

GENERAL NOTES:

1. All work in city right-of-way requires a permit from the City of McCleary. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at City Hall to be attended by all major contractors, representatives of involved utilities, and the City of McCleary. Contact the engineering division to schedule the meeting (360-495-3667). The contractor is responsible to have their set of plans at the meeting.
2. After completion of all items shown on these plans and before acceptance of the project, the contractor shall obtain a "punch list" prepared by the city's inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water system and provision of sanitary sewer service.
3. All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of McCleary City Standards for Public Works Engineering and Construction (hereinafter referred to as the "City Standards").
4. A copy of these approved plans and applicable city developer specifications and details shall be on site during construction.
5. Any revisions made to these plans must be reviewed and approved by the developer's engineer and the City prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.
6. The contractor shall have all utilities verified on the ground prior to any construction. Call (1-800-424-5555) at least 48 hours in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
8. Locations of existing utilities are approximate. It shall be the contractor's responsibility to determine the true elevations and locations of hidden utilities. All visible items shall be the engineer's responsibility.
9. The contractor shall install, replace, or relocate all signs, as shown on the plans or as affected by construction, per City Standard Nos. 112.1 and 112.2.
10. Power, street light, cable, and telephone lines shall be in a trench located within a 10-foot utility easement adjacent to public right-of-way. Right-of-way crossings shall have a minimum horizontal separation from other utilities (sewer, water, storm) of 5 feet.
11. All construction surveying for extensions of public facilities shall be done under the direction of a Washington State licensed land surveyor or a Washington State licensed professional civil engineer.
12. During construction, all public streets adjacent to this project shall be kept clean of all material deposits resulting from on-site construction, and existing structures shall be protected as directed by the City.
13. Certified as-built drawings are required prior to project acceptance.
14. A NPDES Stormwater General Permit may be required by the Department of Ecology for this project. For information contact the Department of Ecology at (360)407-6300.
15. Any disturbance or damage to Critical Areas and associated buffers, or significant trees for preservation and protection shall be mitigated in accordance with a Mitigation Plan reviewed and approved by the City's Planning Division. Preparation and implementation of the Mitigation Plan shall be at the developer's expense.

GRADING, EROSION AND SEDIMENTATION CONTROL NOTES:

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6. The contractor shall have all utilities verified on the ground prior to any construction. Call (1-800-424-5555) at least 48 hours in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
7. All limits of clearing and areas of vegetation preservation as prescribed on the plans shall be clearly flagged in the field and observed during construction.
8. All required sedimentation and erosion control facilities must be constructed and in operation prior to any land clearing and/or other construction to ensure that sediment laden water does not enter the natural drainage system. The contractor shall schedule an inspection of the erosion control facilities PRIOR to any land clearing and/or other construction. All erosion and sediment facilities shall be maintained in a satisfactory condition as determined by the City, until such time that clearing and/or construction is completed and the potential for on-site erosion has passed. The implementation, maintenance, replacement, and additions to the erosion and sedimentation control systems shall be the responsibility of the permittee.
9. The erosion and sedimentation control system facilities depicted on these plans are intended to be minimum requirements to meet anticipated site conditions. As construction progresses and unexpected or seasonal conditions dictate, facilities will be necessary to ensure complete siltation control on the site. During the course of construction, it shall be the obligation and responsibility of the permittee to address any new conditions that may be created by his activities and to provide additional facilities, over and above the minimum requirements, as may be needed to protect adjacent properties, sensitive areas, natural water courses, and/or storm drainage systems.
10. Approval of these plans is for grading, temporary drainage, erosion and sedimentation control only. It does not constitute an approval of permanent storm drainage design, size or location of pipes, restrictors, channels, or retention facilities.
11. Any disturbed area which has been stripped of vegetation and where no further work is anticipated for a period of 30 days or more, must be immediately stabilized with mulching, grass planting, or other approved erosion control treatment applicable to the time of year in question. Grass seeding alone will be acceptable only during the months of April through September inclusive. Seeding may proceed outside the specified time period whenever it is in the interest of the permittee but must be augmented with mulching, netting, or other treatment approved by the City.
12. In case erosion or sedimentation occurs to adjacent properties, all construction work within the development that will further aggravate the situation must cease, and the owner/contractor will immediately commence restoration methods. Restoration activity will continue until such time as the affected property owner is satisfied.
13. No temporary or permanent stockpiling of materials or equipment shall occur within critical areas or associated buffers, or the critical root zone for vegetation proposed for retention.

ROADWAY NOTES:

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6. The contractor shall have all utilities verified on the ground prior to any construction. Call (1-800-424-5555) at least 48 hours in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
7. Any structure and/or obstruction which requires removal or relocation relating to this project, shall be done so at the developer's expense.
8. Monuments shall be installed at all street intersections, at angle points, and points of curvature in each street. All boundary monuments must be installed according to the Washington State subdivision laws.
9. Curb and gutter installation shall conform to City Standard No. 111.4.
10. Sidewalks and driveways shall be installed as lots are built on. Sidewalks shall conform to City Standard Nos. 111.1 and 111.2. Driveways shall conform to City Standard Nos. 111.7 to 111.11. If asphalt is damaged during replacement of curb and gutter, the repair shall conform to City Standard No. 111.5.
11. The surrounding ground (5 feet beyond the base) for all power transformers, telephone/TV pedestals, and street light main disconnects shall be graded to a positive 2 percent slope from top of curb.
12. Signage and traffic control devices are safety items and shall be installed prior to issuance of any certificate of occupancy. However, in larger developments, exact locations of stop and yield signs may need to be determined after full buildout when traffic patterns have been established. In this case, contractor shall provide indicated "City-placed" signs, signposts, and brackets to the City's sign specialist (253-841-5471) for later installation by the City. All signage shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).
13. Prior to any sign or striping installation or removal the Contractor shall contact the City's sign specialist (253) 841-5471 to arrange for an on-site meeting to discuss placement and uniformity.
14. New or revised stop signs, or yield signs shall be advance warned using the procedure outlined in the M.U.T.C.D. Advance warning signs and flags shall be maintained y installer for 30 days and then removed.

SANITARY SEWER NOTES:

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6. The contractor shall have all utilities verified on the ground prior to any construction. Call (1-800-424-5555) at least 48 hours in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
7. Any structure and/or obstruction which requires removal or relocation relating to this project, shall be done so at the developer's expense.
8. Minimum grade on all 4 inch residential side sewers shall be 2 percent and 6 inch commercial side sewers shall be 1 percent; maximum shall be 8 percent.
9. Side sewers shall be installed in accordance with City Standard Nos. 405.1, 405.2, 405.3 and 405.4. Side sewer installation work shall be done in accordance with the Washington Industrial Safety and Health Act (WISHA).
10. All sewer pipe shall be PVC sewer pipe conforming to ASTM D-3034, SDR35 for pipe sizes 15-inch and smaller and ASTM F679 for pipe sizes 18- to 27-inch, or ductile iron pipe Class 51 or greater, unless otherwise noted. Trenching, bedding, and backfill shall be in accordance with City Standard No. 503. Minimum cover on PVC pipe shall be 3.0 feet. Minimum cover on ductile iron pipe shall be 1.0 foot.
11. Sanitary sewer manhole frames and covers shall conform to City Standard Nos. 504.1 and 504.2. Covers shall be marked "SEWER," with 2-inch raised letters. Minimum weight of the frame shall be 210 pounds. Minimum weight of the cover shall be 150 pounds.
12. Sanitary sewer manholes shall conform to City Standard Nos. 401, 402.1, 402.2 and 403. All manholes shall be channeled for future lines as specified on these plans. Manhole steps and ladder shall conform to Standard No. 505.
13. Sanitary sewer pipe and side sewers shall be 10 feet away from building foundations and/or roof lines.
14. No side sewers shall be connected to any house or building until all manholes are adjusted to the finished grade of the completed asphalt roadway and the asphalt patch and seal around the ring are accepted.
15. All public sanitary sewer mains shall be television inspected prior to acceptance by the City. A copy of the tape shall be provided to the City.
16. After all other utilities are installed and prior to asphalt work, all sanitary pipes shall pass a low pressure air test in accordance with Section 7-17 of the Standard Specifications. Products used to seal the inside of the pipe are not to be used to obtain the air test.
17. For commercial developments in which sources of grease and/or oils may be introduced to the city sanitary sewer system, a City-approved grease interceptor shall be installed downstream from the source.
18. All sanitary sewer mains shall be mandrelled.

STORMWATER NOTES:

1. All work in city right-of-way requires a permit from the City of McCleary. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Center to be attended by all major contractors, representatives of involved utilities and the City of McCleary. Contact the engineering division at the City of McCleary to schedule the meeting (360-495-3667). The contractor is responsible to have their set of plans at the meeting.
2. After completion of all items shown on these plans and before acceptance of the project, the contractor shall obtain a “punch list” prepared by the city’s inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water system and provision of sanitary sewer service.
3. All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the “Standard Specifications”), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of McCleary City Standards for Public Works Engineering and Construction (hereinafter referred to as the “City Standards”).
4. A copy of these approved plans and applicable city developer specifications and details shall be on site during construction.
5. Any revisions made to these plans must be reviewed and approved by the developer's engineer and the city engineer prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.
6. The contractor shall have all utilities verified on the ground prior to any construction. Call (1-800-424-5555) at least 48 hours in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
7. Any structure and/or obstruction which requires removal or relocation relating to this project, shall be done so at the developer's expense.
8. During construction, all existing and newly installed drainage structures shall be protected from sediments.
9. All storm manholes shall conform to City Standard No. 201. Flow control manhole/oil water separator shall conform to City Standard No. 205.
10. Manhole ring and cover shall conform to City Standard No. 504.1. The cover shall be marked with “storm” or “drain” in 2-inch raised letters. Minimum weight of the frame shall be 210 pounds. Minimum weight of the cover shall be 150 pounds.
11. Catch basins Type I shall conform to City Standard No. 202 and shall be used only for depths less than 5 feet from top of the grate to the invert of the storm pipe.
12. Catch basins Type II shall conform to City Standard No. 203 and shall be used for depths greater than 5 feet from top of the grate to the invert of the storm pipe.
13. Cast iron or ductile iron frame and grate shall conform to City Standard No. 204. Grate shall be marked with “drains to stream.” Solid catch basin lids (square unless noted as round) shall conform to WSDOT Standard Plan B-2 (Olympic Foundry No. SM60 or equal). Vaned grates shall conform to WSDOT Standard Plan B-2a (Olympic Foundry No. SM60V or equal).
14. Stormwater pipe shall be only PVC, concrete, or ductile iron pipe.
 - a. The use of any other type shall be reviewed and approved by the city engineer prior to installation.
 - b. PVC pipe shall be per ASTM D3034, SDR 35 for pipe size 15-inch and smaller and F679 for pipe sizes 18- to 27-inch. Minimum cover on PVC pipe shall be 3.0 feet.
 - c. Concrete pipe shall conform to the WSDOT Standard Specifications for concrete underdrain pipe. Minimum cover on concrete pipe shall not less than 3.0 feet.
 - d. Ductile iron pipe shall be Class 50, conforming to AWWA C151. Minimum cover on ductile iron pipe shall be 1.0 foot.

15. Trenching, bedding, and backfill for pipe shall conform to City Standard No. 503.
16. Storm pipe shall be a minimum of 10 feet away from building foundations and/or roof lines.
17. All storm drain mains shall be television inspected prior to final acceptance by the City. A copy of the tape shall be provided to the City.
18. After all other utilities are installed and prior to asphalt work, all storm pipe shall pass a low pressure air test in accordance with Section 7-04.3(4)d of the Standard Specifications. Products used to seal the inside of the pipe are not to be used to obtain the air test.
19. All storm drain mains shall be mandrelled.
20. All temporary sedimentation and erosion control measures, and protective measures for critical areas and significant trees shall be installed prior to initiating and construction activities.

WATER SYSTEM NOTES:

1. All work in city right-of-way requires a permit from the City of McCleary. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Center to be attended by all major contractors, representatives of involved utilities, and the City of McCleary. Contact the engineering division to schedule the meeting (360-495-3667). The contractor is responsible to have their set of plans at the meeting.
2. After completion of all items shown on these plans and before acceptance of the project, the contractor shall obtain a "punch list" prepared by the city's inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water system and provision of sanitary sewer service.
3. All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of McCleary City Standards for Public Works Engineering and Construction (hereinafter referred to as the "City Standards"), or as directed by Fruitland Mutual Water Company when served by Fruitland.
4. A copy of these approved plans and applicable city developer specifications and details shall be on site during construction.
5. Any revisions made to these plans must be reviewed and approved by the developer's engineer and the city engineer, and the Fruitland Mutual Water Manager when served by Fruitland, prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.
6. The contractor shall have all utilities verified on the ground prior to any construction. Call (1-800-424-5555) at least 48 hours in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
7. Any structure and/or obstruction which requires removal or relocation relating to this project shall be done so at the developer's expense.
8. Biological test samples will be taken by the City (or Fruitland Water when served by Fruitland) and paid for by the contractor.
9. Water mains shall have a minimum cover of 42 inches in improved right-of-way and a minimum of 48 inches in unimproved right-of-way and easements.
10. Pipe for water mains shall be ductile iron conforming to Section 7-09 of the Standard Specifications and as of July 1, 1993, shall be thickness Class 52 or greater, with tyton or approved equal joints. Pipe shall be cement lined in accordance with A.S.A. Specification A 21.4-1964.
11. Connections to existing water mains shall be wet taps through a tapping 'tee' and tapping valve and shall be made by a City-approved contractor. The tapping sleeve shall be epoxy coated or ductile iron. Stainless sleeves shall only be used on AC pipe. The City (or Fruitland Water when served by Fruitland) shall approve the time and location for these connections.
12. All water mains and appurtenances shall be hydrostatically tested at 200 psi in accordance with Section 7-11.3(11) of the Standard Specifications.
13. Fire hydrants shall be installed conforming to City Standard No. 303.
14. Valve marker posts shall be installed where valve boxes are hidden from view or in unpaved areas. The installation shall conform to City Standard No. 312.
15. Resilient seated wedge gate valves shall be used for 8-inch mains and smaller. Butterfly valves shall be used for mains greater than 8 inches.
16. Pipe fitting for water mains shall be ductile iron and shall be mechanical joint conforming to AWWA Specification C111-72.
17. Water main pipe and service connections shall be 10 feet away from building foundations and/or roof lines.
18. Where a water main crosses the Northwest Gas pipeline, the water line shall be cased with PVC pipe a minimum of 10 feet beyond each side of the gas line easement. Contact Northwest Gas before the crossing is made.
19. Trenching, bedding, and backfill for water mains shall be in accordance with City Standard No. 503.
20. All commercial developments, irrigation systems, and multi-family water service connections shall be protected by a double check valve assembly or a reduced pressure backflow assembly as directed by the City (or Fruitland Water when served by Fruitland) conforming to City Standard Nos. 313 through 315.