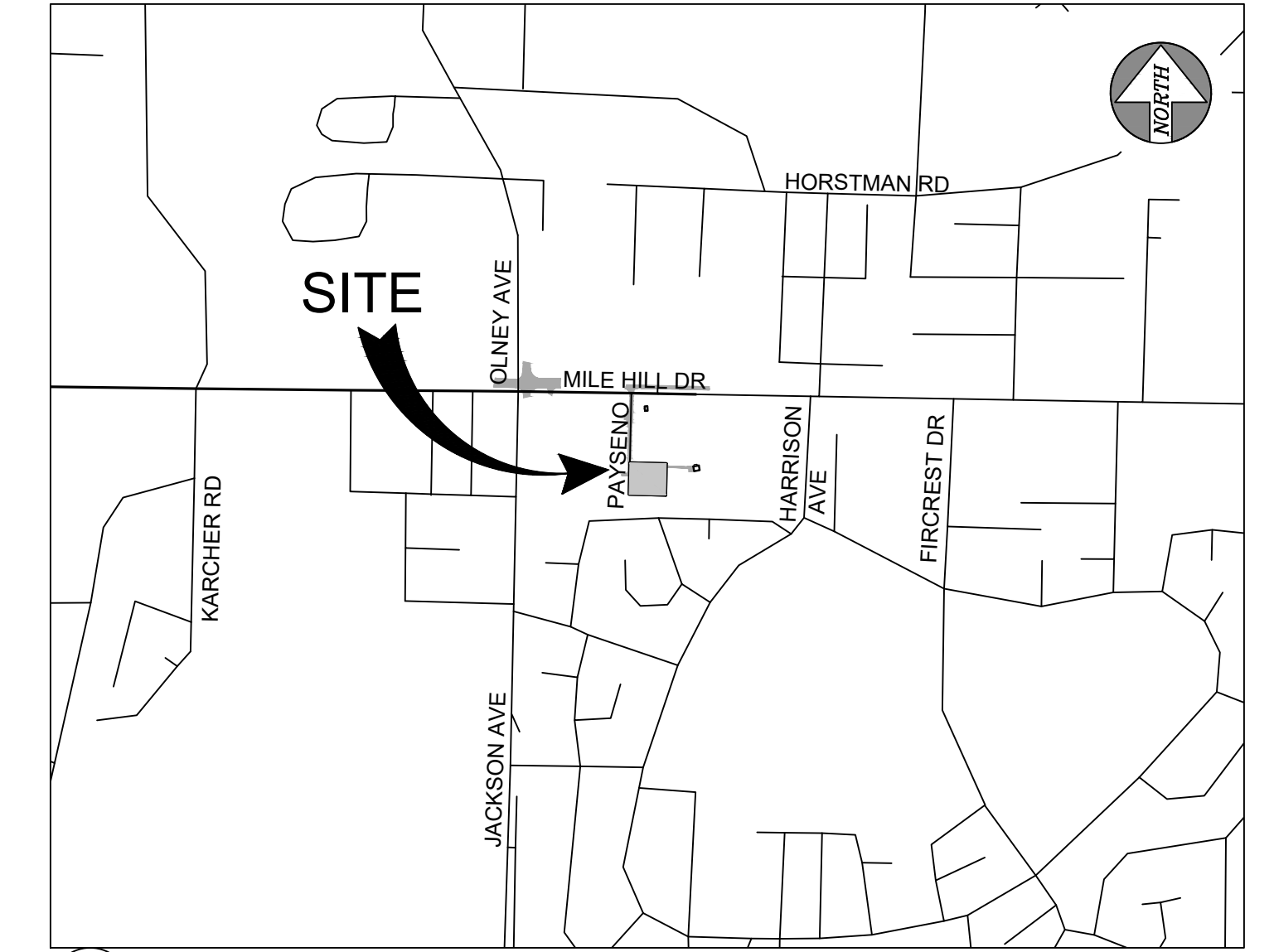


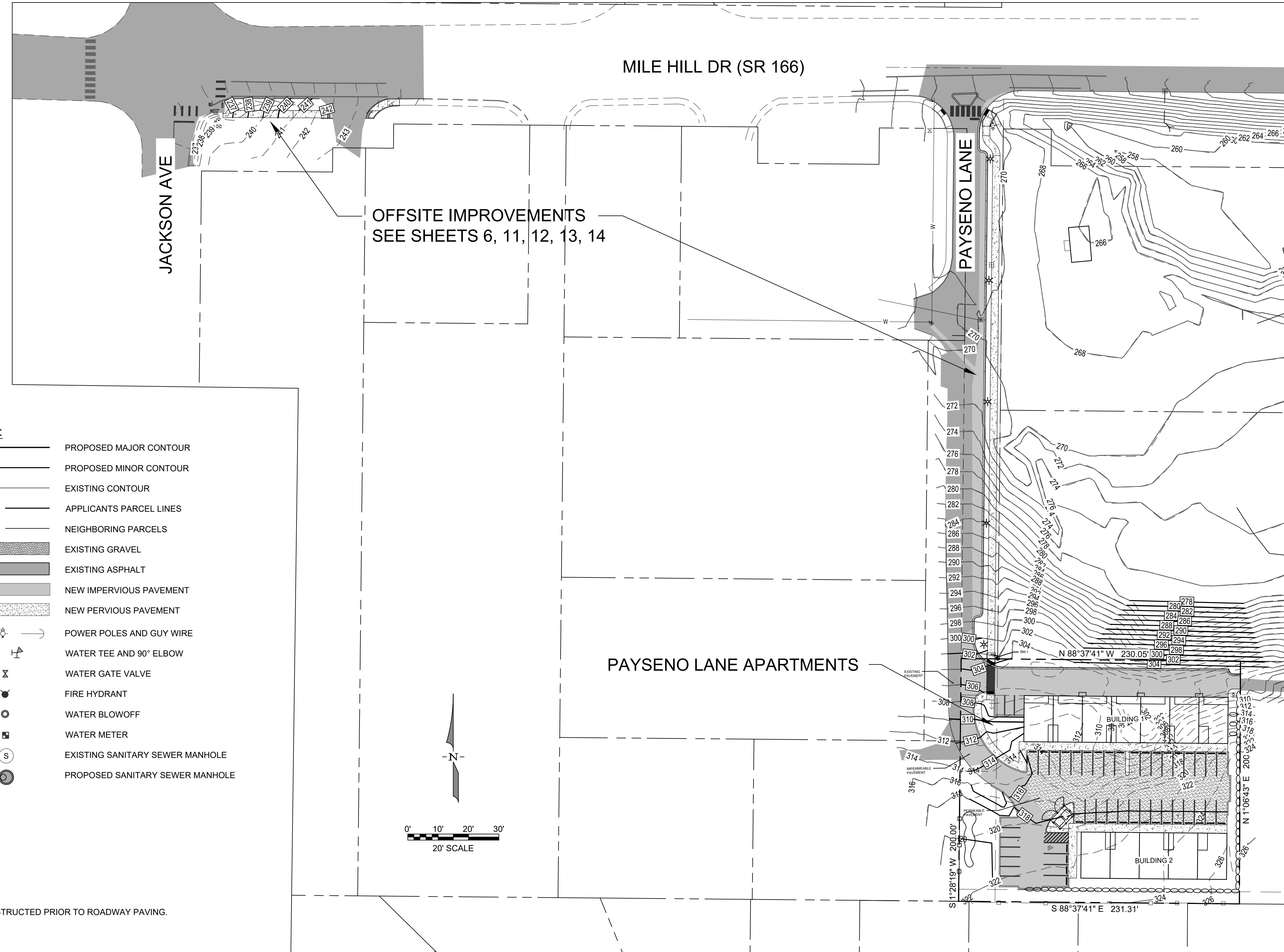
ONE-CALL (# 1-800-424-5555):
 BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WESTSOUND ENGINEERING ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS, OR FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN.

PAYSENO LANE APARTMENTS

A PORTION OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M.
 KITSAP COUNTY, WASHINGTON
 COVER SHEET



1 VICINITY MAP
 SCALE: 1" = 1000' @ 22"x34"



LEGAL DESCRIPTION (FROM TITLE REPORT):
 THE SOUTH 200 FEET OF THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, LYING SOUTH OF STATE HIGHWAY NO. 14; EXCEPT THE WEST 660 FEET THEREOF; AND EXCEPT PORTION CONDEMNED AND TAKEN BY THE UNITED STATES OF AMERICA ON JULY 19, 1943 IN U.S.D.C. CAUSE NO. 720; AND EXCEPT THE EAST 217 FEET THEREOF.

WELLS, DRAINFIELDS AND TANKS NOTE:
 THE PARCELS TO THE WEST AND SOUTH ARE SERVED BY A PUBLIC WATER SYSTEM. IT IS ASSUMED THAT THOSE PARCELS DO NOT HAVE PRIVATE WELLS. THE PARCELS TO THE WEST AND SOUTH ARE SERVED BY A PUBLIC SEWER SYSTEM. IT IS ASSUMED THAT THOSE PARCELS DO NOT HAVE ONSITE DRAINFIELDS. NO RECORDS OF WELLS COULD BE FOUND ON ADJACENT PARCELS WITH 100 FEET OF THE PROPERTY. THERE ARE NO RECORDS OF TANKS WITHIN 100 FEET OF THE PROPERTY.

TOPOGRAPHY NOTE:
 THE TOPOGRAPHIC INFORMATION SHOWN IS A BLEND OF KITSAP COUNTY LIDAR AND ELEVATION DATA OBTAINED THROUGH FIELD SURVEYS PERFORMED BY WESTSOUND ENGINEERING. ALL DATA PRESENTED IS BASED ON THE NAVD88 DATUM.

CUT/FILL VOLUMES:
 CUT = 3000 CY
 FILL = 1000 CY
 EXCESS CUT CAN BE DISTRIBUTED TO THE PROPERTY IMMEDIATELY NORTH (OWNED BY THE SAME OWNER) WITHOUT ACCESSING ROADS

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TAX PARCEL NUMBER:
 312402-2-002-2003

SHEET INDEX
 SHEET C1 - COVER SHEET
 SHEET C2 - SITE PLAN
 SHEET C3 - SWPPP
 SHEET C4 - SWPPP NOTES AND DETAILS
 SHEET C5 - GRADING AND DRAINAGE PLAN
 SHEET C6 - DRAINAGE NOTES AND DETAILS
 SHEET C7 - STORMWATER NOTES AND DETAILS
 SHEET C8 - UTILITY PLAN
 SHEET C9 - WATER NOTES AND DETAILS
 SHEET C10 - SANITARY SEWER NOTES AND DETAILS
 SHEET C11 - OFFSITE IMPROVEMENTS - PLAN AND PROFILE
 SHEET C12 - PAYSENO LANE SECTIONS
 SHEET C13 - DRIVEWAY PLAN & PROFILE
 SHEET L1 - LANDSCAPE PLAN

DATUM & BENCHMARKS:
 NAVD 88

BM-1 REBAR & CAP
 1202330.84 N
 199344.20 E
 302.29' ELEV

BM-2 PK NAIL
 1202320.95 N
 199623.39 E
 269.93' ELEV

- LEGEND:**
- PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING CONTOUR
 - - - APPLICANTS PARCEL LINES
 - - - NEIGHBORING PARCELS
 - ▨ EXISTING GRAVEL
 - ▩ EXISTING ASPHALT
 - ▧ NEW IMPERVIOUS PAVEMENT
 - ▦ NEW PERVIOUS PAVEMENT
 - ⊕ POWER POLES AND GUY WIRE
 - ⊕ WATER TEE AND 90° ELBOW
 - ⊕ WATER GATE VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER BLOWOFF
 - ⊕ WATER METER
 - ⊕ EXISTING SANITARY SEWER MANHOLE
 - ⊕ PROPOSED SANITARY SEWER MANHOLE

NOTE:
 SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO ROADWAY PAVING.

MONUMENT REMOVAL PERMIT PROCESS
 NO SURVEY MONUMENT SHALL BE REMOVED OR DESTROYED (THE PHYSICAL DISTURBANCE OR COVERING OF A MONUMENT SUCH THAT THE SURVEY POINT IS NO LONGER VISIBLE OR READILY ACCESSIBLE) BEFORE A PERMIT IS OBTAINED FROM THE DEPARTMENT OF NATURAL RESOURCES (DNR). WAC 332-120-030(2) STATES "IT IS THE RESPONSIBILITY OF THOSE PERFORMING CONSTRUCTION WORK OR OTHER ACTIVITY (INCLUDING ROAD AND STREET RESURFACING PROJECTS) TO ADEQUATELY SEARCH THE RECORDS AND THE PHYSICAL AREA OF THE PROPOSED CONSTRUCTION WORK OR OTHER ACTIVITY FOR THE PURPOSE OF LOCATING AND REFERENCING ANY KNOWN OR EXISTING SURVEY MONUMENTS." CONSTRUCTION SHALL NOT COMMENCE UNTIL WAC OUTLINED IN CHAPTER 332-120 IS COMPLIED WITH.

DESIGNED BY	CTB				
DRAWN BY	PWB				
CHECKED BY	CTB				
SEC	31	TWN	24	R	2E
SCALE	1"=50'				
REV.		DESCRIPTION	DATE	BY	DATE SEALED
			3/20/2020		



TITLE PAYSENO LANE APARTMENTS
 COVER SHEET

CLIENT DAVE BURK
 7583 CLOVER VALLEY ROAD SE
 PORT ORCHARD, WA 98367
 (360) 340-6636

WestSound Engineering, Inc
 ENGINEERING, PLANNING AND SURVEYING

217 S.W. Wilkins Drive Port Orchard, Wa. 98366
 Phone (360) 876-3770 Fax (360) 876-0439
 E-mail: wse@wsengineering.com http://www.wsengineering.com

JOB No. 2545.1 SHT **C1** OF **13** SHTS

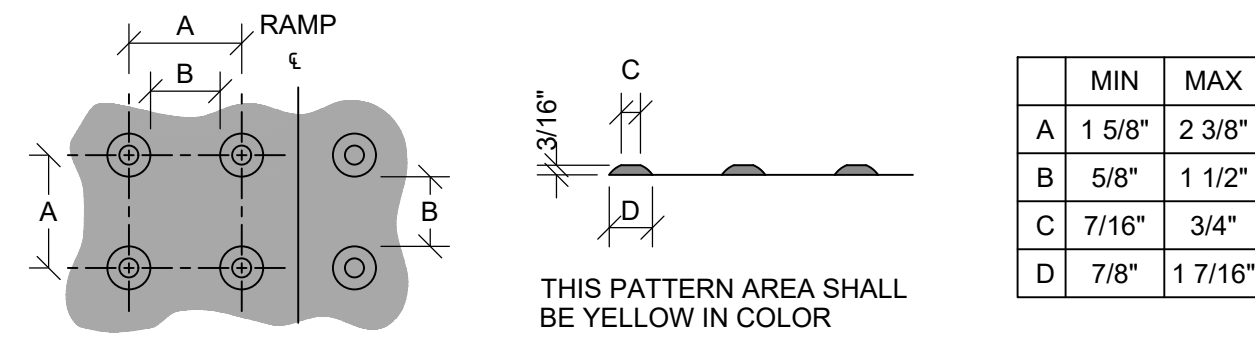
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PAYSENO LANE APARTMENTS

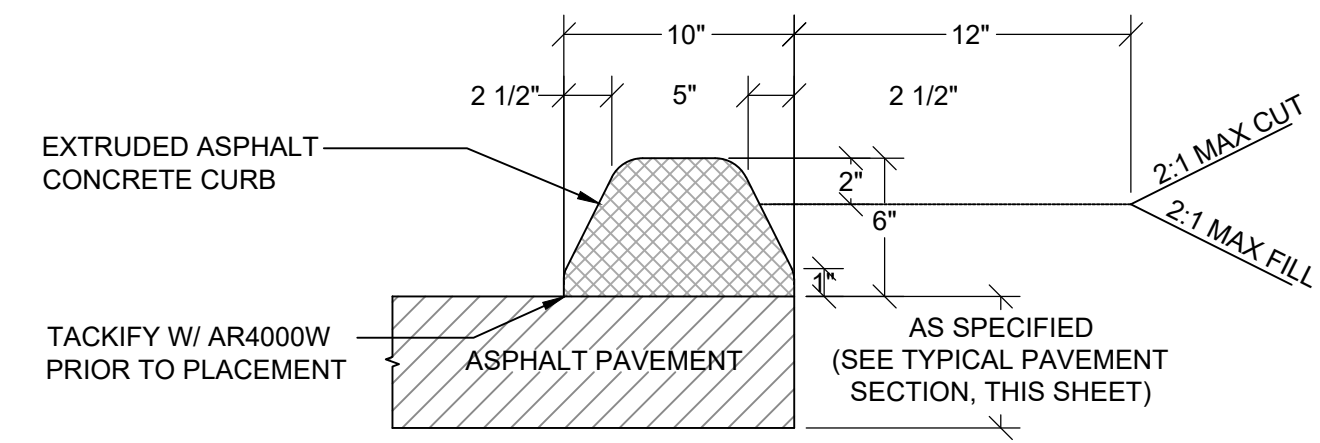
A PORTION OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M.

KITSAP COUNTY, WASHINGTON

SITE PLAN



1 DETECTABLE WARNING PATTERN
NTS
(ALSO REF. WSDOT F-45-10-02)



2 EXTRUDED CURB
NTS

TEST PIT TP-1	
DEPTH	SOIL TYPE
0" - 4"	TOP SOIL
4" - 24"	TAN LOOSE MEDIUM SAND, SLIGHTLY SILTY; DRY
24" - 48"	GRAY, LOOSE, MEDIUM SAND, SLIGHTLY MOIST
48" - 90"	GRAY MEDIUM SAND, VERY MOIST TO WET
90" - 120"	GRAY MEDIUM SAND, VERY MOIST TO WET, DENSITY INCREASING WITH DEPTH

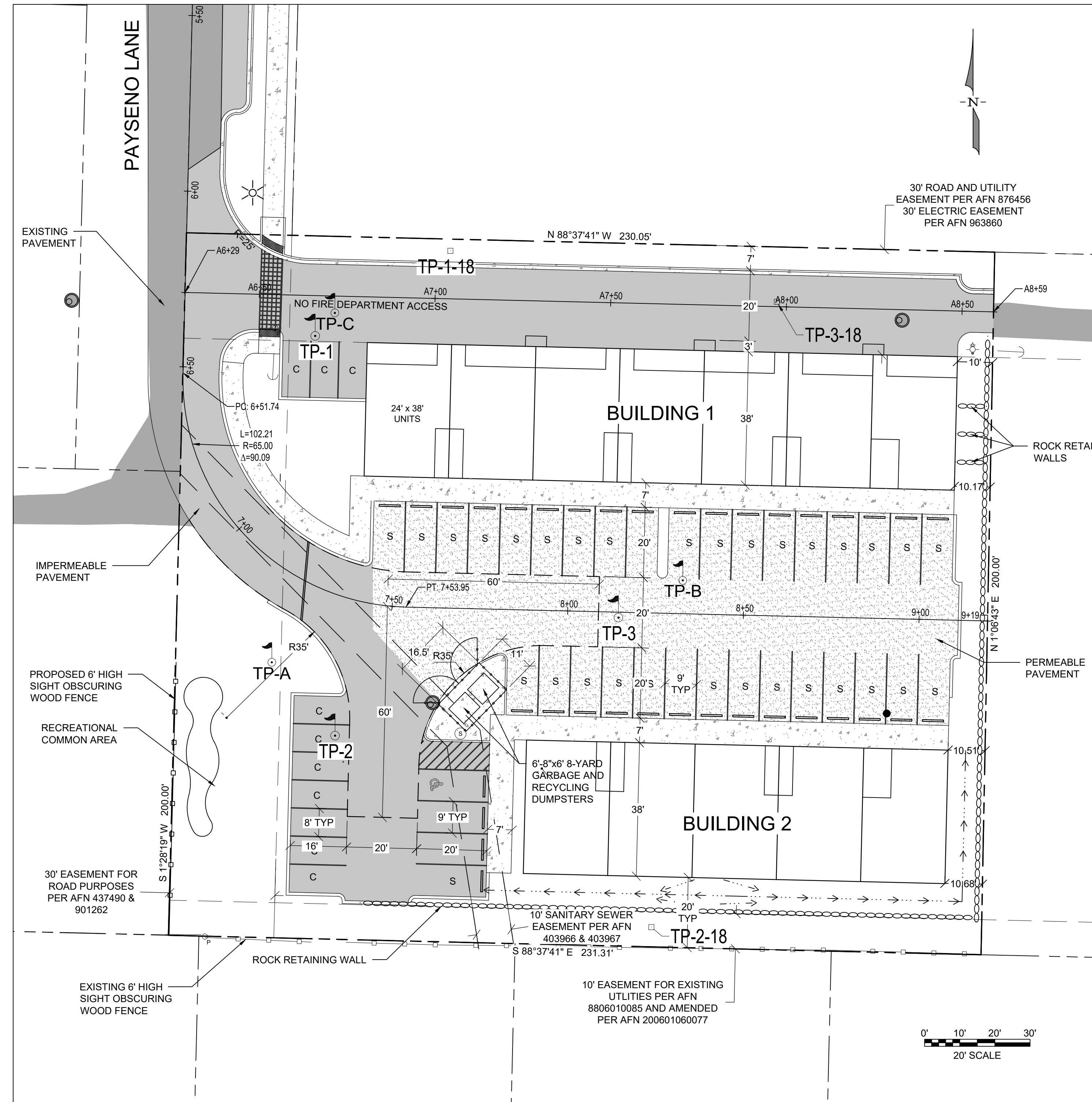
TEST PIT TP-2	
DEPTH	SOIL TYPE
0" - 4"	TOP SOIL
4" - 24"	TAN LOOSE MEDIUM DENSE, FINE SILTY SAND, DRY
24" - 96"	GRAY, MEDIUM DENSE SILTY SAND, SLIGHTLY MOIST

TEST PIT TP-3	
DEPTH	SOIL TYPE
0" - 4"	TOP SOIL
4" - 24"	REDDISH TAN, MEDIUM DENSE, FINE, SILTY SAND; SLIGHTLY MOIST

TEST PIT TP-A	
DEPTH	SOIL TYPE
0" - 6"	TOP SOIL
6" - 90"	MEDIUM DENSE, BROWN, SANDY SILT; MOIST
90" - 96"	MEDIUM DENSE, BROWN, SILTY SAND; MOIST

TEST PIT TP-B	
DEPTH	SOIL TYPE
0" - 6"	TOP SOIL
6" - 96"	MEDIUM DENSE, GRAY-BROWN, SANDY SILT; MOIST, SOME CLAY

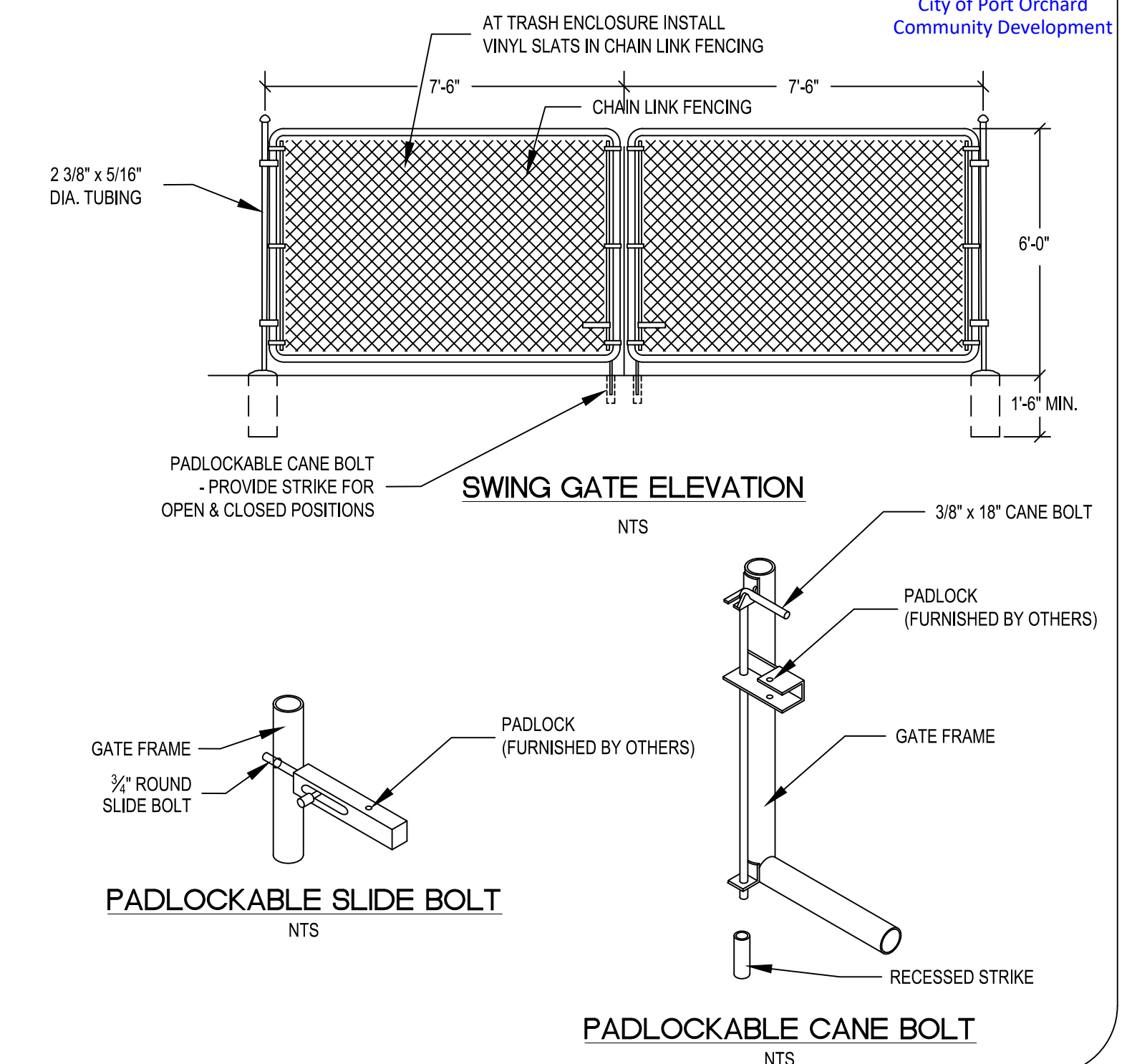
TEST PIT TP-C	
DEPTH	SOIL TYPE
0" - 6"	TOP SOIL
6" - 24"	LOOSE, TAN, MEDIUM SAND; MOIST, WITH SOME SILT
24" - 90"	MEDIUM DENSE, GRAY, MEDIUM SAND; MOIST, SOME ROOTS



TEST PIT TP-1-2018	
DEPTH	SOIL TYPE
0" - 6"	FOREST DUFF
6" - 36"	LOOSE, LIGHT TAN, SANDY SILT, DRY, ROOTLETS
36" - 96"	MEDIUM DENSE, GRAY FINE SANDY SILT, MOIST, SCATTERED ROOTS
96" - 110"	MDIUM DENSE, GRAY, SLIGHTLY SANDY SILT, TRACE CLAY, INCREASING MOISTURE
110" - 124"	INTERLAYERED SAND

TEST PIT TP-2-2018	
DEPTH	SOIL TYPE
0" - 6"	GRASS, BLACKBERRIES, SCATTERED DEBRIS
6" - 36"	LOOSE, LIGHT GRAY, SANDY SILT (FILL), INTERLAYERED WITH SAND, MOIST
36" - 90"	MEDIUM DENSE TO DENSE, GRAY, SILTY SAND, WITH A DENSE LAYER AT 4.0'
90" - 108"	MEDIUM DENSE, GRAY, INTERLAYERED FINE TO MEDIUM SAND AND SILT, MOIST, TRACE CLAY, SOME MOTTLING
108" - 120"	MEDIUM DENSE, GRAY, FINE TO MEDIUM SAND, MOIST

TEST PIT TP-3-2018	
DEPTH	SOIL TYPE
0" - 6"	FOREST DUFF ROOTLETS
6" - 18"	LOOSE TO MEDIUM DENSE, GRAY-TAN, SANDY SILT, SCATTERED ROOTS
18" - 36"	MEDIUM DENSE, REDDISH-TAN SANDY SILT
36" - 54"	MEDIUM DENSE, GRAY, SANDY SILT
54" - 84"	MEDIUM DENSE, TAN, FINE TO MEDIUM SANDT, MOIST



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SEC	31 TWN 24 R 2E		
SCALE	1"=20'		
REV.	DESCRIPTION	DATE	BY



TITLE **PAYSENO LANE APARTMENTS**
SITE PLAN
CLIENT **DAVE BURK**
7583 CLOVER VALLEY ROAD SE
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(360) 340-8636



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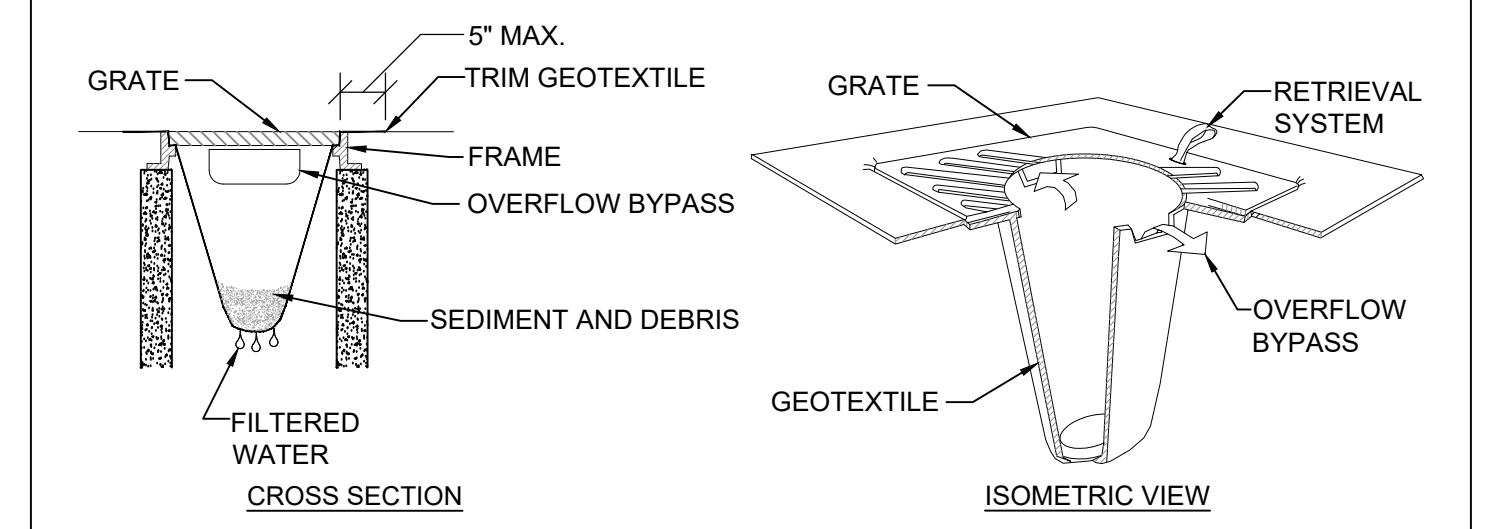
JOB No. **2545.1** SHT **C2** OF **13** SHTS

PW20-020
PW20-021

ONE-CALL (# 1-800-424-5555):
 BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WESTSOUND ENGINEERING ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS, OR FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN.

PAYSENO LANE APARTMENTS

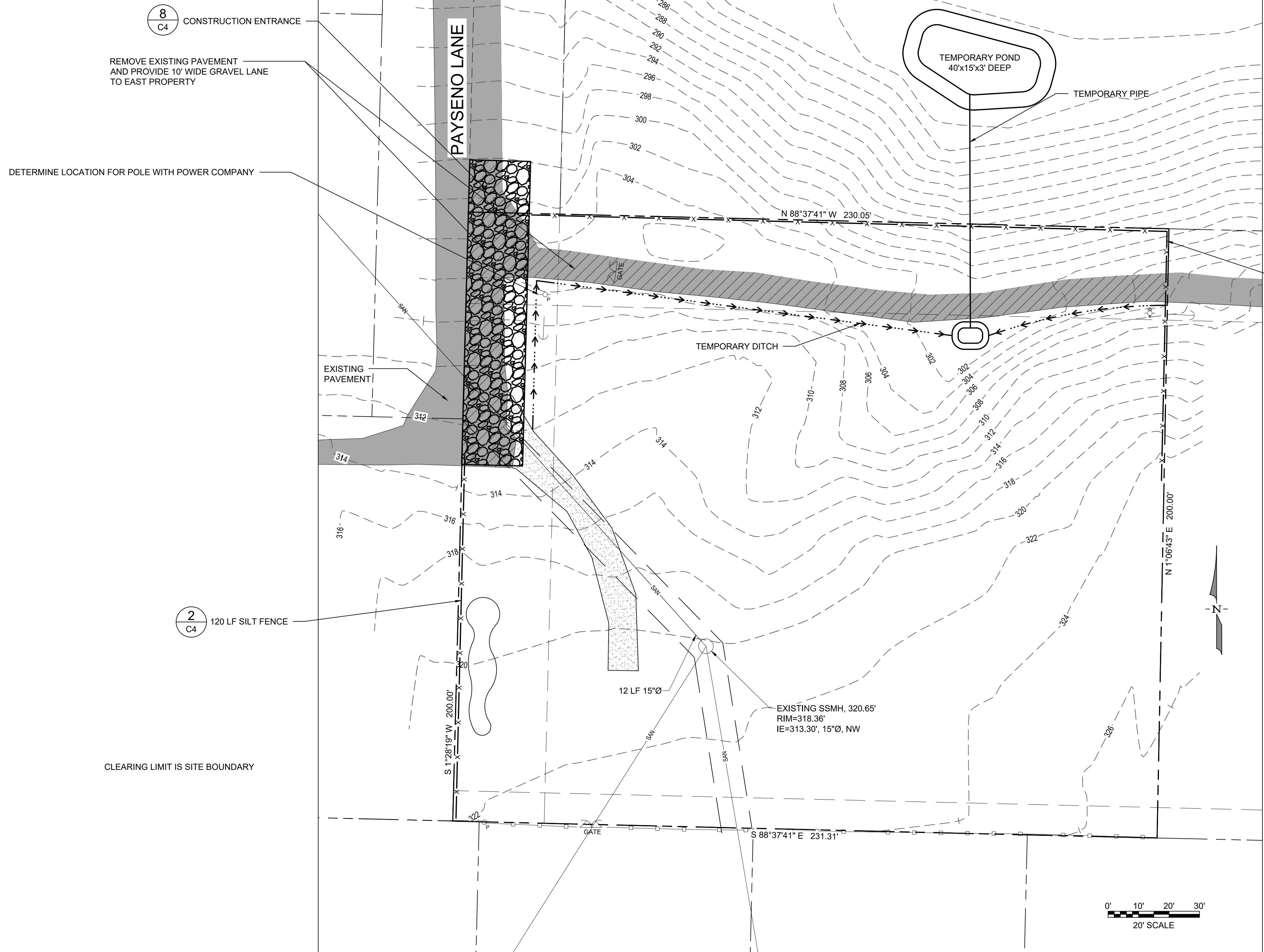
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 KITSAP COUNTY, WASHINGTON
 SWPPP



- PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATION 8-01.3(15).
- SIZE THE BELOW GRATE INLET DEVICE (BGID) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
- THE BGID SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
- THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BGID WITHOUT SPILLING THE COLLECTED MATERIAL.

1 INLET PROTECTION SOCK FOR OFFSITE CATCH BASINS (C11, C13)
 NTS

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DESIGNED BY	CTB					
DRAWN BY	PWB					
CHECKED BY	CTB					
SEC	31	TWN	24	R	2E	
SCALE	1"=20'		REV.	DESCRIPTION	DATE	BY
					DATE SEALED	3/20/2020



TITLE **PAYSENO LANE APARTMENTS**
 SWPPP
 CLIENT **DAVE BURK**
 7583 CLOVER VALLEY ROAD SE
 PORT ORCHARD, WA 98367
 (360) 340-8636

WSE WestSound Engineering, Inc
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JOB No. **2545.1** SHT **C3** OF **13** SHTS

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PAYSENO LANE APARTMENTS

A PORTION OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M.

KITSAP COUNTY, WASHINGTON

SWPPP NOTES AND DETAILS

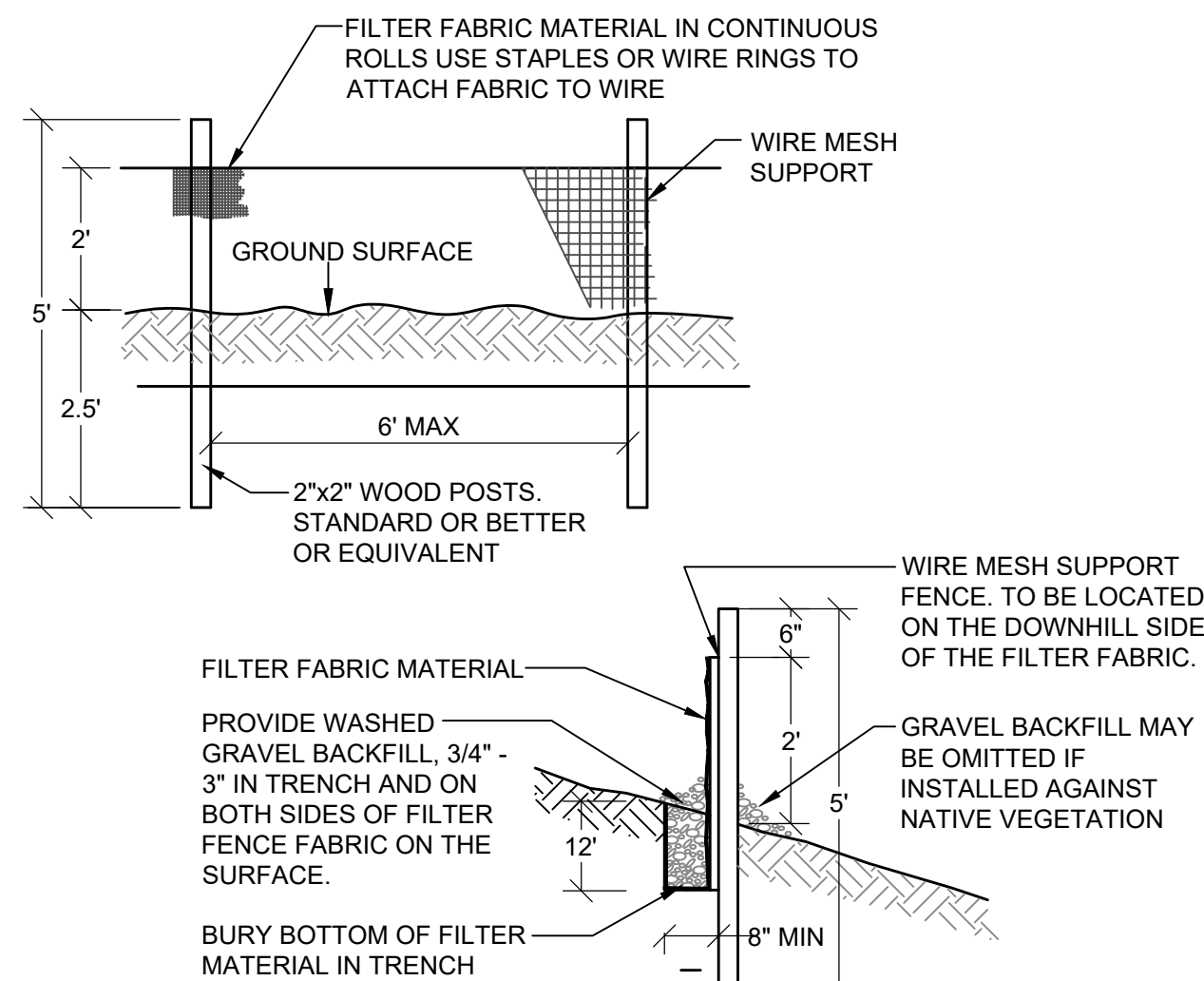
SEDIMENTATION CONTROL NOTES

- THE FOLLOWING EROSION AND SEDIMENTATION CONTROL NOTES APPLY TO ALL CONSTRUCTION SITE ACTIVITIES AT ALL TIMES, UNLESS OTHERWISE SPECIFIED ON THESE PLANS.
- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL PLAN DOES NOT CONSTITUTE AN APPROVAL OF THE PERMANENT ROAD OR DRAINAGE DESIGN.
- THE OWNER AND HIS/HER CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES FOR PREVENTING SILT-LADEN RUNOFF FROM DISCHARGING FROM THE PROJECT SITE. FAILURE BY THE OWNER AND/OR CONTRACTOR CAN RESULT IN A FINE. THE DESIGNATED TEMPORARY CONTACT PERSON NOTED ON THIS PLAN MUST BE AVAILABLE FOR CONTACT BY TELEPHONE ON A 24 HOUR BASIS THROUGHOUT CONSTRUCTION AND UNTIL THE PROJECT HAS BEEN COMPLETED AND APPROVED BY THE COUNTY. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR FROM THE BEGINNING OF CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE COUNTY AND THE SITE IS STABILIZED.
- PRIOR TO BEGINNING ANY WORK ON THE PROJECT SITE, A PRECONSTRUCTION CONFERENCE MUST BE HELD, AND SHALL BE ATTENDED BY THE GENERAL CONTRACTOR, THE PROJECT ENGINEER, REPRESENTATIVES FROM AFFECTED UTILITIES, AND A REPRESENTATIVE OF THE COUNTY.
- THE EROSION AND SEDIMENTATION CONTROL FACILITIES SHOWN ON THIS PLAN ARE TO BE CONSIDERED ADEQUATE BASIC REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION, DEVIATIONS FROM THIS PLAN MAY BE NECESSARY IN ORDER TO MAINTAIN WATER QUALITY. MINOR DEPARTURES FROM THIS PLAN ARE PERMITTED SUBJECT TO THE APPROVAL OF THE COUNTY INSPECTOR. HOWEVER, EXCEPT FOR EMERGENCY SITUATIONS, ALL OTHER DEVIATIONS FROM THIS PLAN MUST BE DESIGNED BY THE PROJECT ENGINEER AND APPROVED BY THE COUNTY PRIOR TO INSTALLATION.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER AND/OR CONTRACTOR ON A FREQUENT BASIS AND IMMEDIATELY AFTER EACH RAINFALL, AND MAINTAINED AS NECESSARY TO INSURE THEIR CONTINUED FUNCTIONING. ALL SEDIMENT MUST BE REMOVED FROM SILT FENCES, STRAW BALES, SEDIMENT PONDS, ETC. PRIOR TO THE SEDIMENT REACHING 1/3 ITS MAXIMUM POTENTIAL DEPTH.
- AT NO TIME SHALL CONCRETE, CONCRETE BY-PRODUCTS, VEHICLE FLUIDS, PAINT, CHEMICALS, OR OTHER POLLUTING MATTER BE PERMITTED TO DISCHARGE TO THE TEMPORARY OR PERMANENT DRAINAGE SYSTEM, OR TO DISCHARGE FROM THE PROJECT SITE.
- PERMANENT DETENTION/RETENTION PONDS, PIPES, TANKS OR VAULTS MAY ONLY BE USED FOR SEDIMENT CONTAINMENT WHEN SPECIFICALLY INDICATED ON THESE PLANS.
- REDIRECT SHEET FLOW. BLOCK DRAIN INLETS AND/OR CURB OPENINGS IN PAVEMENT AND INSTALL FLOW DIVERSION MEASURES TO PREVENT CONSTRUCTION SILT LADEN RUNOFF AND DEBRIS FROM ENTERING EXCAVATIONS AND FINISH SURFACES FOR BIORETENTION FACILITIES AND PERMEABLE PAVEMENTS.
- WHERE AMENDED SOIL, BIORETENTION FACILITIES, AND PERMEABLE PAVEMENTS ARE INSTALLED, THESE AREAS SHALL BE PROTECTED AT ALL TIMES FROM BEING OVER-COMPACTED. IF AREAS BECOME COMPACTED, REMEDIATE AND TILL SOIL IN ACCORDANCE WITH THE COUNTY REQUIREMENTS AT NO ADDITIONAL COST IN ORDER TO RESTORE THE SYSTEM'S ABILITY TO INFILTRATE.
- INSTALL FLOW DIVERSION MEASURES OUTSIDE OF THE CRITICAL ROOT ZONE OF TREES TO BE PROTECTED. AT NO TIME SHALL CONSTRUCTION STORMWATER BE DIRECTED TOWARD TREES TO BE PROTECTED. CONSTRUCTION STORMWATER SHALL NOT POND WITHIN A TREE'S CRITICAL ROOT ZONE.

1 SEDIMENTATION CONTROL NOTES

SILT 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 SPLICED 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 UP SLOPE 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 UP SLOPE 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 WIRE 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 DOWN SLOPE OF EXPOSED AREAS.
- DO NOT DRIVE OVER OR FILL OVER SILT FENCES.



2 SILT FENCING DETAIL

TESC MAINTENANCE REQUIREMENTS:

- EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND DAILY DURING PROLONGED RAINFALL.
- NECESSARY REPAIRS OR REPLACEMENT OF FACILITIES SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE MAXIMUM POTENTIAL DEPTH.
- SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE ESC FACILITIES ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
- TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL BE MAINTAINED BY

OWNER: DAVE BURK
 NAME: DAVE BURK
 ADDRESS: 7583 CLOVER VALLEY ROAD SE
 CITY, STATE, ZIP: PORT ORCHARD, WA 98367
 PHONE: 360-340-6636

OWNER REP:
 NAME:
 ADDRESS:
 CITY, STATE, ZIP:
 PHONE:

3 TESC MAINTENANCE REQUIREMENTS

MINIMUM EROSION AND SEDIMENTATION CONTROL REQUIREMENTS:

- ALL EXPOSED AND UNWORKED SOILS INCLUDING SOIL STOCKPILES, SHALL BE STABILIZED BY SUITABLE APPLICATION OF BMPs WHICH PROTECT SOIL FROM THE EROSIIVE FORCES OF RAINDROP IMPACT AND FLOWING WATER. APPLICABLE PRACTICES INCLUDE, BUT ARE NOT LIMITED TO VEGETATIVE ESTABLISHMENT, MULCHING, PLASTIC COVERING, AND THE EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED. FROM OCTOBER 1 TO APRIL 30, NO SOILS SHALL REMAIN UNSTABILIZED FOR MORE THAN 2 DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN UNSTABILIZED FOR MORE THAN 7 DAYS.
- AT ALL TIMES OF THE YEAR, THE CONTRACTOR SHALL HAVE SUFFICIENT MATERIALS, EQUIPMENT AND LABOR ON-SITE TO STABILIZE AND PREVENT EROSION FROM ALL DENUDE AREAS WITHIN 12-HOURS AS SITE AND WEATHER CONDITIONS DICTATE.
- FROM OCTOBER 1ST TO APRIL 30TH, THE PROJECT ENGINEER SHALL VISIT THE DEVELOPMENT SITE A MINIMUM OF ONCE A WEEK FOR THE PURPOSE OF INSPECTING THE EROSION AND SEDIMENTATION CONTROL FACILITIES, REVIEWING THE PROGRESS OF CONSTRUCTION, AND VERIFYING THE EFFECTIVENESS OF THE EROSION CONTROL MEASURES BEING UNDERTAKEN. THE PROJECT ENGINEER SHALL IMMEDIATELY INFORM THE COUNTY OF ANY PROBLEMS OR POTENTIAL PROBLEMS OBSERVED DURING SAID SITE VISITS, AS WELL AS OF ANY RECOMMENDED CHANGES IN THE EROSION CONTROL MEASURES TO BE UNDERTAKEN. WHEN REQUESTED BY THE COUNTY, THE PROJECT ENGINEER SHALL PROVIDE THE COUNTY WITH WRITTEN RECORDS OF SAID WEEKLY SITE VISITS, INCLUDING DATES OF VISITS AND NOTED SITE OBSERVATIONS.
- IN THE EVENT THAT GROUND ON A PROJECT SITE IS LEFT BARE AFTER SEPTEMBER 30TH, THE COUNTY MAY ISSUE A STOP WORK ORDER FOR THE ENTIRE PROJECT UNTIL SATISFACTORY CONTROLS ARE PROVIDED. IN ADDITION, THE OWNER WILL BE SUBJECT TO THE PENALTIES PROVIDED IN SECTION 12.32 OF THE KITSAP COUNTY CODE.
- IN THE EVENT THAT GROUND ON A PROJECT SITE IS LEFT BARE AFTER SEPTEMBER 30TH, AND THE COUNTY IS UNSUCCESSFUL IN CONTACTING THE OWNER OR HIS/HER DESIGNATED EMERGENCY CONTACT PERSON, THE COUNTY MAY ENTER THE PROJECT SITE AND INSTALL TEMPORARY GROUND COVER MEASURES AND BILL THE OWNER FOR ALL EXPENSES INCURRED BY THE COUNTY. THESE COSTS WILL BE IN ADDITION TO ANY MONETARY PENALTIES LEVIED AGAINST THE OWNER.
- CLEARING LIMITS, SETBACKS, BUFFERS, AND SENSITIVE OR CRITICAL AREAS SUCH AS STEEP SLOPES, WETLANDS AND RIPARIAN CORRIDORS SHALL BE CLEARLY MARKED IN THE FIELD AND INSPECTED BY KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO COMMENCEMENT OF LAND CLEARING ACTIVITIES. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- ADJACENT PROPERTIES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION BY APPROPRIATE USE OF VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES OR MULCHING, OR BY A COMBINATION OF THESE MEASURES AND OTHER APPROPRIATE BMPs.
- SEDIMENT PONDS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER BMPs INTENDED TO TRAP SEDIMENT ON-SITE SHALL BE CONSTRUCTED AS A FIRST STEP IN GRADING. THESE BMPs SHALL BE FUNCTIONAL BEFORE LAND DISTURBING ACTIVITIES TAKE PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS SHALL BE STABILIZED ACCORDING TO THE TIMING INDICATED IN ITEM (1) ABOVE.
- CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. ROUGHENED SOIL SURFACES ARE PREFERRED TO SMOOTH SURFACES. INTERCEPTORS SHOULD BE CONSTRUCTED AT THE TOP OF LONG, STEEP SLOPES WHICH HAVE SIGNIFICANT AREAS ABOVE THAT CONTRIBUTE RUNOFF. CONCENTRATED RUNOFF SHOULD NOT BE ALLOWED TO FLOW DOWN THE FACE OF A CUT OR FILL SLOPE UNLESS CONTAINED WITHIN AN ADEQUATE CHANNEL OR PIPE SLOPE DRAIN. WHEREVER A SLOPE FACE CROSSES A WATER SEEPAGE PLANE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHOULD BE PROVIDED. IN ADDITION, SLOPES SHOULD BE STABILIZED IN ACCORDANCE WITH ITEM (1) ABOVE.
- PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF STORM WATER RUNOFF FROM THE DEVELOPMENT SITE BY THE IMPLEMENTATION OF APPROPRIATE BMPs TO MINIMIZE ADVERSE DOWNSTREAM IMPACTS.

4 MINIMUM EROSION AND SEDIMENT CONTROL REQUIREMENTS

SEEDING:

- SEED MIXTURE SHALL BE 10% REDTOP, 40% ANNUAL RYE, 40% CHEWING FESCUE, AND 10% WHITE DUTCH CLOVER
- SEED BEDS PLANTED BETWEEN MAY 1 AND OCTOBER 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
- FOR SEED BEDS PLANTED BETWEEN OCTOBER 31 AND APRIL 30, ARMORING OF THE SEED BED WILL BE NECESSARY. (E.G., GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERING).
- BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENT BASINS.
- THE SEEDED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
- FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIERS RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

5 SEEDING NOTES

- ALL TEMPORARY ON-SITE CONVEYANCE CHANNELS SHALL BE DESIGNED, CONSTRUCTED AND STABILIZED TO PREVENT EROSION FROM THE EXPECTED FLOW VELOCITY FROM A 2-YEAR FREQUENCY, 24-HOUR DURATION STORM FOR THE POST CONDITION. STABILIZATION ADEQUATE TO PREVENT EROSION OF OUTLETS, ADJACENT STREAM BANKS, SLOPES AND DOWNSTREAM REACHES SHALL BE PROVIDED AT THE OUTLETS OF ALL CONVEYANCE SYSTEMS.
- ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORM WATER RUNOFF SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT. AFTER PROPER WRITTEN APPLICATION, THE REQUIREMENT FOR INLET PROTECTION MAY BE WAIVED BY THE COUNTY ON A SITE-SPECIFIC BASIS WHEN THE CONVEYANCE SYSTEM DOWNSTREAM OF THE INLET DISCHARGES TO AN APPROPRIATE SEDIMENT CONTAINMENT BMP AND THE CONVEYANCE SYSTEM CAN BE ADEQUATELY CLEANED FOLLOWING SITE STABILIZATION.
- THE CONSTRUCTION OF UNDERGROUND UTILITY LINES SHALL BE LIMITED, WHERE FEASIBLE, TO NO MORE THAN 500 FEET OF OPEN TRENCH AT ANY ONE TIME. WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE TRENCH. DEWATERING DEVICES SHALL DISCHARGE TO AN APPROPRIATE SEDIMENT TRAP OR POND, PRECEDED BY ADEQUATE ENERGY DISSIPATION, PRIOR TO RUNOFF LEAVING THE SITE.
- WHEREVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED ROADS, PROVISIONS MUST BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) ONTO PAVED ROAD BY USE OF APPROPRIATE BMPs SUCH AS STABILIZED CONSTRUCTION ENTRANCE. IF SEDIMENT IS TRANSPORTED ONTO A ROAD SURFACE, THE ROADS SHALL BE CLEANED THOROUGHLY, AS A MINIMUM, AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR SWEEPING AND BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPs SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON-SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL OF TEMPORARY BMPs SHALL BE PERMANENTLY STABILIZED. THE REMOVAL OF TEMPORARY EROSION AND SEDIMENT CONTROL BMPs MAY NOT BE REQUIRED FOR THOSE PROJECTS, SUCH AS SINGLE FAMILY PLATS, THAT WILL BE FOLLOWED BY ADDITIONAL CONSTRUCTION UNDER A DIFFERENT PERMIT. IN THESE CIRCUMSTANCES, THE NEED FOR REMOVING OR RETAINING THE MEASURES WILL BE EVALUATED ON A SITE-SPECIFIC BASIS.
- DEWATERING DEVICES SHALL DISCHARGE INTO AN APPROPRIATE SEDIMENT TRAP OR POND, DESIGNED TO ACCEPT SUCH A DISCHARGE, PRECEDED BY ADEQUATE ENERGY DISSIPATION, PRIOR TO RUNOFF LEAVING THE SITE.
- ALL POLLUTANTS OTHER THAN SEDIMENT THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND LEGALLY DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORM OR SURFACE WATERS. POLLUTANTS OF CONCERN INCLUDE, BUT ARE NOT LIMITED TO, FUELS, LUBRICANTS, SOLVENTS, CONCRETE BYPRODUCTS AND CONSTRUCTION MATERIALS.
- PROTECT ALL LID BMPs INCLUDING BUT NOT LIMITED TO BIORETENTION, RAIN GARDEN, AND PERMEABLE PAVEMENT, FROM SEDIMENTATION THROUGH INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BMPs ON PORTIONS OF THE SITE THAT DRAIN INTO SUCH BMPs. RESTORE THE BMPs TO THEIR FULLY FUNCTIONING CONDITION IF THEY ACCUMULATE SEDIMENT DURING CONSTRUCTION. PREVENT COMPACTION IN BIORETENTION AND RAIN GARDEN BMPs BY EXCLUDING CONSTRUCTION EQUIPMENT AND FOOT TRAFFIC. PROTECT LAWN AND LANDSCAPED AREAS FROM COMPACTION BY CONSTRUCTION EQUIPMENT. KEEP ALL HEAVY EQUIPMENT OFF EXISTING SOILS UNDER LID FACILITIES THAT HAVE BEEN EXCAVATED TO FINAL GRADE TO RETAIN INFILTRATION RATE OF THE SOILS.
- ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL MAINTENANCE AND REPAIR SHALL BE CONDUCTED IN ACCORDANCE WITH THE MANUAL. THE APPLICANT SHALL BE RESPONSIBLE FOR ASSURING THAT ANY SUCH FACILITIES DAMAGED DURING FLOODS, STORMS OR OTHER ADVERSE WEATHER CONDITIONS ARE IMMEDIATELY RETURNED TO NORMAL OPERATING CONDITION.
- A PERFORMANCE COVENANT OR PERFORMANCE SURETY, SHALL BE REQUIRED FOR ALL PROJECTS TO ENSURE COMPLIANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, AS OUTLINED IN SECTION 12.12 OF THE KITSAP COUNTY CODE.

MULCHING

- PREPARE SOIL AS FOR SEEDING
- APPLY PER TABLE BELOW
- NETS AND MATS SHALL BE USED IN CONJUNCTION WITH MULCH ON SLOPES STEEPER THAN 2:1
- WOOD FIBER CELLULOSE BLANKETS ARE CONSIDERED PROTECTIVE MULCHES AND CAN BE USED ALONE ON ERODIBLE SOILS AND DURING ALL TIMES OF THE YEAR.
- USE HAY OR STRAW WHERE MULCH EFFECT IS TO BE MAINTAINED FOR MORE THAN 3 MONTHS.
- HAY AND STRAW ARE SUBJECT TO WIND BLOWING UNLESS KEPT MOIST OR TIED DOWN. ANCHOR BY CRIMPING, DISCING, ROLLING OR PUNCHING INTO SOIL. COVERING WITH NETTING, SPRAYING WITH A CHEMICAL OR FIBER BINDER OR BY KEEPING MOIST
- WOOD FIBER CELLULOSE (PARTLY-DIGESTED WOOD FIBERS) SHALL BE USED FOR EROSION CONTROL ON CRITICAL AREAS, THE APPLICATION RATE SHOULD BE DOUBLED, APPLY WITH HYDROMULCHER. NO TIE DOWN IS REQUIRED. PACKAGED IN 100-LB. BAGS. NOT RECOMMENDED FOR HIGHLY ERODIBLE SOILS IN HOT WEATHER.
- GRAVEL, CRUSHED STONE OR SLAG IS TO BE USED ON SHORT SLOPES AND AROUND WOODY PLANTS AND ORNAMENTALS. USE WHERE SUBJECT TO FOOT TRAFFIC.
- CORN STALKS SHREDDED INTO 4 - 6" LENGTHS MAY BE USED AS GENERAL MULCH.
- WOOD CHIPS MAY BE USED AS GENERAL MULCH ON SLOPES LESS THAN 6%.
- BARK CHIPS/SKIPPED BARK MAY BE USED AS GENERAL MULCH ON SLOPES LESS THAN 6%. AVOID TILLING BARK OR SAWDUST INTO SOIL.

PROCEDURES:

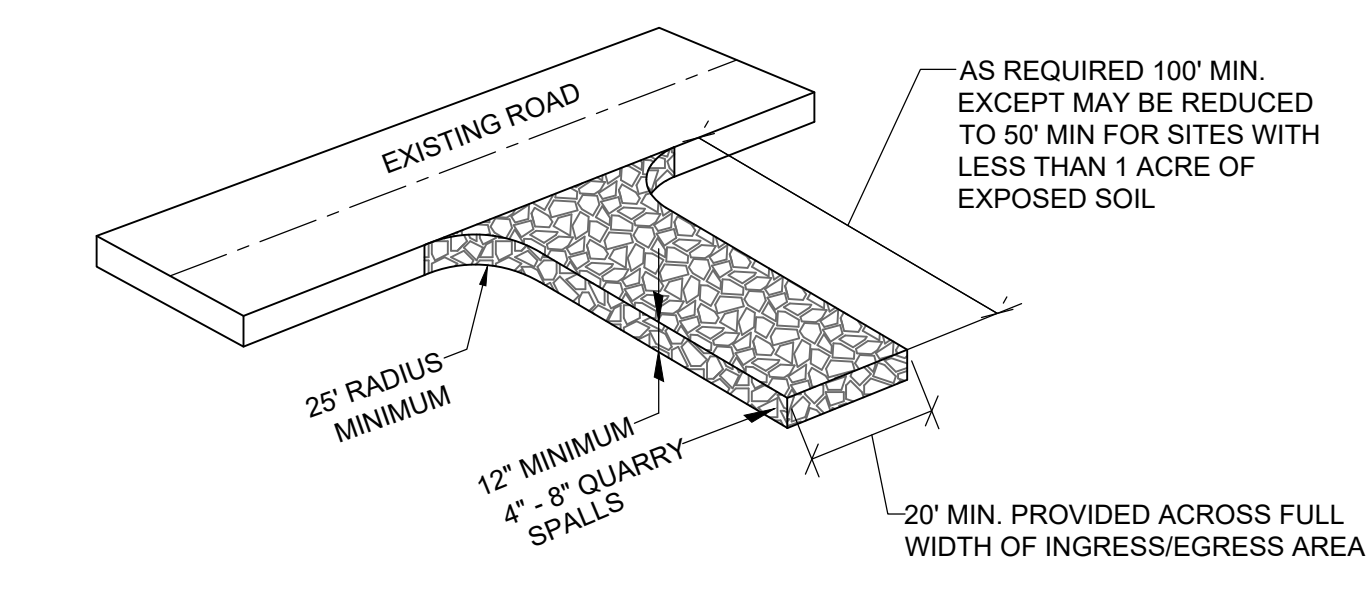
- MULCHES SHOULD BE USED FOLLOWING TEMPORARY OR PERMANENT SEEDING.
- MULCHING SHOULD IMMEDIATELY FOLLOW SEEDING IN AREAS WITH SLOPES STEEPER THAN 2:1.
- MULCHES SHOULD BE USED IN CLEARED AREAS THAT CANNOT BE IMMEDIATELY SEEDED.
- MULCHES SHOULD BE USED ON EXPOSED SOILS (INCLUDING STOCKPILES WHICH ARE NOT FINAL GRADED WITHIN 15 DAYS) UNLESS COVERED WITH PLASTIC SHEETING.
- MULCHED AREAS SHOULD BE CHECKED PERIODICALLY, ESPECIALLY FOLLOWING SEVERE STORMS. WHEN DAMAGED AREAS OF MULCH OR TIE-DOWN MATERIAL SHOULD BE REPAIRED.

MULCH MATERIALS, APPLICATION RATES, AND SPECIFICATIONS

MULCH MATERIAL	QUALITY STANDARDS	APPLICATION RATE PER 1000 SF	APPLICATION RATES PER ACRE	DEPTH OF APPLICATION
GRAVEL, CRUSHED STONE OR SLAG	WASHED 3/4 TO 1-1/2" SIZE	9 CU. YDS.	400 CU. YDS.	3 INCHES
HAY OR STRAW	AIR-DRIED; FREE FROM UNDESIRABLE SEED AND COARSE MATERIAL.	75 TO 100 LBS., 2-3 BALES	1.5 TO 2.5 TONS (90 TO 120 BALES)	LIGHTLY COVER ENTIRE SURFACE (MIN. 2")
WOOD FIBER CELLULOSE	DYED GREEN, NO GROWTH ORGANISM INHIBITING FACTORS	25 TO 30 POUNDS	1000 TO 1500 POUNDS	2 INCHES

7 MULCHING

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- NOTES:
- SEPARATION GEOTEXTILE (MARAFI 180N) SHALL BE PLACED UNDER THE SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING INTO THE ROCK PAD.
 - INSTALL ON FIRM COMPACTED SUBGRADE WHERE ABLE.
 - REFRESH SPALLS AS NEEDED TO MAINTAIN ENTRANCE IN ACCORDANCE WITH THIS DETAIL.
 - ANY SEDIMENT TRANSPORT OUTSIDE OF SITE AND ENTRANCE SHALL BE REMOVED AND THE AREA SWEEPED FREE OF SEDIMENT.
 - LOOSE SPALLS THAT ARE TRANSPORTED OR DISPLACED TO ROADWAY SHALL BE COLLECTED AND RETURNED TO THE SITE.
 - NO ACCESS POINTS NOT PROVIDED WITH A CONSTRUCTION ENTRANCE SHALL BE USED DURING THE CONSTRUCTION ACTIVITY. PROVIDE FENCING TO RESTRICT ACCESS IF NEEDED.

8 TEMPORARY CONSTRUCTION ENTRANCE

DESIGNED BY	CTB						
DRAWN BY	PWB						
CHECKED BY	CTB						
SCALE	1"=20'						
REV.		DESCRIPTION	DATE	BY	DATE SEALED	3/20/2020	



TITLE: **PAYSENO LANE APARTMENTS**

CLIENT: **DAVE BURK**
 7583 CLOVER VALLEY ROAD SE
 PORT ORCHARD, WA 98367
 (360) 340-6636

SWPPP NOTES AND DETAILS

WSE WestSound Engineering, Inc
 ENGINEERING, PLANNING AND SURVEYING

217 S.W. Wilkins Drive Port Orchard, Wa. 98366
 Phone (360) 876-3770 Fax (360) 876-0439
 E-mail: wse@wseengineering.com http://www.wseengineering.com

JOB No. **2545.1** SHT **C4** OF **13** SHTS

File: X:\Projects\Active\25020245 - Bayview Apartments\Drawings\2545-1-SITE-SWPPP.dwg Layout: C4 Date: 03-23-2020 @ 09:22 Login: User

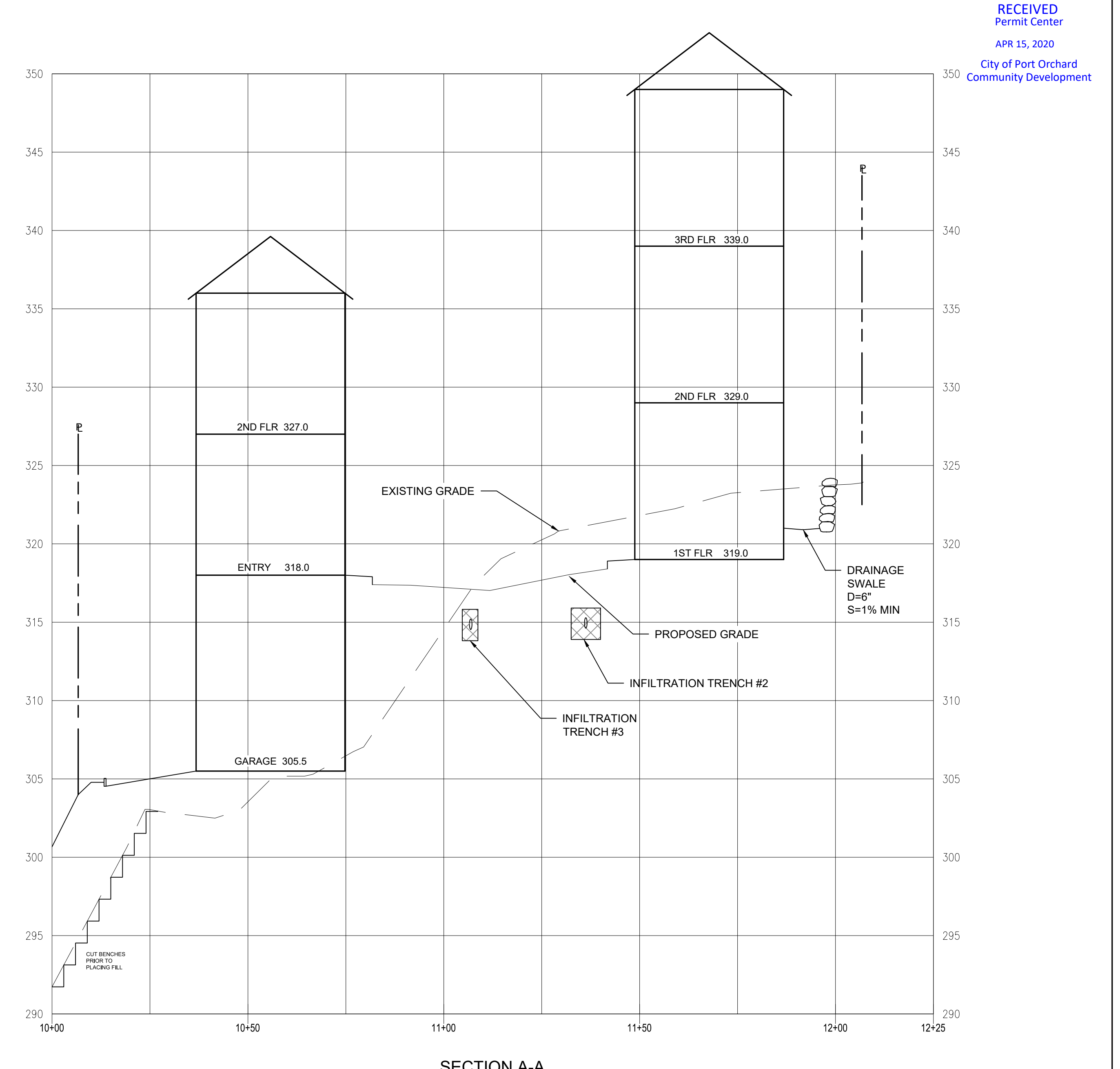
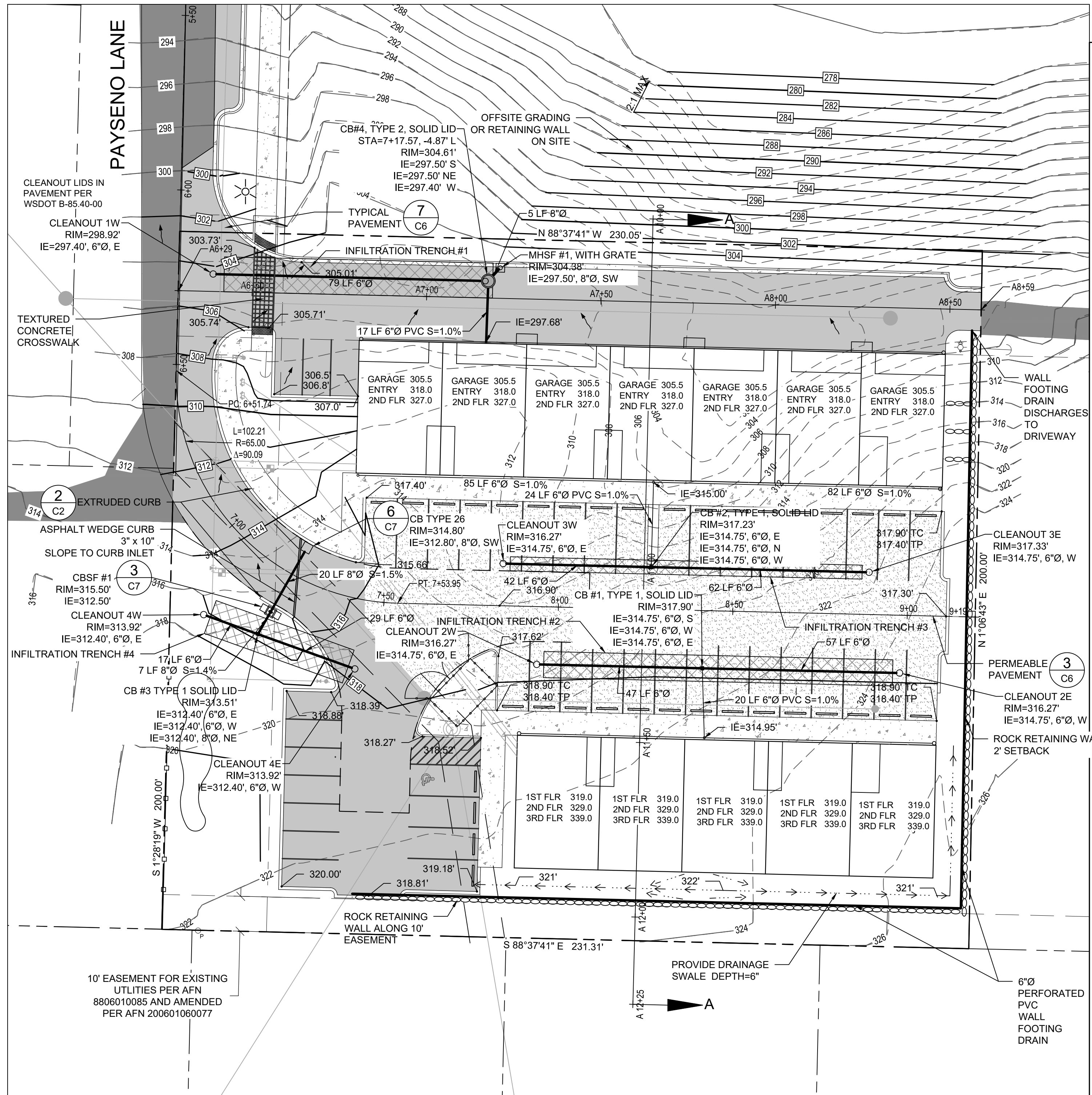
ONE-CALL (# 1-800-424-5555):
 BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WESTSOUND ENGINEERING ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS, OR FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN.

PAYSENO LANE APARTMENTS

A PORTION OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M.
 KITSAP COUNTY, WASHINGTON

GRADING AND DRAINAGE PLAN

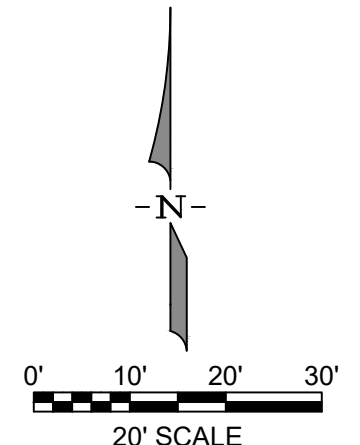
INFILTRATION TRENCH DIMENSIONS						
TRENCH	TOP ELEV.	BOTTOM ELEV.	LENGTH	WIDTH	HEIGHT	IE
1	300.01'	295.01'	77'	10'	5'	297.51'
2	316.25'	314.25'	100'	7.5'	2'	314.75'
3	316.25'	314.25'	100'	4'	2'	314.75'
4	313.40'	310.40'	42'	10'	3'	312.40'



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 APR 15, 2020
 City of Port Orchard
 Community Development

TOPOGRAPHY NOTE:
 THE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON ELEVATION DATA OBTAINED THROUGH FIELD SURVEYS PERFORMED BY WESTSOUND ENGINEERING. ALL DATA PRESENTED IS BASED ON THE NAVD88 DATUM.

MONUMENT REMOVAL PERMIT PROCESS
 NO SURVEY MONUMENT SHALL BE REMOVED OR DESTROYED (THE PHYSICAL DISTURBANCE OR COVERING OF A MONUMENT SUCH THAT THE SURVEY POINT IS NO LONGER VISIBLE OR READILY ACCESSIBLE) BEFORE A PERMIT IS OBTAINED FROM THE DEPARTMENT OF NATURAL RESOURCES (DNR). WAC 332-120-030(2) STATES "IT IS THE RESPONSIBILITY OF THOSE PERFORMING CONSTRUCTION WORK OR OTHER ACTIVITY (INCLUDING ROAD AND STREET RESURFACING PROJECTS) TO ADEQUATELY SEARCH THE RECORDS AND THE PHYSICAL AREA OF THE PROPOSED CONSTRUCTION WORK OR OTHER ACTIVITY FOR THE PURPOSE OF LOCATING AND REFERENCING ANY KNOWN OR EXISTING SURVEY MONUMENTS." CONSTRUCTION SHALL NOT COMMENCE UNTIL WAC OUTLINED IN CHAPTER 332-120 IS COMPLIED WITH.



DESIGNED BY	CTB
DRAWN BY	PWB
CHECKED BY	CTB
SEC 31 TWN 24 R 2E	
SCALE 1"=20'	
REV.	DESCRIPTION
DATE	BY
DATE SEALED 3/20/2020	



TITLE **PAYSENO LANE APARTMENTS**
 GRADING AND DRAINAGE PLAN
 CLIENT **DAVE BURK**
 7583 CLOVER VALLEY ROAD SE
 PORT ORCHARD, WA 98367
 (360) 340-8636

WSE WestSound Engineering, Inc
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 217 S.W. Wilkins Drive
 Phone (360) 876-3770
 E-mail: wse@wsengineering.com
 Port Orchard, Wa. 98366
 Fax (360) 876-0439
 http://www.wsengineering.com

JOB No. **2545.1** SHT **C5** OF **13** SHTS

File: X:\Projects\active\25062645 - Payne Apartments\Design\2545.1 - SITE - SDMP.dwg Layer: C5 Date: 03-23-2020 @ 09:22 Login: User

PAYSENO LANE APARTMENTS

A PORTION OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M. KITSAP COUNTY, WASHINGTON

DRAINAGE NOTES AND DETAILS

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City of Port Orchard
Community Development

GRADING NOTES

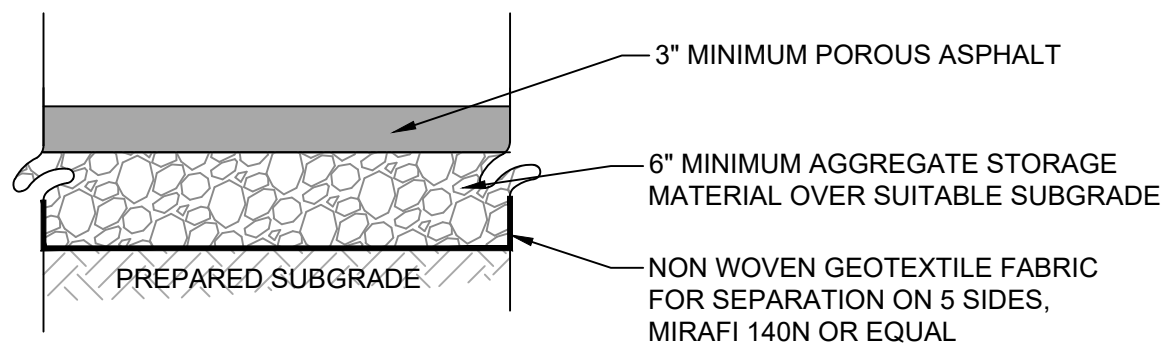
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCOVERY OF POOR SOILS, GROUNDWATER OR DISCREPANCIES IN THE EXISTING CONDITIONS AS NOTED ON THE PLANS.
- MAXIMUM SLOPE STEEPNESS SHALL BE 2H:1V FOR CUT AND FILL SLOPES.
- UNLESS OTHERWISE SPECIFIED, ALL EMBANKMENTS IN THE PLAN SET SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2-03.3(14)B OF THE WSDOT STANDARD SPECIFICATIONS. EMBANKMENT COMPACTION SHALL CONFORM TO SECTION 2-03.3(14)C, METHOD B OF SAID STANDARD SPECIFICATIONS.
- EMBANKMENTS DESIGNED TO IMPOUND WATER SHALL BE COMPACTED TO 95% MAXIMUM DENSITY PER SECTION 2-03.3(14)C, METHOD C OF WSDOT STANDARD SPECIFICATIONS.
- ALL AREAS RECEIVING FILL MATERIAL SHALL BE PREPARED BY REMOVING VEGETATION, NONCOMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIAL, BY SCARIFYING THE SURFACE TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL AND THE HEIGHT IS GREATER THAN 5 FT., BY BENCHING INTO SOUND COMPETENT MATERIAL AS DETERMINED BY A SOILS ENGINEER.

1 GRADING NOTES

DRAINAGE NOTES

- THE CONTRACTOR SHALL ENSURE THAT THE DRAINAGE IS INSTALLED AND OPERATIONAL PRIOR TO COMMENCEMENT OF PAVING WORK.
- ALL STEEL PIPE AND PARTS SHALL BE GALVANIZED. ALL SUBMERGED STEEL PIPES SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER.
- DRAINAGE STUBOUTS ON INDIVIDUAL LOTS SHALL BE LOCATED WITH A FIVE FOOT HIGH 2"x4" STAKE MARKED "STORM". THE STUBOUT SHALL BE EXTENDED ABOVE SURFACE LEVEL AND BE SECURED TO THE STAKE.

2 DRAINAGE NOTES

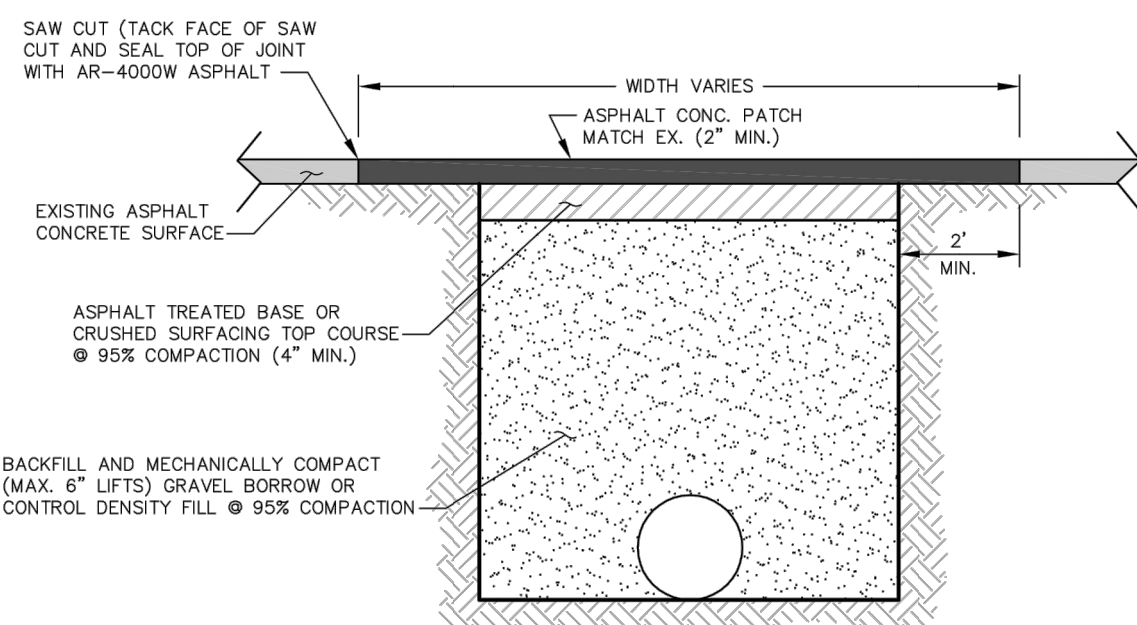


POROUS ASPHALT NOTES:

- THE TOP 6 INCHES OF THE SUBGRADE SHALL BE COMPOSED OF GRANULAR OR GRAVELLY SOIL THAT IS PREDOMINANTLY SANDY WITH NO MORE THAN A MODERATE AMOUNT OF SILT OR CLAY. GRANULAR SUB-BASE MAY BE PLACED OVER THE SUBGRADE.
- SUBGRADE SHALL HAVE A REASONABLE LEVEL OF PERMEABILITY. PRIOR TO PLACEMENT OF ASPHALT CEMENT PERVIOUS PAVEMENT, THE SUBGRADE SHALL BE TESTED FOR RATE OF PERMEABILITY BY DOUBLE RING INFILTRMETER, OR OTHER SUITABLE TEST OF SUBGRADE SOIL PERMEABILITY. THE TESTED PERMEABILITY MUST REASONABLY COMPARE TO THE DESIGN PERMEABILITY.
- THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 12", PROOF ROLLED TO IDENTIFY AND ELIMINATE ANY SOFT, WET OR PUDDLE AREAS, AND COMPACTED BY A MECHANICAL VIBRATORY COMPACTOR TO 92% OF MAXIMUM DRY DENSITY AS ESTABLISHED BY ASTM D1557 OR AASHTO T180. SUBGRADE STABILIZATION SHALL NOT BE PERMITTED. PERMEABILITY OF THE SUBGRADE MUST BE MAINTAINED.
- IF FILL MATERIAL (EMBANKMENT) IS REQUIRED TO BRING THE SUBGRADE TO FINAL ELEVATION, IT SHALL BE CLEAN AND FREE OF DELETERIOUS MATERIALS. IT SHALL BE PLACED IN 8-INCH MAXIMUM LAYERS, AND COMPACTED BY A MECHANICAL VIBRATORY COMPACTOR TO 92% OF MAXIMUM DRY DENSITY AS ESTABLISHED BY ASTM D1557 OR AASHTO T180. DO NOT OVER COMPACT THE FILL MATERIAL.
- NON-WOVEN GEO-TEXTILE FILTER FABRIC SHALL BE PLACED CONTINUOUSLY THROUGHOUT THE ENTIRE STORAGE AREA, INCLUDING THE BOTTOM AND SIDE WALLS, TO THE FINISH GRADE OF THE AGGREGATE STORAGE AND AGGREGATE CHOKER VOLUMES. SEAMS SHALL BE OVERLAPPED A MINIMUM OF 12".
- PLACE ASPHALT LAYER WHEN AIR TEMP IS ABOVE 50°F AND LAYING TEMPERATURE IS BETWEEN 230°F-260°F. FAILURE TO FOLLOW THESE WILL LEAD TO PREMATURE HARDENING AND LOSS OF INFILTRATION CAPACITY.
- AGGREGATE STORAGE MATERIAL SHALL BE PERMEABLE BALLAST PER WSDOT 9-03.9(2)
- ONCE IN PLACE, EACH AGGREGATE LIFT, SHALL BE COMPACTED IN A SINGLE PASS USING A PLATE OR ROLLER COMPACTOR TO PROVIDE UNIFORM FLAT SURFACE. ANY TRUCK RUTS OR OTHER IRREGULARITIES IN THE SUB-GRADE MUST BE SMOOTHED PRIOR TO PLACING.
- ASPHALT PAVING MATERIAL - SHALL CONSIST OF 1/4" SMOOTH ROCK AGGREGATE PER ASTM D 448, PG 70-22 BINDER, AND HAVE AN ASPHALT CONTENT SHALL BE BETWEEN 5.5% AND 6%.
- TRAFFIC SHOULD BE KEPT OFF THE NEWLY PLACED PAVEMENT FOR A MINIMUM OF ONE DAY TO ALLOW PROPER HARDENING.

3 POROUS ASPHALT PAVEMENT DETAIL

NTS



NOTES

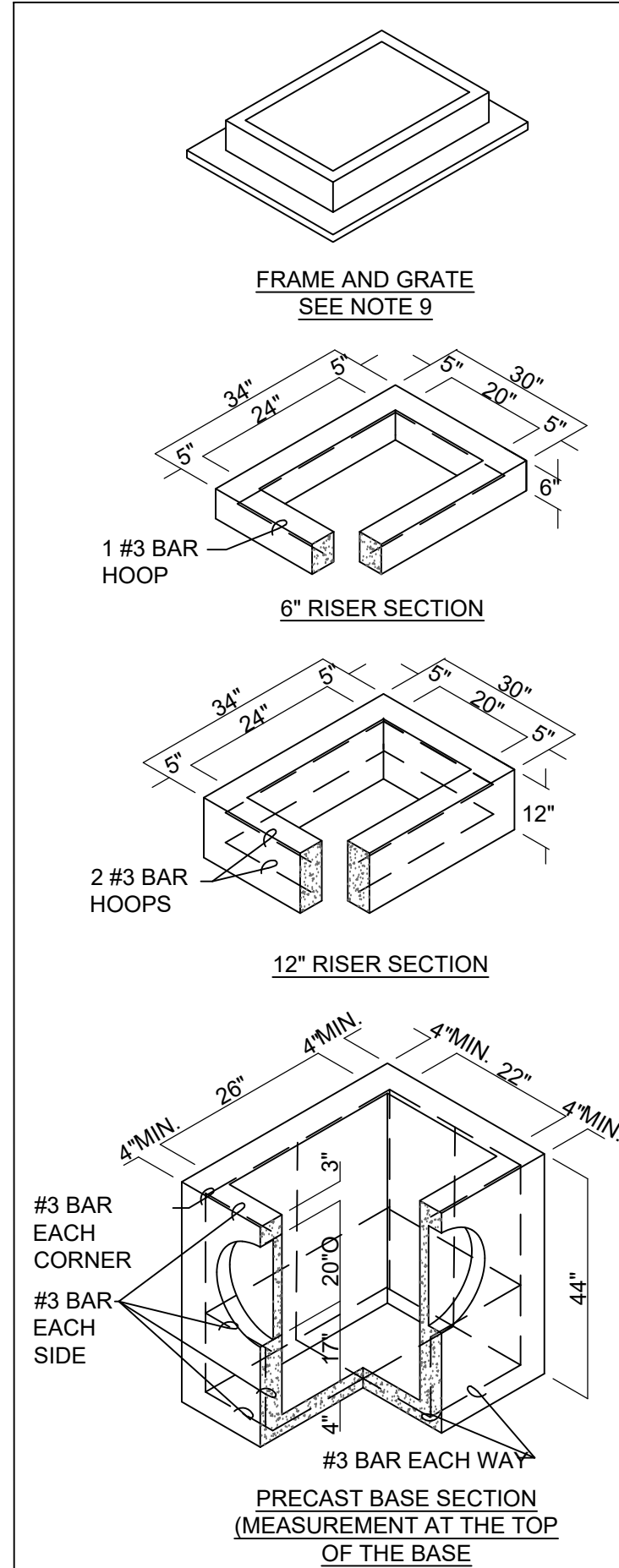
- ASPHALT CONCRETE MIX SHALL BE HOT MIX
- ALL UTILITIES SHALL HAVE 36" MIN. COVER UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER
- ROADWAY PUSHES & BORES SHALL HAVE 48" MIN. COVER
- IF ROAD CLOSURES OR DETOURS ARE ANTICIPATED, A TRAFFIC PLAN INCLUDING SPECIFIC DATES AND DURATIONS OF SUCH ACTIONS SHALL BE FILED WITH THE DEPARTMENT OF PUBLIC WORKS PER SECTION 8.2.2
- THE APPLICANT IS RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT PATCHING
- NO OPEN TRENCHES LEFT OVERNIGHT

STANDARD TRENCH / PAVEMENT RESTORATION

NOT TO SCALE

6 TRENCH DETAIL (KCRS FIGURE 7-1)

NTS

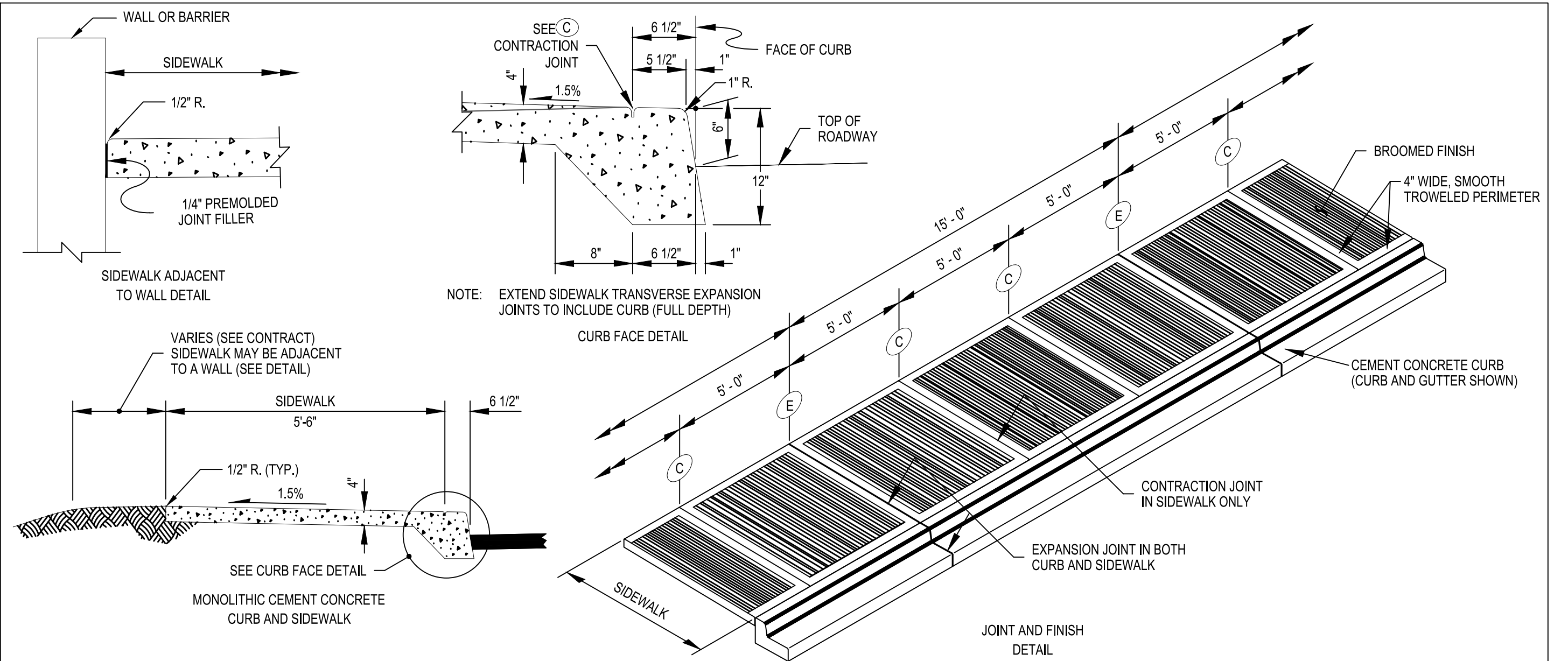


4 TYPE 1 CATCH BASIN

NTS

NOTES:

- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M 199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
- AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
- ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
- PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
- KNOCKOUTS OR CUTOUTS SHALL BE PER MANUFACTURERS SPECIFICATIONS.
- ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX. DIAM. OF 20". KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
- THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.
- CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD DETAILS "THRU CURB FRAME AND GRATE" OR "THRU CURB FRAME AND VANED GRATE". MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
- NON CONCRETE PIPES SHALL BE INSTALLED WITH A SANDCOLLAR.

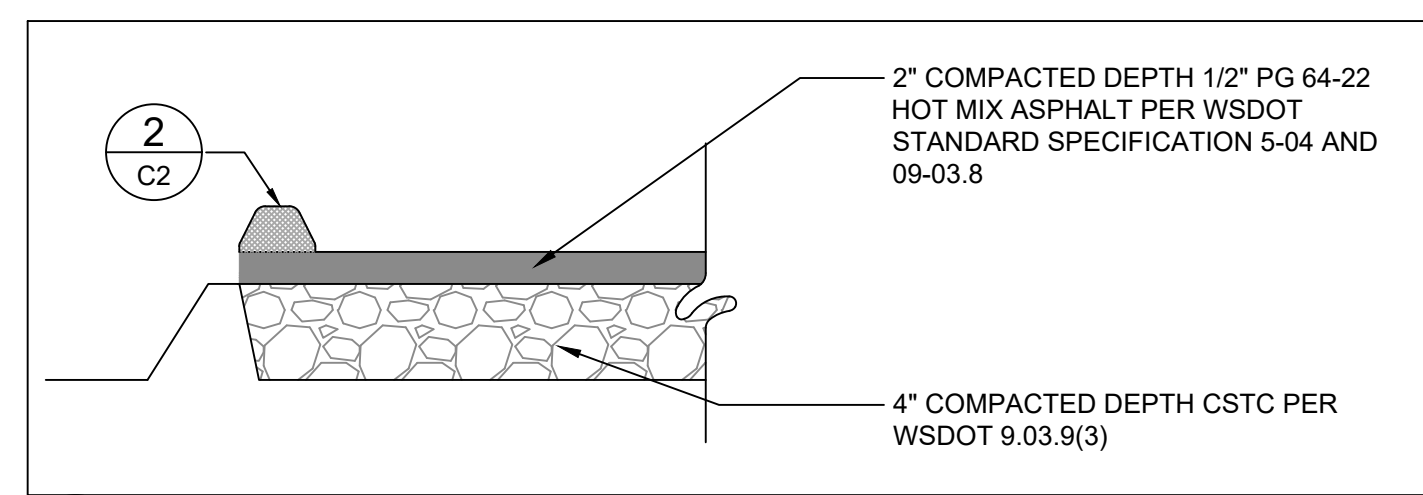


SIDEWALK AND RAMP CONSTRUCTION NOTES

- AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.
- DETECTABLE WARNING PATTERNS MAY BE CREATED BY ANY METHOD THAT WILL ACHIEVE THE TRUNCATED DOME DIMENSIONS AND SPACING SHOWN.
- SEE DETAIL THIS SHEET FOR SIDEWALK JOINT PLACEMENT AND DETAILS. EXPANSION JOINTS SHALL BE INSTALLED IN CURB AND GUTTER AND IN SIDEWALK AT PC AND PT AT ALL CURB RETURNS. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB AND GUTTER, UNLESS OTHERWISE DIRECTED BY ENGINEER.
- RAMP SLOPES SHALL NOT BE STEEPER THAN 12H:1V.
- EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED JOINT FILLER TO FULL THICKNESS OF CONCRETE.
- FORM AND SUBGRADE INSPECTION REQUIRED BEFORE POURING CONCRETE.

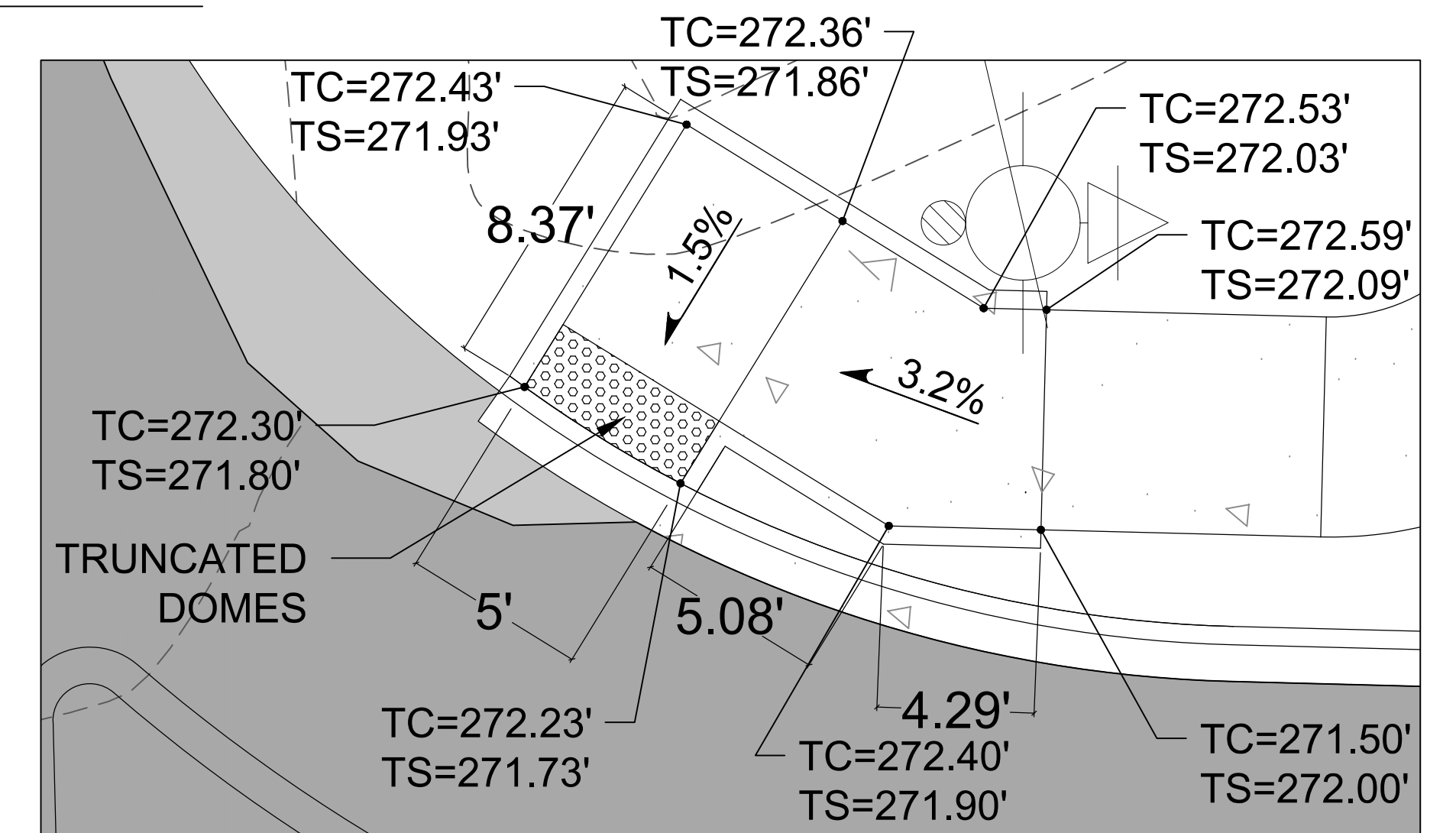
5 CEMENT CONCRETE SIDEWALK

NTS



7 TYPICAL ASPHALT PAVING SECTION

NTS

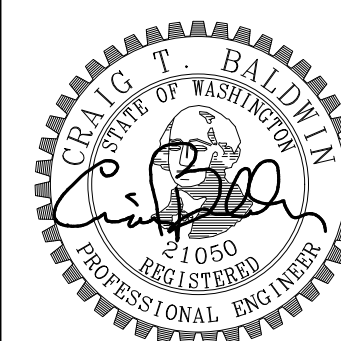


8 OFFSITE ADA SIDEWALK

1"=4'

TC = TOP OF CURB
TS = TOP OF SIDEWALK

DESIGNED BY	CTB					
DRAWN BY	PWB					
CHECKED BY	CTB					
SEC	31	TWN	24	R	2E	
SCALE	1"=20'	REV.		DESCRIPTION	DATE	BY
					DATE SEALED	3/20/2020



TITLE PAYSENO LANE APARTMENTS

DRAINAGE NOTES AND DETAILS

CLIENT DAVE BURK
7583 CLOVER VALLEY ROAD SE
PORT ORCHARD, WA 98367
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JOB No. 2545.1 SHT C6 OF 13 SHTS

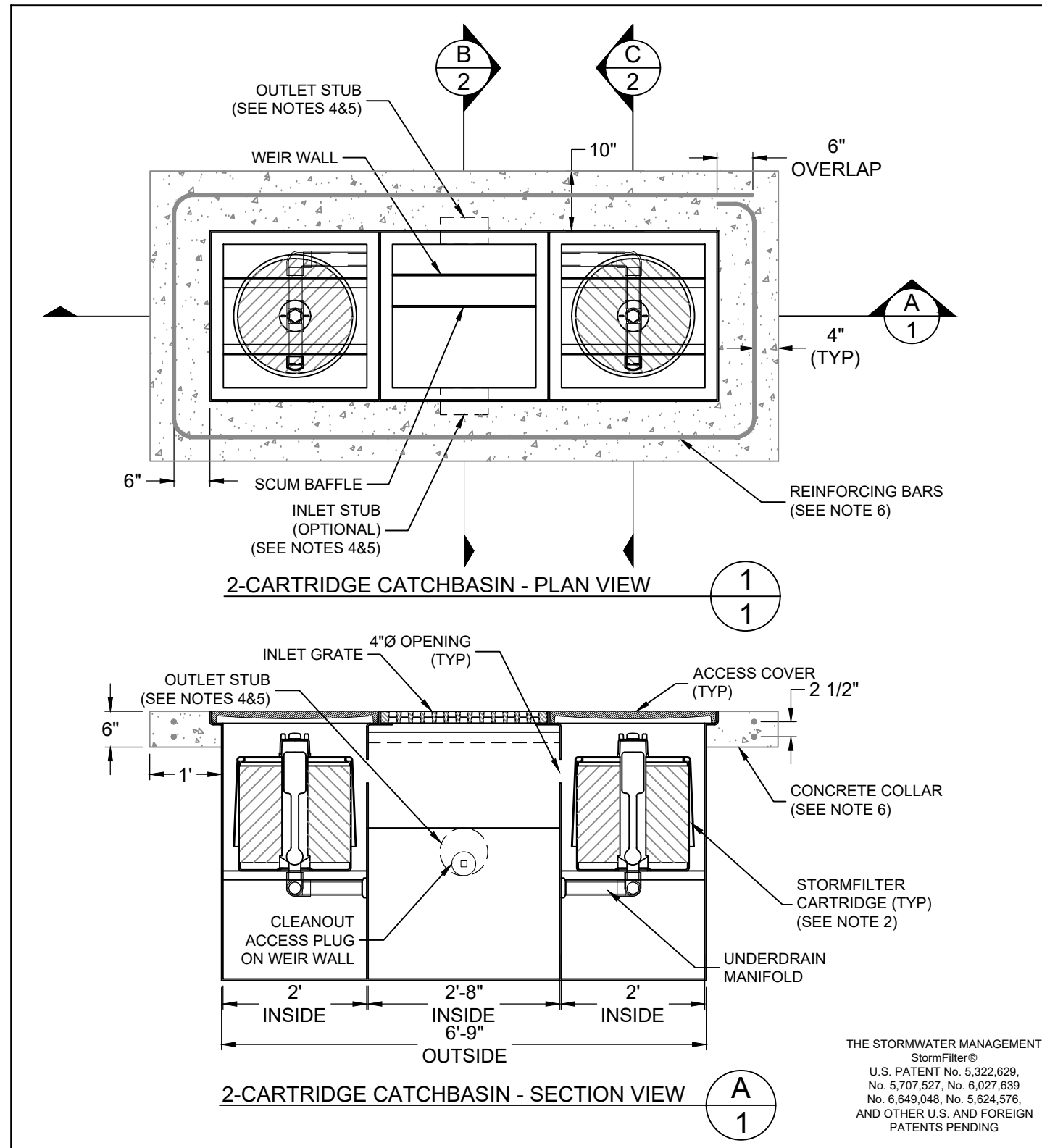
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PAYSENO LANE APARTMENTS

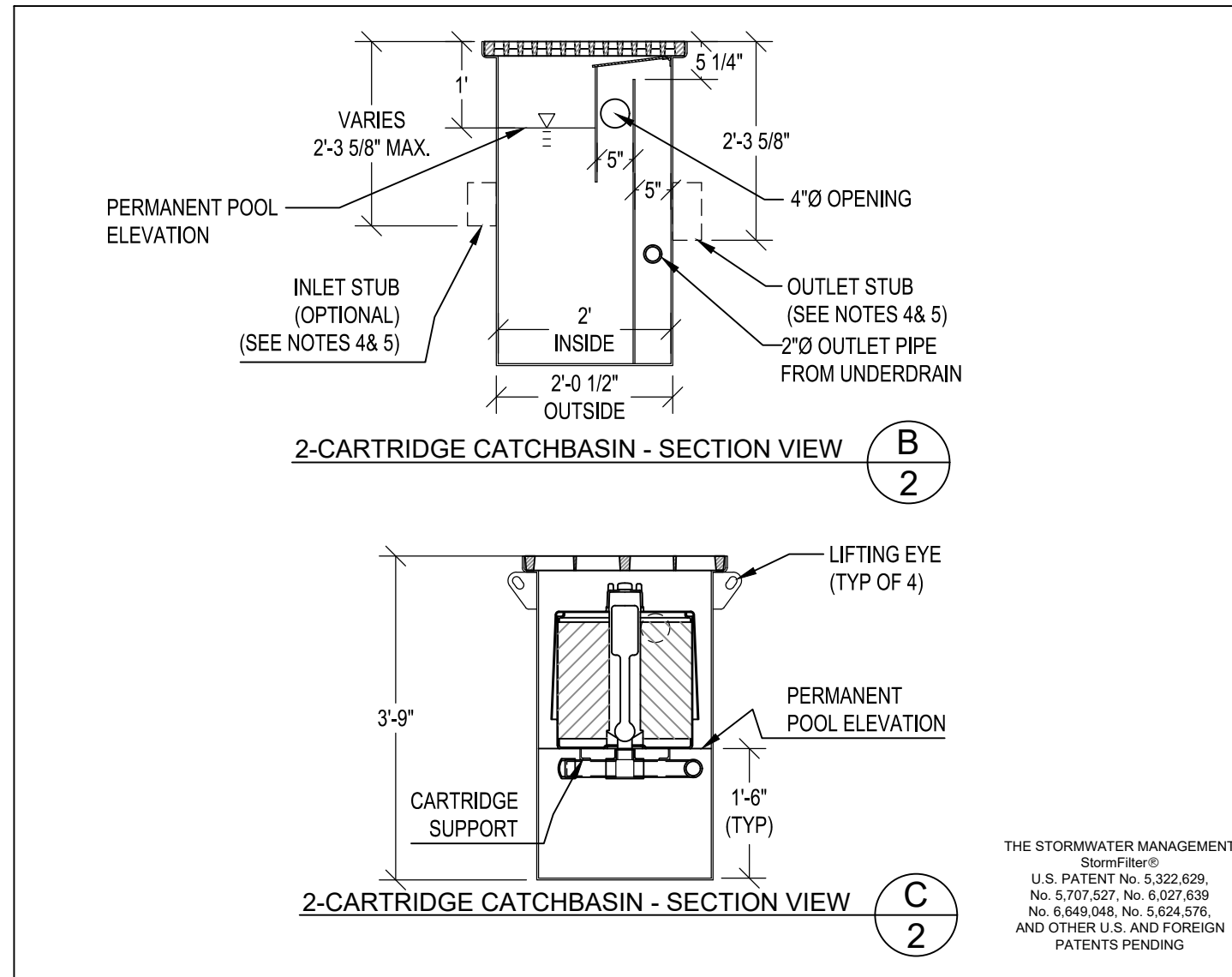
A PORTION OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M.
KITSAP COUNTY, WASHINGTON

STORMWATER NOTES AND DETAILS

RECEIVED
Permit Center
APR 15, 2020
City of Port Orchard
Community Development



1 CONTECH STEEL CATCHBASIN STORMFILTER - 2 CARTRIDGE UNIT NTS



2 CONTECH STEEL CATCHBASIN STORMFILTER - 2 CARTRIDGE UNIT NTS

STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 2 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF TWO CARTRIDGES. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL. PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	27"	18"	18" DEEP
RECOMMENDED HYDRAULIC DROP (H)	3.05'	2.5'	3.3'
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf 1.67' gpm/sf 1 gpm/sf	2 gpm/sf 1.67' gpm/sf 1 gpm/sf	2 gpm/sf 1.67' gpm/sf 1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5 18.75 11.25	15 12.53 7.5	15 12.53 7.5
PEAK HYDRAULIC CAPACITY	1.0	1.0	1.8
INLET PERMANENT POOL LEVEL (A)	1'-0"	1'-0"	2'-0"
OVERALL STRUCTURE HEIGHT (B)	4'-9"	3'-9"	4'-9"

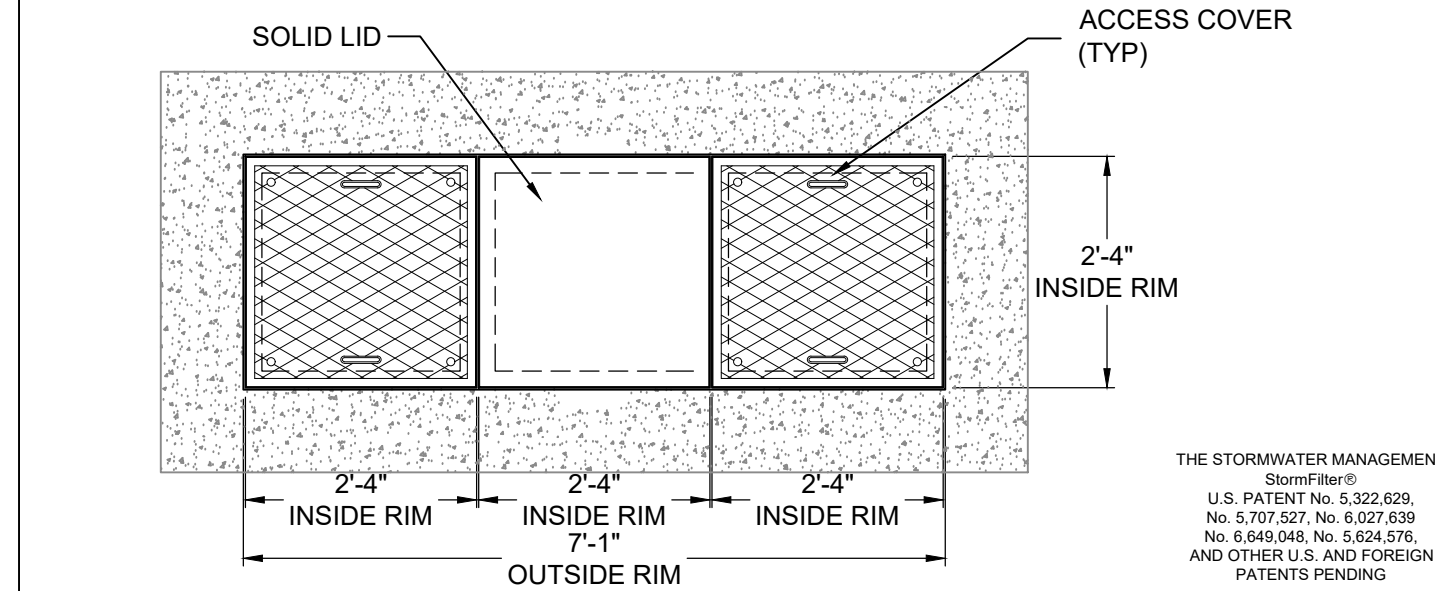
* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

GENERAL NOTES

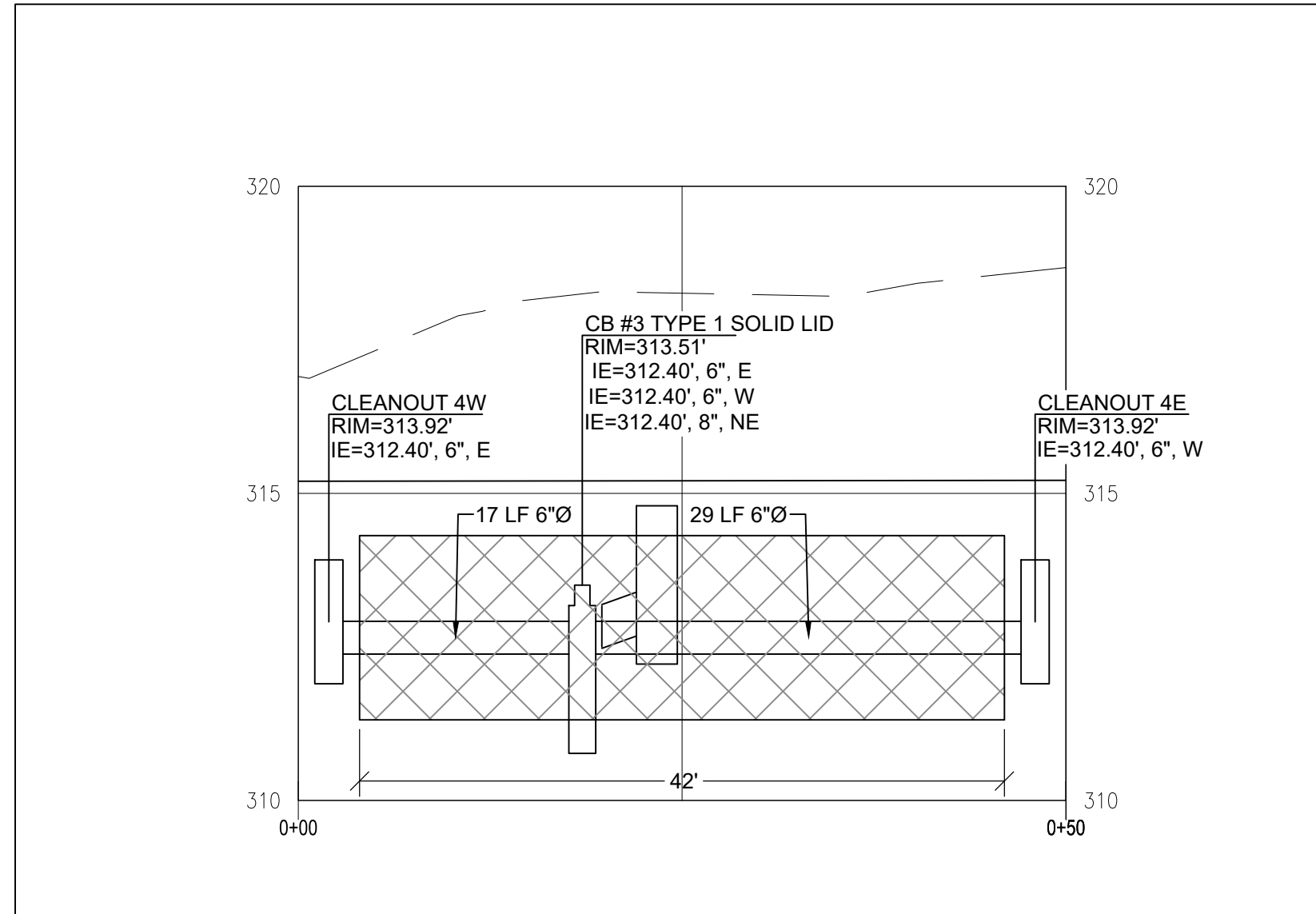
- STORMFILTER BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667; SCARBOROUGH, ME (877) 907-9676; LINTHICUM, MD (866) 740-3318.
- FILTERS TO BE SIPHON-ACTUATED AND SELF-CLEANING.
- STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE.
- STORMFILTER REQUIRES 2.3 FEET OF DROP FROM RIM TO OUTLET. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
- CBSF EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
- FOR H-20 LOAD RATING, CONCRETE COLLAR IS REQUIRED. CONCRETE COLLAR WITH QUANTITY (2) #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
- ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.

2-CARTRIDGE CATCHBASIN STORMFILTER DATA

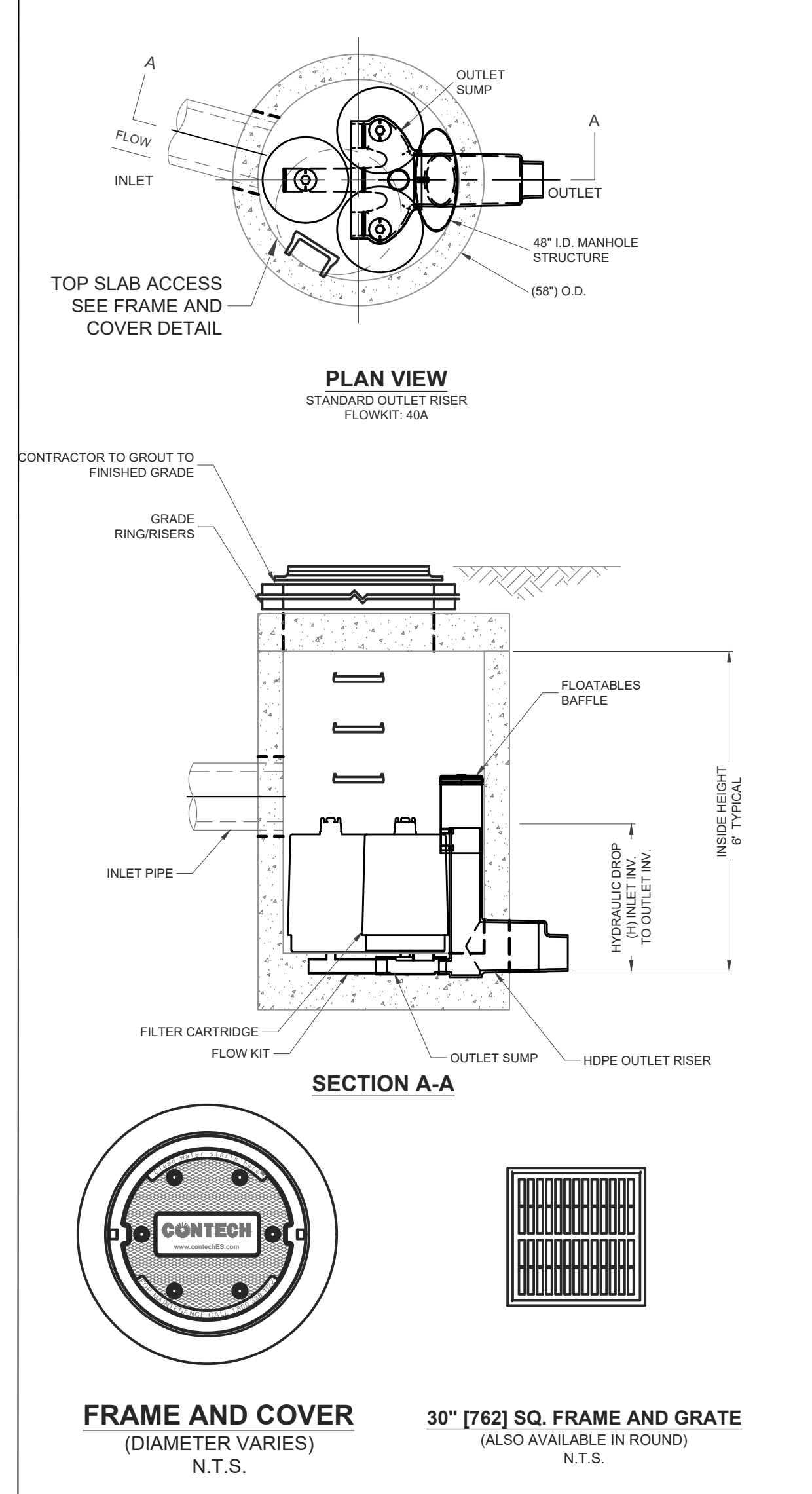
STRUCTURE ID	CBSF#1
WATER QUALITY FLOW RATE (cfs)	.025
PEAK FLOW RATE (cfs)	.1511
RETURN PERIOD OF PEAK FLOW (yrs)	100
CARTRIDGE FLOW RATE (15 OR 7.5 gpm)	7.5
MEDIA TYPE (CSF, PERLITE, ZPG)	ZPG
RIM ELEVATION	315.50'
PIPE DATA:	I.E. DIAMETER
INLET STUB	312.50' 8"
OUTLET STUB	312.50' 8"
CONFIGURATION	OUTLET INLET
SLOPED LID	NO
SOLID COVER	NO
NOTES/SPECIAL REQUIREMENTS:	



3 CONTECH STEEL CATCHBASIN STORMFILTER - 2 CARTRIDGE UNIT NTS



4 INFILTRATION TRENCH #4 PROFILE NTS



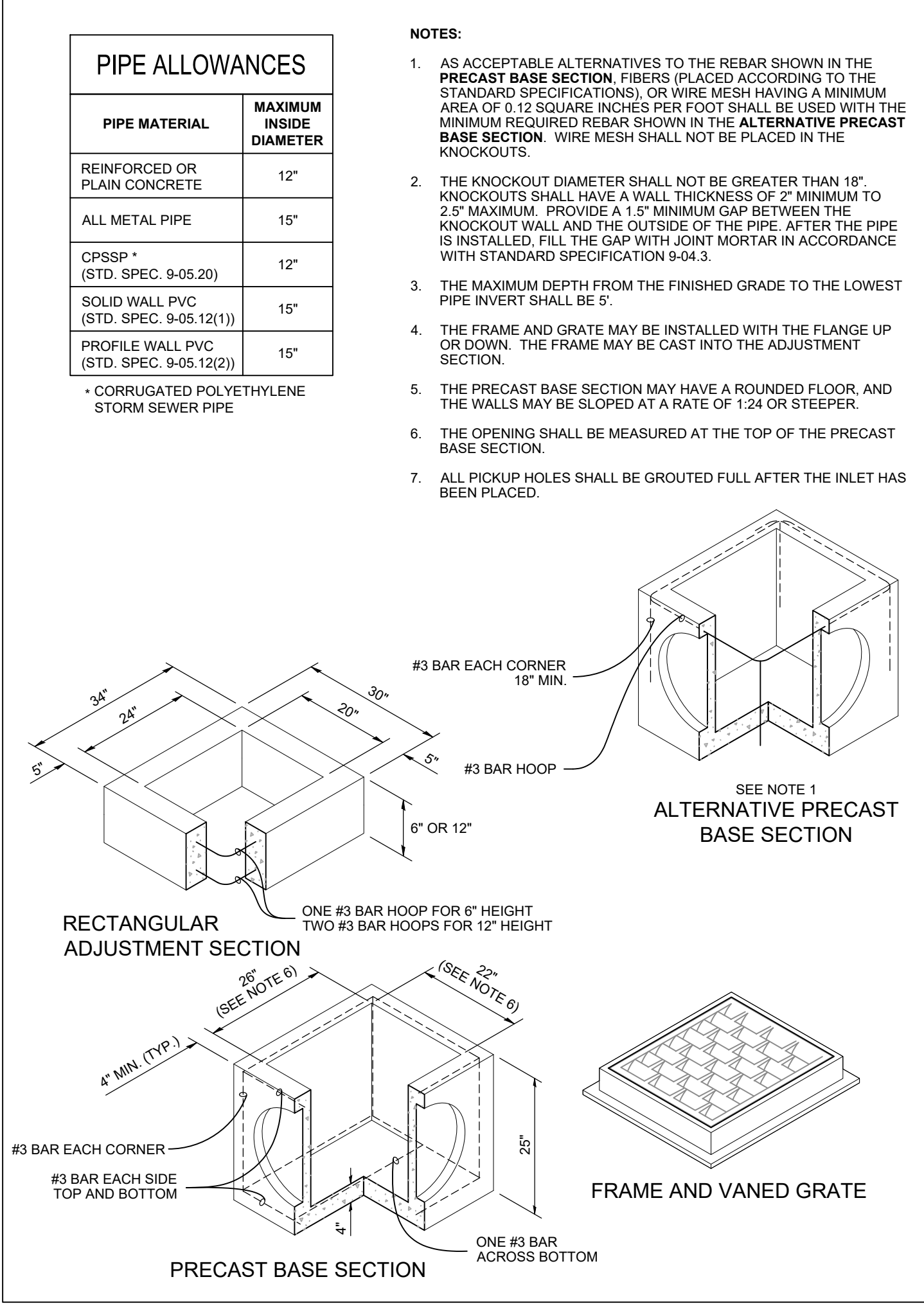
5 CONTECH 48" STORMFILTER - MHSF #1 NTS

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. WWW.CONTECHES.COM
- STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO H20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
- FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON-ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 39 SECONDS.
- SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE LIFTING CLUTCHES PROVIDED.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
- CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HOPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES, CONTRACTOR TO REMOVE THE 8 INCH OUTLET STUB AT MOLDED IN CUT LINE. COUPLING BY FERROCO OR EQUAL AND PROVIDED BY CONTRACTOR.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.



6 TYPE 26 CATCH BASIN NTS

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	MHSF #1
WATER QUALITY FLOW RATE (cfs)	.0612
PEAK FLOW RATE (cfs)	.3938
RETURN PERIOD OF PEAK FLOW (yrs)	100
# OF CARTRIDGES REQUIRED	3
CARTRIDGE FLOW RATE	11.25 GPM
MEDIA TYPE (CSF, PERLITE, ZPG, GAC, PHS)	ZPG
PIPE DATA:	I.E. MATERIAL DIAMETER
INLET PIPE #1	N/A N/A N/A
INLET PIPE #2	N/A N/A N/A
OUTLET PIPE	297.51' PVC 6"
RIM ELEVATION	304.34'
ANTI-FLOTATION BALLAST	WIDTH HEIGHT
	N/A N/A

NOTES/SPECIAL REQUIREMENTS:
INSTALL 27" CARTRIDGES
* PER ENGINEER OF RECORD

DESIGNED BY	CTB					
DRAWN BY	PWB					
CHECKED BY	CTB					
SEC	31	TWN	24	R	2E	
SCALE	1"=20'	REV.		DESCRIPTION	DATE	BY
					DATE SEALED	3/20/2020

TITLE **PAYSENO LANE APARTMENTS**

DRAINAGE NOTES AND DETAILS

CLIENT **DAVE BURK**
7583 CLOVER VALLEY ROAD SE
PORT ORCHARD, WA 98367
(360) 340-8636

WSE WestSound Engineering, Inc
ENGINEERING, PLANNING AND SURVEYING

217 S.W. Wilkins Drive
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Port Orchard, Wa. 98366
Fax (360) 876-0439
http://www.wsengineering.com

JOB No. **2545.1** SHT **C7** OF **13** SHTS

ONE-CALL (# 1-800-424-5555):
 BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WESTSOUND ENGINEERING ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS, OR FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN.

PAYSENO LANE APARTMENTS

A PORTION OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M.
 KITSAP COUNTY, WASHINGTON

UTILITY PLAN

RECEIVED
 Permit Center
 APR 15, 2020
 City of Port Orchard
 Community Development

GENERAL NOTE:

- ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE MOST RECENT ADOPTED VERSION OF THE WEST SOUND UTILITY DISTRICT'S DEVELOPERS EXTENSION MANUAL, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO POTHOLE AND VERIFY EXISTING PIPE CONNECTION MATERIALS AND SIZE.
- PROPER JOINT RESTRAINT MAY BE SUBSTITUTED FOR THRUST BLOCKS.
- CONTRACTOR RESPONSIBLE FOR HOLDING POWER POLES AS NEEDED DURING CONSTRUCTION.
- ALL WATER MAIN, HYDRANT RUNS, AND SERVICES SHALL HAVE 10 GAUGE TRACE WIRE INSTALLED WITH THE WATER LINE (UNDERGROUND SPLICES WHERE NEEDED) AND MAGNETIC WATER TAPE WITH THE WATER LINE IN THE TOP 18" - 24" OF THE TRENCH.

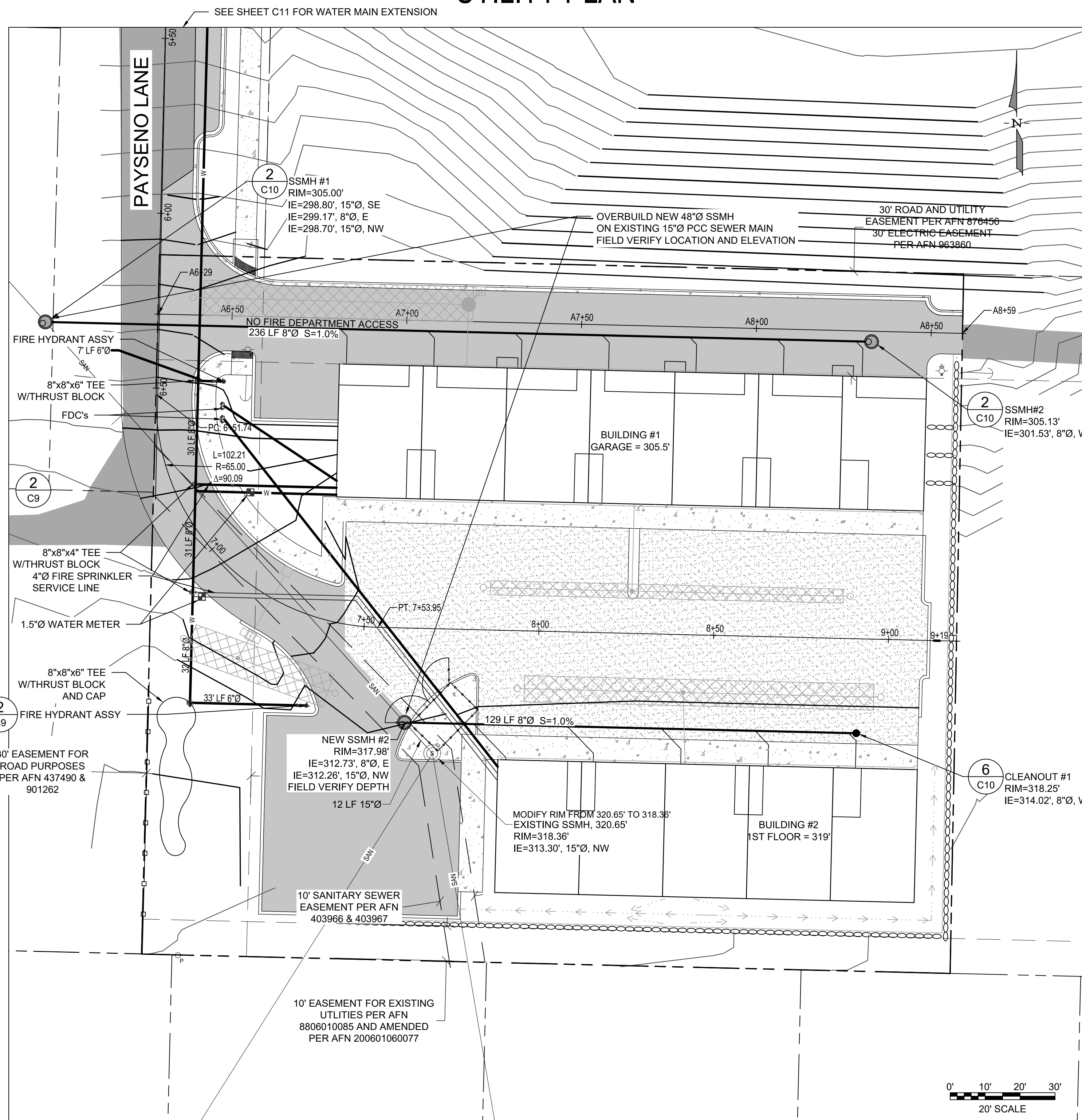
1 WATER GENERAL NOTES

NTS

- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE DESIGN STANDARDS OF THE WEST SOUND UTILITY DISTRICT (WSUD) AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPART OF ECOLOGY.
- ANY REVISIONS TO THE ACCEPTED PLANS SHALL BE REVIEWED AND APPROVED BY WSUD PRIOR TO IMPLEMENTATION IN THE FIELD.
- THE CONTRACTOR SHALL MAINTAIN A SET OF THE ACCEPTED CONSTRUCTION PLANS ON SITE AT ALL TIMES WHILE CONSTRUCTION IS IN PROGRESS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCING ANY WORK WITHIN CITY, COUNTY OR STATE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE TRAFFIC CONTROL AT ALL TIMES DURING CONSTRUCTION ALONGSIDE OR WITHIN ALL PUBLIC ROADWAYS. TRAFFIC FLOW ON EXISTING PUBLIC ROADWAYS SHALL BE MAINTAINED AT ALL TIMES, UNLESS PERMISSION IS OBTAINED FROM THE APPROPRIATE JURISDICTION FOR ROAD CLOSURE AND/OR DETOURS.
- THE LOCATION OF EXISTING UTILITIES ON THIS PLAN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTRACT THE "UNDERGROUND LOCATE" CENTER AT PH: 1-800-424-5555, AND NON-SUBSCRIBING INDIVIDUAL UTILITY COMPANIES 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL PROVIDE FOR PROTECTION OF EXISTING UTILITIES FROM DAMAGE CAUSED BY THE CONTRACTOR'S OPERATIONS.

2 SEWER GENERAL NOTES

NTS



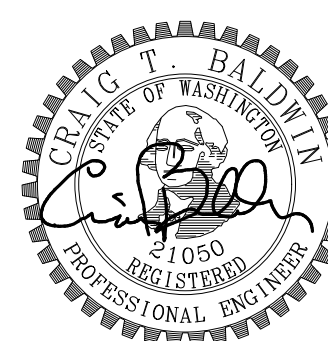
NOTE: SEE SHEET C11 & C13 FOR PROFILE VIEWS

MONUMENT REMOVAL PERMIT PROCESS

NO SURVEY MONUMENT SHALL BE REMOVED OR DESTROYED (THE PHYSICAL DISTURBANCE OR COVERING OF A MONUMENT SUCH THAT THE SURVEY POINT IS NO LONGER VISIBLE OR READILY ACCESSIBLE) BEFORE A PERMIT IS OBTAINED FROM THE DEPARTMENT OF NATURAL RESOURCES (DNR). WAC 332-120-030(2) STATES "IT IS THE RESPONSIBILITY OF THOSE PERFORMING CONSTRUCTION WORK OR OTHER ACTIVITY (INCLUDING ROAD AND STREET RESURFACING PROJECTS) TO ADEQUATELY SEARCH THE RECORDS AND THE PHYSICAL AREA OF THE PROPOSED CONSTRUCTION WORK OR OTHER ACTIVITY FOR THE PURPOSE OF LOCATING AND REFERENCING ANY KNOWN OR EXISTING SURVEY MONUMENTS." CONSTRUCTION SHALL NOT COMMENCE UNTIL WAC OUTLINED IN CHAPTER 332-120 IS COMPLIED WITH.

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DESIGNED BY	CTB						
DRAWN BY	PWB						
CHECKED BY	CTB						
SEC	31	TWN	24	R	2E		
SCALE	1"=20'						
REV.		DESCRIPTION		DATE	BY	DATE SEALED	3/20/2020



TITLE **PAYSENO LANE APARTMENTS**

UTILITY PLAN

CLIENT **DAVE BURK**
 7583 CLOVER VALLEY ROAD SE
 PORT ORCHARD, WA 98367
 (360) 340-8636

WSE WestSound Engineering, Inc
 ENGINEERING, PLANNING AND SURVEYING

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JOB No. **2545.1** SHT **C8** OF **13** SHTS

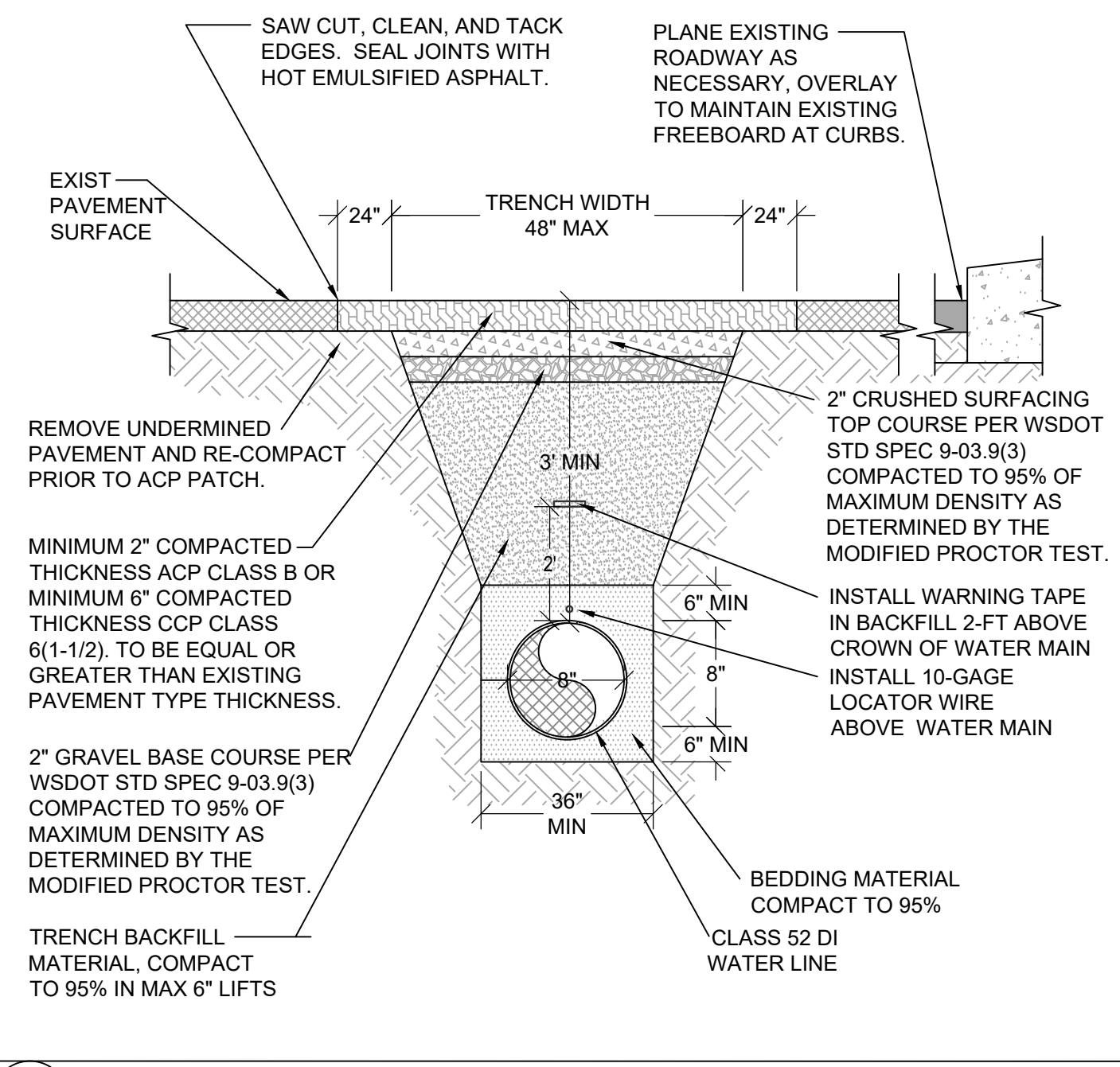
PAYSENO LANE APARTMENTS

A PORTION OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M.

KITSAP COUNTY, WASHINGTON

WATER NOTES AND DETAILS

RECEIVED
Permit Center
APR 15, 2020
City of Port Orchard
Community Development

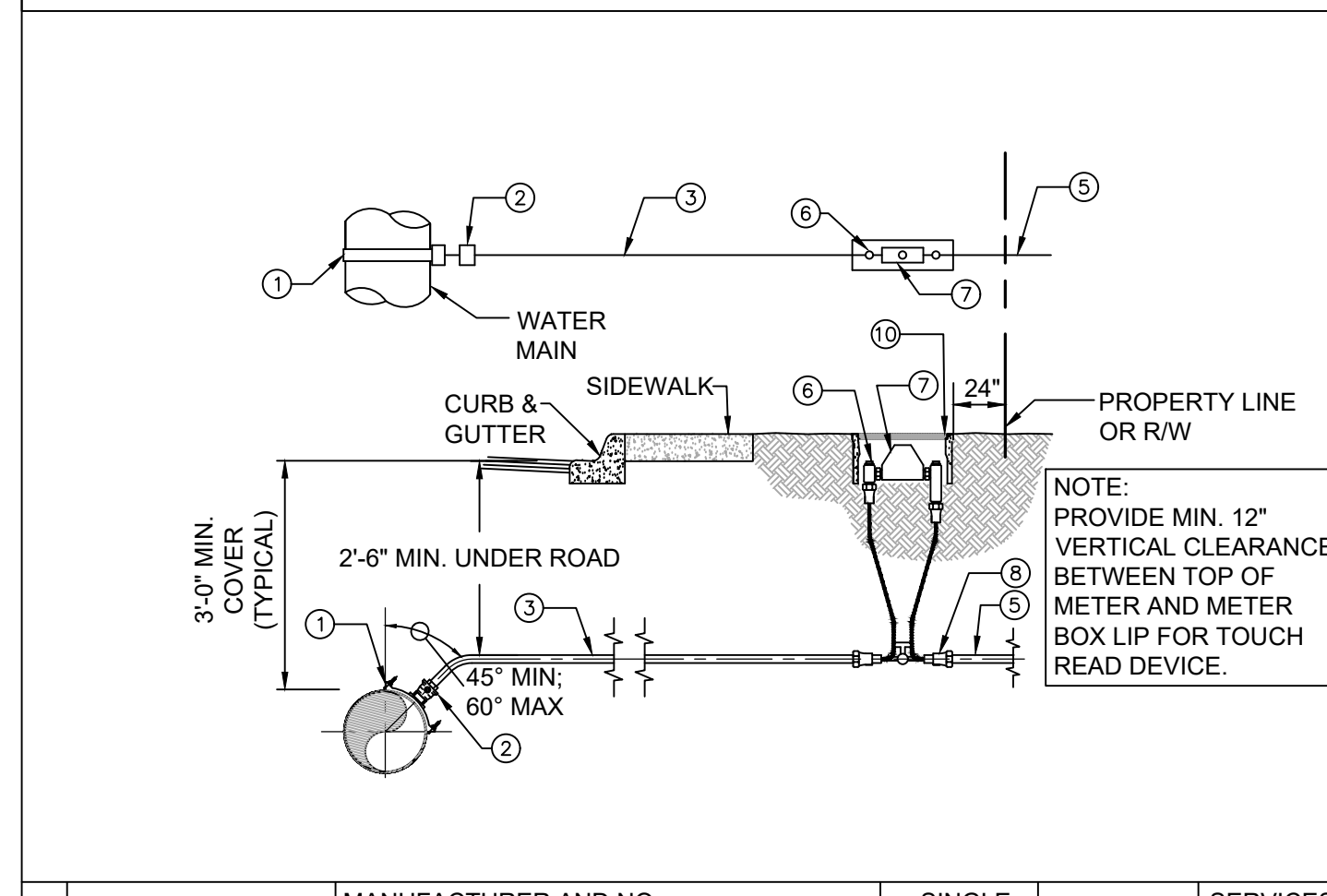


1 WATERLINE TRENCH DETAIL
NTS

SERVICE CONNECTION PROTOCOL

FOR EXISTING WATER SERVICES
PROCEDURE
PROVIDE AND INSTALL METER BOX ADJACENT TO EXISTING. COORDINATE WITH CITY FOR INSTALLATION OF METER. NOTIFY PROPERTY OWNER OF SERVICE INTERRUPTION (24 HOUR NOTICE REQUIRED). CONNECT CITY PROVIDED METER TO EXISTING SERVICE. CONTRACTOR TO PROVIDE AND INSTALL ALL PIPE, COUPLINGS AND FITTINGS FOR A COMPLETE CONNECTION.

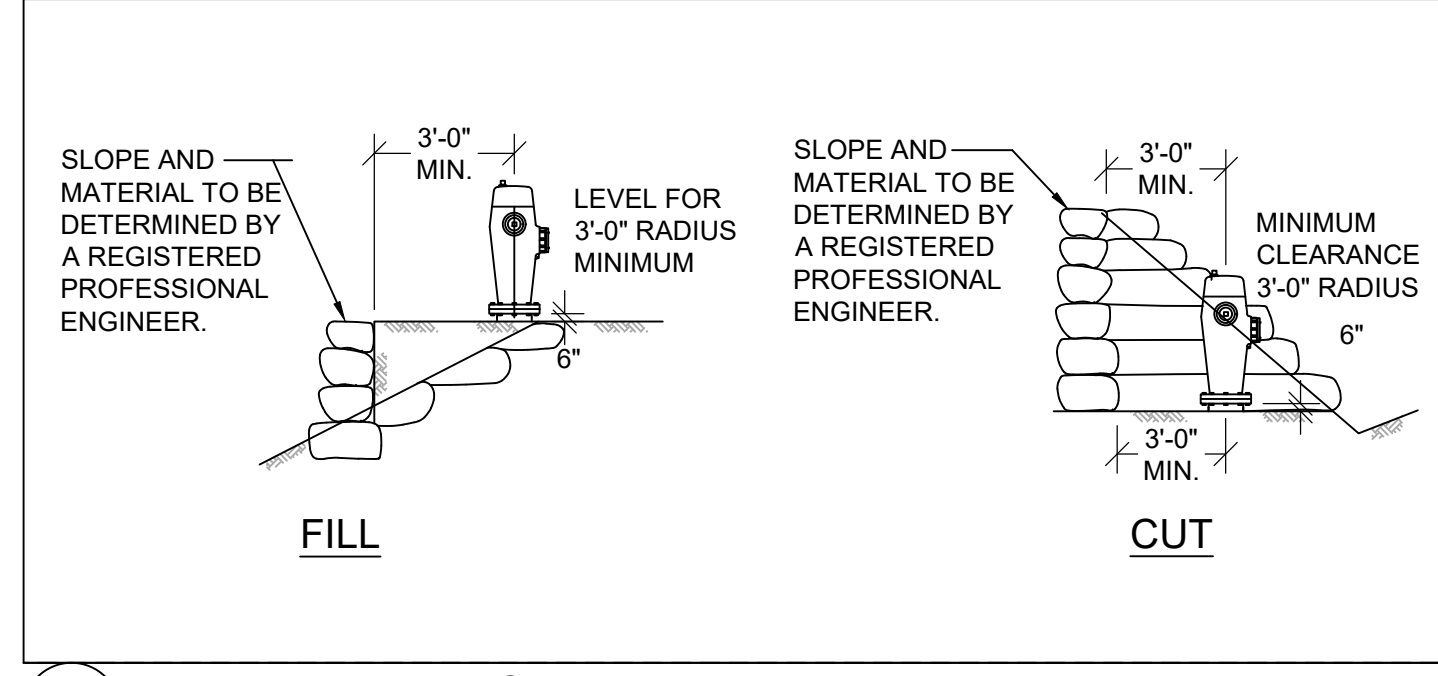
FOR VACANT (OR FUTURE SERVICE) LOTS
PROVIDE AND INSTALL METER BOX AT PROPERTY LINE. STUB OUT OF METER SETTER WITH 3 FEET OF PE SERVICE PIPE AND CAP.



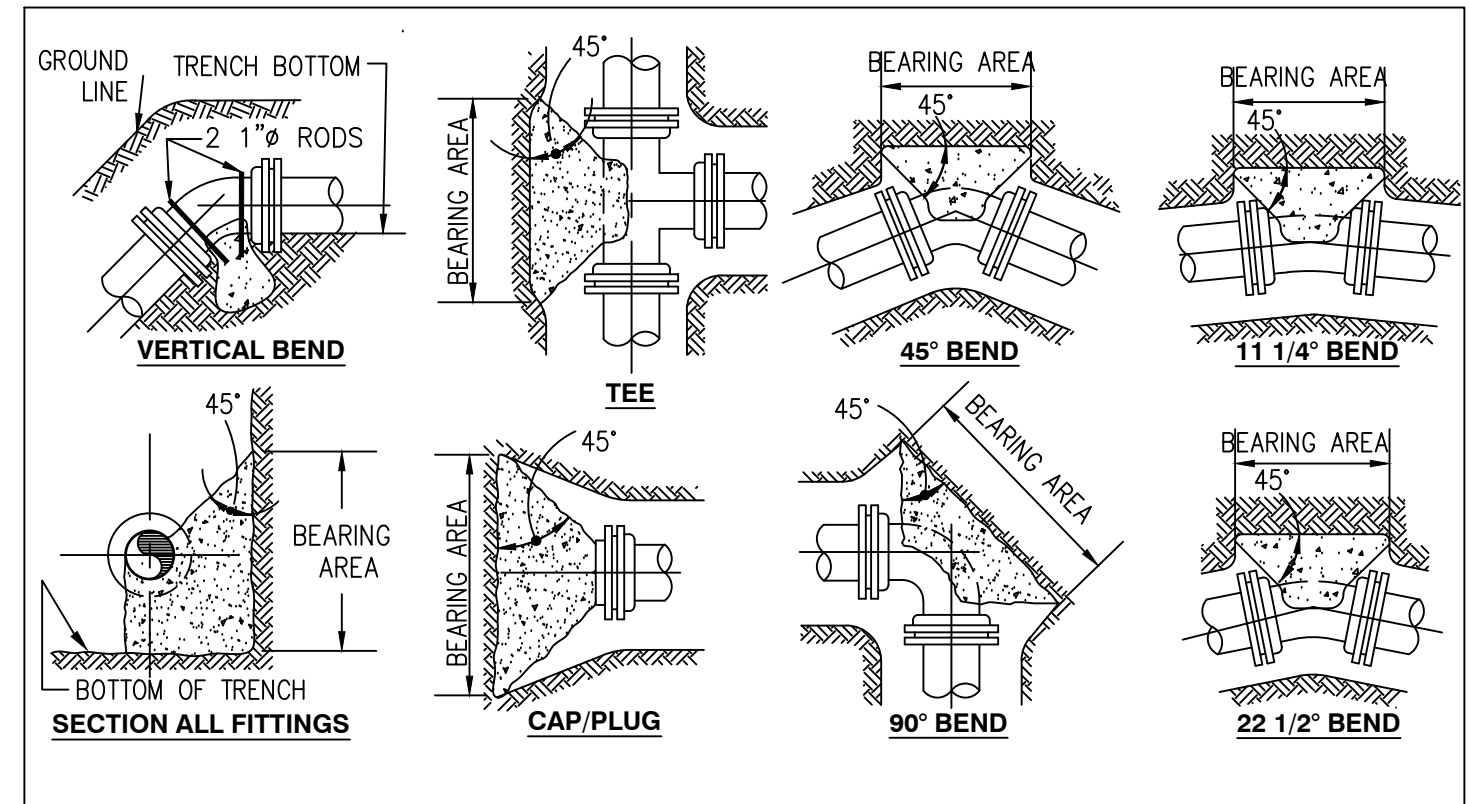
NO.	ITEM	MANUFACTURER AND NO. AND/OR DESCRIPTION	SINGLE SERVICE	SERVICES OVER 1"
1	SADDLE	ROMAC 101S	SINGLE STRAP SADDLE	DOUBLE STRAP SADDLE
2	CORP. STOP	FORD FB1101-3 OR EQUAL- FOR IPS PIPE	1"	
3	SERVICE PIPE	PE 3406, SDR 7 BLUE IPS POLY PIPE	1"	
4	NOT IN USE			
5	PIPE	SEE "SERVICE CONNECTION PROTOCOL" FORD VBH72- 12W WITH VALVE, 12" RISE	3/4" x 5/8"	
6	METER SETTER	TOUCH READ, SUPPLIED BY DISTRICT	3/4"	
7	METER	MATCH EXISTING PIPE TYPE	3/4" x 5/8"	
8	COUPLING	MID-STATE PLASTICS MODEL MSBCF 1118		
9	BOX	W/DI LID AND TRPL HOLE		
10	MOUNTING HOLE	1-3/4" HOLE FOR TOUCH READ PAD		

AS DETERMINED BY DISTRICT

3 SERVICE DETAIL
NTS



4 FIRE HYDRANT IN CUT AND FILL
NTS



THRUST BLOCK REQUIREMENTS

PIPE SIZE nominal	PIPE SIZE outside dia.	BEARING AREA REQUIRED IN SQUARE FEET														
		TEE/CAP OR PLUG			90 Degree BEND			45 Degree BEND			22.5 Degree BEND			11.25 Degree BEND		
		200	225	250	200	225	250	200	225	250	200	225	250	200	225	250
4	4.80	1.8	2.0	2.3	2.6	2.9	3.2	1.4	1.6	1.7	0.7	0.8	0.9	0.4	0.4	0.4
6	6.90	3.7	4.2	4.7	5.3	5.9	6.6	2.9	3.2	3.6	1.5	1.6	1.8	0.7	0.8	0.9
8	9.05	6.4	7.2	8.0	9.1	10.2	11.4	4.9	5.5	6.2	2.5	2.8	3.1	1.3	1.4	1.6
12	13.20	13.7	15.4	17.1	19.4	21.8	24.2	10.5	11.8	13.1	5.3	6.0	6.7	2.7	3.0	3.4
16	17.40	23.8	26.8	29.7	33.6	37.8	42.0	18.2	20.5	22.7	9.3	10.4	11.6	4.7	5.2	5.8
18	19.50	28.9	33.6	37.3	42.2	47.5	52.8	22.9	25.7	28.6	11.7	13.1	14.6	5.9	6.6	7.3
24	25.80	52.3	58.8	65.3	73.9	83.2	92.4	40.0	45.0	50.0	20.4	22.9	25.5	10.2	11.5	12.8

NOTES:

- ALL CONCRETE BLOCKING SHALL BE POURED AGAINST DRY, UNDISTURBED SUBGRADE. TABLE IS BASED ON 2000 POUNDS PER SQUARE FOOT ALLOWABLE SOIL BEARING. WEAKER SOIL WILL REQUIRE INCREASED BEARING AREA. SEE SOIL BEARING LOAD CHART.
- KEEP CONCRETE CLEAR OF JOINTS AND ACCESSORIES. USE FORMING AS NECESSARY.
- HORIZONTAL ANCHOR BLOCKING CONFIGURATIONS FOR FITTINGS NOT SHOWN SHALL HAVE PRIOR APPROVAL.
- THE SQUARE FOOT AREAS REQUIRED FOR BEARING ARE CALCULATED BY THE FOLLOWING FORMULAS:
 FORMULA AT TEE & CAP OR PLUG:
 $T = PA$
 $T = K \cdot A$
 FORMULA AT ALL PIPE BENDS:
 $T = 2PA \cdot (\sin(1/2\Delta))$ WHERE Δ = THE DEGREE BEND OF THE FITTING.
 $T = K \cdot A$
 WHERE:
 T = THRUST IN POUNDS
 P = TEST PRESSURE IN PSI
 A = CROSS-SECTIONAL AREA OF PIPE IN SQUARE INCHES
 K = ASSUMED 2000 PSF SOIL BEARING PRESSURE
 5. WRAP FITTINGS WITH VISQUEEN PRIOR TO BLOCK FOUR.

SAFE BEARING LOADS IN LBS/SQ. FT.
 THE SAFE SOIL BEARING LOADS SHOWN BELOW ARE FOR HORIZONTAL THRUSTS WHEN THE DEPTH OF COVER OVER PIPE EXCEEDS 3 FEET.

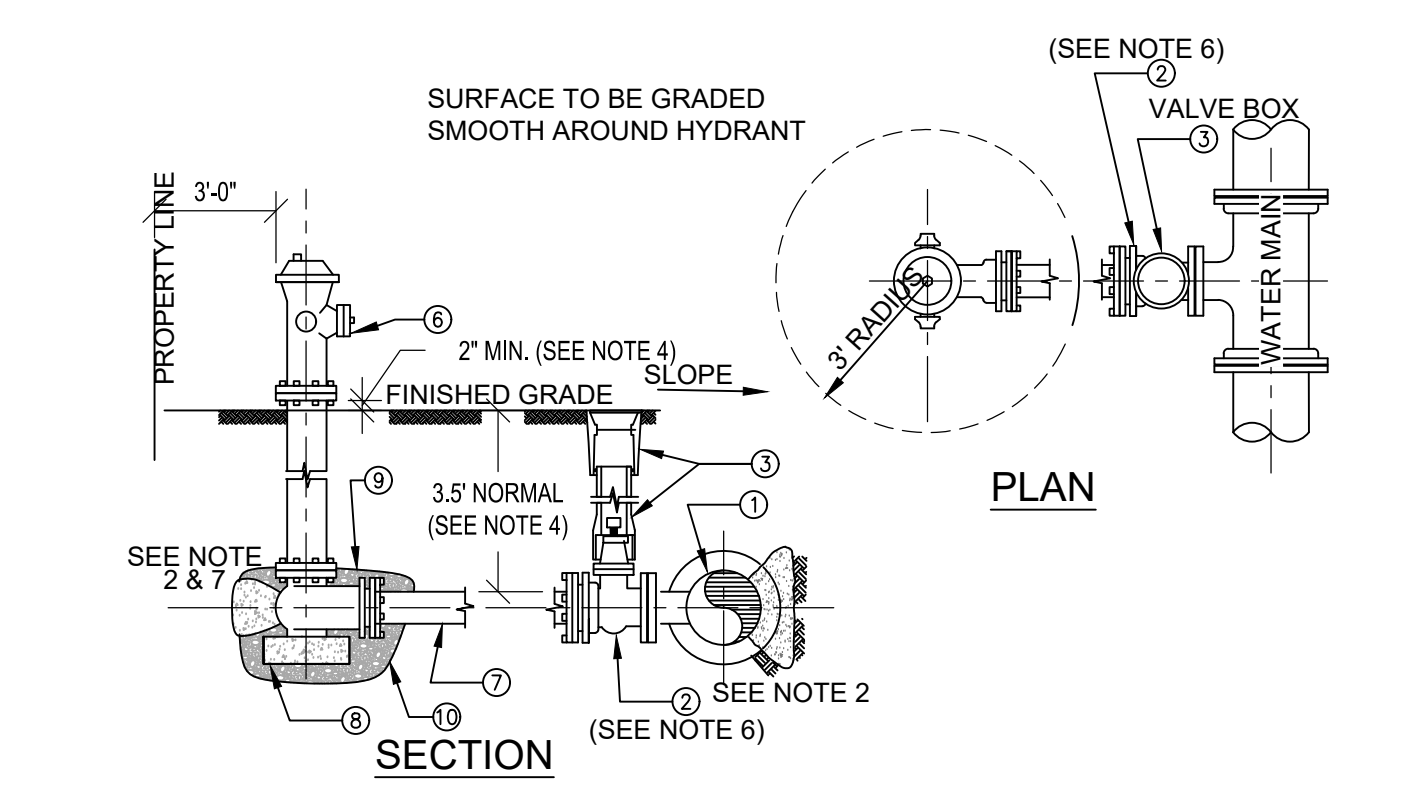
SOIL	SAFE BEARING LOAD LBS/SQ. FT.
MUCK, PEAT, ETC	0
SOFT CLAY, SILT	1,000
SAND, SANDY SILT	2,000
SAND AND GRAVEL	4,000
SAND AND GRAVEL CEMENTED W/CLAY	10,000
HARD SHALE	10,000

IN MUCK OR PEAT, ALL THRUST SHALL BE RESTRAINED BY PILES OR THE RODS TO SOLID FOUNDATIONS OR BY REMOVAL OF MUCK OR PEAT AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THRUSTS.

5 THRUST BLOCKING
NTS

BILL OF MATERIALS

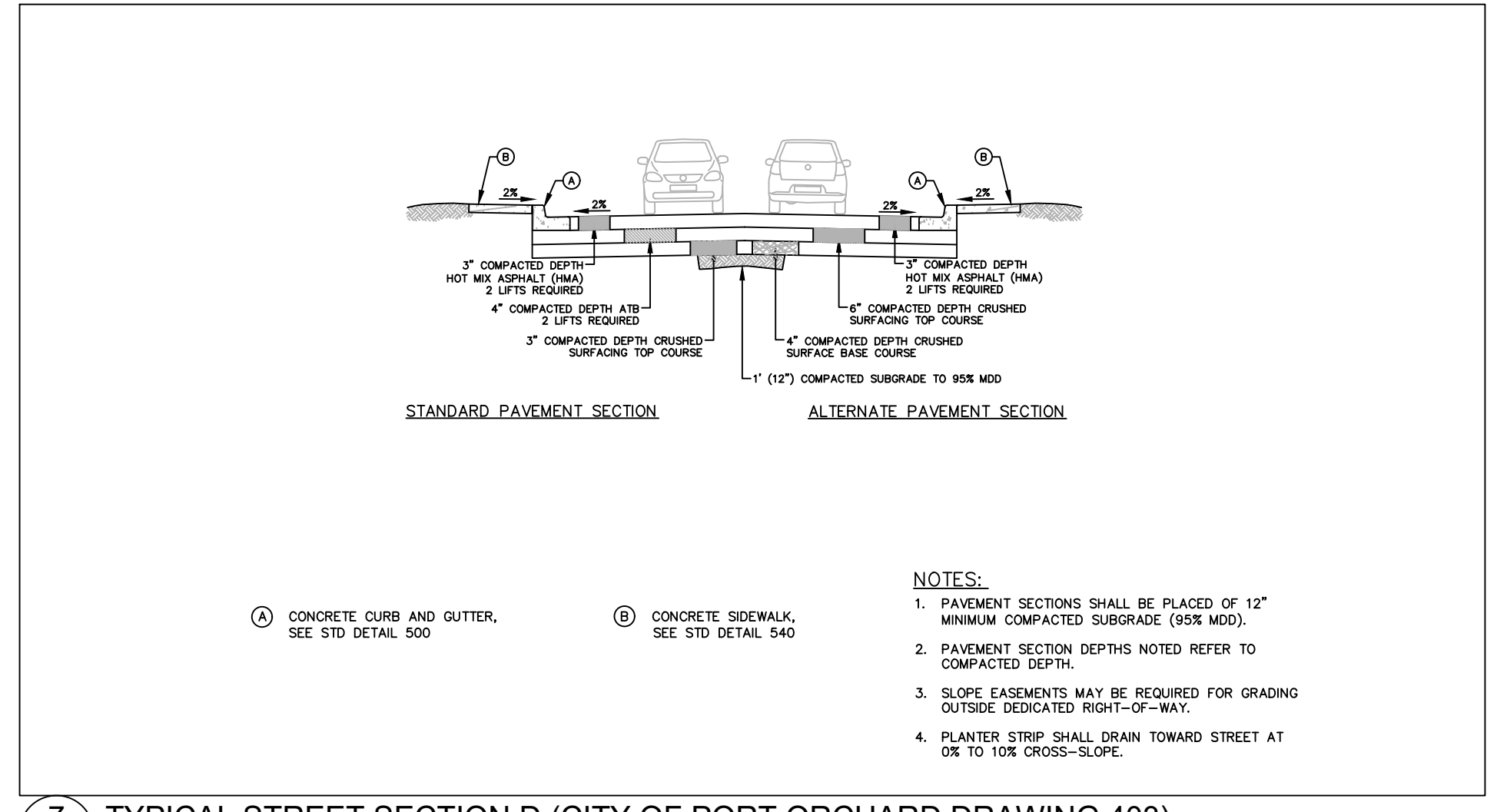
No	NOMENCLATURE	REQ.
1	MJ x FL TEE (UNLESS CALLED OUT OTHERWISE)	1
2	VALVE WITH FLG. x M.J. CONNECTIONS. SEE NOTE 6.	1
3	2 PIECE CAST IRON VALVE BOX	1
4	NOT USED	
5	NOT USED	
6	FIRE HYDRANT WITH STORTZ ADAPTER	1
7	PIPE, 6" CL. 52 D.I., FIELD CUT WITH MEGALUG RETAINER GLANDS	1
8	12" x 12" x 4" SOLID CONCRETE BEARING BLOCK	1
9	1/4 C.Y. DRAIN ROCK, 1-1/2" - 3/4", NO FINES, 7 C.F. OF 7/8" WASHED ROCK WRAPPED IN GEOTEXTILE FABRIC	
10	6 OZ. GEOTEXTILE FABRIC	



NOTES:

- ALL MATERIALS AND BRANDS MUST BE APPROVED BY DISTRICT.
- BLOCK TEE AND HYDRANT WITH POURED CONCRETE AS REQUIRED PER DISTRICT BLOCKING DETAIL. IN ADDITION, 6" MEG-A-LUGS ARE TO BE INSTALLED AT VALVE AND HYDRANT M.J. OUTLETS.
- HYDRANT SHALL HAVE DISTRICT'S STANDARD HOSE THREADS AND OPERATING NUTS. HYDRANT LENGTH AND TRENCH DEPTH SHALL BE SO AS TO PROVIDE FOR HYDRANT SETTING AT CORRECT ELEVATION RELATIVE TO FINISH GRADE.
- SET HYDRANT VERTICAL. USE LEVEL. COMPACT ALL BACKFILL.
- VALVE SHALL BE AWWA STANDARD GATE "O" RING PACKING, NON-RISING STEM, 2" OPERATION NUT, RESILIENT WEDGE GATE.
- FOR CENTER STEM HYDRANTS THE CONCRETE BLOCK WILL BE BELOW THE DRAIN HOLES AND DRAIN ROCK. TAKE CARE TO NOT PLUG DRAIN HOLES OR CONTAMINATE DRAIN ROCK.
- ALL HYDRANTS SHALL BE FURNISHED WITH STORTZ COUPLINGS.
- ALL HYDRANTS AND BENDS SHALL BE SECURED WITH MEGA-LUGS.
- STENCIL THE DISTANCE FROM THE FOOT VALVE ON THE HYDRANT BARREL WITH 1-1/2" LETTERS.
- ANY HYDRANT RUN OVER ONE FULL LENGTH OF PIPE, SHALL HAVE A RESTRAINED JOINT GASKET EQUAL TO FIELD LOK GASKETS.

2 FIRE HYDRANT DETAIL
NTS



7 TYPICAL STREET SECTION D (CITY OF PORT ORCHARD DRAWING 403)
NTS

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DRAWN BY	PWB
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SEC	31 TWN 24 R 2E
SCALE	1"=20'
REV.	
DESCRIPTION	
DATE	
BY	
DATE SEALED	3/20/2020



TITLE **PAYSENO LANE APARTMENTS**

WATER NOTES AND DETAILS

CLIENT **DAVE BURK**
7583 CLOVER VALLEY ROAD SE
PORT ORCHARD, WA 98367
(360) 340-8636

WSE WestSound Engineering, Inc
ENGINEERING, PLANNING AND SURVEYING
217 S.W. Wilkins Drive
Phone (360) 876-3770
E-mail: wse@wsengineering.com

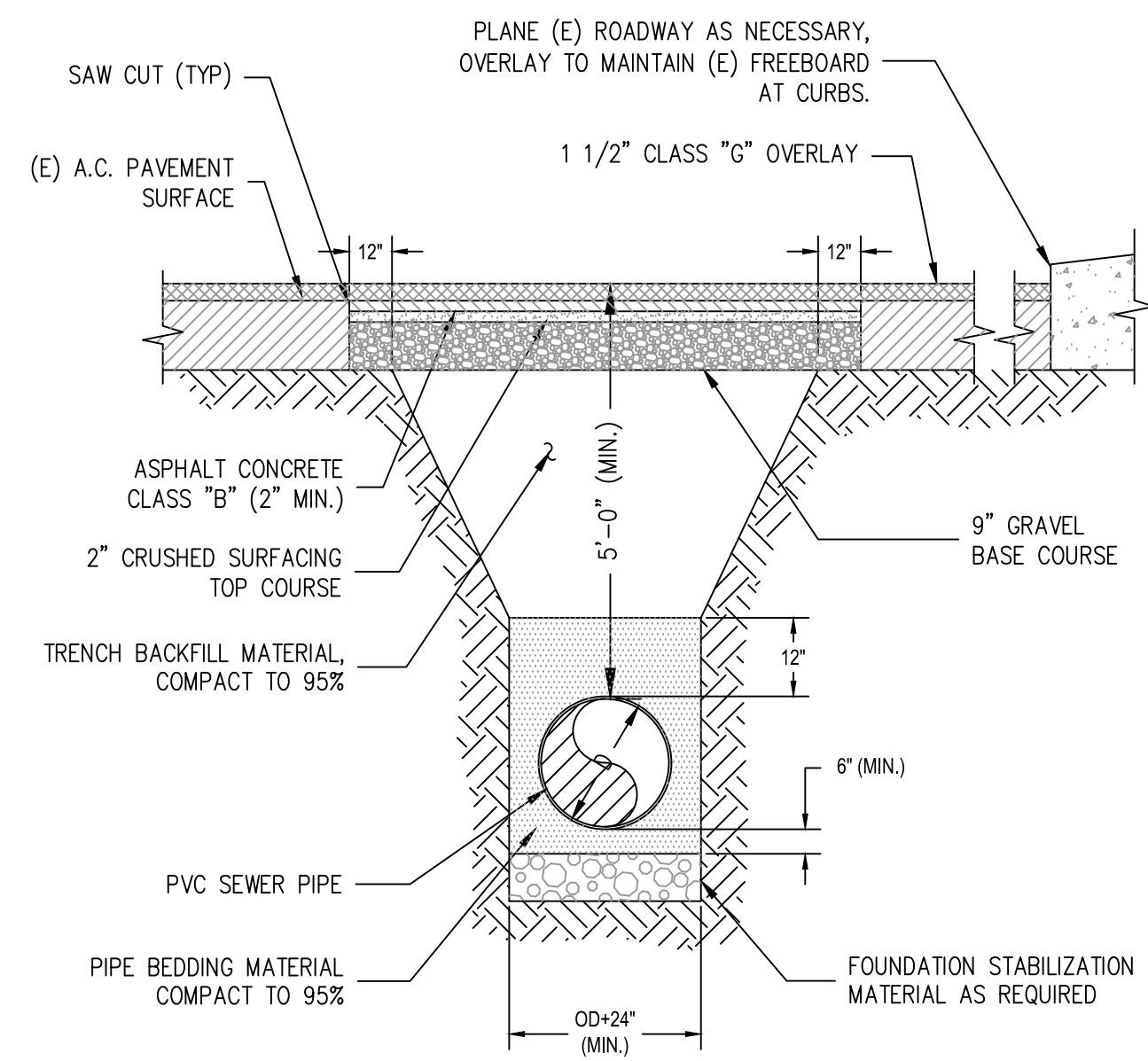
Port Orchard, Wa. 98366
Fax (360) 876-0439
http://www.wsengineering.com

JOB No. **2545.1** SHT **C9** OF **13** SHTS

PAYSENO LANE APARTMENTS

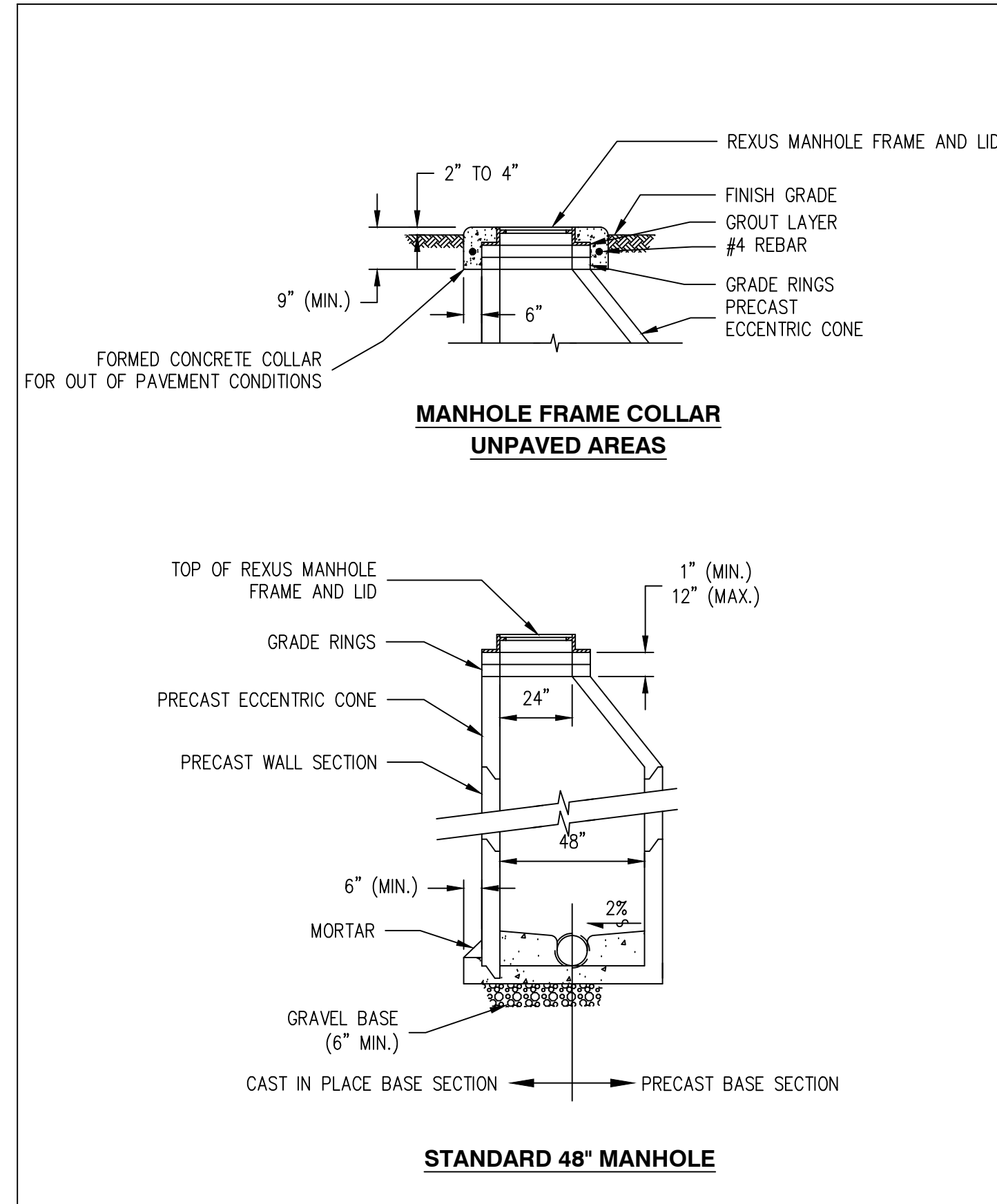
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KITSAP COUNTY, WASHINGTON

SANITARY SEWER NOTES AND DETAILS

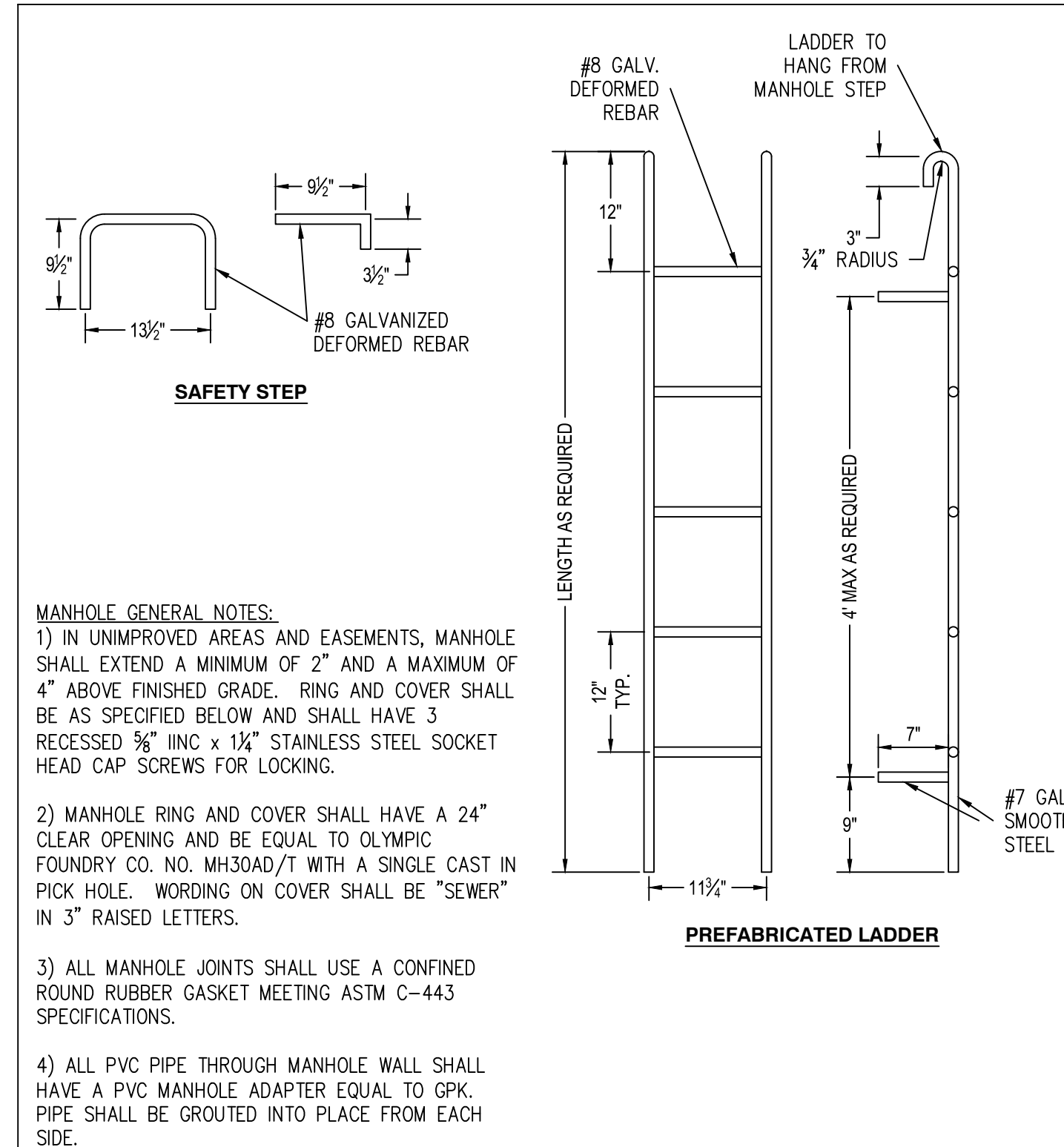


NOTES:
1) BED THE ENTIRE WIDTH OF THE TRENCH
2) PAVEMENT RESTORATION MAY VARY DEPENDING ON PERMIT REQUIREMENTS OF GOVERNING AGENCY.

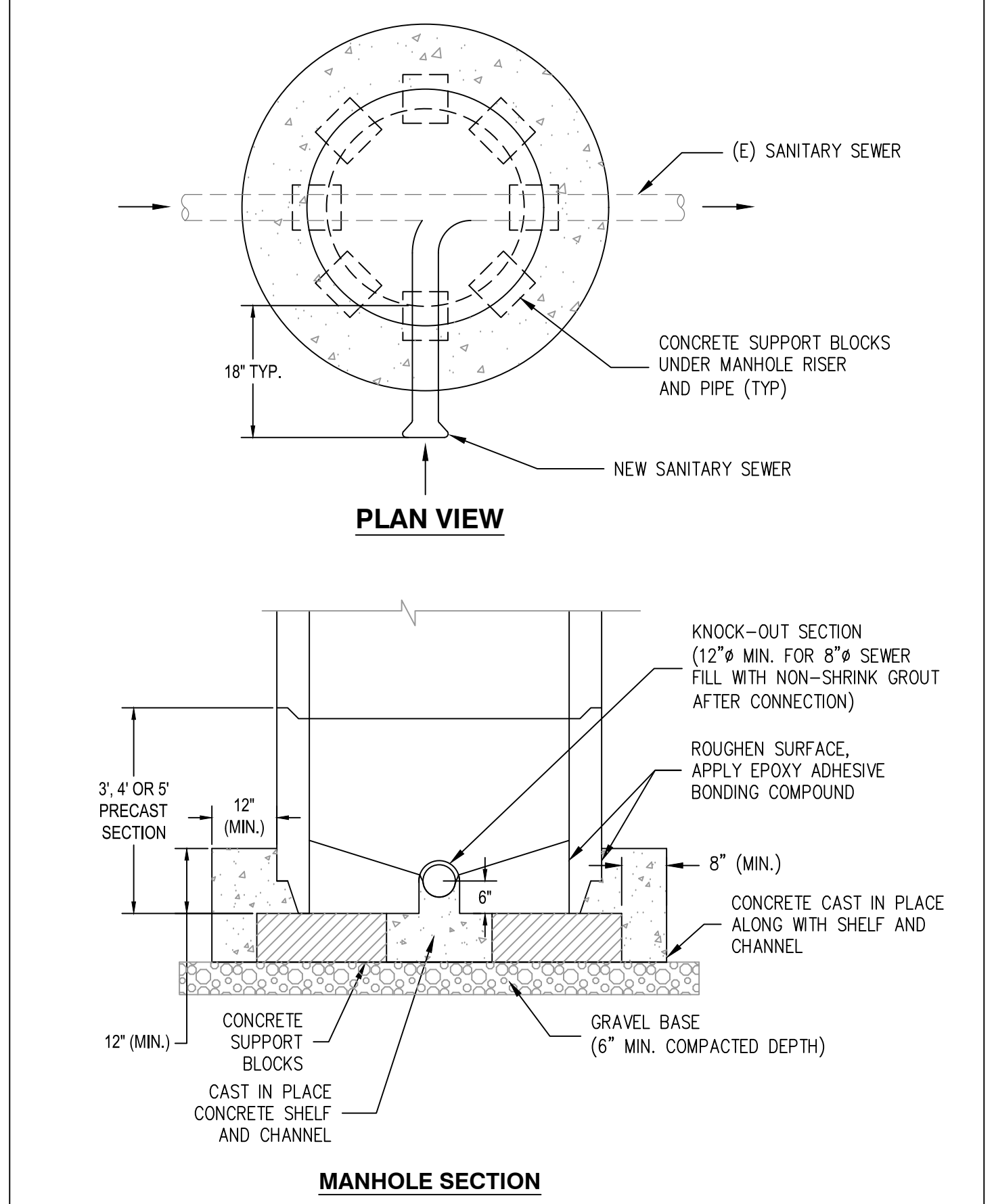
1 SEWER TRENCH DETAIL
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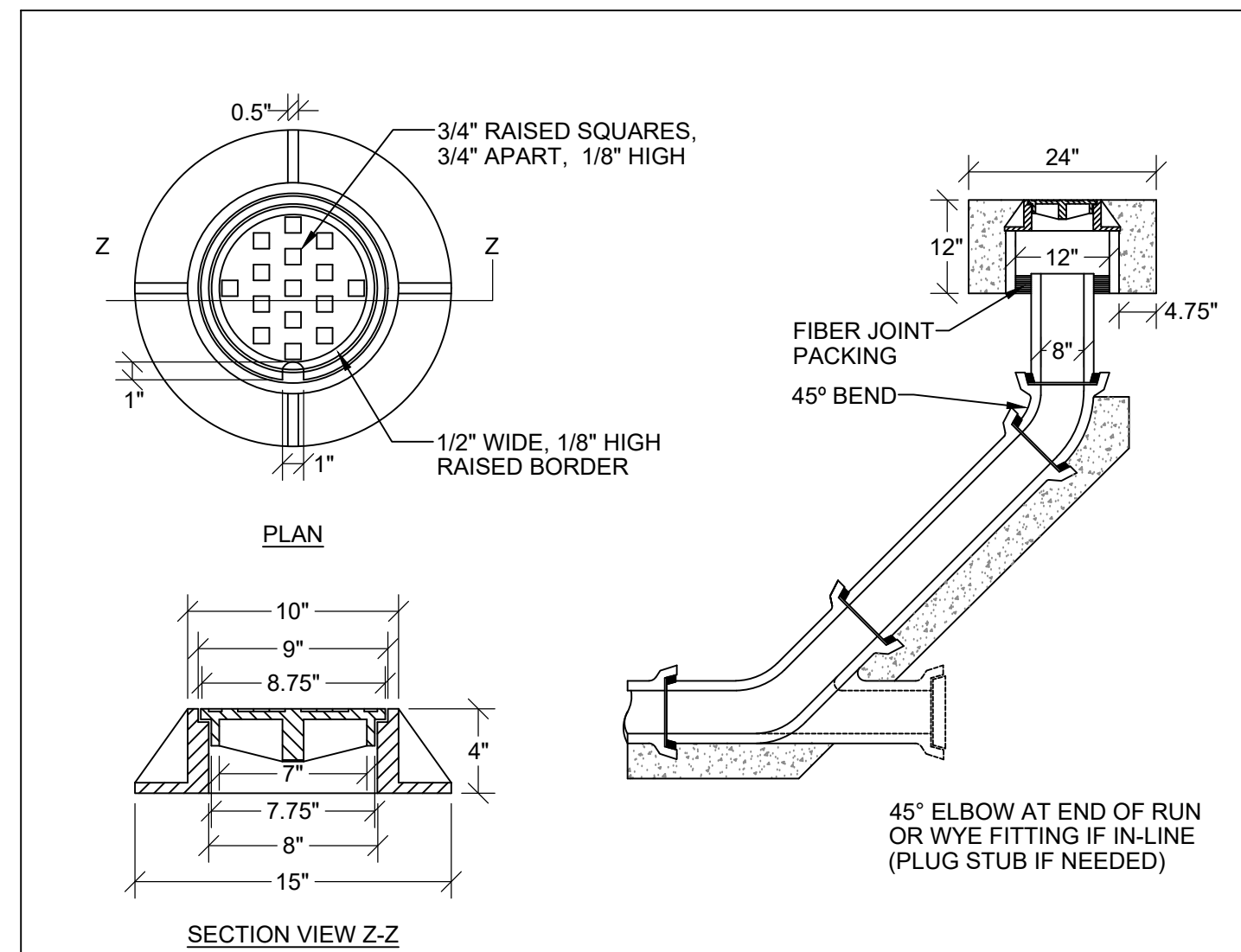
2 MANHOLE DETAILS 2
NTS



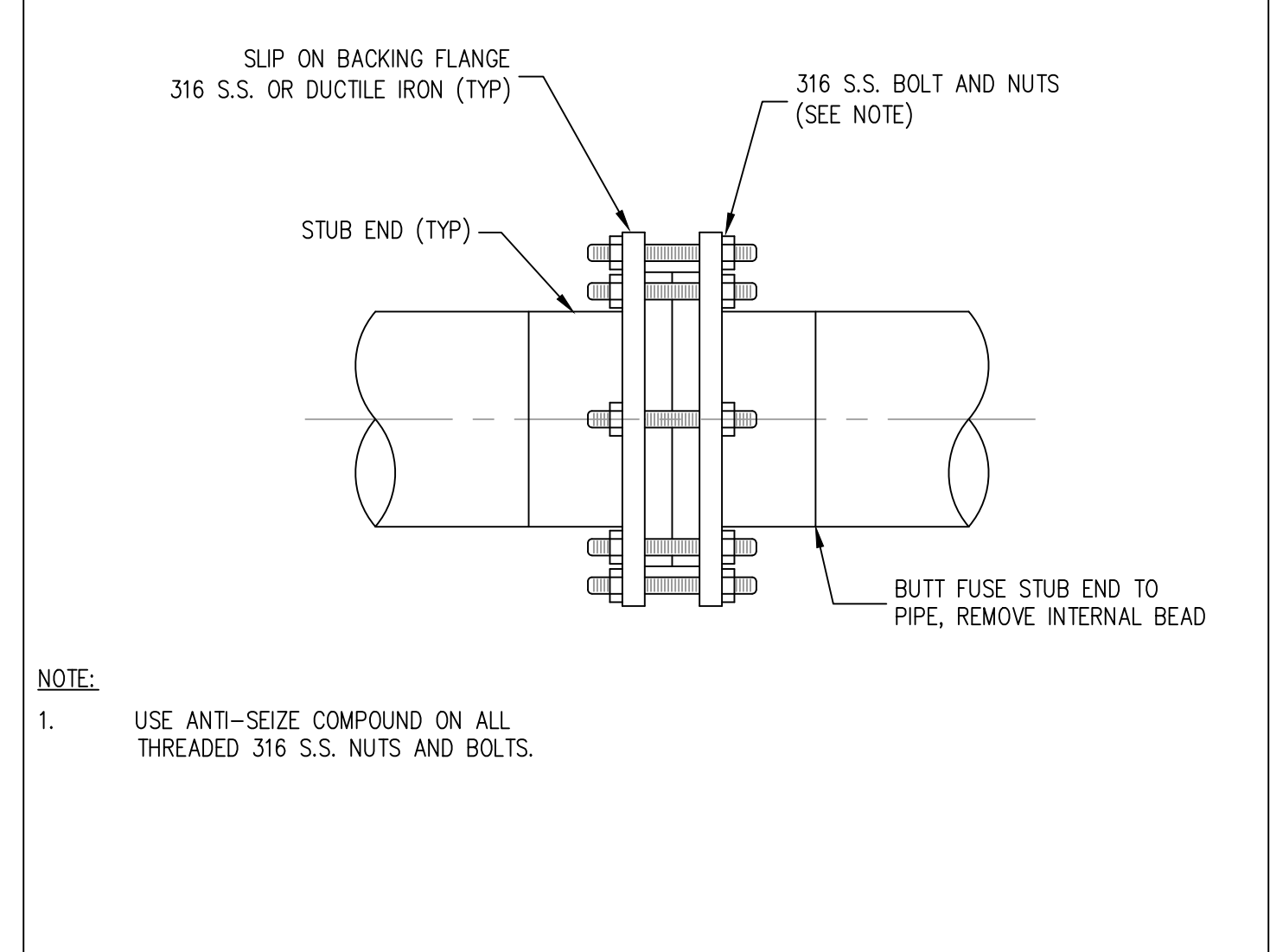
3 MANHOLE DETAILS 3
NTS



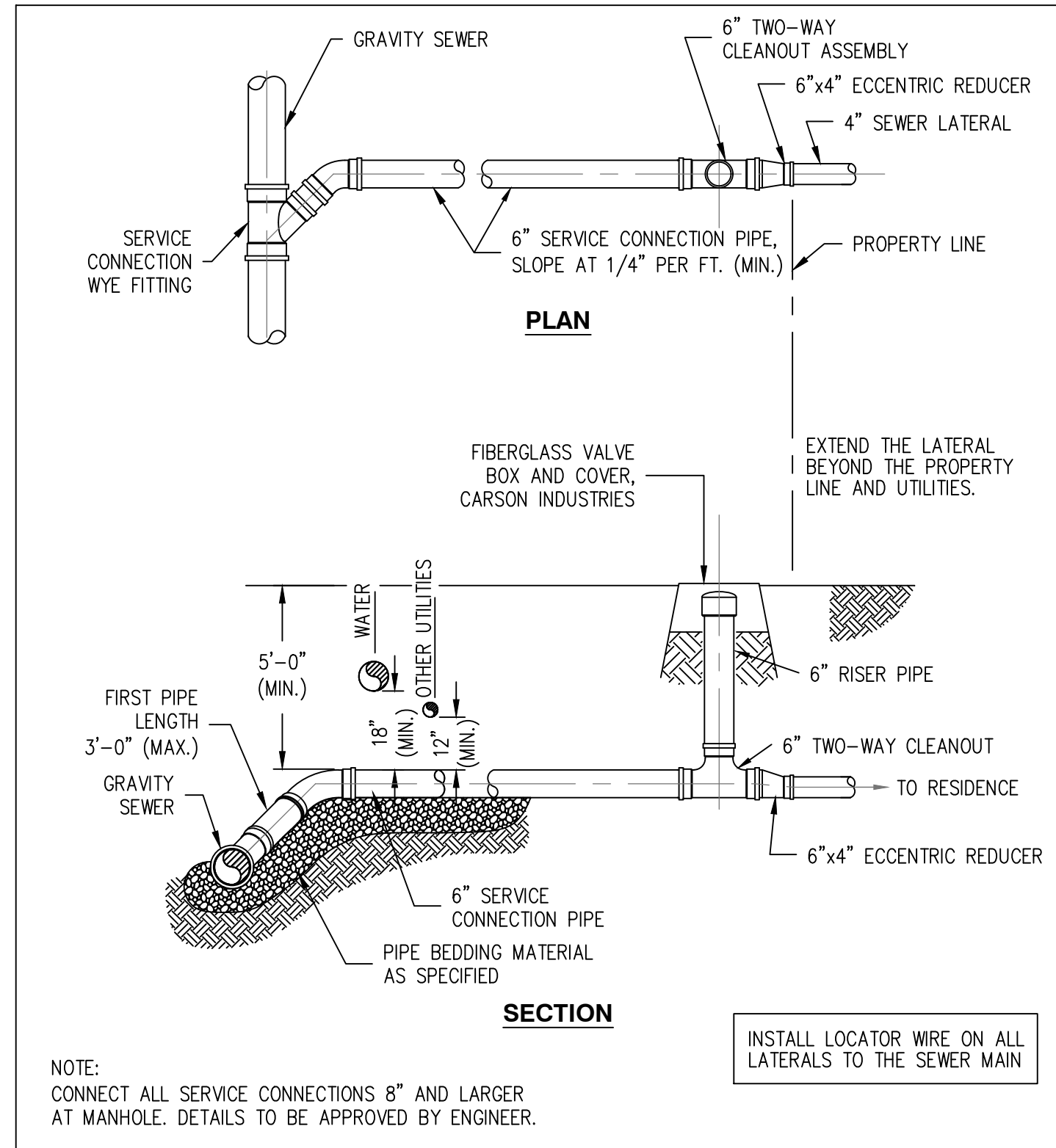
4 TYPICAL SADDLE MANHOLE
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6 8\"/>



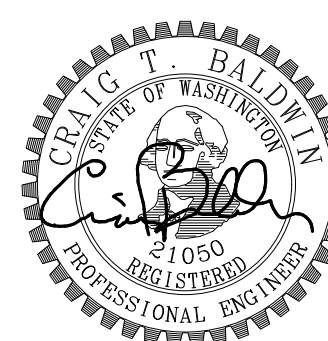
7 HDPE FLANGE CONNECTION
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5 SINGLE SERVICE CONNECTION
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TITLE: PAYSENO LANE APARTMENTS
SANITARY SEWER NOTES AND DETAILS
CLIENT: DAVE BURK
7583 CLOVER VALLEY ROAD SE
PORT ORCHARD, WA 98367
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JOB No. 2545.1 SHT C10 OF 13 SHTS

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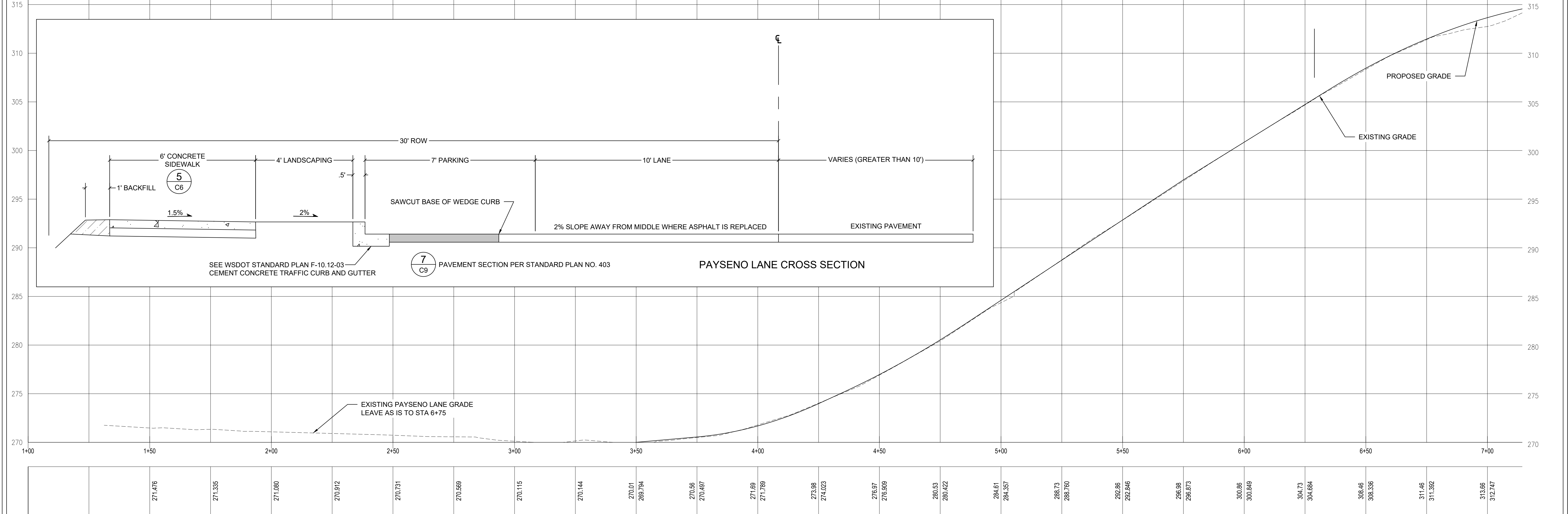
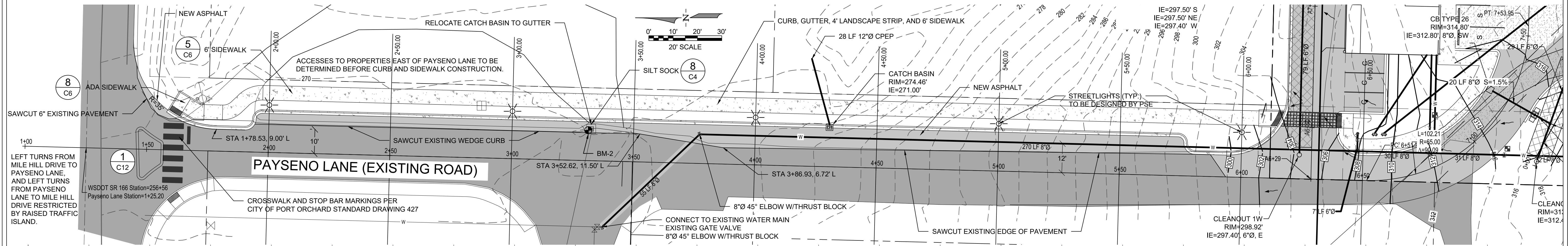
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PAYSENO LANE APARTMENTS

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MONUMENT REMOVAL PERMIT PROCESS
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SEC	31
TWN	24
R	2E
SCALE	1"=20'



TITLE **PAYSENO LANE APARTMENTS**

CLIENT **DAVE BURK**
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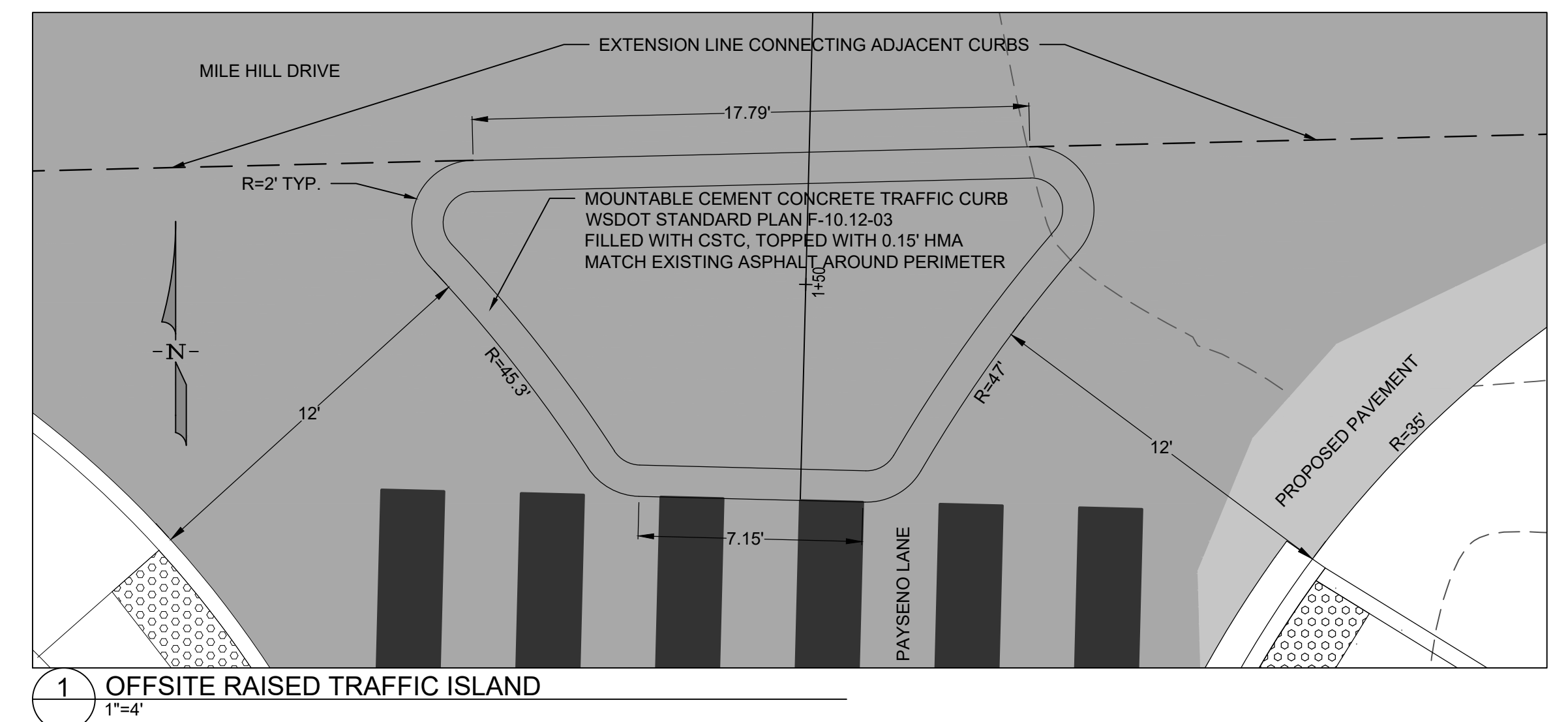
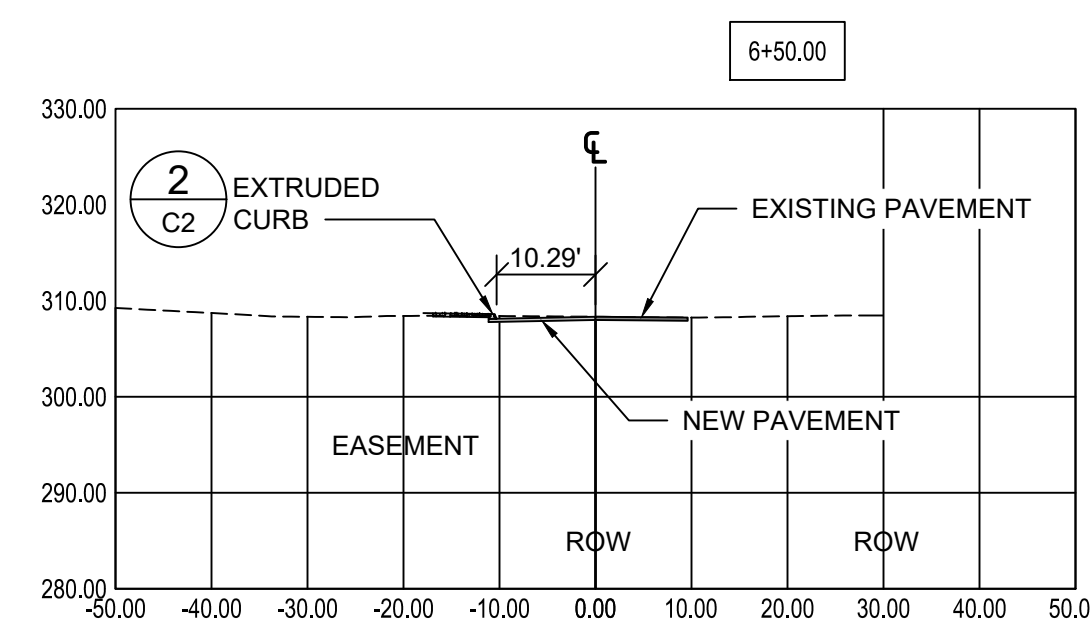
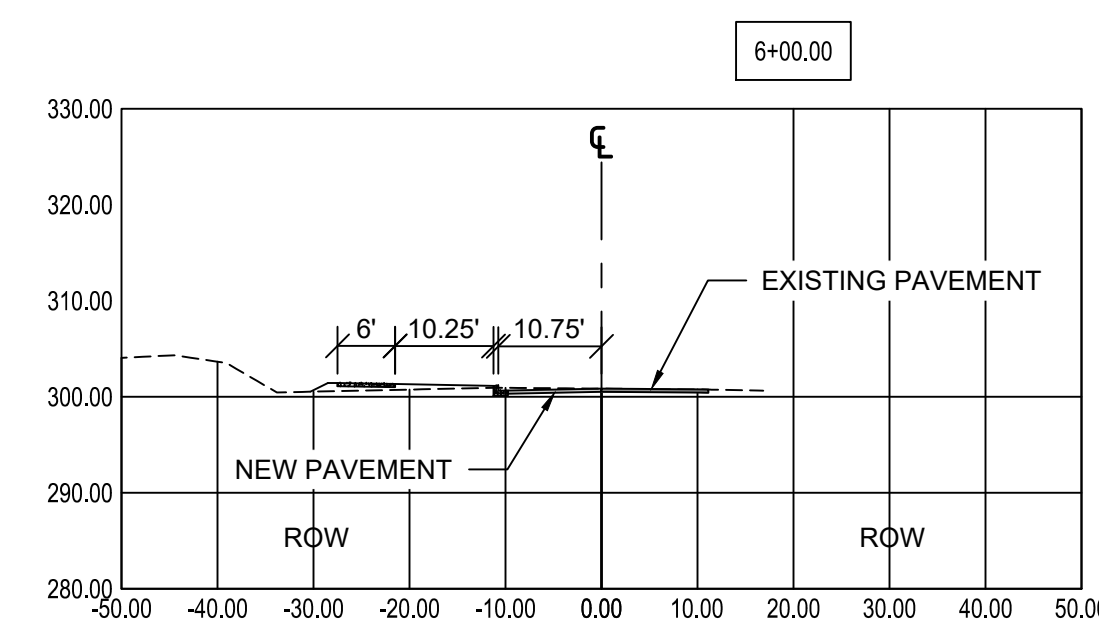
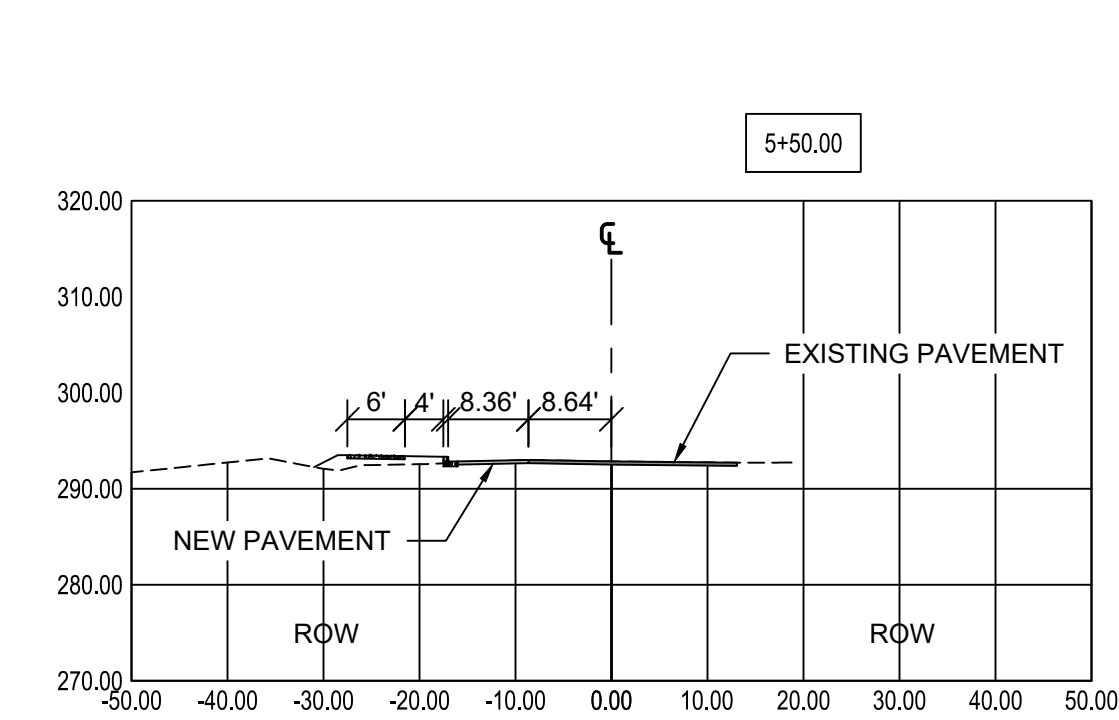
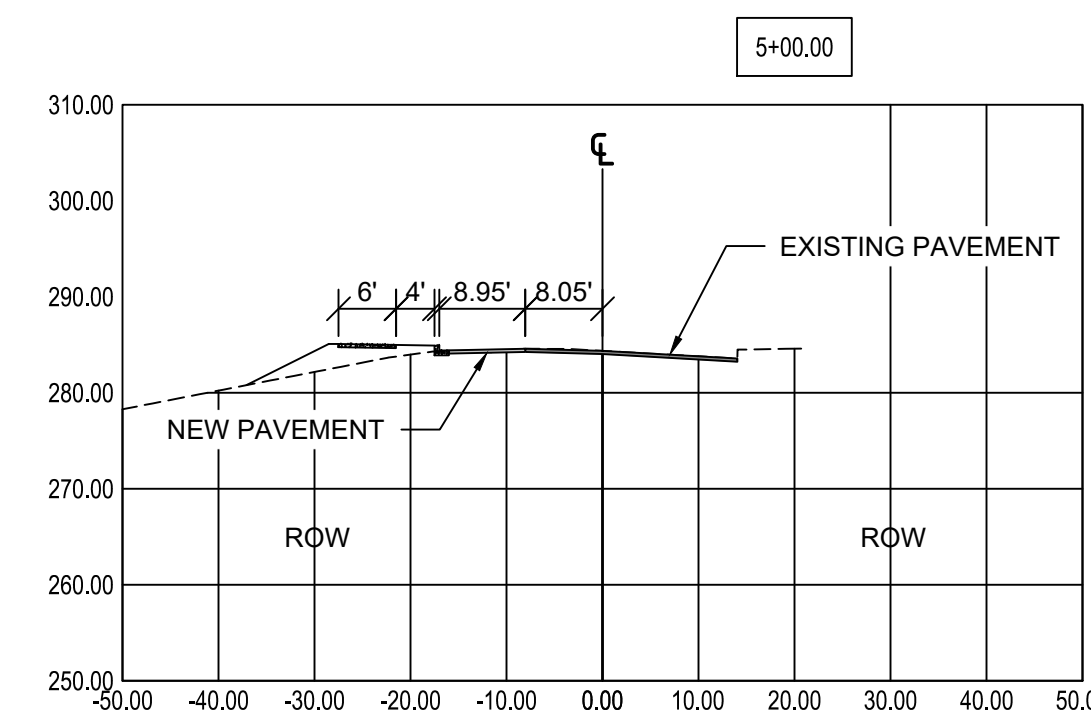
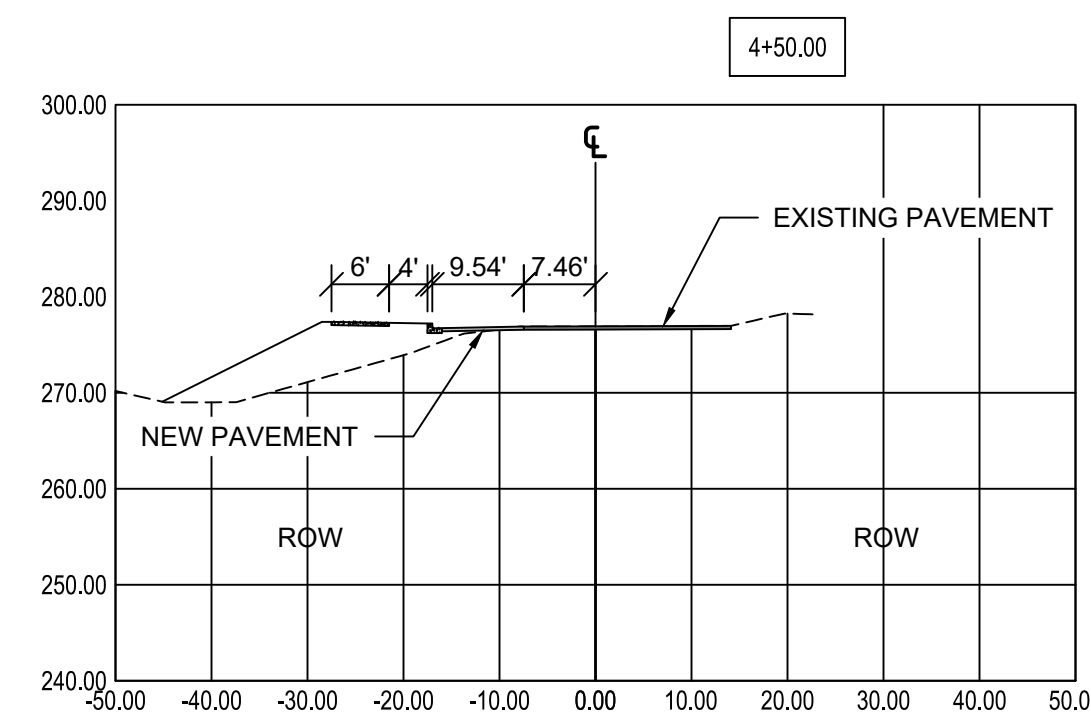
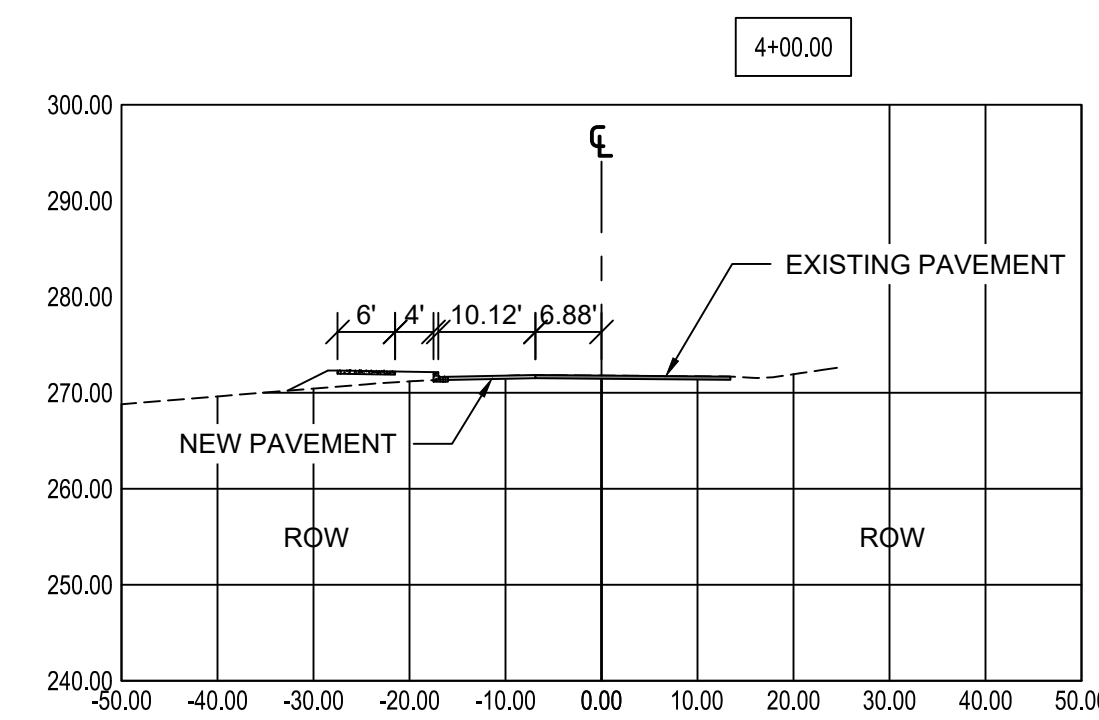
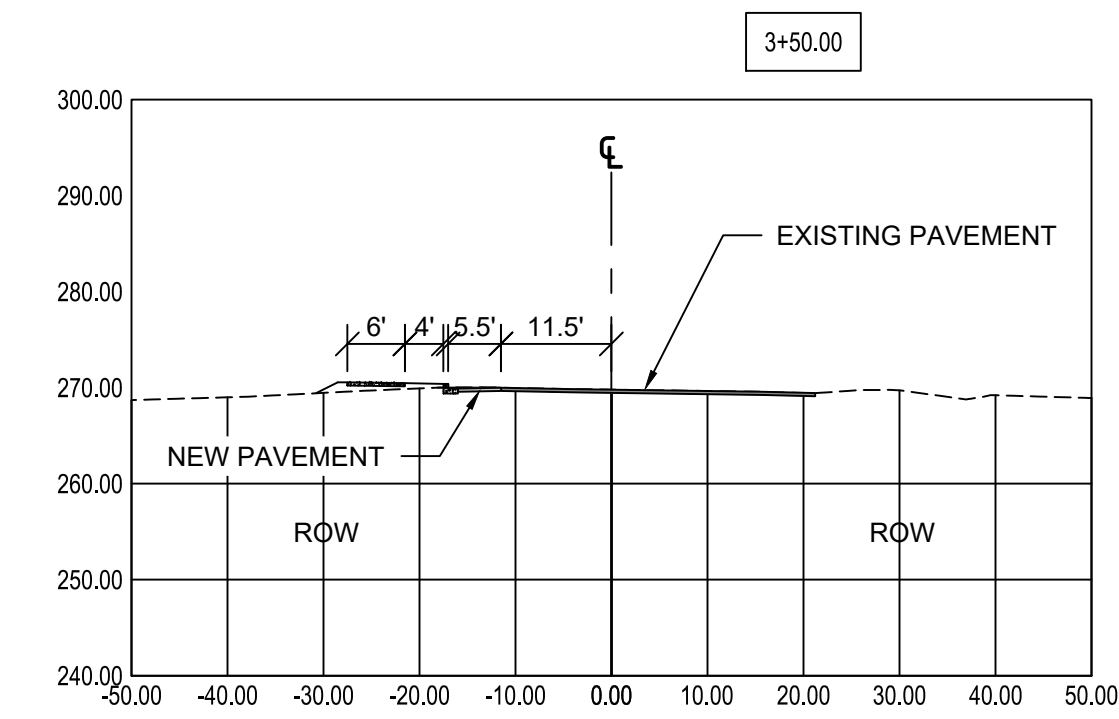
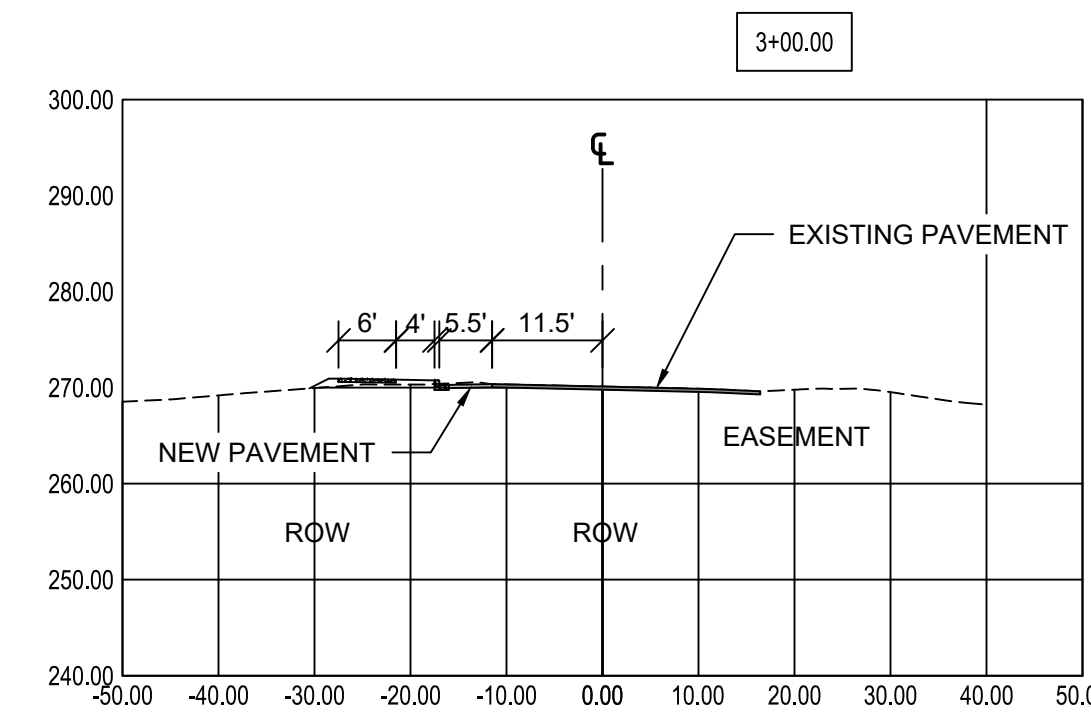
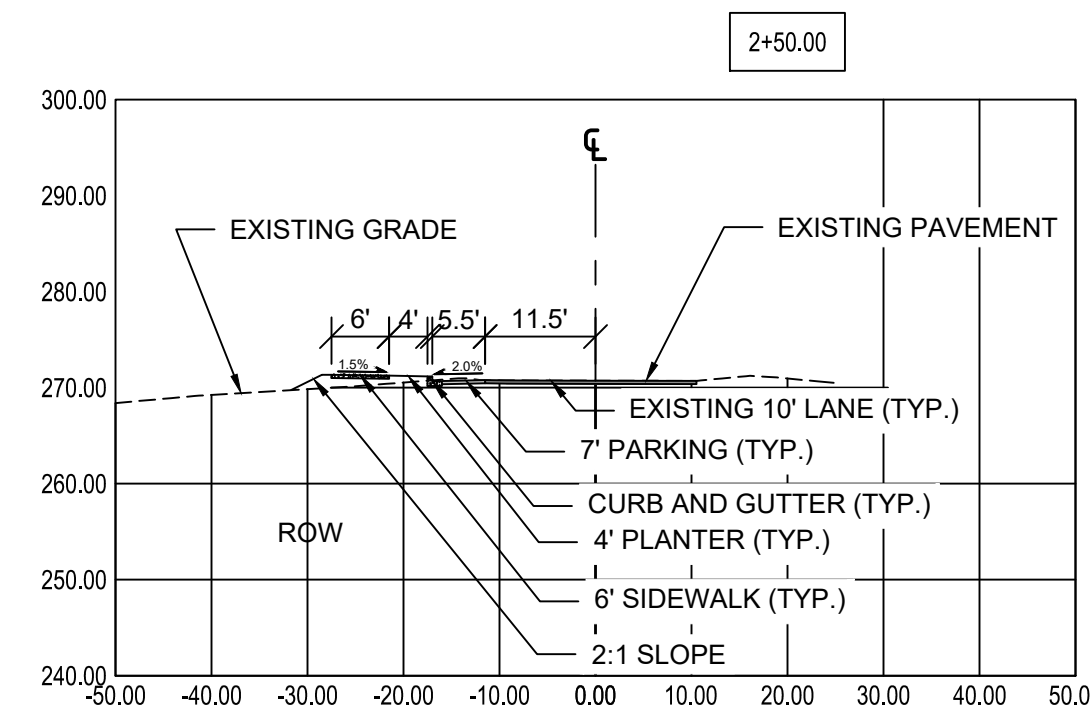
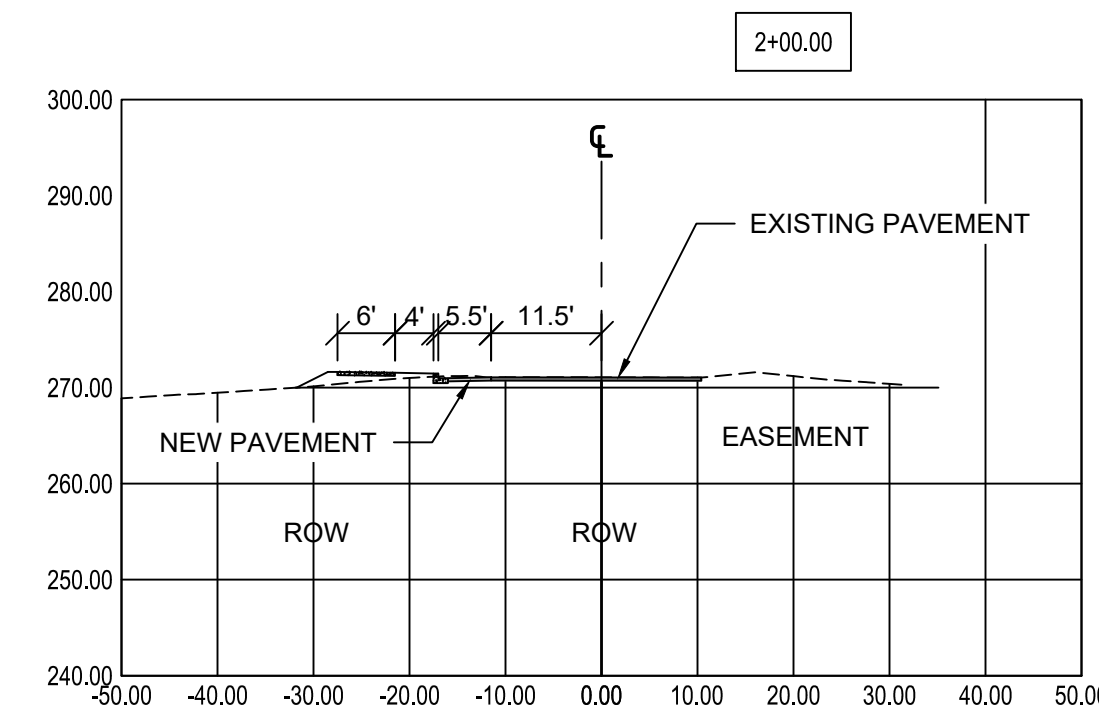
JOB No. **2545.1** SHT **C11** OF **13** SHTS

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PAYSENO LANE APARTMENTS

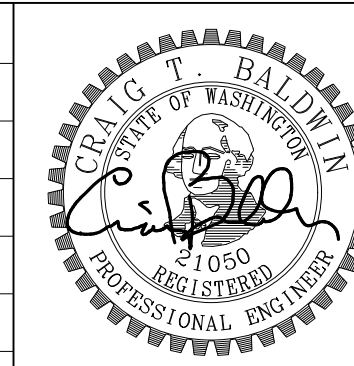
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PAYSENO LANE SECTIONS

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TITLE PAYSENO LANE APARTMENTS
CLIENT DAVE BURK
7583 CLOVER VALLEY ROAD SE
PORT ORCHARD, WA 98367
(360) 340-8636



217 S.W. Wilkins Drive Port Orchard, Wa. 98366
Phone (360) 876-3770 Fax (360) 876-0439
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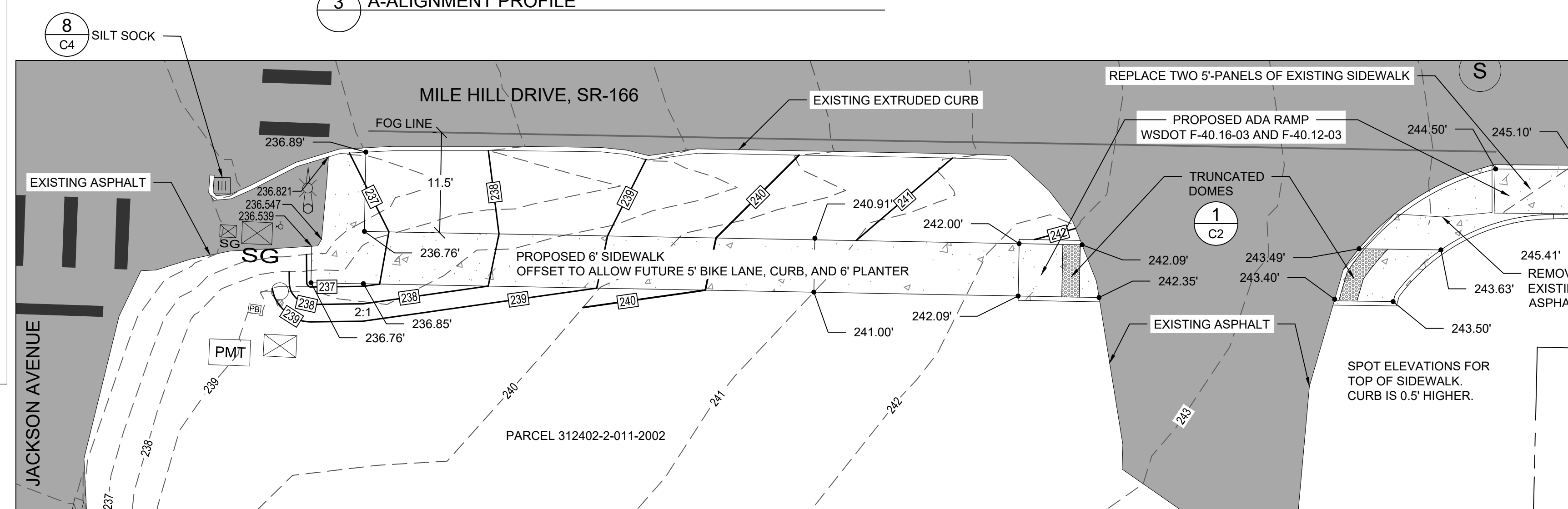
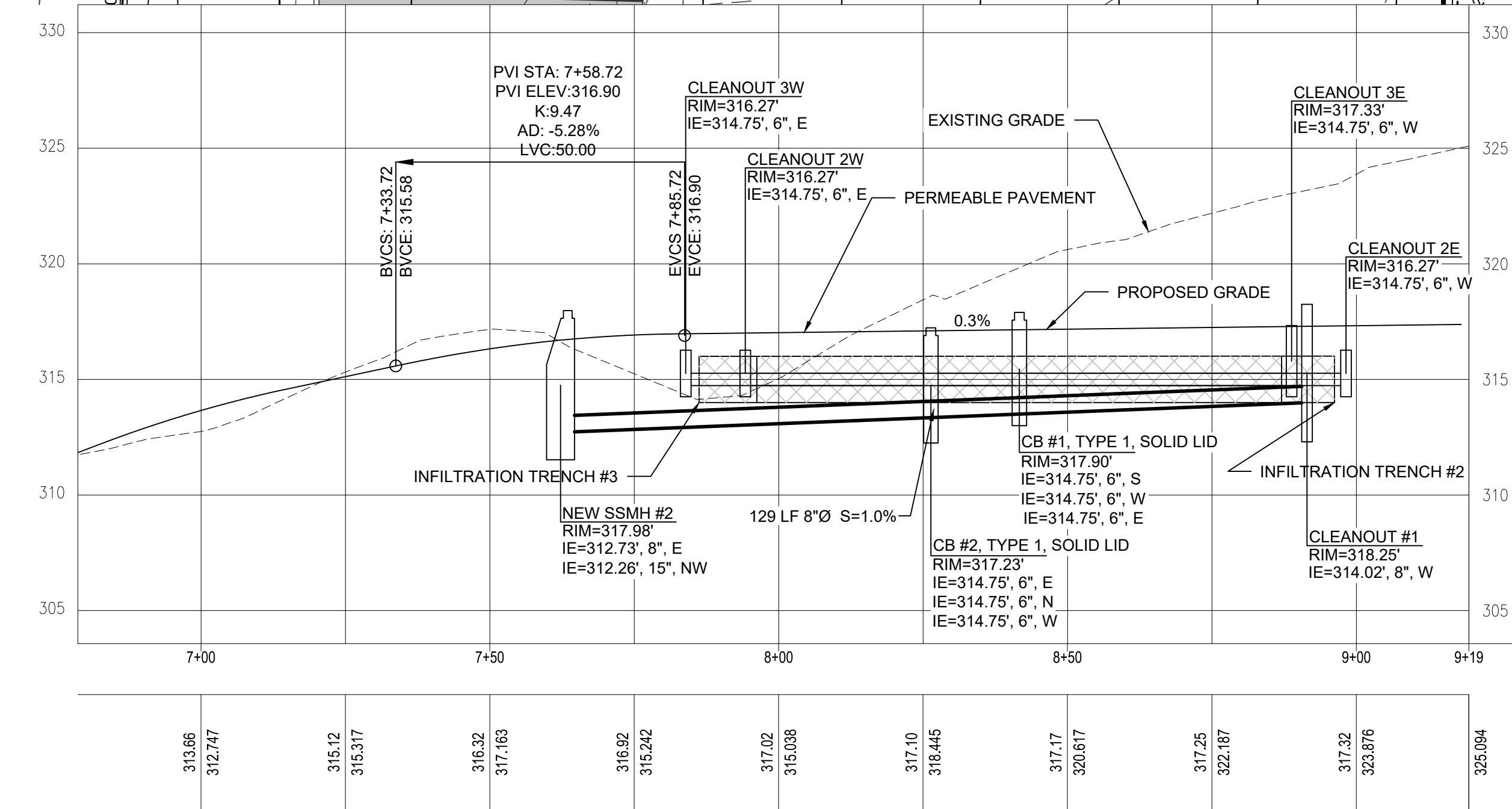
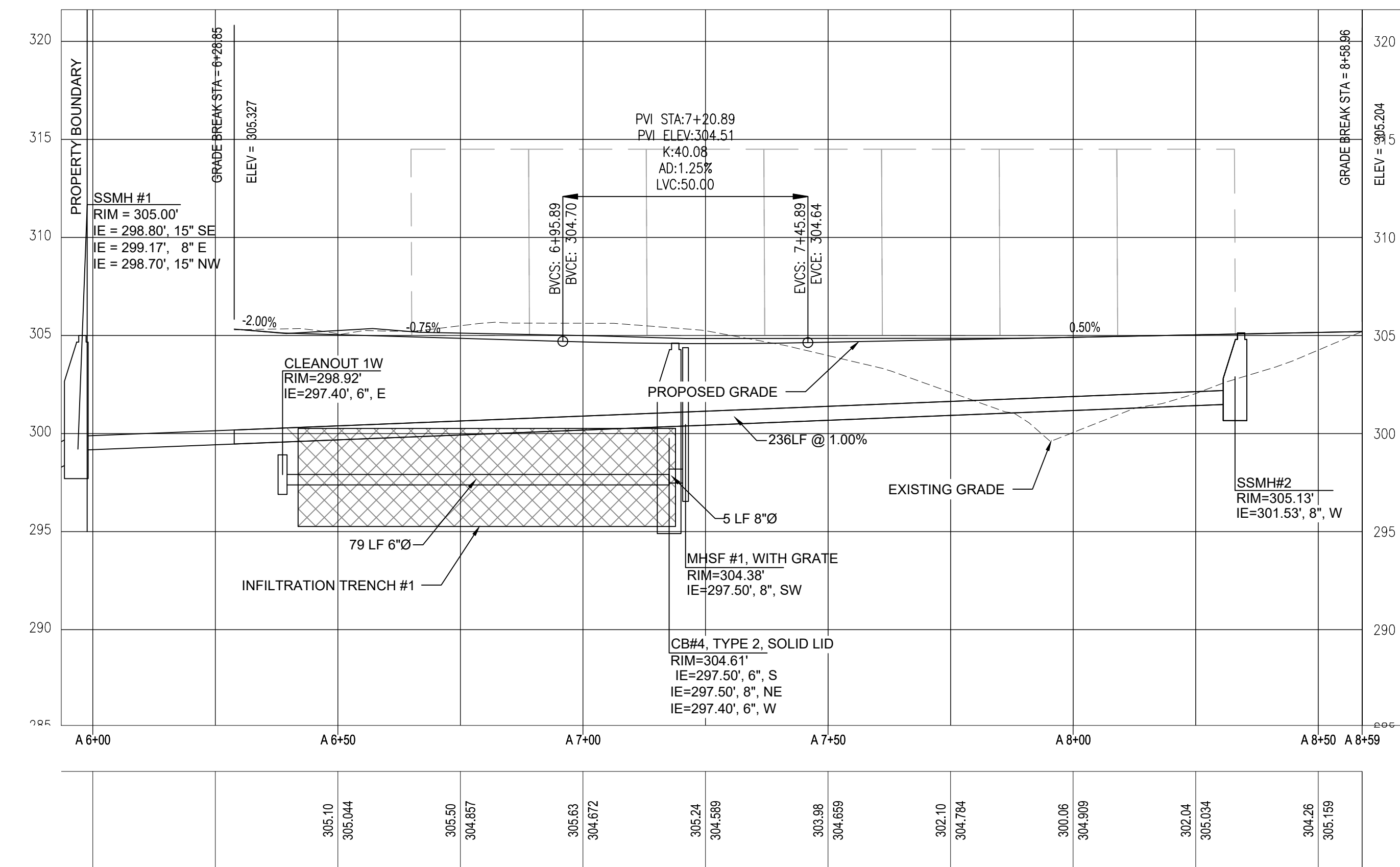
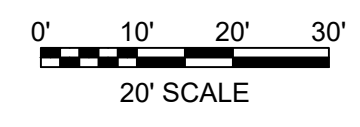
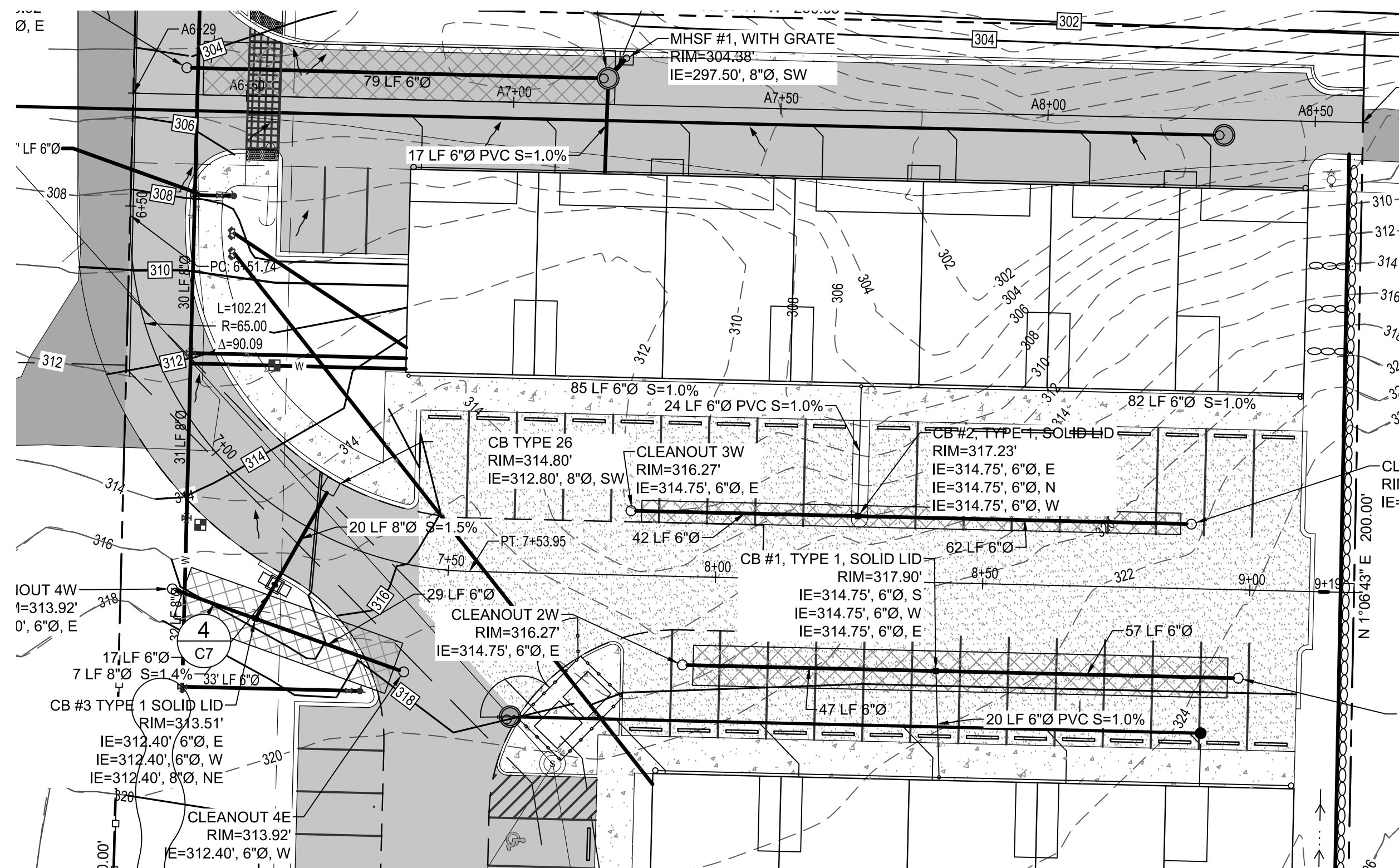
JOB No. 2545.1 SHT C12 OF 13 SHTS

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PAYSENO LANE APARTMENTS

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 KITSAP COUNTY, WASHINGTON
DRIVEWAY PLAN & PROFILES

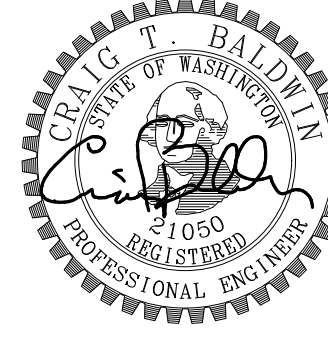
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2 ALIGNMENT PROFILE

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TITLE **PAYSENO LANE APARTMENTS**
 ROADWAY PLAN & PROFILE
 CLIENT **DAVE BURK**
 7583 CLOVER VALLEY ROAD SE
 PORT ORCHARD, WA 98367
 (360) 340-8636

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 217 S.W. Wilkins Drive
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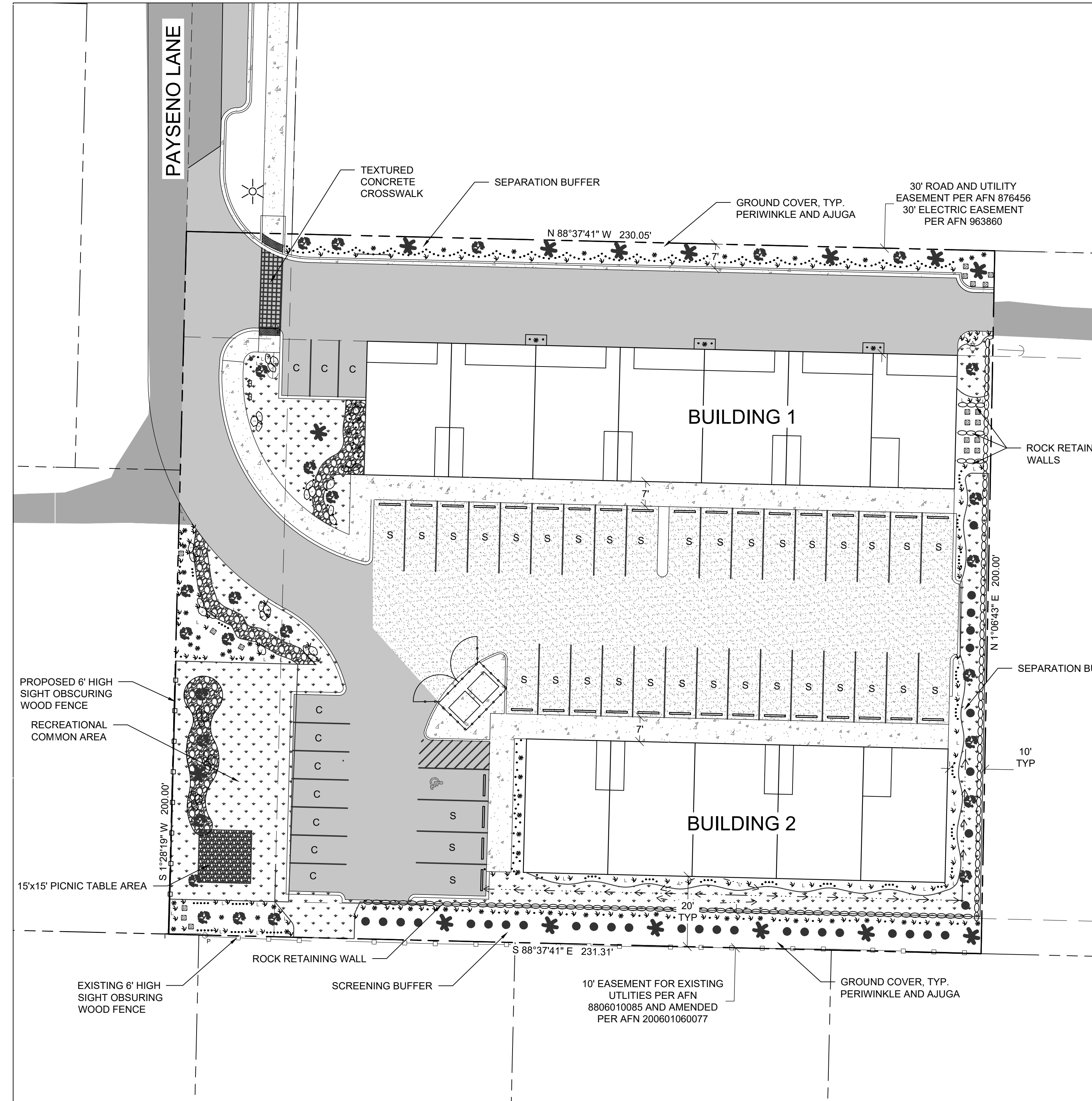
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 KITSAP COUNTY, WASHINGTON
 LANDSCAPING PLAN

Landscape Plan - Payseno Lane Apartments		Job #: 2545.1		3/18/2020		
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE AT INSTALLATION	ROOT	SPACING
Grass						
	5450 sq ft	Festuca brevipila Tracey - Plant Symbol - FEBR7	Hard Fescue	Grass Seed 33 lbs	(4lbs/1000 sq ft = 22 lbs) (6lbs/1000sq ft= 33 lbs)	4-6 lbs./1000 sq ft. at a depth of 1/4 inch per LS plan
	142	Festuca glauca	Blue Fescue Grass - (Elijah Blue)	3" POT	Cont	12" apart, 1' from curb, fence or wall per LS plan
Groundcover						
	200	Ajuga reptans	Burgandy Glow Ajuga	3-4"	Bare Root or 2 1/4" pots	12" oc with crown even with the soil.
	537	Vinca minor	Periwinkle	4-5"	Bare Root or 2 1/4" pots	12" oc with crown even with the soil.
Shrubs						
	337	Liriope muscari	Blue Lily Turf	Ships Bare root to WA	Bare Root	18" apart o.c. per LS plan
	12	Ceanothus gloriosus	Point Reyes Ceanothus	size #1L	Cont	2ft apart o.c., 2' from wall or fence per LS plan
	60	Rhododendron 'Golden Lights	Golden Lights Hardy Azalea	Size #1L	Cont	2' from curb, fence or wall 5' apart per LS plan
	40	Lavandula angustifolia	Lavendar	size #1L	Cont	14' apart 2' from edge of planter area per LS plan
Trees						
	15	Pinus nigra	Austrian Pine	4' - 6' in height	No Bare Root Trees	15' apart 5' from rock wall o.c. per LS plan
	27	Acer freemanii	Autumn Blaze Red Maple	4' - 6' in height	No Bare Root Trees	10' apart 5' from edge of property, curbing or wall o.c. per LS plan
	33	Thuja standishii x plicata	Thuja Green Giant	size 2-3	No Bare Root Trees	5' from wall, 5' apart o.c. per LS plan
Rocks						
	225 sq ft (15x15')	Crushed Surfacing Top Course	Crushed Surfacing Top Course	225 sq ft (15x15')		15 x 15 Picnic table area in Tot Lot
	738 sq ft	4" River Rock	river rock	4" river rock		Dry stream bed per LS plan
	40	Rock	Rock	2-3 man rocks		Along dry stream bed per LS plan

Planting Instructions and notes

- PLANT QUANTITIES TO BE DETERMINED BY SPACING REQUIREMENTS.
- ALL PLANTING BEDS ARE TO RECEIVE GROUNDCOVERS EXCEPT AS NOTED.
- ALL TREES ARE TO BE STAKED FOR THE FIRST TWO YEARS.
- PLANTING AREAS ARE TO RECEIVE A MIN DEPTH OF AMENDED THREE WAY TOPSOIL. SUB-GRADES SHALL BE SCANNED, CLEARED OF ALL WEEDS, ROCKS, AND DEBRIS AND ROUGH GRADED. TOPSOIL SHALL BE ROTOTILLED INTO SUB-GRADE TO A MIN. DEPTH OF 8".
- ALL PLANTING AREAS SHALL RECEIVE A MIN. OF 2" DEPTH OF MEDIUM BARK.
- PLANTS SHALL BE TRUE TO SPECIES OR APPROVED SUBSTITUTE, HEALTHY, WELL FORMED, AND IN EXCELLENT CONDITION.
- USE NO PRE-EMERGENCE HERBICIDES ON THIS PROJECT SITE DURING CONSTRUCTION THROUGHOUT THE FIRST YEAR.
- CONTRACTOR TO VERIFY INSTALLATION CONDITIONS AND PLANT LAYOUT WITH OWNER REPRESENTATIVE PRIOR TO INSTALLATION OF PLANT MATERIAL.
- FERTILIZE ALL NEW TREES AND SHRUBS WITH SUSTAIN 8-2-4 ORGANIC FERTILIZER OR APPROVED EQUAL.
- CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE AND IRRIGATION RELATED PERMITS AND FEES IF APPLICABLE.
- CONTRACTOR SHALL VERIFY ALL GIVEN PLANT QUANTITIES IN THE EVENT OF A DISCREPANCY, INSTALL THE NUMBER SHOWN GRAPHICALLY ON THIS PLAN.
- CONTRACTOR SHALL ENSURE PROPER DRAINAGE FOR ALL LANDSCAPE AND TRUF AREAS IN NO SITUATION SHALL THERE BE STANDING WATER IN TRUF OR PLANTING AREAS.
- NEW SEEDINGS NEED PROTECTION THE FIRST YEAR, SO THE SEEDING AREA SHOULD NOT BE USED OR BE SUBJECTED TO TRAFFIC. WEED CONTROL IS NEEDED ESPECIALLY IN THE ESTABLISHMENT YEAR. DO NOT FERTILIZE IN THE YEAR OF SEEDING BECAUSE THIS GENERALLY RESULTS IN HEAVY WEED GROWTH. MAINTENANCE APPLICATION OF FERTILIZER MAY BE NECESSARY IN LOW FERTILITY CRITICAL AREAS WHERE THE STAND IS STRESSED. ROTATIONAL USE IS RECOMMENDED IN HEAVY USE AREAS, ALONG WITH A MAINTENANCE APPLICATION OF FERTILIZER.

NOTE:
 THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPING WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY INCLUDING ANY STRUCTURES OTHER THAN ROADWAY, STORM DRAINAGE FACILITIES, AND TRAFFIC SIGNAGE.



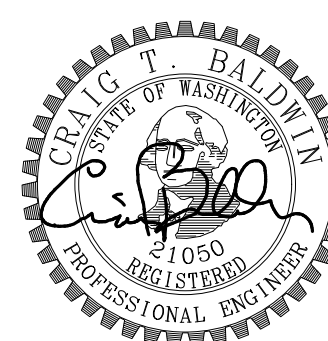
LEGEND:

- ROCK, 2 OR 3 MAN - 40
- BLUE FESTUCA GRASS - 142
- BLUE LILY TURF - 337
- LAVENDAR - 40
- POINT REYES CEANOTHUS - 12
- GOLDEN LIGHTS HARDY AZALEA - 60
- THUJA GREEN GIANT - 33
- AUTUMN BLAZE RED MAPLE - 27
- AUSTRIAN PINE - 15
- GRASS HARD FESCUE
- CRUSHED SURFACING TOP COURSE
- 4" RIVER ROCK - 294 sq ft

Scale: 0' 10' 20' 30'
 20' SCALE

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TITLE: **PAYSENO LANE APARTMENTS**
 LANDSCAPING PLAN
 CLIENT: **DAVE BURK**
 7583 CLOVER VALLEY ROAD SE
 PORT ORCHARD, WA 98367
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JOB No. **2545.1** SHT **L1** OF **1** SHTS

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