

OVERLOOK APARTMENTS PHASE II
 A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 2 EAST W.M.
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

CITY OF PORT ORCHARD STANDARD NOTES

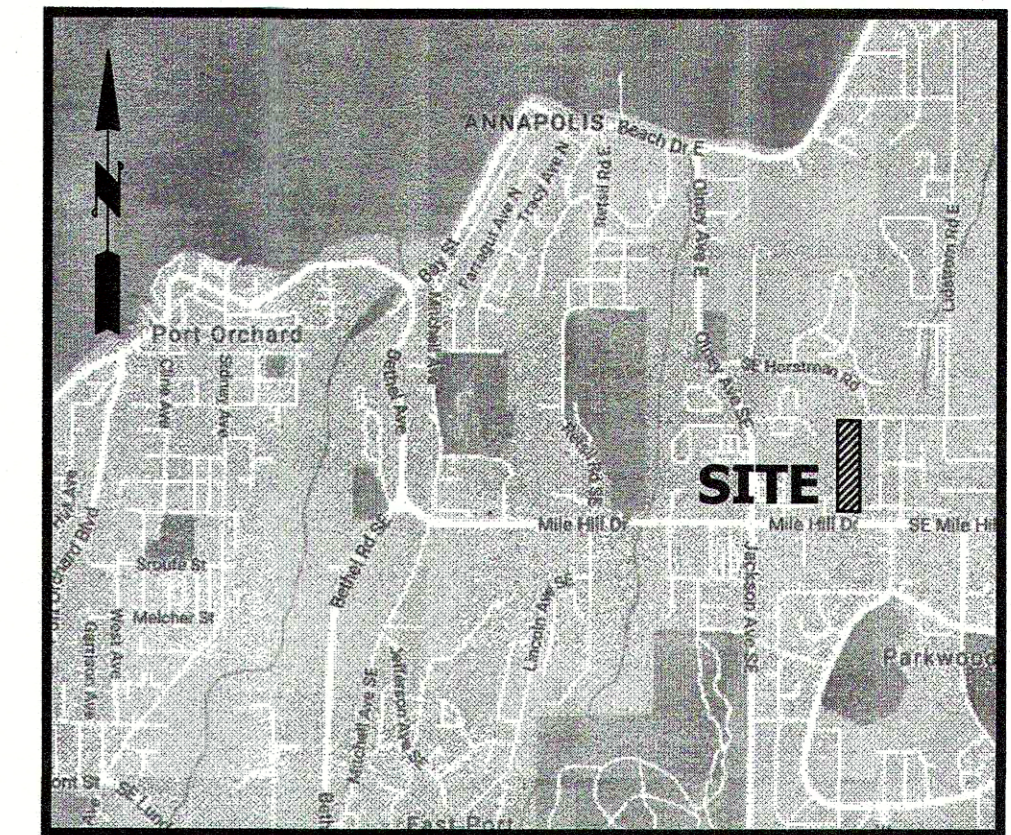
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENTLY ADOPTED WSDOT AND APWA SPECIFICATIONS AND PLANS, AND THE CITY OF PORT ORCHARD MUNICIPAL CODE, THE CURRENTLY ADOPTED CITY OF PORT ORCHARD DEVELOPER'S HANDBOOK, THE CURRENTLY ADOPTED SURFACE WATER DESIGN MANUAL AND THE CONDITIONS OF PRELIMINARY SUBDIVISION APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE CITY OF PORT ORCHARD.
- THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE PORT ORCHARD DESIGN STANDARDS. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE CITY OF PORT ORCHARD CITY ENGINEER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF PORT ORCHARD CITY ENGINEER, PRIOR TO CONSTRUCTION.
- APPROVAL OF THESE ROAD, GRADING AND DRAINAGE PLANS DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER DESIGN (E.G., WATER, SEWER, GAS, ELECTRICAL, ETC.). CITY OF PORT ORCHARD CHAPTER 2 - LAND DEVELOPMENT PAGE 24 OF 222 WWW.CITYOFPORTORCHARD.US PUBLICWORKS@CITYOFPORTORCHARD.US UPDATED 4/08/2014
- BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF PORT ORCHARD PUBLIC WORKS DEPARTMENT, THE APPLICANT AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
- PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY OF PORT ORCHARD PRIOR TO THE PRECONSTRUCTION MEETING.
- A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- CONSTRUCTION NOISE SHALL COMPLY WITH THE CURRENT POMC SECTION 9.24.050.
- IT SHALL BE THE APPLICANT /CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL RIGHT-OF-WAY PERMITS AND CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFF-SITE WORK WITHIN A CITY OF PORT ORCHARD STREET RIGHT-OF-WAY. FRANCHISED UTILITIES OR OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS IS SUBMITTED TO THE CITY OF PORT ORCHARD PRIOR TO CONSTRUCTION. DATUM SHALL BE NAVD 1988 UNLESS OTHERWISE APPROVED BY THE CITY OF PORT ORCHARD.
- GROUNDWATER SYSTEM CONSTRUCTION SHALL BE WITHIN A RIGHT-OF-WAY OR APPROPRIATE DRAINAGE EASEMENT, BUT NOT UNDERNEATH THE ROADWAY SECTION. ALL GROUNDWATER SYSTEMS MUST BE CONSTRUCTED IN ACCORDANCE WITH SECTION B1 3.02 OF THE APWA STANDARD SPECIFICATIONS.
- ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CITY OF PORT ORCHARD STANDARD.
- ALL ROADWAY SUBGRADE SHALL BE BACKFILLED, COMPACTED TO 95% MAXIMUM DENSITY AND PREPARED FOR SURFACING IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION 2-06.3.
- OPEN CUTTING OF EXISTING ROADWAYS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF PORT ORCHARD CITY ENGINEER AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF PORT ORCHARD STANDARD SPECIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. REFER TO "TRAFFIC CONTROL" OF THE WSDOT STANDARD SPECIFICATIONS SHALL APPLY IN ITS ENTIRETY. TRAFFIC CONTROL PLANS SHALL FOLLOW THE CURRENTLY ADOPTED MUTCD MANUAL AS APPLICABLE.
- TO PROTECT SIGNIFICANT TREES FROM THE IMPACTS OF THE PROPOSED DEVELOPMENT, THE APPLICANT SHALL PROVIDE THE BEST PROTECTION FOR SIGNIFICANT TREES PER THE REGULATIONS. AT A MINIMUM, ANY SIGNIFICANT TREES TO BE RETAINED SHALL BE FENCED TWO FEET OUTWARD FROM THE IDENTIFIED DRIP LINE. TREES THAT SUSTAIN DAMAGE DURING THE COURSE OF CONSTRUCTION SHALL BE REPLACED PURSUANT TO POMC. A REPRESENTATIVE OF THE CITY OF PORT ORCHARD DCD STAFF SHALL VERIFY PROTECTIVE FENCING PLACEMENT PER THIS CONDITION PRIOR TO ISSUANCE OF A NOTICE TO PROCEED FOR GRADING AND CLEARING. THE CITY SHALL INSPECT FOR COMPLIANCE WITH THE TREE PLAN PRIOR TO A FINAL INSPECTION. THE INSPECTION SHALL ALSO EVALUATE THE CONDITION OF RETAINED TREES AND ANY AND ALL CORRECTIONS WILL BE REQUIRED TO BE COMPLETED PRIOR TO A FINAL INSPECTION AND RELEASE OF ANY POST FINANCIAL GUARANTEES FOR THE SITE.

TRENCH NOTE

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR IS ALONE RESPONSIBLE FOR WORKER SAFETY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

UTILITY NOTES

EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS WAS OBTAINED FROM BEST AVAILABLE SOURCES AT THE TIME OF DESIGN. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE RELOCATION OF EXISTING UNDERGROUND CONFLICTING UTILITIES DEPICTED OR NOT DEPICTED ON THESE PLANS.

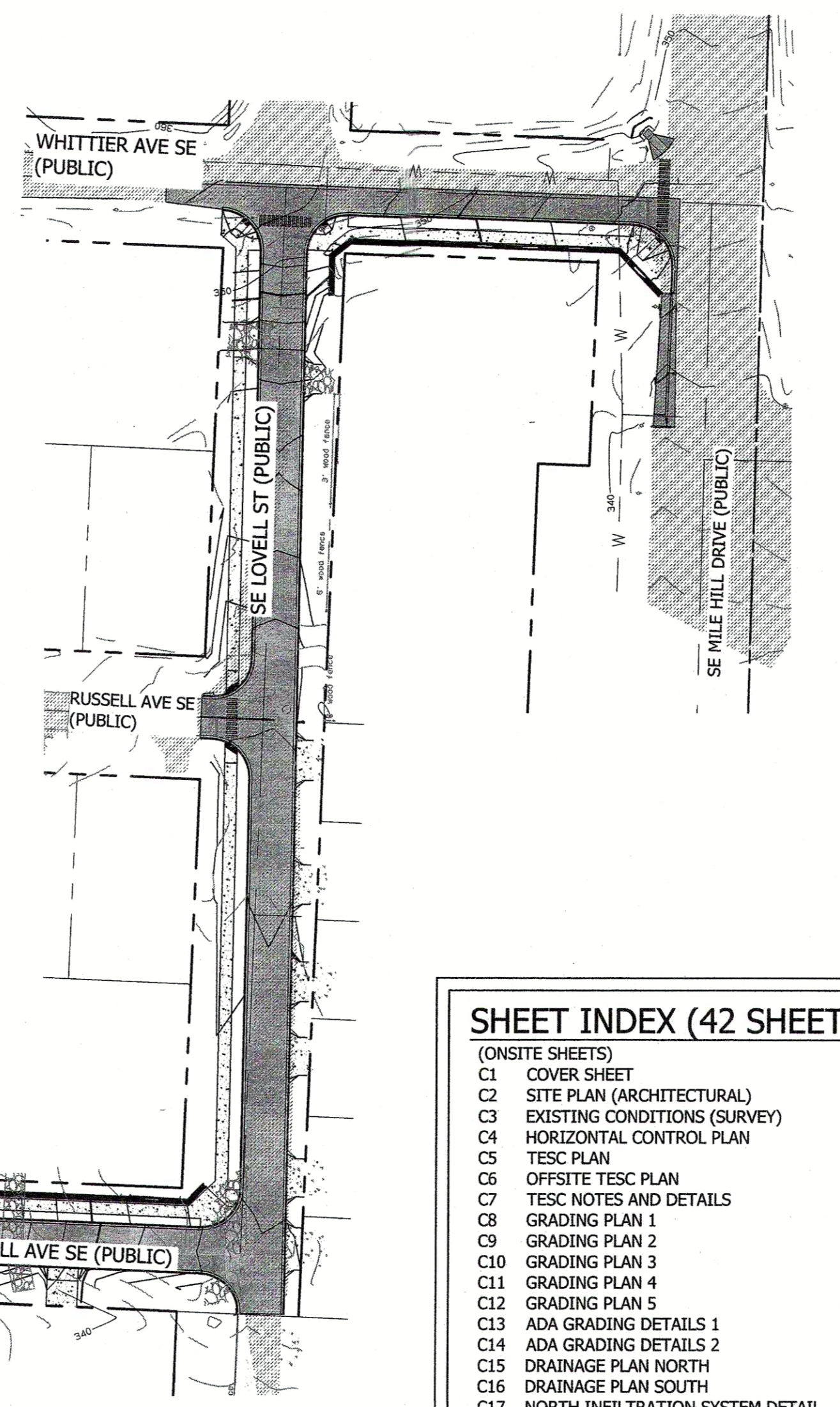


VICINITY MAP

NOT TO SCALE

LEGEND

SURVEY		PROPOSED
--- 100 ---	CONTOURS	--- 100 ---
---	RIGHT-OF-WAY	---
---	PROPERTY LINE	---
---	CENTERLINE	---
---	EASEMENT	---
---	BUILDING SETBACK	---
SD	STORM DRAIN MAIN	SD
S	SANITARY SEWER MAIN	S
SS	SIDE SEWER MAIN	SS
RD	ROOF DRAIN LINE	RD
UT	COMMON UTILITY TRENCH	UT
OHP	OVERHEAD POWER LINE	OHP
P	UNDERGROUND POWER LINE	P
G	GAS LINE	G
F	FIRE LINE	F
W	WATER MAIN	W
---	WATER SERVICE LINE	---
---	FIRE DEPARTMENT CONNECTION LINE	---
---	EXTENDED FOUNDATION WALL	---
---	RETAINING WALL	---
⊗	TYPE 2 CATCHBASIN	⊗
⊙	TYPE 1/TYPE 1L CATCHBASIN	⊙
⊗	STORM DRAIN CLEANOUT (SDCO)	⊗
⊙	SANITARY SEWER MANHOLE	⊙
⊗	SANITARY SEWER CLEANOUT (SSCO)	⊗
⊙	HYDRANT	⊙
⊙	WATER VALVE	⊙
⊙	WATER METER	⊙
⊙	FIRE DEPARTMENT CONNECTION (FDC)	⊙
⊙	GAS MARKING POST	⊙
⊙	GAS METER (GM)	⊙
⊙	GAS VALVE (GV)	⊙
⊙	MONUMENT	⊙
⊙	POWER POLE (PP)	⊙
⊙	GUY WIRE (GW)	⊙
⊙	WATER MARKING POST (WMP) CITY OF PORT ORCHARD COMMUNITY DEVELOPMENT	⊙
⊙	LIGHT STANDARD/YARD LIGHT (LS/YL)	⊙
⊙	POWER MANHOLE (PMH)	⊙
⊙	TELEPHONE JUNCTION BOX	⊙
⊙	CABLE JUNCTION BOX (CJB)	⊙
⊙	WHEEL STOP	⊙
⊙	SIGN	⊙
⊙	BOLLARD	⊙
---	ASPHALT	---
---	CONCRETE	---
---	GRAVEL	---



SHEET INDEX (42 SHEETS)

(ONSITE SHEETS)

- C1 COVER SHEET
- C2 SITE PLAN (ARCHITECTURAL)
- C3 EXISTING CONDITIONS (SURVEY)
- C4 HORIZONTAL CONTROL PLAN
- C5 TESC PLAN
- C6 OFFSITE TESC PLAN
- C7 TESC NOTES AND DETAILS
- C8 GRADING PLAN 1
- C9 GRADING PLAN 2
- C10 GRADING PLAN 3
- C11 GRADING PLAN 4
- C12 GRADING PLAN 5
- C13 ADA GRADING DETAILS 1
- C14 ADA GRADING DETAILS 2
- C15 DRAINAGE PLAN NORTH
- C16 DRAINAGE PLAN SOUTH
- C17 NORTH INFILTRATION SYSTEM DETAIL
- C18 SOUTH INFILTRATION SYSTEM DETAIL
- C19 SECONDARY DRAINAGE PLAN
- C20 NOTES & DETAILS
- C21 NOTES & DETAILS
- C22 NOTES & DETAILS
- C23 NOTES & DETAILS
- C24 NOTES & DETAILS
- C25 NOTES & DETAILS

(OFFSITE SHEETS)

- O51 ROAD AND STORM PLAN & PROFILE - SE WENDELL AVE
- O52 ROAD AND STORM PLAN & PROFILE - SE LOVELL AVE 1
- O53 ROAD AND STORM PLAN & PROFILE - SE LOVELL AVE 2
- O54 ROAD AND STORM PLAN & PROFILE - WHITTIER AVE SE
- O55 OFFSITE INFILTRATION SYSTEM DETAILS
- O56 NOTES & DETAILS
- O57 NOTES & DETAILS
- O58 NOTES & DETAILS
- O59 NOTES & DETAILS

(SEWER AND WATER UTILITY SHEETS)

- SW1 OVERALL UTILITY PLAN
- SW2 WATER PLAN
- SW3 S & W PLAN AND PROFILE - ACCESS B
- SW4 S & W PLAN AND PROFILE - ACCESS E
- SW5 S & W PLAN AND PROFILE - ACCESS I
- SW6 S & W PLAN AND PROFILE - WENDELL AVE SE
- SW7 NOTES & DETAILS
- SW8 NOTES & DETAILS

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

OWNER/APPLICANT
 OLAA LLC
 3412 204TH AVE ST E STE101
 BONNEY LAKE, WA 98391

ARCHITECT
 ROSS DECKMAN & ASSOCIATES, INC.
 207 4TH AVENUE SE
 PUYALLUP, WASHINGTON 98372
 (253) 840-9405

ENGINEER/SURVEYOR
 CONTOUR ENGINEERING LLC
 3309 56TH ST NW, SUITE 106
 GIG HARBOR, WA 98335
 PHONE: (253) 857-5454

GEOTECHNICAL ENGINEER
 GEORESOURCES, LLC
 5007 PACIFIC HIGHWAY E, SUITE 16
 FIFE, WA 98424
 PHONE: (253) 896-1011

TRAFFIC ENGINEER
 HEATH & ASSOCIATES, INC
 2214 TACOMA ROAD
 PUYALLUP, WA 98371
 PHONE: (253) 770-1401

LANDSCAPE ARCHITECT
 RUSSEL DESIGN SOURCE, LLC
 245 4TH ST STE 501
 BREMERTON, WA 98537
 PHONE: (360) 990-1720

WATER & SEWER PROVIDER
 WEST SOUND UTILITY DISTRICT
 2924 SE LUND AVE
 PORT ORCHARD, WA 98366
 (360) 876-2545

SITE INFORMATION

SEC 30, TWP 24, RNG 2E (SW/4) (BLA NO.)

PARCEL #A

4598-005-028-0007:	19,602 SF (0.45 AC)
4598-005-022-0003:	23,522 SF (0.54 AC)
4598-005-017-0109:	23,522 SF (0.54 AC)
4598-006-001-0303:	31,363 SF (0.72 AC)
4598-006-004-0003:	23,522 SF (0.54 AC)
4598-006-007-0000:	23,522 SF (0.54 AC)
4598-006-010-0104:	7,841 SF (0.18 AC)

PARCEL #D

302402-3-063-2008:	110,207 SF (2.53 AC)
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TOTAL: 263,101 SF (6.04 AC)

ADDRESS:
 3578 SE ORLANDO ST
 PORT ORCHARD, WA 98366

ZONING: R12: RESIDENTIAL,
12 UNITS/ACRE

SETBACKS: FRONT: 15', SIDE: 10', REAR: 5'

IMPERVIOUS AREAS

ONSITE DEVELOPMENT ONLY

PAVEMENT/SIDEWALK	1.95 AC
ROOF	0.82 AC
TOTAL	2.77 AC

BY: _____ DATE: _____

DESCRIPTION: _____

REVISION: _____

CONTOUR ENGINEERING, LLC
 CIVIL ENGINEERS/SURVEYORS/LAND PLANNERS
 3309 56th Street NW, Suite 106 Gig Harbor, WA 98335
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com

AREMY P. HAUG
 CIVIL ENGINEER
 LICENSE NO. 21420
 PROFESSIONAL ENGINEER

SHEET TITLE: COVER SHEET

OVERLOOK APARTMENTS PHASE II

CLIENT: OLAA, LLC
 15234 SE 366TH PLACE
 AUBURN, WA 98092

CONTACT: MARK NORDLIE
 PHONE: (253) 255-7624

DESIGNER: K. ROSE
 ENGINEER: J. HAUG
 DRAWN: B. MORRIS
 S 30 T 24N R 2E WM
 DATE: 2020.02.14
 REVISED:

PROJECT: 16-300
 DWG NAME: 16-300-C

SHEET	REV.
C1	0
1 OF 42	

NOT FOR CONSTRUCTION

PRELIMINARY
02/03/2020

OVERLOOK APARTMENTS
3578 SE ORLANDO ST, PORT ORCHARD, WA 98366

OVERALL SITE PLAN

PROJECT

DATE

DESC.

#

JOB NO.:

ISSUE DATE:

REVISED:

DRAWN BY:

SHEET

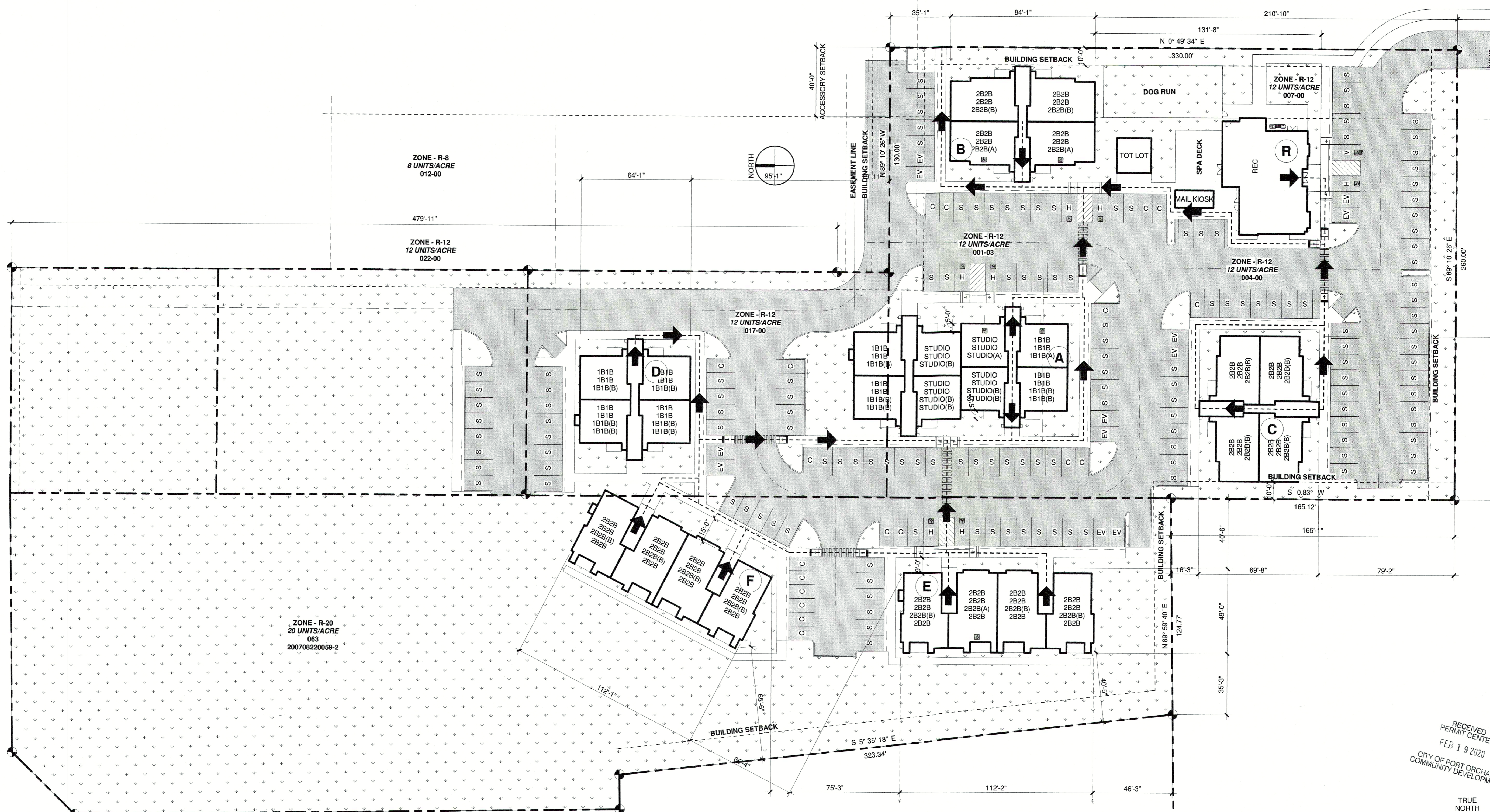
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02/03/2020

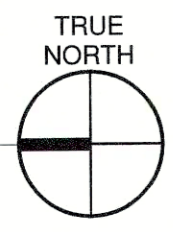
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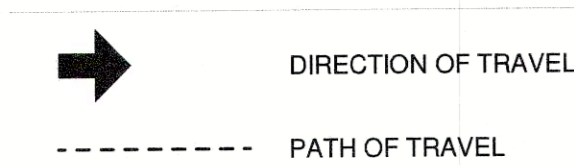
RECEIVED
PERMIT CENTER
FEB 19 2020
CITY OF PORT ORCHARD
COMMUNITY DEVELOPMENT



OVERALL SITE PLAN

1" = 30'-0"

ACCESSIBILITY PATH OF TRAVEL



PARKING STATISTICS

DESCRIPTION	TYPE	STALLS PROVIDED
COMPACT		19
ELECTRIC VEHICLE		12
HANDICAP		7
STANDARD		142
VAN ACCESSIBLE		1
TOTAL STALLS		181

BUILDING MATRIX

BUILDING	UNIT COUNT
BUILDING A	28
BUILDING B	12
BUILDING C	12
BUILDING D	14
BUILDING E	16
BUILDING F	16
TOTAL UNITS	98

UNIT TOTALS BY TYPE

UNIT #	UNIT TYPE	COUNT
UNIT 3.01	1 BED / 1 BATH	20
UNIT 3.01A	1 BED / 1 BATH	1
UNIT 3.01B	1 BED / 1 BATH	7
UNIT 3.03	2 BED / 2 BATH	16
UNIT 3.03A	2 BED / 2 BATH	2
UNIT 3.03B	2 BED / 2 BATH	6
UNIT 4.12	2 BED / 2 BATH	12
UNIT 4.12A	2 BED / 2 BATH	1
UNIT 4.12B	2 BED / 2 BATH	3
UNIT 4.13	2 BED / 2 BATH	12
UNIT 4.13B	2 BED / 2 BATH	4
UNIT - STUDIO	STUDIO	14
TOTAL UNIT COUNT:		98

DETECTABLE WARNING AT CURBS

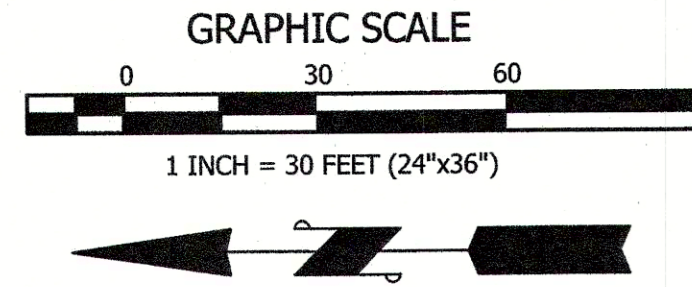
- PER ICC/ANSI A117.1-2009 SECTION 406.13.1 DETECTABLE WARNING SURFACES SHALL BE 24" MIN. IN DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
- PER ICC/ANSI A117.1-2009 SECTION 406.13.2 DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6"-8" FROM THE CURB LINE.
- PER ICC/ANSI A117.1-2009 SECTION 705.2 DETECTABLE WARNING SURFACES SHALL BE STANDARD WITHIN A BUILDING, FACILITY, SITE, OR COMPLEX.
- PER ICC/ANSI A117.1-2009 SECTION 705.3 DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
- PER ICC/ANSI A117.1-2009 SECTION 705.5 DETECTABLE WARNING SURFACES SHALL HAVE TRUNCATED DOMES WITH: -BASE DIAMETER OF 0.9" MIN TO 1.4" MAX. AND TOP DIAMETER OF 50% MIN. TO 65% MAX. OF BASE DIAMETER.
- HEIGHT OF 0.2"
- CENTER-TO-CENTER SPACING OF 1.6" MIN. TO 2.4" MAX., AND A BASE-TO-BASE SPACING OF 0.65" MIN., MEASURED BETWEEN THE MOST ADJACENT DOMES
- SQUARE GRID PATTERN ALIGNMENT
- REFER TO CIVIL DWGS FOR LOCATIONS

KEYNOTES

#	DESCRIPTION

PW20-013

PW20-014



OVERLOOK APARTMENTS PHASE II
 A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 2 EAST W.M.
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON



VERIFICATION NOTE
 ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

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BASIS OF BEARING
 GRID NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES. THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 670219.32 / 1162587.172 AT A 3" BRASS DISK AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 3 EAST, W.M.. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999851583 AND THE GRID SCALE FACTOR OF 0.9999641256 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

VERTICAL DATUM
 WSDOT # AUSTIN; FOUND "X" IN BRASS DISC IN CONCRETE, ON SURFACE AT THE OFF RAMP TO AUSTIN STREET FROM SR 3 ELEVATION 159.229 (NAVD 88)

- SURVEYOR'S NOTES**
1. THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A THREE (3) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (GEODIMETER 600) AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
 2. THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED JUNE 16, 2016, THE DATE OF THIS FIELD SURVEY.
 3. LEGAL DESCRIPTION PROVIDED BY CLIENT.
 4. OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.

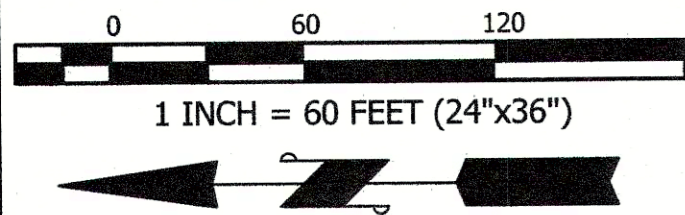
CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

REVISION	DESCRIPTION	DATE	BY

<p>CONTOUR ENGINEERING • L.L.C. CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS 3309 56th Street NW, Suite 106 Gig Harbor, WA 98335 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com</p>	

DESIGNER: K. ROSE	ENGINEER: J. HAUG
DRAWN: B. MORRIS	S 30 T 24N R 2E WM
DATE: 2020.02.14	REVISED:
PROJECT: 16-300	DWG NAME: 16-300-C
SHEET	REV.
C3	3 OF 42

GRAPHIC SCALE



OVERLOOK APARTMENTS PHASE II
 A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 2 EAST W.M.
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

ADJACENT PARCELS

- | | |
|--|---|
| (A) BAUR STEPHEN
P/N: 4598-003-014-0008 | (M) HOHNSTEIN STEVEN & MARGUERITE
P/N: 4598-013-001-0002 |
| (B) BISHOP RONALD & JUDY
P/N: 4598-007-031-0008 | (N) HE DEVELOPMENT LLC
P/N: 4598-014-002-0009 |
| (C) KOLAR BONITA C
P/N: 4598-007-001-0004 | (O) LACHICA ARTHUR
P/N: 4598-014-003-0008 |
| (D) HAGER JOHN C & BARBARA J
P/N: 4598-007-027-0004 | (P) BURGESS CAYCE P
P/N: 4598-014-004-0007 |
| (E) JACOBS R E
P/N: 4598-007-024-0007 | (Q) MURPHY TIMOTHY D SR & MARLENE A
P/N: 4598-014-014-0005 |
| (F) BRADY RALPH P C/O DARYLL A BRADY
GUARDIAN
P/N: 4598-007-023-0008 | (R) CHAVEZ EPREN M JR
P/N: 4598-014-015-0004 |
| (G) BRADY RALPH P C/O DARYLL A
BRADY GUARDIAN
P/N: 4598-007-022-0009 | (S) DONOVAN DAVID
P/N: 4598-014-016-0003 |
| (H) BRADY RALPH P C/O DARYLL A BRADY
GUARDIAN
P/N: 4598-007-020-0001 | (T) WOODS GEORGE T
P/N: 4598-015-002-0006 |
| (I) BRADY RALPH P C/O DARYLL A
BRADY GUARDIAN
P/N: 4598-007-017-0006 | (U) STUBBLEFIELD EUN H
P/N: 4598-015-003-0005 |
| (J) WALKER WILLIAM & LINDA
P/N: 4598-009-015-0008 | (V) TRAVATTE JUSTIN L
P/N: 4598-015-013-0003 |
| (K) SKELTON BRIAN EUGENE
P/N: 4598-008-017-0004 | (W) GEOBLE DUANE W & MILLISSA A
P/N: 4598-009-017-0002 |
| (L) TANNER JUSTIN & MICHAEL T
P/N: 4598-008-012-0009 | (X) CASE DANIEL J
P/N: 4598-012-001-0004 |

LEGAL DESCRIPTION

PARCEL #: 302402-3-063-2008
 RESULTANT PARCEL 2 OF BOUNDARY LINE ADJUSTMENT
 RECORDED UNDER AUDITOR'S FILE NO. 201610270137, BEING
 A PORTION OF LOTS C AND D OF THE CITY OF PORT ORCHARD
 SHORT PLAT NO. PO-79R-2 (S-1085R-2) RECORDED UNDER
 KITSAP COUNTY AUDITOR'S FILE NO. 3000847/848, BEING AN
 AMENDMENT OF 951290269 AND 9503270155, BEING A
 PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
 QUARTER, SECTION 30, TOWNSHIP 24 NORTH, RANGE 2 EAST,
 W.M., KITSAP COUNTY, WASHINGTON.

PARCEL #: 4598-005-028-0007
 LOTS 28 THRU 32, BLOCK 5, NAVY YARD ADDITION TO SIDNEY
 ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1
 OF PLATS, PAGES 87, RECORDS OF KITSAP COUNTY,
 WASHINGTON. TOGETHER WITH THAT PORTION OF VACATED
 PALMER AVENUE AS ATTACHES BY OPERATION OF LAW PER
 ORDINANCE NO. 1791, RECORDED UNDER AUDITOR'S FILE NO.
 3241143, DATED MARCH 6, 2000.

PARCEL #: 4598-005-022-0003
 LOTS 22 THRU 27, BLOCK 5, NAVY YARD ADDITION TO SIDNEY
 ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1
 OF PLATS, PAGES 87, RECORDS OF KITSAP COUNTY,
 WASHINGTON. TOGETHER WITH THAT PORTION OF VACATED
 PALMER AVENUE AS ATTACHES BY OPERATION OF LAW PER
 ORDINANCE NO. 1791, RECORDED UNDER AUDITOR'S FILE NO.
 3241143, DATED MARCH 6, 2000.

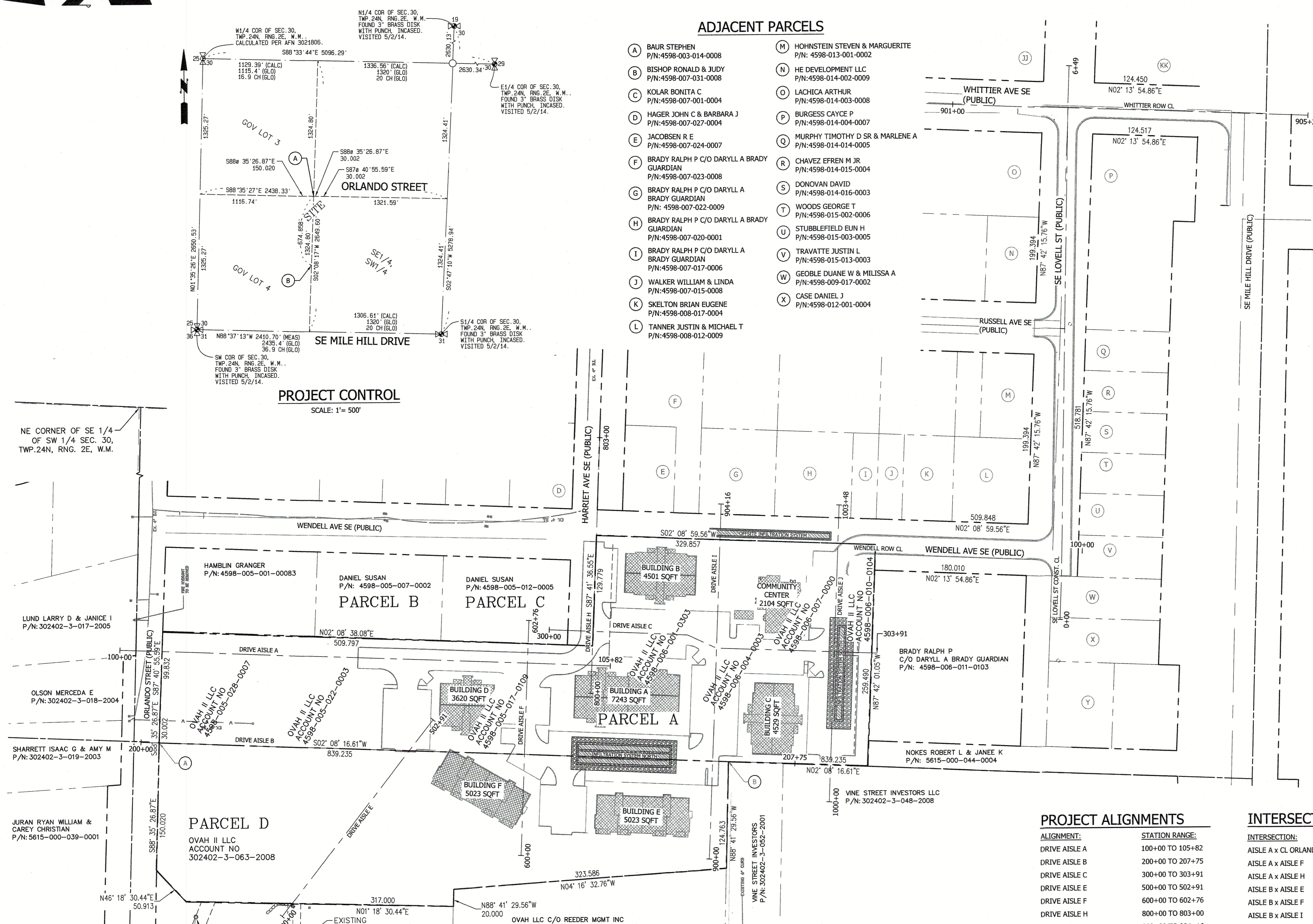
PARCEL #: 4598-005-017-0109
 LOTS 17 THRU 21, BLOCK 5, NAVY YARD ADDITION TO SIDNEY
 ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1
 OF PLATS, PAGES 87, RECORDS OF KITSAP COUNTY,
 WASHINGTON. TOGETHER WITH THAT PORTION OF VACATED
 HARRIET STREET AS ATTACHES BY OPERATION OF LAW PER
 RESOLUTION 004-2000 AS RECORDED UNDER AUDITOR'S FILE
 NO. 3231877, RECORDS OF KITSAP COUNTY, WASHINGTON.
 ALSO TOGETHER WITH THAT PORTION OF VACATED PALMER
 AVENUE AS ATTACHES BY OPERATION OF LAW PER ORDINANCE
 NO. 1791, RECORDED UNDER AUDITOR'S FILE NO. 3241143,
 DATED MARCH 6, 2000.

PARCEL #: 4598-006-001-0303:
 LOTS 1 THROUGH 3, AND LOTS 30 THROUGH 32, ALL IN BLOCK
 6, NAVY YARD ADDITION TO SIDNEY, ACCORDING TO THE PLAT
 THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 87,
 RECORDS OF KITSAP COUNTY, WASHINGTON;
 TOGETHER WITH THOSE PORTIONS OF VACATED WENDELL
 AND HARRIET STREET AS ATTACHES BY OPERATION OF LAW PER
 RESOLUTION 004-2000, AS RECORDED UNDER AUDITOR'S
 FILE NO. 3231877;
 ALSO TOGETHER WITH THAT PORTION OF VACATED PALMER
 AVENUE AS ATTACHES BY OPERATION OF LAW PER ORDINANCE
 NO. 1791, RECORDED UNDER AUDITOR'S FILE NO. 3241143.

PARCEL #: 4598-006-004-0003:
 LOTS 4 THROUGH 6, AND LOTS 27 THROUGH 29, ALL IN BLOCK
 6, NAVY YARD ADDITION TO SIDNEY, AS PER PLAT RECORDED
 IN VOLUME 1 OF PLATS, PAGE 87, RECORDS OF KITSAP
 COUNTY, WASHINGTON;
 TOGETHER WITH THAT PORTION OF VACATED WENDELL
 STREET AS ATTACHES BY OPERATION OF LAW PER
 RESOLUTION 004-2000, AS RECORDED UNDER AUDITOR'S FILE
 NO. 3231877;
 ALSO TOGETHER WITH THAT PORTION OF VACATED PALMER
 AVENUE AS ATTACHED BY OPERATION OF LAW PER ORDINANCE
 NO. 1791, RECORDED UNDER AUDITOR'S FILE NO. 3241143.

PARCEL #: 4598-006-007-0000:
 LOTS 7 THROUGH 9, AND LOTS 24 THROUGH 26, ALL IN BLOCK
 6, NAVY YARD ADDITION TO SIDNEY, AS PER PLAT RECORDED
 IN VOLUME 1 OF PLATS, PAGE 87, RECORDS OF KITSAP
 COUNTY, WASHINGTON;
 TOGETHER WITH THAT PORTION OF VACATED WENDELL
 STREET AS ATTACHES BY OPERATION OF LAW PER
 RESOLUTION 004-2000, AS RECORDED UNDER AUDITOR'S FILE
 NO. 3231877;
 ALSO TOGETHER WITH THAT PORTION OF VACATED PALMER
 AVENUE AS ATTACHES BY OPERATION OF LAW PER ORDINANCE
 NO. 1791, RECORDED UNDER AUDITOR'S FILE NO. 3241143.

PARCEL #: 4598-006-010-0104:
 LOTS 10 AND 23, BLOCK 6, NAVY YARD ADDITION TO SIDNEY,
 AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 87,
 RECORDS OF KITSAP COUNTY, WASHINGTON;
 TOGETHER WITH THAT PORTION OF VACATED WENDELL AS
 ATTACHES BY OPERATION OF LAW PER RESOLUTION 004-2000,
 AS RECORDED UNDER AUDITOR'S FILE NO. 3231877;
 ALSO TOGETHER WITH THAT PORTION OF VACATED PALMER
 AVENUE AS ATTACHES BY OPERATION OF LAW PER ORDINANCE
 NO. 1791, RECORDED UNDER AUDITOR'S FILE NO. 3241143.



PROJECT CONTROL
 SCALE: 1" = 500'

VERIFICATION NOTE
 ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE
 IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY
 CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS
 WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER
 IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING
 TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF
 THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION
 ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY
 CONFLICTS ARE IDENTIFIED.

BOUNDARY LINE ADJUSTMENT
 THE PROJECT AREA CURRENTLY CONTAINS EIGHT (8)
 SEPARATE PARCELS. PRIOR TO BUILDING PERMIT
 ISSUANCE, A BOUNDARY LINE ADJUSTMENT WILL BE
 SUBMITTED TO CONSOLIDATE AND/OR ADJUST LOT LINES.
 IT WILL ENSURE PROPER BUILDING SETBACKS FROM ANY
 AND ALL INTERIOR LOT LINES.

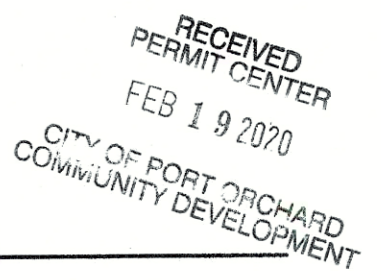
**CALL 811 AT LEAST 48
 HOURS BEFORE YOU DIG**

PROJECT ALIGNMENTS

ALIGNMENT:	STATION RANGE:
DRIVE AISLE A	100+00 TO 105+82
DRIVE AISLE B	200+00 TO 207+75
DRIVE AISLE C	300+00 TO 303+91
DRIVE AISLE E	500+00 TO 502+91
DRIVE AISLE F	600+00 TO 602+76
DRIVE AISLE H	800+00 TO 803+00
DRIVE AISLE I	900+00 TO 904+16
DRIVE AISLE J	1000+00 TO 1003+48
OFF SITE ALIGNMENTS:	
SE LOVELL ST CONST. CL	0+00 TO 6+49
WENDELL AVE SE ROW CL	100+00 TO 103+19
WHITTIER AVE SE ROW CL	900+00 TO 905+20

INTERSECTION TABLE

INTERSECTION:	STATION EQUATION
AISLE A x CL ORLANDO ST	100+18.70 = (1/2 SECTION LINE)
AISLE A x AISLE F	104+82.92 = 602+25.72
AISLE A x AISLE H	105+59.72 = 800+32.77
AISLE B x AISLE E	203+18.48 = 502+45.50
AISLE B x AISLE F	204+54.56 = 601+18.64
AISLE B x AISLE I	206+77.81 = 901+14.69
AISLE C x AISLE H	303+41.16 = 800+72.64
AISLE C x AISLE I	302+01.49 = 902+47.21
AISLE C x AISLE J	303+41.16 = 1001+76.00
OFF SITE ALIGNMENTS:	
SE LOVELL ST x WENDELL AVE SE	0+81.07 = 100+24.19
WENDELL AVE SE x AISLE J	102+88.81 = 1003+03.00
SE LOVELL ST x RUSSELL AVE SE	3+40.73 = RUSSELL AVE SE CL
SE LOVELL ST x WHITTIER AVE SE	5+99.95 = 902+35.38
WHITTIER AVE SE x SE MILE HILL DRIVE	904+70.35 = SE MILE HILL DRIVE CL (SECTION LINE)



BY	
DATE	
DESCRIPTION	
REVISION	

CONTOUR
 ENGINEERING L.L.C.
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 3309 56th Street NW, Suite 106 Gig Harbor, WA 98335
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com

REMI F. HAUG
 STATE OF WASHINGTON
 LICENSED PROFESSIONAL ENGINEER
 244-20

SHEET TITLE: **HORIZONTAL CONTROL PLAN**

OVERLOOK APARTMENTS PHASE II

CLIENT: OLAA, LLC
 15234 SE 366TH PLACE
 AUBURN, WA 98002

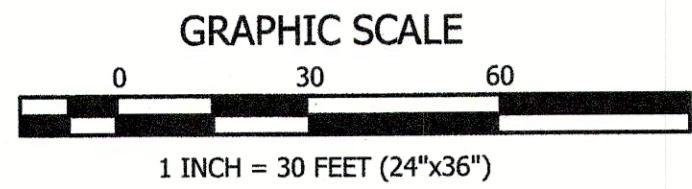
CONTACT: MARK NORDLIE
 PHONE: (253) 255-7624

DESIGNER: K. ROSE
 ENGINEER: J. HAUG
 DRAWN: B. MORRIS
 S 30 T 24N R 2E WM
 DATE: 2020.02.14
 REVISED:

PROJECT: 16-300
 DWG NAME: 16-300-C

SHEET	REV.
C4	1

4 OF 42



OVERLOOK APARTMENTS PHASE II
 A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 2 EAST W.M.
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

INLET PROTECTION NOTE

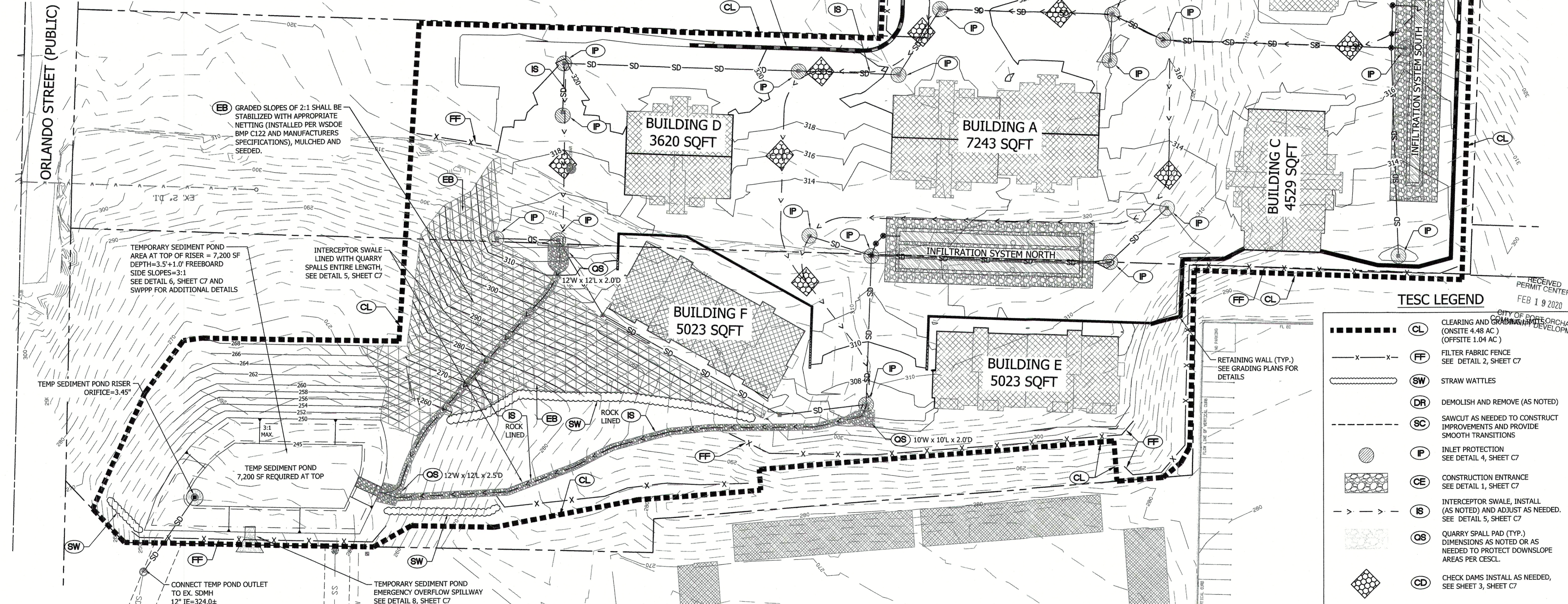
INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING INLETS DOWNSTREAM AND SUBJECT TO ANY CONSTRUCTION RUNOFF OR TRACKOFF AND WITHIN 500 FEET OF SITE DISTURBED AREAS. ALL NEW INLETS, BOTH ON SITE AND OFF-SITE INLETS SHALL HAVE INLET PROTECTION AS WELL.

PERMANENT STABILIZATION NOTES

1. ALL EXPOSED SLOPES SHALL BE SEEDED AFTER CONSTRUCTION HAS BEEN COMPLETED. SILT FENCE, IF DEEMED APPROPRIATE, SHALL REMAIN FOR A MINIMUM OF 30 DAYS AFTER THE FINAL STABILIZATION OF THE SLOPES HAS OCCURRED.
2. ALL TEMPORARY EROSION CONTROL BMP'S SHALL BE REMOVED 30 DAYS AFTER FINAL STABILIZATION HAS OCCURRED.
3. SEDIMENT SHALL BE REMOVED FROM ALL CATCH BASINS.

TEMPORARY SEDIMENT POND NOTE

A TEMPORARY SEDIMENT POND IS REQUIRED FOR THE SITE. DUE TO SITE CONSTRAINTS, THE TEMPORARY SEDIMENT POND SHALL BE LOCATED AT THE APPROXIMATE NORTHWEST CORNER OF SITE. THE POND SHALL BE CONSTRUCTED PER DETAIL 6, 7, AND 8, ON SHEET C7. SEE SWPPP FOR ADDITIONAL INFORMATION.



EB GRADED SLOPES OF 2:1 SHALL BE STABILIZED WITH APPROPRIATE NETTING (INSTALLED PER WSDOE BMP C122 AND MANUFACTURERS SPECIFICATIONS), MULCHED AND SEEDED.

TEMPORARY SEDIMENT POND AREA AT TOP OF RISER = 7,200 SF DEPTH=3.5'+1.0' FREEBOARD SIDE SLOPES=3:1 SEE DETAIL 6, SHEET C7 AND SWPPP FOR ADDITIONAL DETAILS

INTERCEPTOR SWALE LINED WITH QUARRY SPALLS ENTIRE LENGTH, SEE DETAIL 5, SHEET C7

TEMP SEDIMENT POND RISER ORIFICE=3.45"

TEMP SEDIMENT POND 7,200 SF REQUIRED AT TOP

CONNECT TEMP POND OUTLET TO EX. SDMH 12" IE=324.0±

TEMPORARY SEDIMENT POND EMERGENCY OVERFLOW SPILLWAY SEE DETAIL 8, SHEET C7

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

CONSTRUCTION SEQUENCE

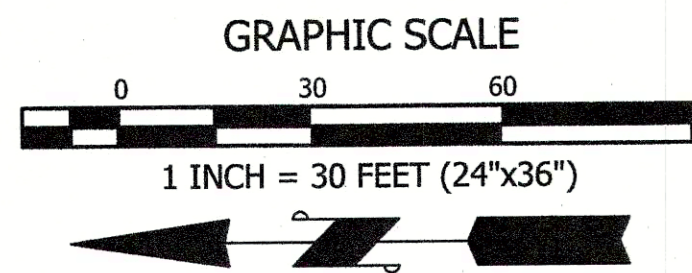
1. CONDUCT A PRE-CONSTRUCTION MEETING WITH THE CITY AND OBTAIN REQUIRED PERMITS.
2. FIELD LOCATE AND VERIFY ALL EXISTING SERVICES AND UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. SEE VERIFICATION NOTE, THIS SHEET. FIELD VERIFY ALL UTILITY POINTS OF CONNECTIONS. CONTACT PROJECT ENGINEER IF CONNECTION POINTS DIFFER FROM PLANS.
3. POST "NOTICE OF CONSTRUCTION ACTIVITY" SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
4. ESTABLISH CLEARING AND GRADING LIMITS.
5. INSTALL INLET PROTECTION. SEE INLET PROTECTION NOTE ON THIS SHEET.
6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.), AND AND OTHER EROSION CONTROL MEASURES AS NOTED.
7. GRADE, INSTALL AND STABILIZE CONSTRUCTION ENTRANCE AND ACCESS THROUGH UNOPENED ROW OF WENDELL AVE. TO THE ON-SITE PROJECT AREA. SIDE SLOPES SHALL BE STABILIZED UNTIL WALLS ARE CONSTRUCTED.
8. CONSTRUCT SEDIMENT POND. CONTRACTOR SHALL CLEAN SEDIMENT POND AS NEEDED THROUGH CONSTRUCTION.
9. CLEAR AND GRADE REMAINDER OF SITE WHILE CONSTRUCTING AND/OR MODIFYING SURFACE WATER CONTROLS (INTERCEPTOR DITCHES/SWALES, CHECK DAMS, ETC.). SEE CITY OF PORT ORCHARD EROSION AND SEDIMENT CONTROL NOTES ON SHEET C4.
10. MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE CITY OF PORT ORCHARD STANDARDS.
11. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES, OR INSTALL NEW MEASURES TO ENSURE THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF PORT ORCHARD EROSION AND SEDIMENT CONTROL STANDARDS.
12. INSTALL ONSITE INFILTRATION SYSTEMS. NO SEDIMENT LADEN STORMWATER SHALL BE ALLOWED TO ENTER THE SYSTEM. NO STORMWATER SHALL ENTER SYSTEM UNTIL ENTIRE SITE IS DEEMED FULLY STABILIZED BY CITY INSPECTOR AND/OR PROJECT ENGINEER.
13. INSTALL WALLS (PER STRUCTURAL PLANS BY OTHERS).
14. CONSTRUCT BUILDINGS AND ASSOCIATED EXTENDED FOUNDATIONS AS BUILDING PERMITS BECOME AVAILABLE.
15. INSTALL UTILITIES AND STORM SYSTEMS PER PLANS (ON-SITE AND OFF-SITE).
16. CONSTRUCT REMAINDER OF ON-SITE IMPROVEMENTS AND PAVE SITE.
17. GRADE AND CONSTRUCT OFF-SITE ROAD IMPROVEMENTS PER PLAN. SEE VERIFICATION NOTE.
18. ARRANGE FINAL INSPECTION WITH THE CITY.
19. ON-SITE SILTATION FENCE TO REMAIN UNTIL THE SITE IS STABILIZED TO THE APPROVAL OF THE INSPECTOR.
20. REMOVE TESC MEASURES WHEN ALLOWED BY THE CITY INSPECTOR.
21. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED, IF APPROPRIATE.

TESC LEGEND

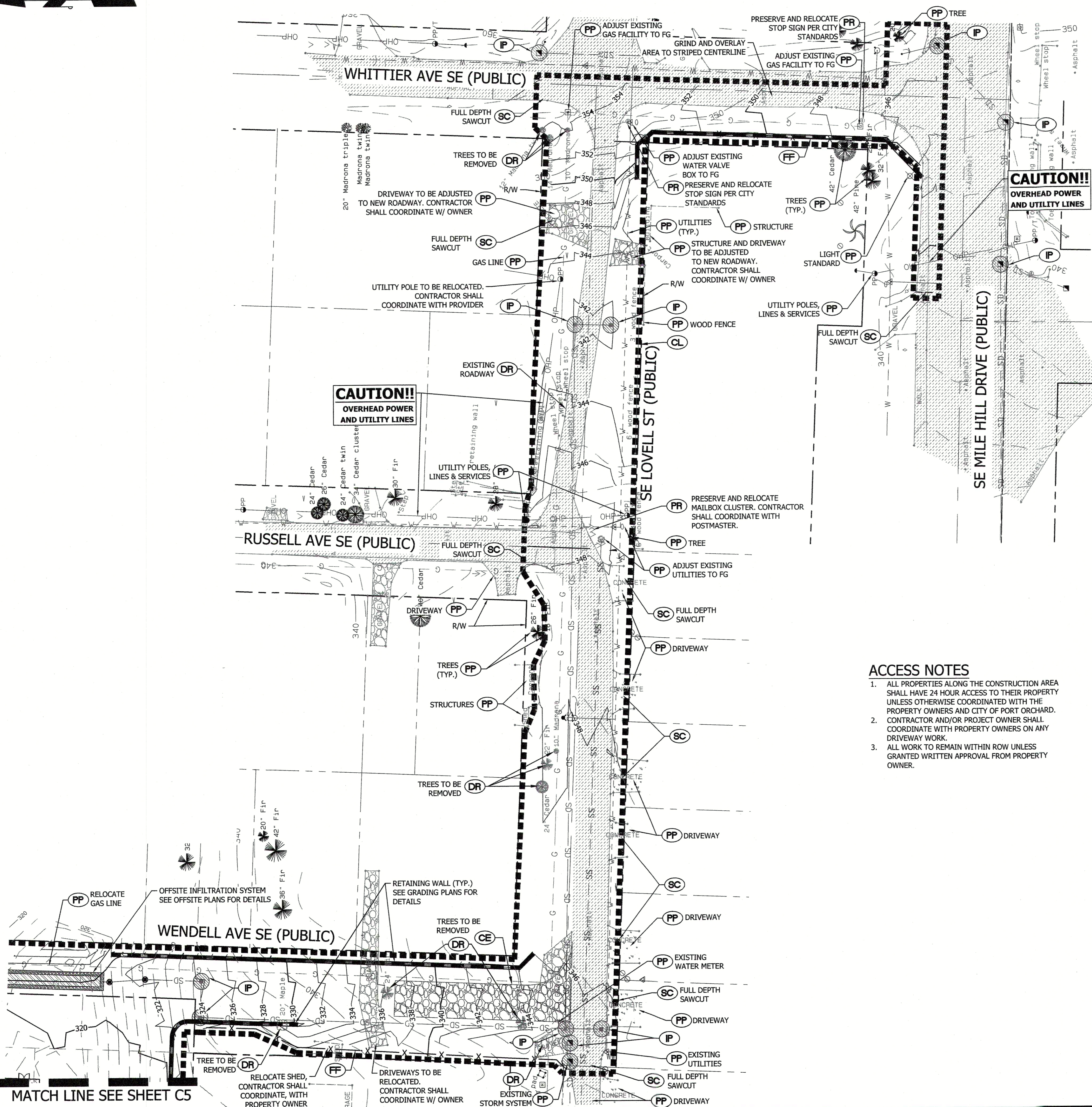
	CL CLEARING AND GRADING LIMITS (ONSITE 4.48 AC) (OFFSITE 1.04 AC)
	FF FILTER FABRIC FENCE SEE DETAIL 2, SHEET C7
	SW STRAW WATTLES
	DR DEMOLISH AND REMOVE (AS NOTED)
	SC SAWCUT AS NEEDED TO CONSTRUCT IMPROVEMENTS AND PROVIDE SMOOTH TRANSITIONS
	P INLET PROTECTION SEE DETAIL 4, SHEET C7
	CE CONSTRUCTION ENTRANCE SEE DETAIL 1, SHEET C7
	IS INTERCEPTOR SWALE, INSTALL (AS NOTED) AND ADJUST AS NEEDED. SEE DETAIL 5, SHEET C7
	QS QUARRY SPALL PAD (TYP.) DIMENSIONS AS NOTED OR AS NEEDED TO PROTECT DOWNSLOPE AREAS PER CESL.
	CD CHECK DAMS INSTALL AS NEEDED, SEE SHEET 3, SHEET C7
	PP PRESERVE & PROTECT EXISTING FACILITY/FEATURE DURING CONSTRUCTION (AS NOTED)
	PR PRESERVE AND RELOCATE (AS NOTED)
	EB 2:1 SLOPE (TYP.) (WITH EROSION CONTROL BLANKETS) INSTALLED AND ANCHORED

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Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com	
RECEIVED PERMIT CENTER FEB 19 2020	
CITY OF PORT ORCHARD DEVELOPMENT	
SHEET TITLE:	TESC PLAN- ONSITE
PROJECT:	OVERLOOK APARTMENTS PHASE II
CLIENT:	OLAA, LLC 15234 SE 366TH PLACE AUBURN, WA 98002
CONTACT:	MARK NORDLIE
PHONE:	(253) 255-7624
DESIGNER:	K. ROSE
ENGINEER:	J. HAUG
DRAWN:	B. MORRIS
DATE:	2020.02.14
REVISED:	
PROJECT:	16-300
DWG NAME:	16-300-C
SHEET	REV.
C5	
5 OF 42	



OVERLOOK APARTMENTS PHASE II
 A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 2 EAST W.M.
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON



CITY OF PORT ORCHARD EROSION AND SEDIMENT CONTROL NOTES

- APPROVAL OF THESE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) PLANS DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/TESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THESE PLANS SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/TESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- STABILIZED CONSTRUCTION ENTRANCES, IN ACCORDANCE WITH STANDARD DETAILS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK-OUT TO STREET RIGHT-OF-WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
- THE TESC FACILITIES SHOWN ON THESE PLANS MUST BE CONSTRUCTED PRIOR TO ALL CLEARING AND GRADING TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE TESC FACILITIES SHOWN ON THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ADDITIONAL PERIMETER PROTECTION, ETC.), AS DIRECTED BY THE CITY ENGINEER.
- THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/TESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES DURING THE WET SEASON (OCTOBER 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30).
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED TESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING TESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN TWENTY-FOUR (24) HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO FINAL INSPECTION. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO A DOWNSTREAM SYSTEM.
- ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH AREAS CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. - A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE CITY OF PORT ORCHARD CITY ENGINEER. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

CONTRACTOR NOTES

- INLET PROTECTION SHALL BE INSTALLED ALONG ALL IMPACTED FRONTAGE AREAS AND ANY INLETS DOWNSTREAM THAT COULD RECEIVE ANY CONSTRUCTION RUNOFF OR AS REQUIRED BY THE CITY INSPECTOR.
- ORANGE CONSTRUCTION FENCE PER WSDOT 1-10.10-01 CAN BE UTILIZED IN PLACE OF FILTER FABRIC FENCE ONLY IN AREAS WHERE THE GRADES DO NOT ALLOW THE POTENTIAL FOR ANY STORMWATER FROM LEAVING THE SITE.
- ALL DEMOLISHED MATERIALS (BUILDING, CONCRETE, PAVEMENT, TREES, DECKS, ETC.) SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A CITY APPROVED LOCATION AND IN A MANNER CONSISTENT WITH CURRENT REGULATIONS AND REQUIREMENTS.
- FILTER FABRIC FENCE LOCATION SHALL BE ADJUSTED AS NEEDED DURING CONSTRUCTION TO ENSURE THAT NO SEDIMENT IS ALLOWED TO LEAVE THE SITE. FENCE SHALL BE MAINTAINED UNTIL SITE IS FULLY STABILIZED AND AS ALLOWED BY THE CITY INSPECTOR.
- SECURE CONSTRUCTION FENCE SHOULD BE LOCATED AROUND PROJECT PERIMETER AND BE ADJUSTED AS NEEDED.
- CONTRACTOR SHALL DESIGNATE A WASHINGTON DEPT OF ECOLOGY CERTIFIED EROSION CONTROL LEAD PERSON, AND SHALL COMPLY WITH THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT. A COPY OF THE SWPPP SHALL REMAIN ON SITE AT ALL TIMES.
- SEDIMENT LADEN RUNOFF SHALL NOT BE ALLOWED TO DISCHARGE BEYOND THE LIMITS OF THE IMPROVEMENTS. ADDITIONAL MEASURES SHALL BE INSTALLED AS NEEDED.
- AT ANY TIME DURING CONSTRUCTION IT IS DETERMINED BY THE CITY THAT MUD AND DEBRIS ARE BEING TRACKED ONTO PUBLIC STREETS WITH INSUFFICIENT CLEANUP, ALL WORK SHALL CEASE ON THE PROJECT UNTIL THIS CONDITION IS CORRECTED. THE CONTRACTOR AND/OR THE OWNER SHALL IMMEDIATELY TAKE ALL STEPS NECESSARY TO PREVENT FUTURE TRACKING OF MUD AND DEBRIS INTO THE PUBLIC ROW, WHICH MAY INCLUDE THE INSTALLATION OF A WHEEL WASH FACILITY ON-SITE.

ACCESS NOTES

- ALL PROPERTIES ALONG THE CONSTRUCTION AREA SHALL HAVE 24 HOUR ACCESS TO THEIR PROPERTY UNLESS OTHERWISE COORDINATED WITH THE PROPERTY OWNERS AND CITY OF PORT ORCHARD.
- CONTRACTOR AND/OR PROJECT OWNER SHALL COORDINATE WITH PROPERTY OWNERS ON ANY DRIVEWAY WORK.
- ALL WORK TO REMAIN WITHIN ROW UNLESS GRANTED WRITTEN APPROVAL FROM PROPERTY OWNER.

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES, CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

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 COMMUNITY DEVELOPMENT

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 CONTOUR ENGINEERING CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS 3309 56th Street NW, Suite 106 Gig Harbor, WA 98335 Phone: 253-509-0044 ~ Fax: 253-509-5454 ~ info@contourplc.com	
SHEET TITLE:	TESC PLAN - OFFSITE
CLIENT:	OVERLOOK APARTMENTS PHASE II OLAA, LLC 15234 SE 366TH PLACE AUBURN, WA 98092
DESIGNER:	K. ROSE
DRAWN:	B. MORRIS
DATE:	2020.02.14
REVISED:	
PROJECT:	16-300
DWG NAME:	16-300-C
SHEET	REV.
C6	
6 OF 42	

OVERLOOK APARTMENTS PHASE II
 A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 2 EAST W.M.
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

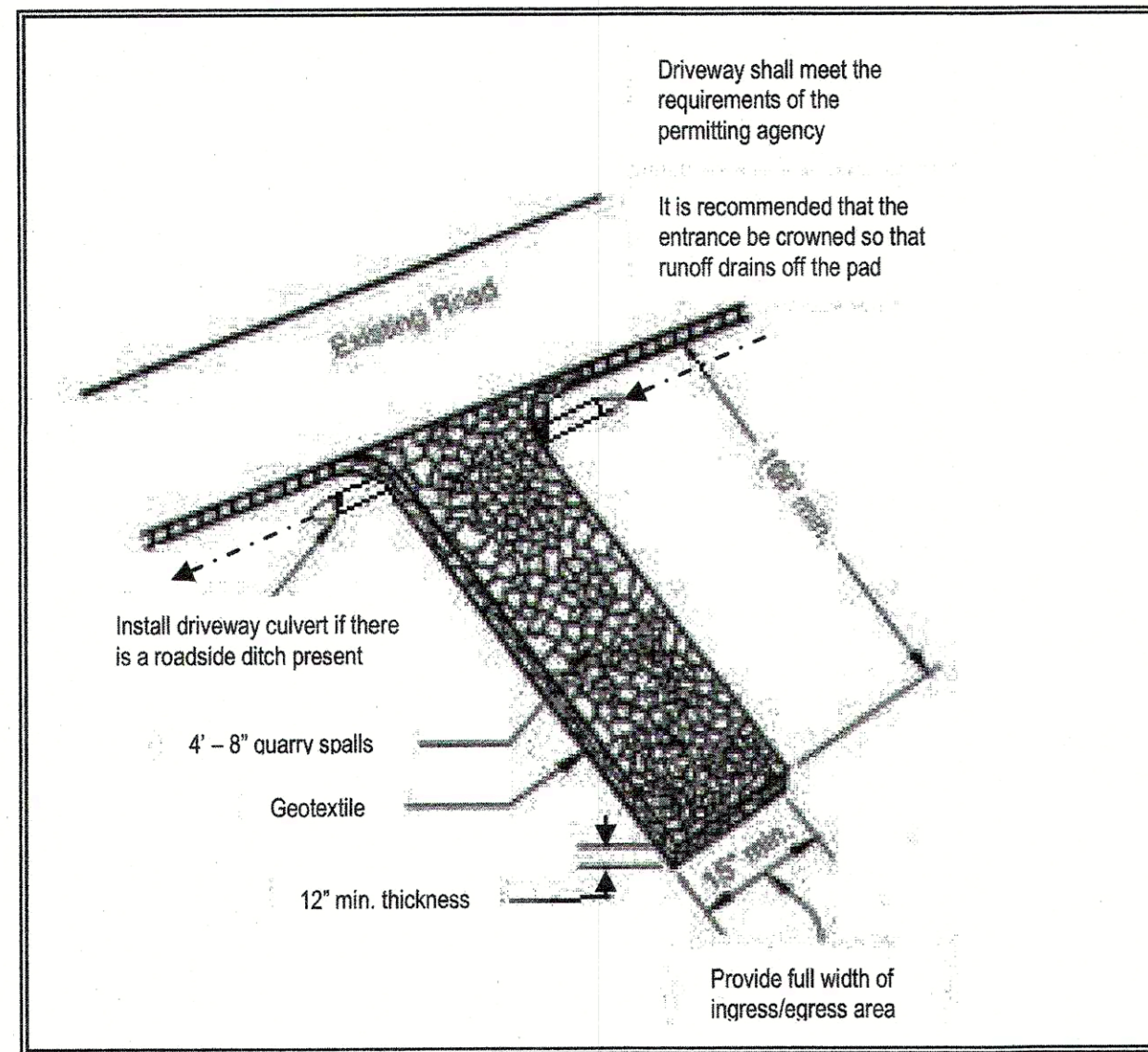
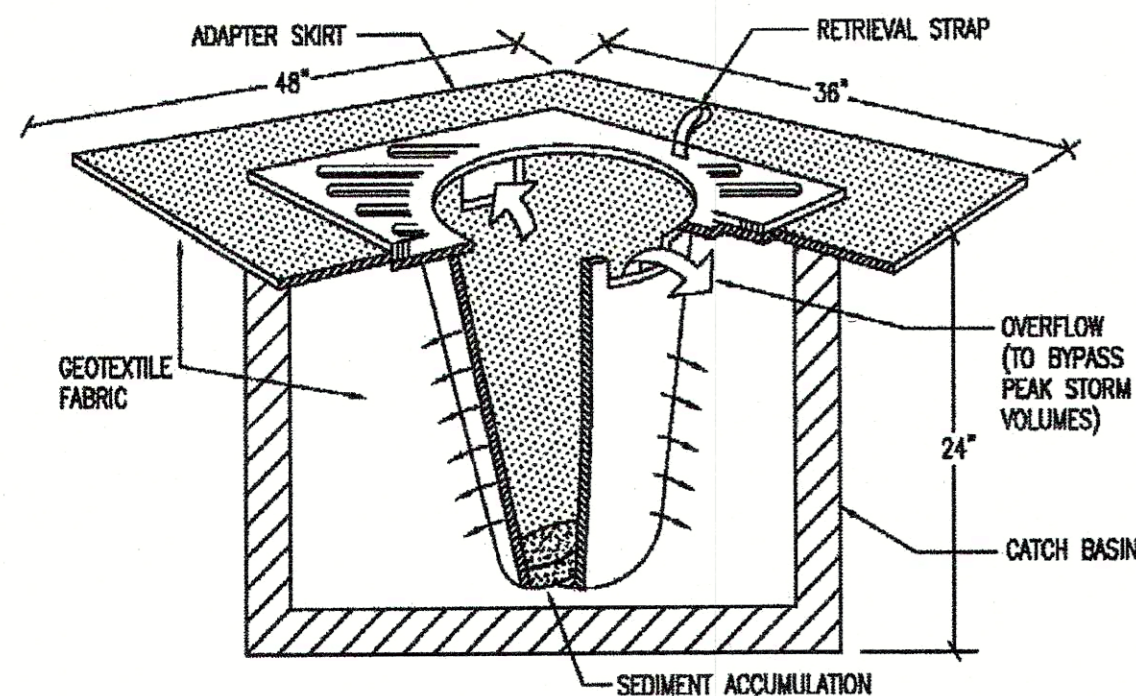


Figure 4.1.1 – Stabilized Construction Entrance

CONSTRUCTION ENTRANCE NOTES

- MATERIAL SHALL BE 4" TO 8" QUARRY SPALLS (4 TO 6 INCH FOR RESIDENTIAL SINGLE FAMILY LOTS) AND MAY BE TOP-DRESSED WITH 1 TO 3 INCH ROCK.
- THE ROCK PAD SHALL BE AT LEAST 12" THICK AND 100' LONG (REDUCED TO 20 FEET FOR SITES LESS THAN 1 ACRE OF DISTURBED SOIL) WIDTH SHALL BE FULL WIDTH OF INGRESS AND EGRESS AREA. SMALLER PADS MAY BE APPROVED FOR SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL SITES.
- ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN FUNCTION OF THE PAD.
- IF THE PAD DOES NOT ADEQUATELY REMOVE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.

1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



INLET PROTECTION NOTES:

- FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN 1/3 FULL.
- ALL CATCH BASINS WITHIN 500' DOWNSLOPE OF PROJECT SITE SHALL AS WELL AS ANY OTHER CATCH BASINS THAT COULD POSSIBLE RECEIVE RUNOFF FROM THE CONSTRUCTION SITE SHALL HAVE INLET PROTECTION INSTALLED AND MAINTAINED

4 INLET PROTECTION
NOT TO SCALE

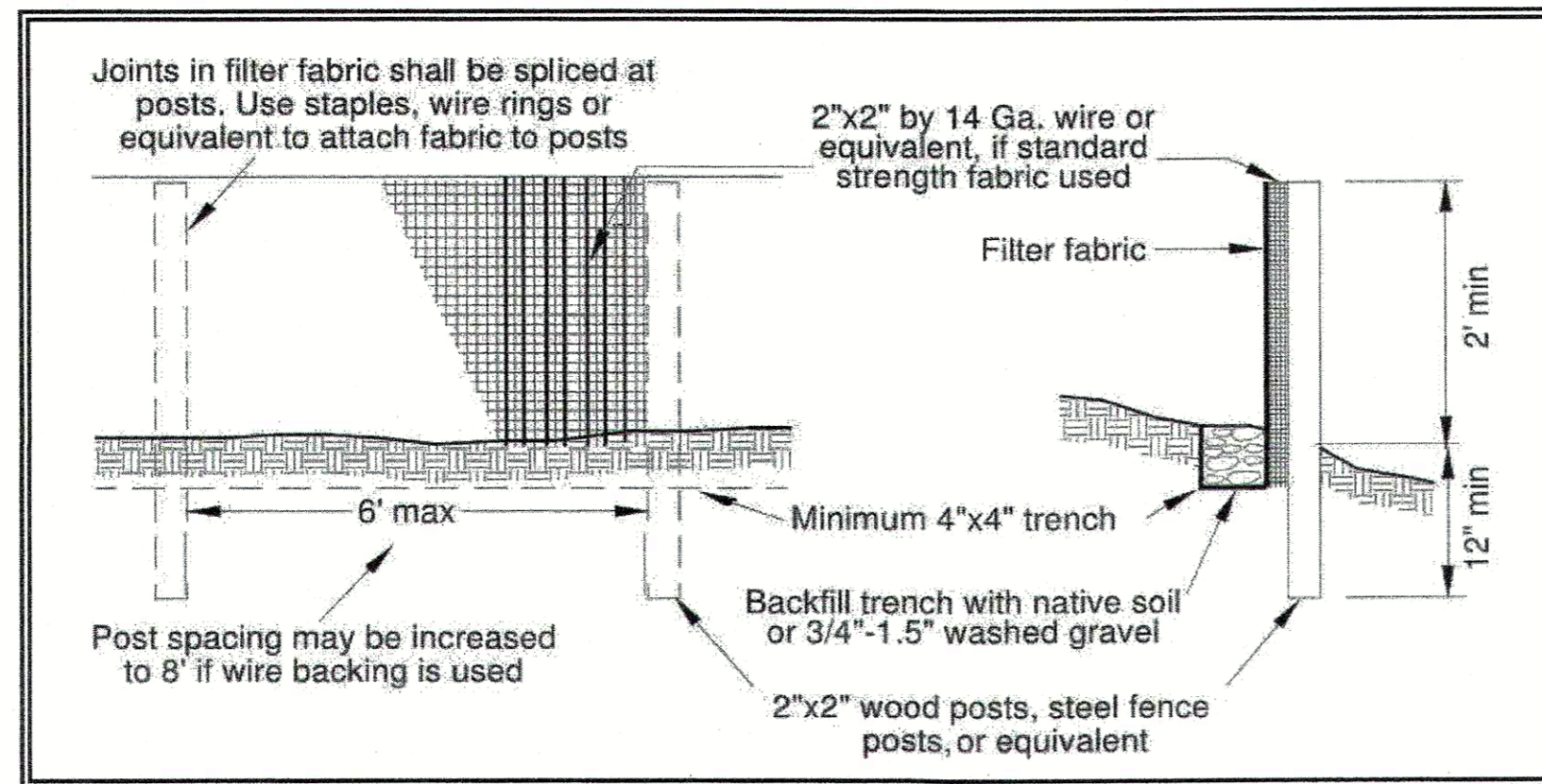


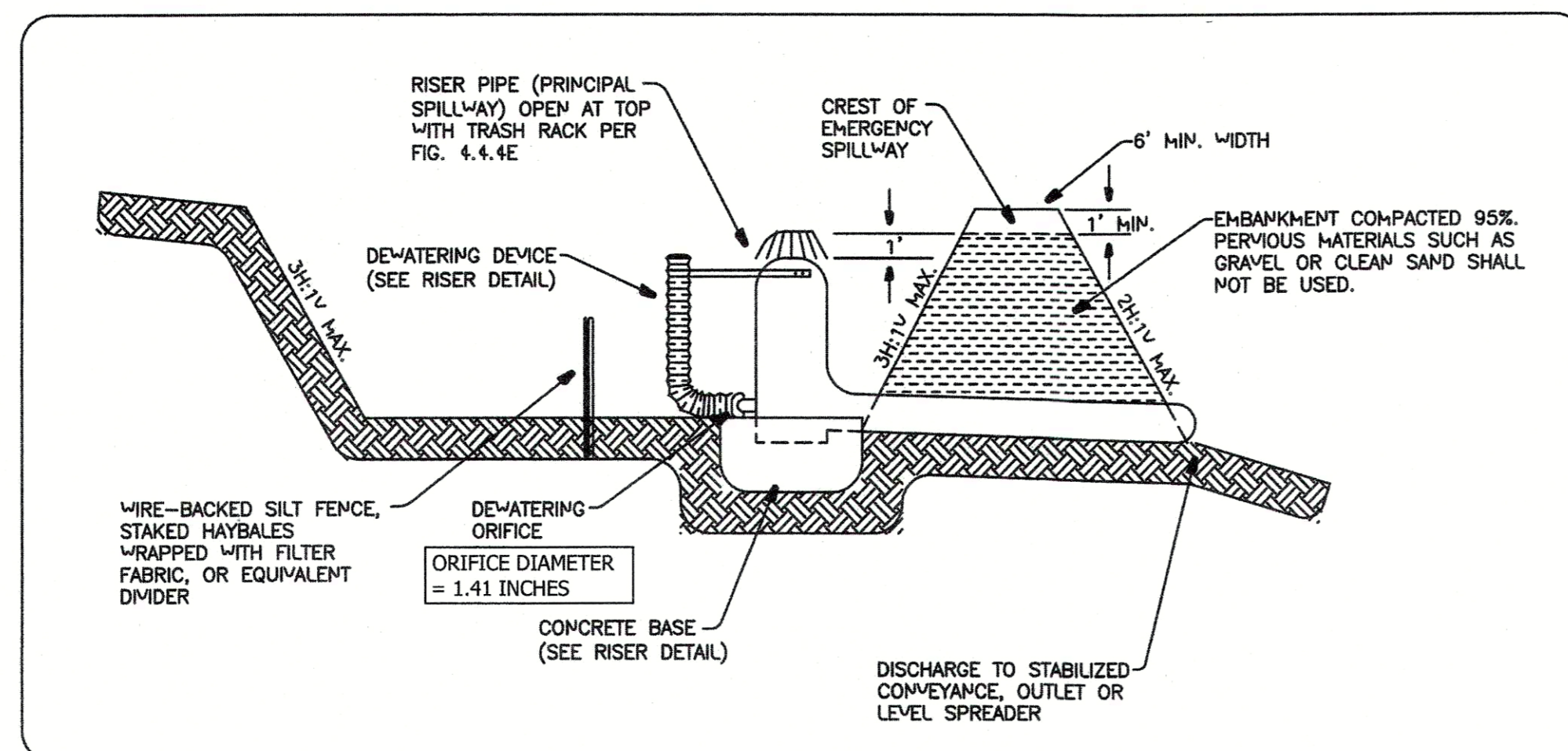
Figure 4.2.12 – Silt Fence

FILTER FABRIC FENCE NOTES

- FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POSTS.
- POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER. THIS TRENCH SHALL BE BACKFILLED WITH WASHED GRAVEL.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING.
- FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SILT FENCES WILL BE INSTALLED PARALLEL TO ANY SLOPE CONTOURS.
- CONTRIBUTING LENGTH TO FENCE WILL NOT BE GREATER THAN 100 FEET.
- DO NOT INSTALL BELOW AN OUTLET PIPE OR WEIR.
- INSTALL DOWNSLOPE OF EXPOSED AREAS.
- DO NOT DRIVE OVER OR FILL OVER SILT FENCES.

2 FILTER FABRIC FENCE
NOT TO SCALE

WSDOE FIG. 14.2.12

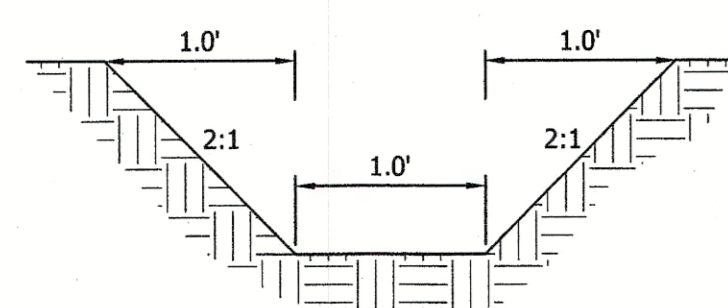


6 TEMPORARY SEDIMENT POND
NOT TO SCALE

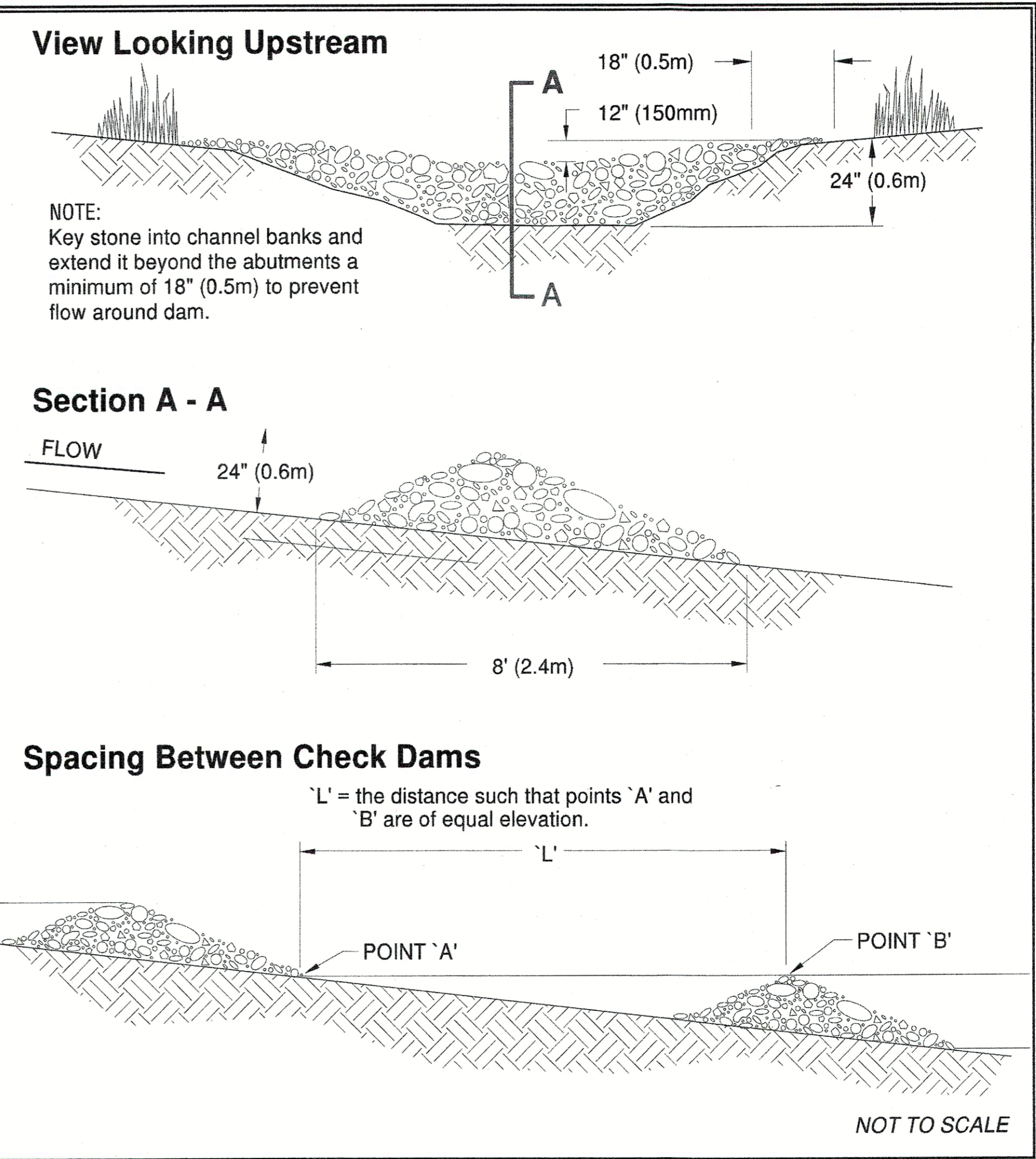
COT SWMM FIG. 2-31

INTERCEPTOR DITCH NOTE

INTERCEPTOR DITCHES SHOWN ARE A SUGGESTION BASED ON FINISH GRADES. CONTRACTOR SHALL ADD/REMOVE AND ADJUST DITCHES AS NEEDED AND AS FIELD CONDITIONS WARRANT. INTERCEPTOR DITCH SHALL HAVE A MINIMUM SLOPE OF 2.5%.

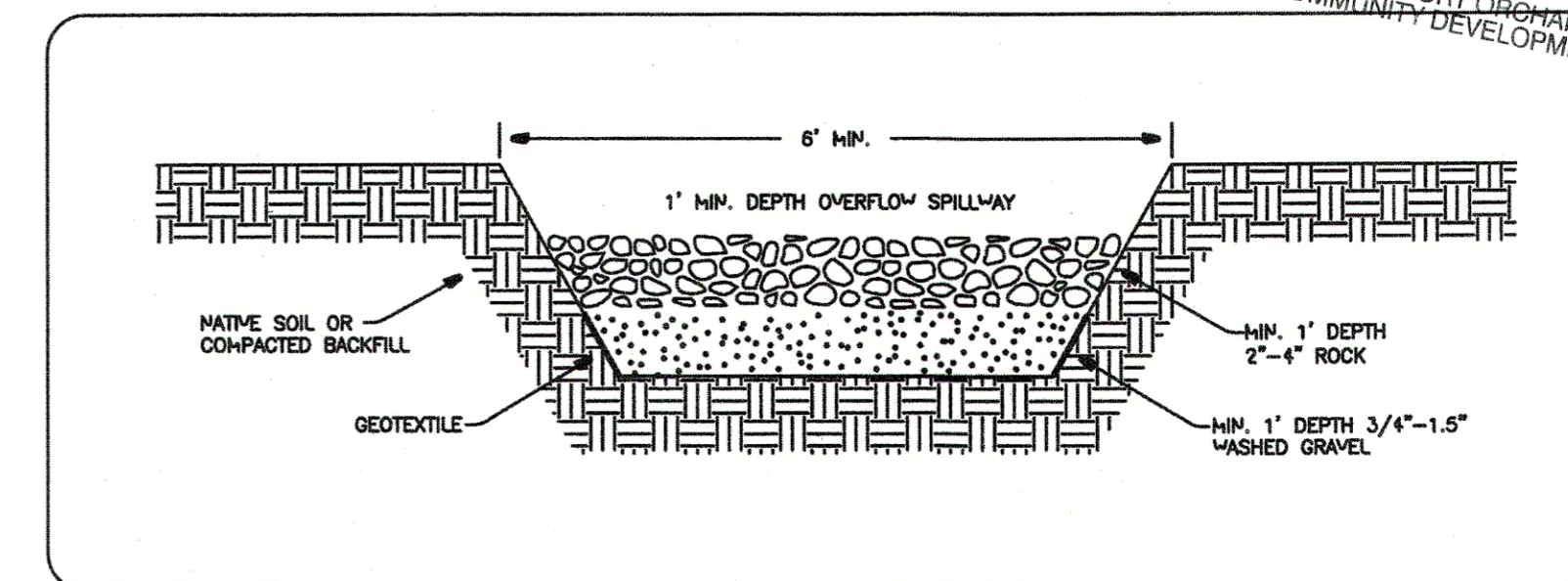


5 INTERCEPTOR DITCH CROSS SECTION
NOT TO SCALE



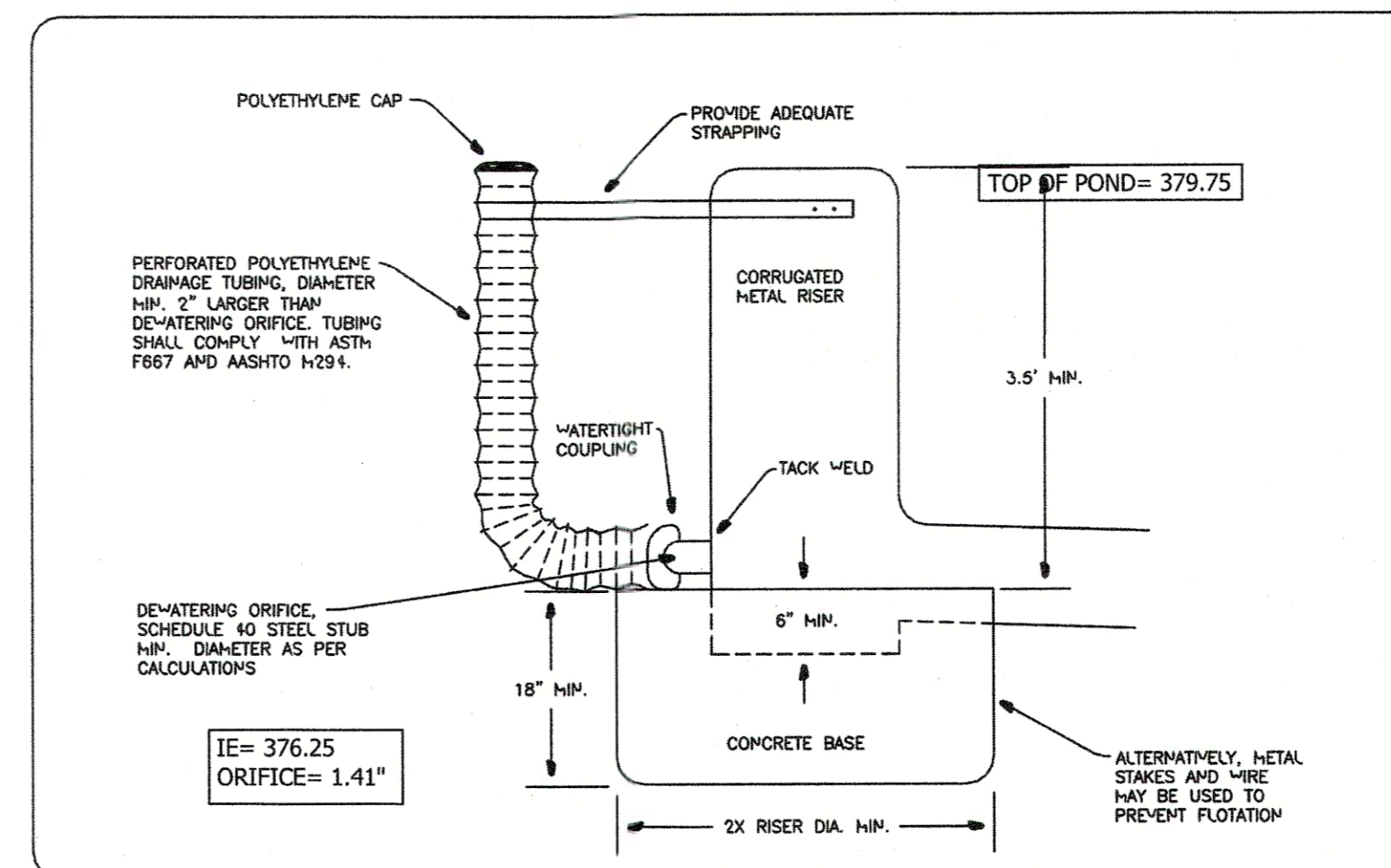
3 ROCK CHECK DAM
NOT TO SCALE

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CITY OF PORT ORCHARD COMMUNITY DEVELOPMENT
WSDOE FIG. 4.2.7



8 TEMPORARY SEDIMENT POND EMERGENCY OVERFLOW SPILLWAY
NOT TO SCALE

COT SWMM FIG. 2-29



7 SEDIMENT POND TEMPORARY RISER
NOT TO SCALE

COT SWMM FIG. 2-32

BY	
DATE	
DESCRIPTION	
REVISION	
<p>CONTOUR ENGINEERING, LLC CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS 3309 56th Street NW, Suite 106 Gig Harbor, WA 98335 Phone: 253-857-5454 ~ Fax: 253-505-0044 ~ info@contourplc.com</p>	
<p>SHEET TITLE: RES NOTES & DETAILS</p>	
<p>OVERLOOK APARTMENTS PHASE II CLIENT: OLAA, LLC 15234 SE 366TH PLACE AUBURN, WA 98002 CONTACT: MARK NORDLIE PHONE: (253) 255-7624</p>	
<p>DESIGNER: K. ROSE ENGINEER: J. HAUG DRAWN: B. MORRIS S 30 T 24N R 2E WM DATE: 2020.02.14 REVISED:</p>	
<p>PROJECT: 16-300 DWG NAME: 16-300-C</p>	
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