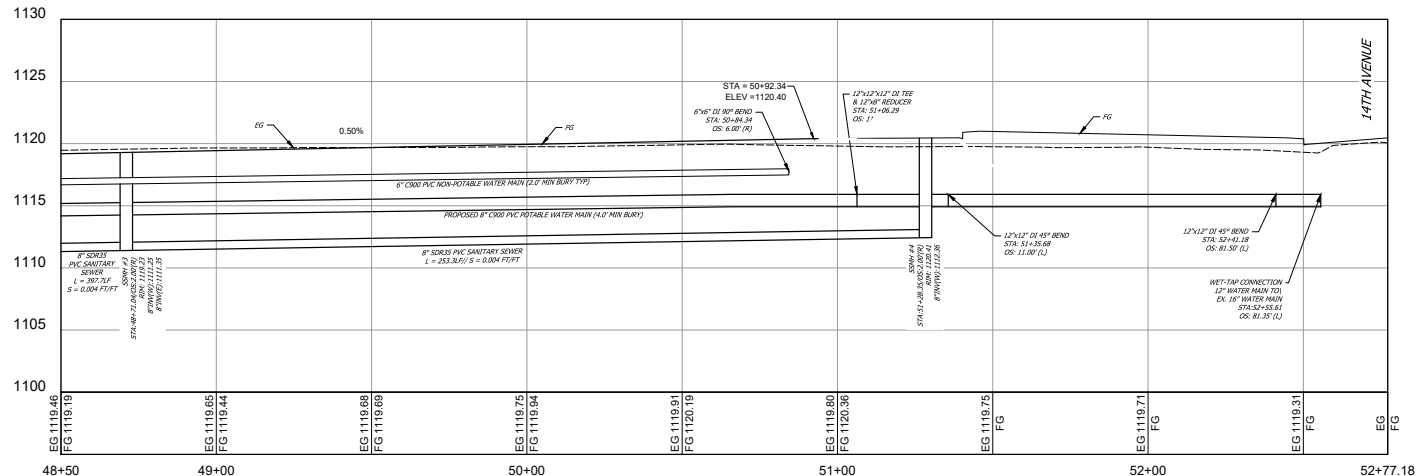
1. SEWER MANHOLE: OFFSET TO CENTER OF MANHOLE
2. SEWER SERVICE: OFFSET TO END OF SERVICE
3. SEWER CLEAN-OUT: OFFSET TO CENTER OF ACTUAL
4. WATER/IRRIGATION METER: FACE OF WATER METER (1" OFF TBW)
5. DI WATER FITTINGS: OFFSET TO CENTER OF DI FITTING
6. FIRE HYDRANT ASSEMBLY: OFFSET TO CENTER OF ACTUAL
7. DRYWELL: OFFSET TO CENTER OF ACTUAL
8. CATCH BASIN: OFFSET/ELEV TO TBC AT CATCH BASIN
9. DRIVEWAY: OFFSET/TO TBC AT CATCH BASIN

POTABLE/NON-POTABLE CROSSING

THE CONTRACTOR SHALL SLEEVE ALL POTABLE/NON-POTABLE WATER PIPE CROSSINGS THAT DO NOT MEET CITY OF OTHELLO SPACING REQUIREMENTS, BEING 10' HORIZONTAL, AND 18" VERTICAL, OUTSIDE OF PIPE TO OUTSIDE OF PIPE. THIS SHALL INCLUDE SERVICE LINE CROSSINGS AT MAIN LINE PIPES.



HOOD STREET PLAN
STA: 48+50 - 52+77.18



HOOD STREET PROFILE
STA: 48+50 - 52+77.18

Sand Hill Estates #7 Exhibit 6

M'ARTHUR
ENGINEERING
PO BOX 2418, POST FALLS, ID 83857



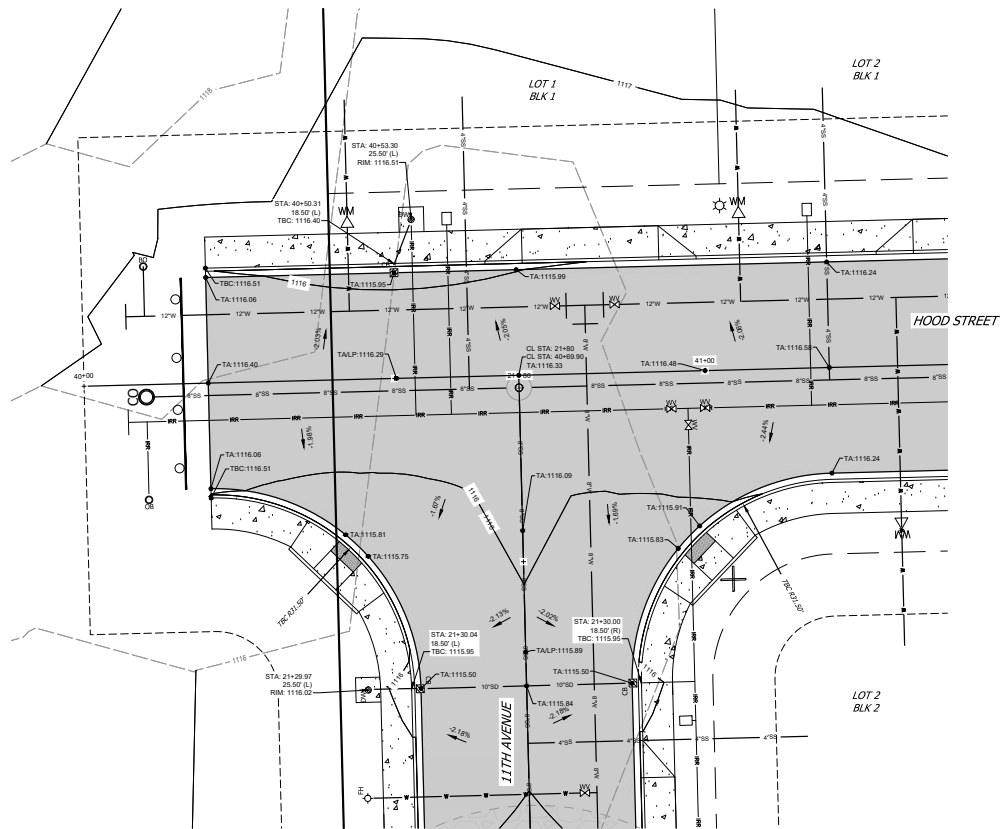
SAND HILL ESTATES VII
INFRASTRUCTURE PLANS
CITY OF OTHELLO, WASHINGTON



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HOOD STREET
PLAN & PROFILE

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C4.4
PROJECT #
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11TH AVENUE & HOOD STREET-INTERSECTION PLAN

Sand Hill Estates #7 Exhibit 6

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**M^cARTHUR
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