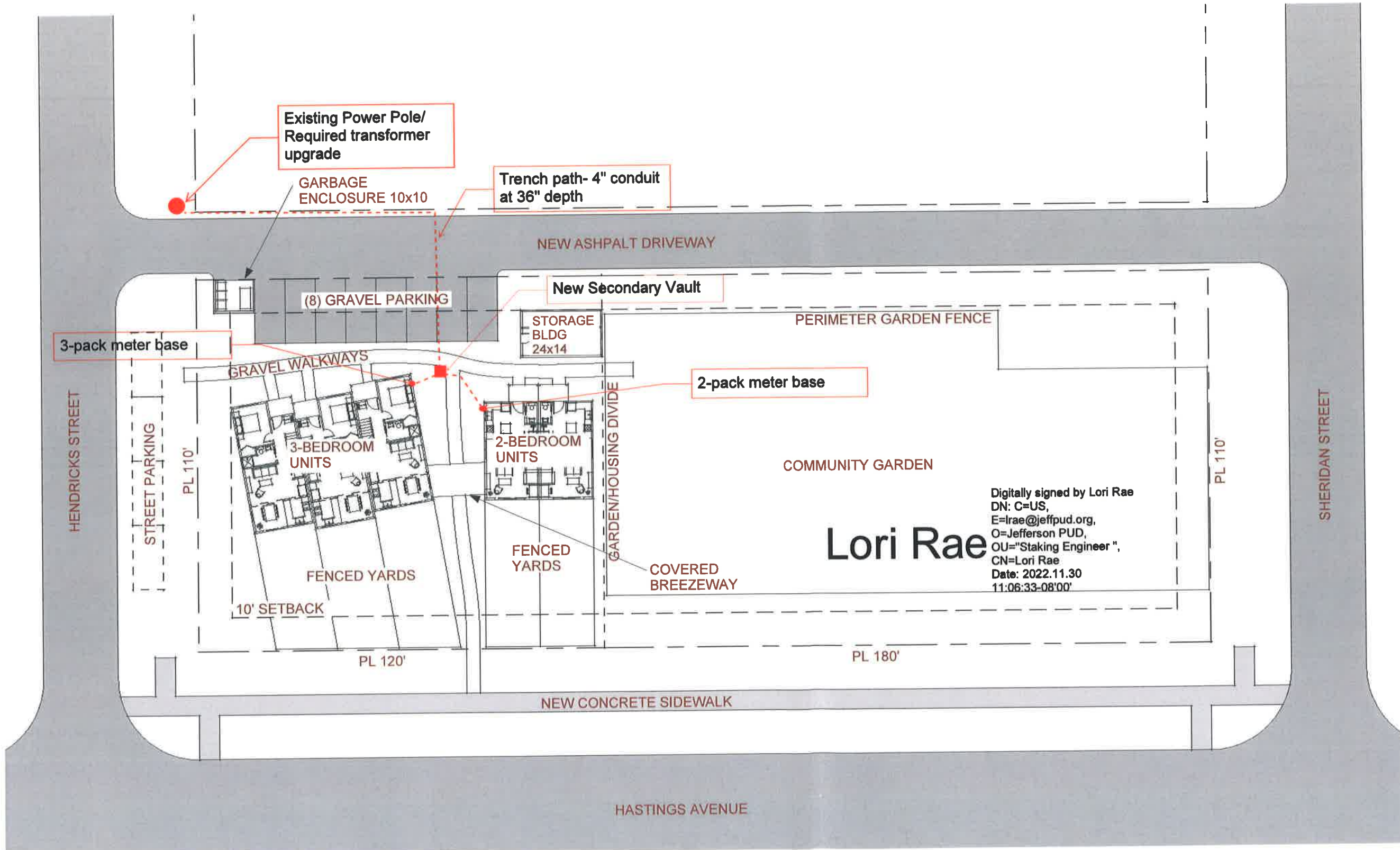


DUNDEE HILL
CONDOMINIUMS

PRELIMINARY DESIGN
DRAWINGS

PREPARED FOR:
OLYMPIC HOUSING TRUST

DATE: 11-15-2022



Digitally signed by Lori Rae
DN: C=US,
E=lrae@jeffpud.org,
O=Jefferson PUD,
OU="Staking Engineer",
CN=Lori Rae
Date: 2022.11.30
11:06:33-08'00'

Lori Rae



SITE PLAN
SCALE: 1"=30'

Dundee Hill Condominiums Civil Plans

Sheet 1 of 4. Site Layout

Proposed Water & Sanitary Side Services, Electrical Conduits, Driveway Aprons and Stormwater Management Features

Jefferson County Parcel 957901203
 Hasting's Third Addition, Block 12, Lots 6 - 10
 Total Land Area: 33,000 SF (0.76 Acres)

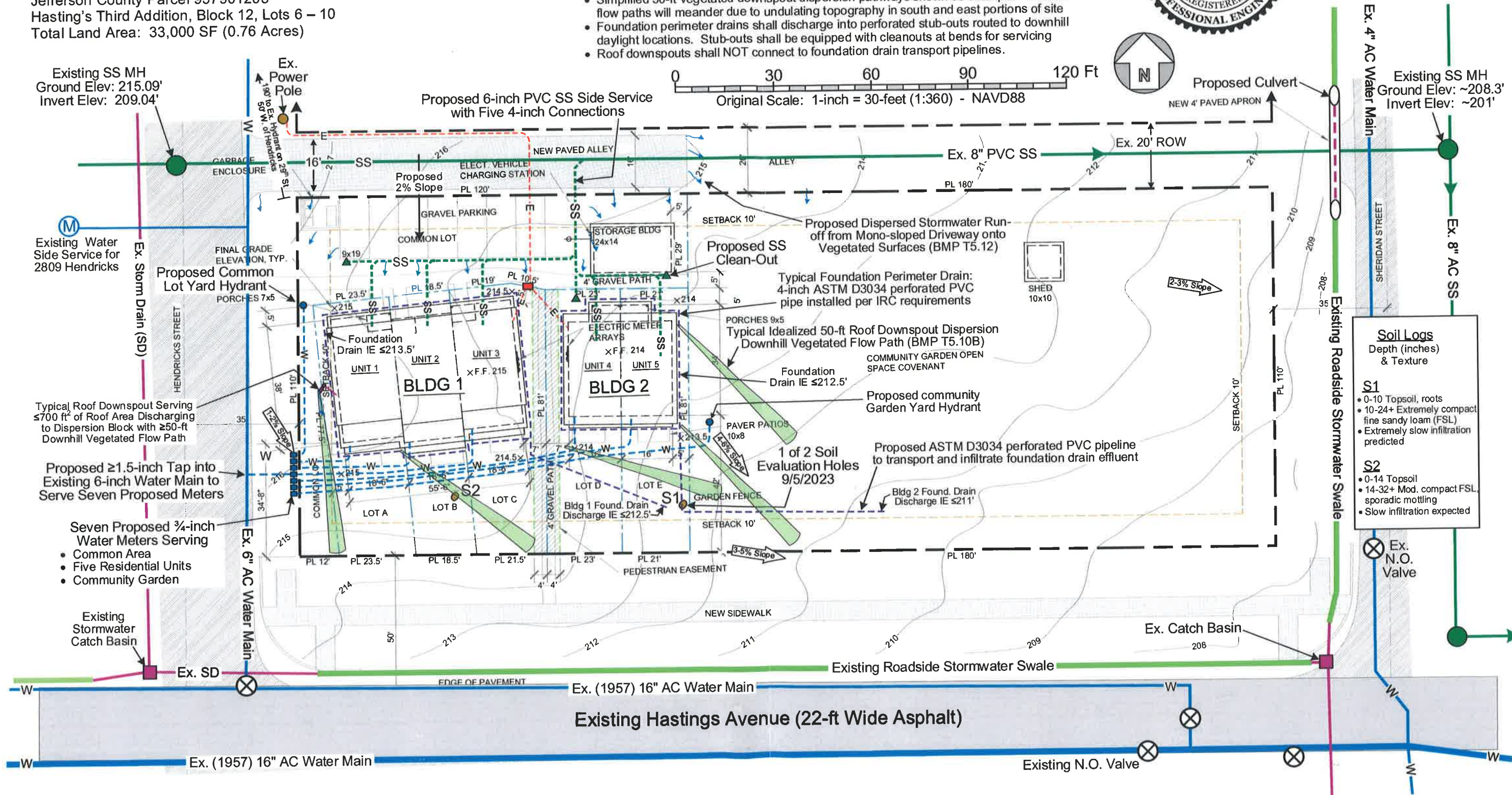
Stormwater Management Notes:

- Proposed impervious coverage <20%
- Site soils not suitable for significant in-situ stormwater infiltration
- Ample vegetated surfaces and favorable topography provide excellent surface dispersion options
- At least one (≥ 1) downspout required for each 700 ft² of contributing roof area
- \geq Four (≥ 4) roof downspouts for Building 1; \geq Two (≥ 2) downspouts for Building 2
- Simplified 50-ft vegetated downspout dispersion pathways shown as examples. Actual flow paths will meander due to undulating topography in south and east portions of site
- Foundation perimeter drains shall discharge into perforated stub-outs routed to downhill daylight locations. Stub-outs shall be equipped with cleanouts at bends for servicing
- Roof downspouts shall NOT connect to foundation drain transport pipelines.



Drawn By:
 Everett A. Sorensen, P.E.
 Evergreen Engineering Services
 715 Grant St; Port Townsend, WA 98368
 ev_sorensen@hotmail.com
 360-821-9960
 September 13, 2023

Background Imagery by Terrapin
 Architecture, 9-5-2023

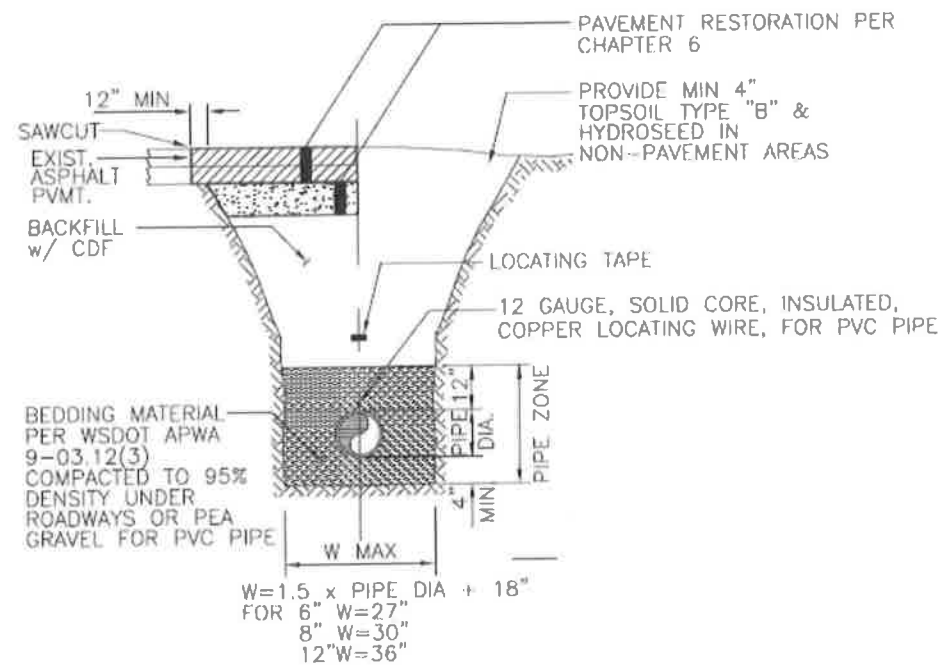


Soil Logs	
Depth (inches) & Texture	
S1	<ul style="list-style-type: none"> 0-10 Topsoil, roots 10-24+ Extremely compact fine sandy loam (FSL) Extremely slow infiltration predicted
S2	<ul style="list-style-type: none"> 0-14 Topsoil 14-32+ Mod. compact FSL, sporadic mottling Slow infiltration expected



City of Port Townsend - Public Works Department
Standard Detail

TRENCH SECTION



PEA GRAVEL SHALL BE FREE FROM ORGANIC MATTER MEET:

U.S. STD. SEIVE SIZE	%PASSING
3/4"	100
3/8"	95-100
#8	0-10
#200	0-3

Date: April 1997

Approved By:

File: E:\eng_std\standard\san_sew

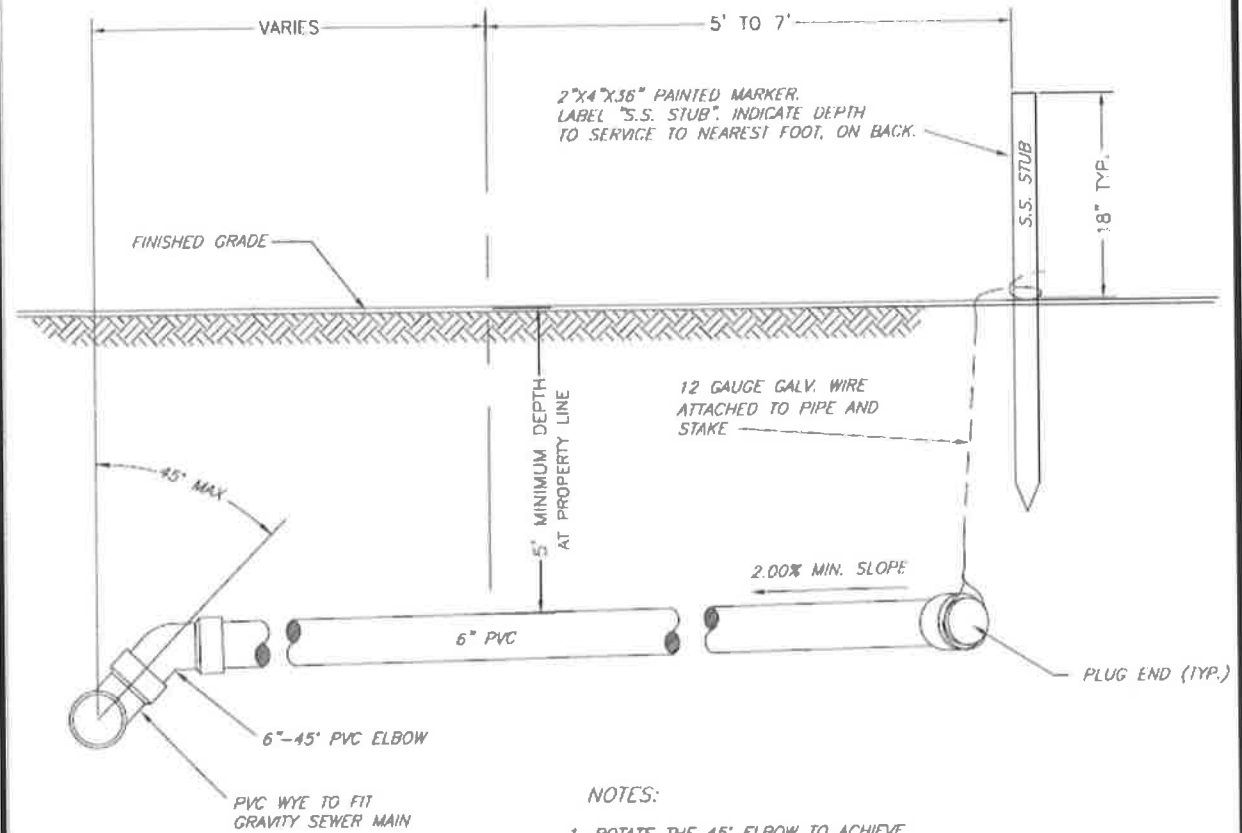
No.	Date	Revision	By	Apvd

Trench Section
and Pavement Restoration

Detail: SS-2A



City of Port Townsend - Public Works Department
Standard Detail



NOTES:

1. ROTATE THE 45° ELBOW TO ACHIEVE THE PROPER ANGLE TO REACH THE PROPERTY LINE WITH 5' OF COVER; THE MINIMUM ALLOWABLE SLOPE IS 2%.
2. 3' MINIMUM TO ADJOINING LOT LINE
3. SERVICE TO SINGLE RESIDENCE MAY BE REDUCED TO 4" BEYOND PLUG.

ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH CURRENT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, AMERICAN PUBLIC WORKS ASSOCIATION.

Date: April 1997

Approved By:

File: E:\eng_std\standard\san_sew

No.	Date	Revision	By	Apvd

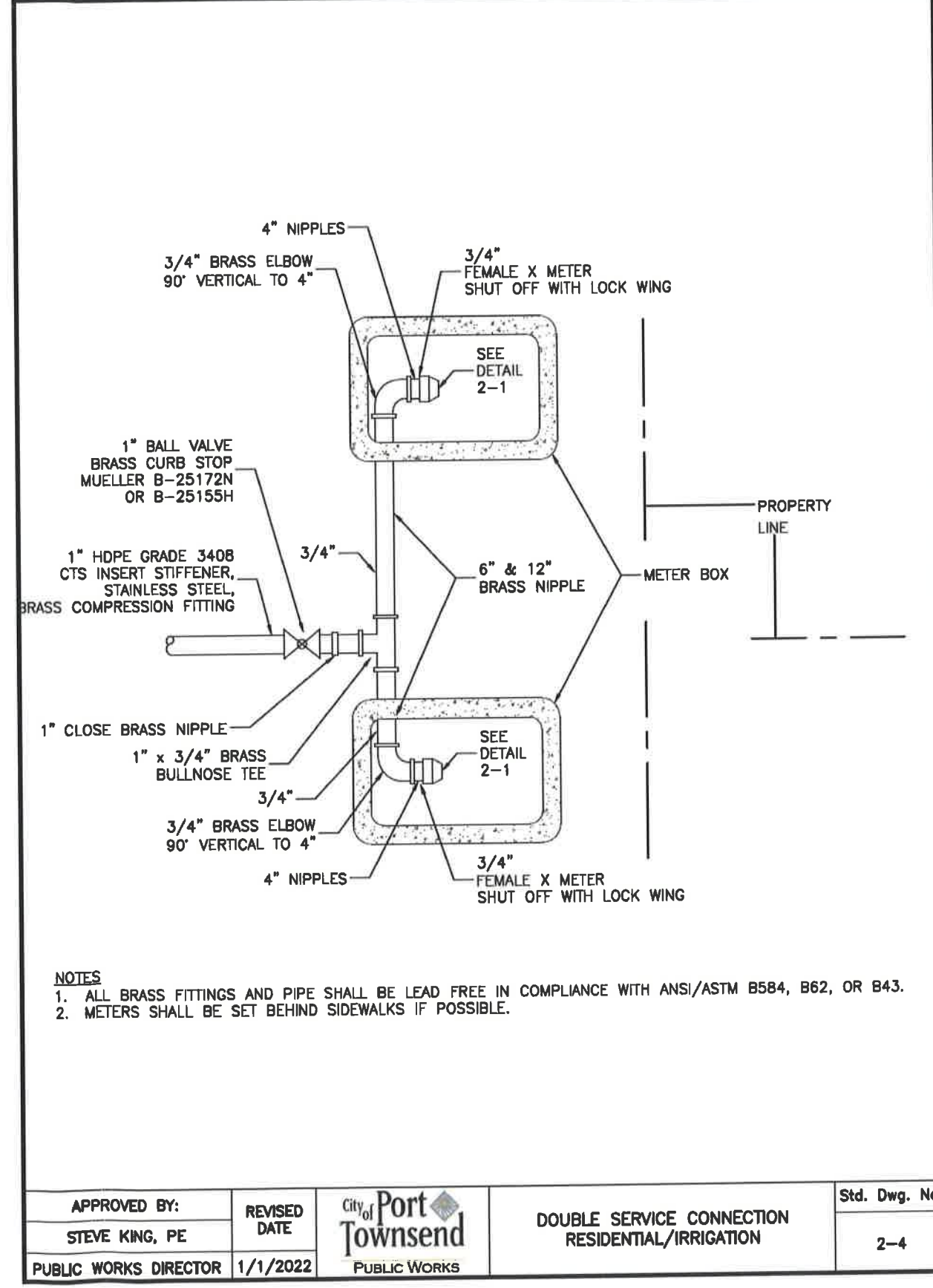
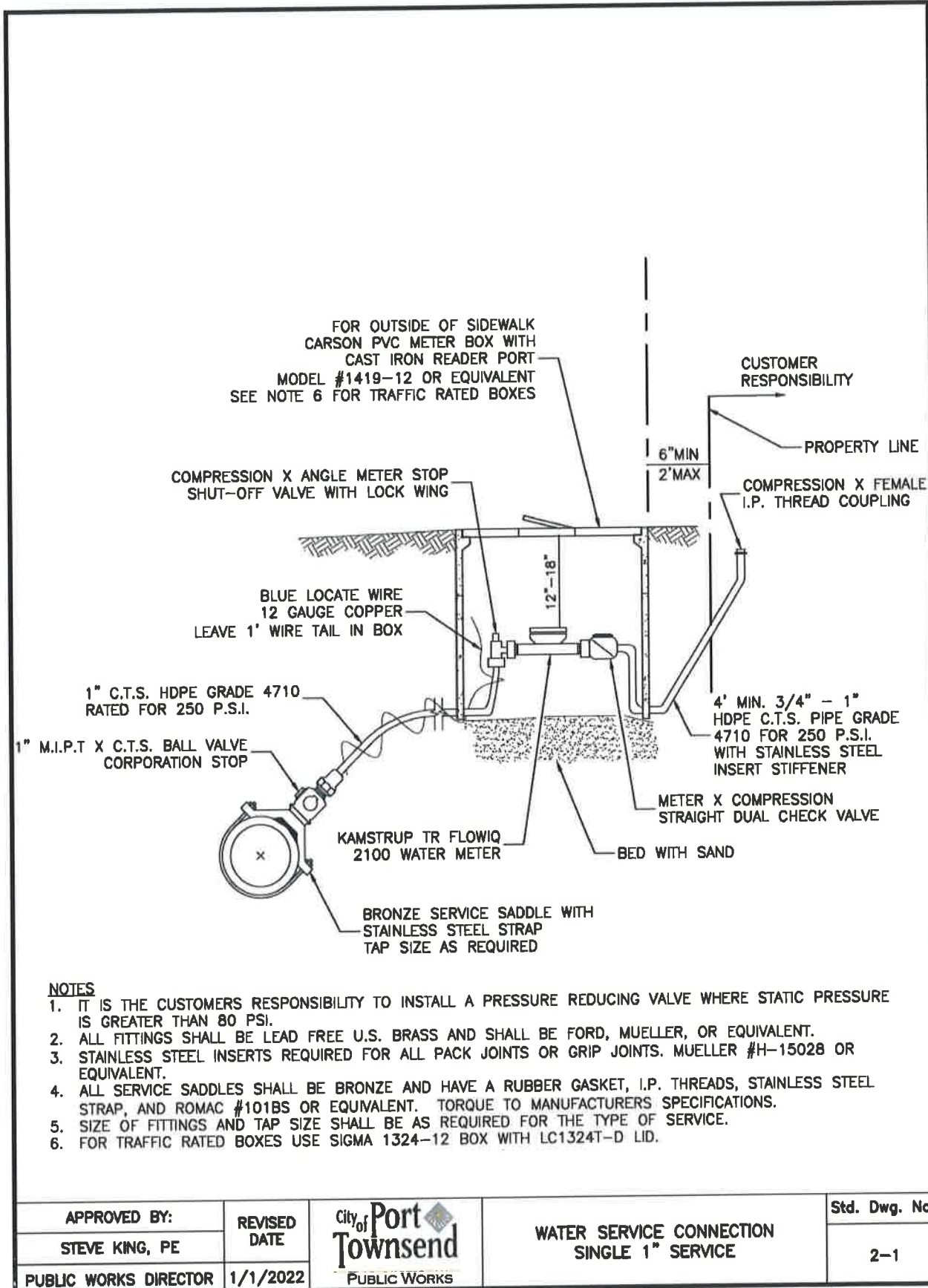
Single
Sewer Service

Detail: SS-1A

Sheet 2 of 4. Port Townsend
Public Works Standard Details
Sanitary Side Sewer
& Utility Trench Section

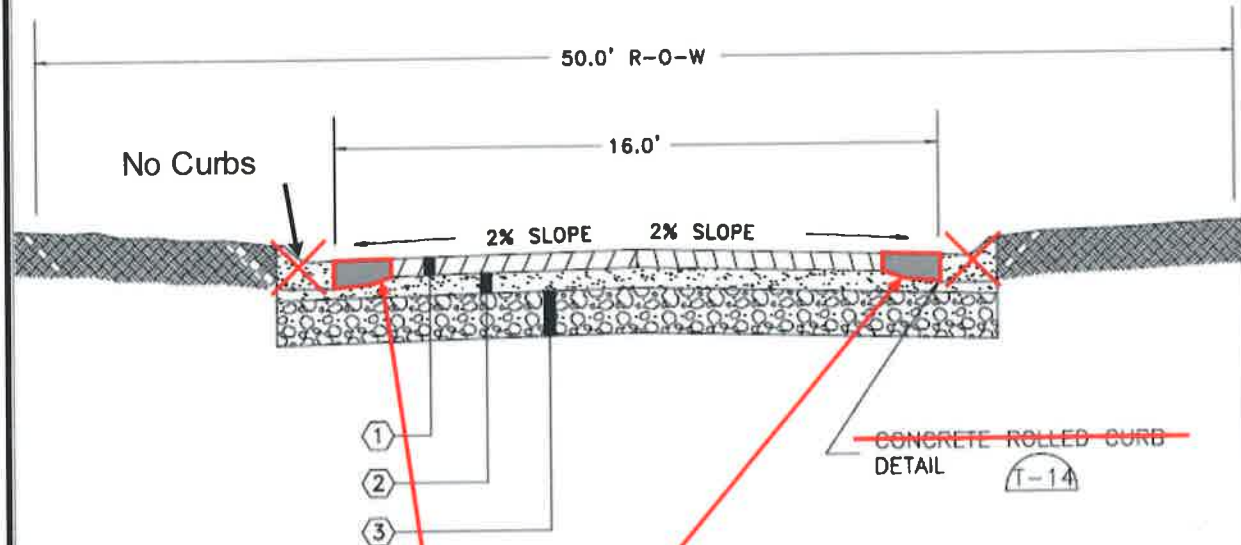
Dundee Hill Condominiums
Civil Plans

Compiled by: Everett A. Sorensen, P.E.
Evergreen Engineering Services
715 Grant St., Port Townsend, WA 98368-2405
ev.sorensen@hotmail.com 360-821-9960
September 2023





City of Port Townsend - Public Works Department
Standard Detail



Recommend Thickened Asphalt Edge:
Increased from ≥ 2 -inch normal thickness to
4-inch thick over 1.5-ft width of street edge

Notes:

- (1) Use for:
*Grid or modified grid street patterns
*Where driveways and on-site parking are provided
- (2) Traffic circles and diverters are encouraged to breakup the grid.
- (3) Alternative curb options and drainage design may be considered depending on specific site conditions.
- (4) Design may need to be modified for steep slopes.

Date: 7/18/95

City of Port Townsend
181 Quincy Street, Suite 301
Port Townsend, WA 98368

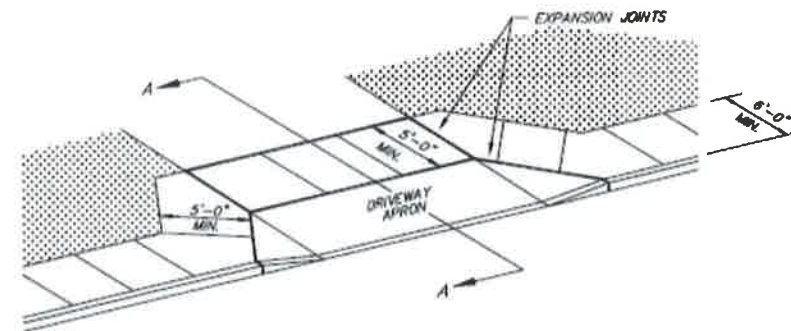
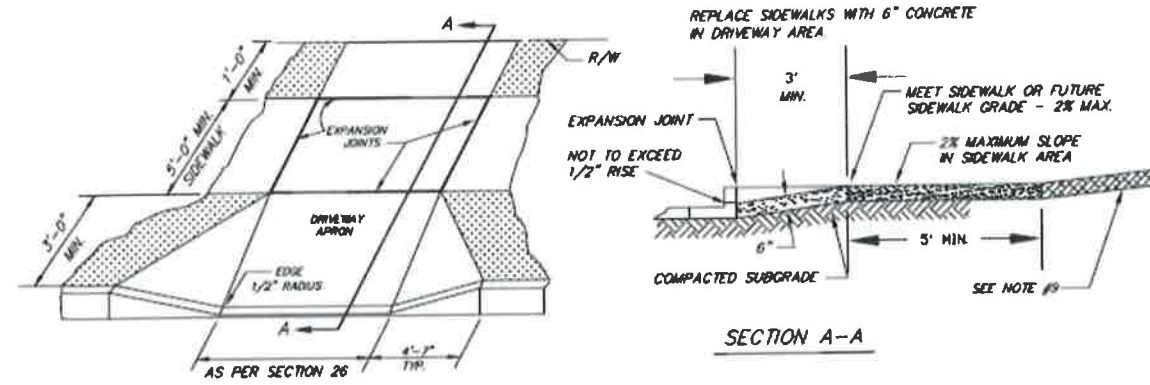
No.	Date	Revision	By	Appd

Local Access Street
Minimum Standard

Detail: T-9



City of Port Townsend - Public Works Department
Standard Detail



NOTES:

1. DRIVEWAY LOCATION TO BE APPROVED BY CITY ENGINEER.
2. WHEN SIDEWALK IS NOT PRESENT, DRIVEWAY APPROACH SHALL BE CONSTRUCTED TO MEET FUTURE SIDEWALK GRADE.
3. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% IN DRIVEWAY AND BYPASS AREAS.
4. DRIVEWAY APRON AND SIDEWALK SHALL BE CONCRETE AND SEPARATED FROM OTHER CONCRETE WORK USING EXPANSION JOINTS.
5. SIDEWALKS, CURB AND GUTTER PER CITY STANDARD PLANS.
6. EXPOSED AGGREGATE WORK OR SPECIAL SURFACE TREATMENT NOT ALLOWED IN RIGHT-OF-WAY WITHOUT APPROVAL.
7. LONGITUDINAL DUMMY JOINTS, 1/8" THICK AND 1" DEEP, SHALL BE AT INTERVALS NOT TO EXCEED 15 FEET AND BE EQUALLY SPACED IN DRIVEWAY APRONS.
8. CONCRETE SHALL BE CLASS 3000.
9. DRIVEWAY PAVING MATERIALS, OTHER THAN CONCRETE, MAY BE USED BETWEEN THE SIDEWALK AND THE R/W WITH CITY ENGINEER APPROVAL.
10. EXPANSION JOINTS SHALL BE 1/4" THICK, FULL DEPTH, ASPHALT IMPREGNATED JOINT MATERIAL.
11. SIDEWALK WIDTHS SHOWN ARE FOR RESIDENTIAL AREAS.

ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH CURRENT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, AMERICAN PUBLIC WORKS ASSOCIATION.

CALL FOR FORM INSPECTION BY CITY PRIOR TO POURING CONCRETE.

Date: April 1997

Approved By:

File: E:\eng_std\standard\transpo

No.	Date	Revision	By	Appd

Driveway Installation

Detail: T-17