

GENERAL INFORMATION:

TAX ACCOUNT NO. 4265-000-013-0002 & 35241-4-002-2006
 ZONING: 4265-000-013-0002 RESIDENTIAL 3 (R3)
 35241-4-002-2006 RESIDENTIAL 2 (R2) & GREENBELT (GB)
 SITE AREA (GROSS) 420,001 SF (9.64 AC)
 HAROLD DR 10' ROW DEDICATION 3,329 SF (0.08 AC)

8 BUILDINGS WITH 138 UNITS
 BUILDING A 6,874 SF, 18 UNITS
 BUILDING B 8,471 SF, 24 UNITS
 BUILDING C 8,475 SF, 24 UNITS
 BUILDING D 8,549 SF, 24 UNITS
 BUILDING E 7,757 SF, 24 UNITS
 BUILDING F 7,682 SF, 24 UNITS
 OFFICE 876 SF
 RECREATION 1,442 SF
 TOTAL BUILDING AREA =50,126 SF

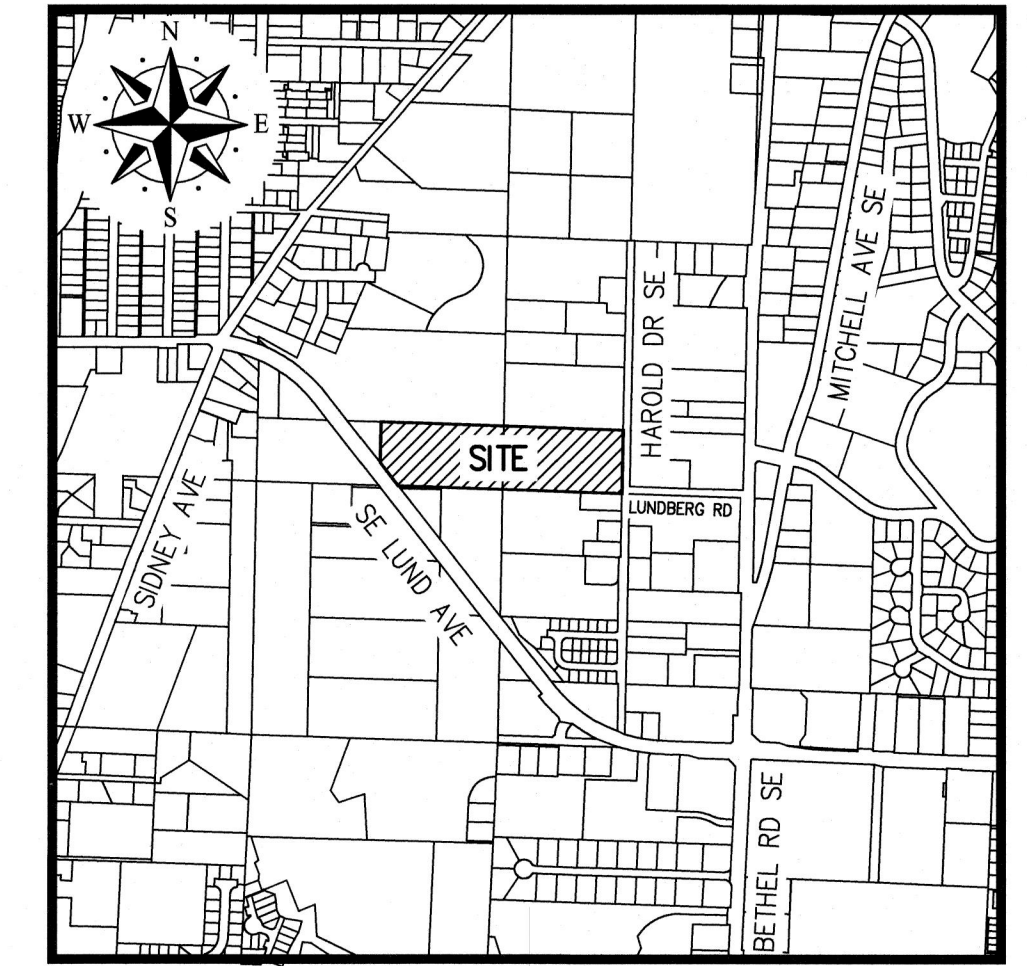
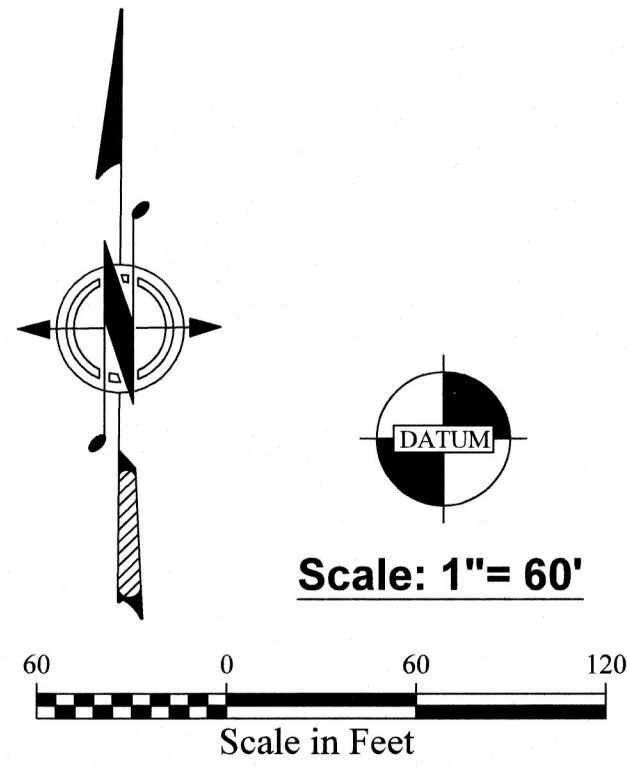
IMPERVIOUS LOT COVERAGE:
 BUILDINGS 50,126 SF
 ROADS & SIDEWALKS 109,561 SF
 SEWER LIFT STATION 1,200 SF
 MAIL KIOSK 1,200 SF
 TOTAL IMPERVIOUS AREA 162,087 SF (38.59% OF TOTAL SITE)

TOTAL DISTURBED AREA 234,567 SF

PARKING:
 STANDARD STALL 157 STALLS
 COMPACT STALL 34 STALLS
 EV STALL 12 STALLS
 ADA STALL 10 STALLS
 OFFSITE PARKING (HAROLD DR) 7 STALLS
 TOTAL PARKING STALLS 225 STALLS

BRIDGE VIEW TRAIL APARTMENTS

LAND DEVELOPMENT ACTIVITY PERMIT



VICINITY MAP
 NOT TO SCALE
 SECT 35, T 24 N, R 1 E

NOTE

THE APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES THAT MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE, PRESERVE AND PROTECT UNDERGROUND UTILITIES.

CALL 48 HOURS BEFORE YOU DIG 811

COUNTER COMPLETE
 Permit Center
 APR 21, 2021
 City of Port Orchard
 Community Development

SHEET INDEX

SHEET	DESCRIPTION
C1.0	COVER SHEET
C2.0	TOPOGRAPHIC SURVEY 1
C2.1	TOPOGRAPHIC SURVEY 2
C3.0	T.E.S.C. & DEMOLITION PLAN
C3.1	T.E.S.C. NOTES & DETAILS
C3.2	T.E.S.C. DETAILS
C4.0	SITE PLAN
C4.1	ROAD A PROFILE
C4.2	ROAD B PROFILE & ROAD SECTIONS
C4.3	ROAD SECTIONS
C4.4	SITE NOTES & DETAILS
C4.5	SIDEWALK & CURB RAMP DETAILS
C5.0	GRADING PLAN
C6.0	STORM PLAN
C6.1	STORM INDEX
C6.2	STORM PROFILES
C6.3	STORM PROFILES
C6.4	STORM PROFILES
C6.5	STORM PROFILES
C6.6	STORM DETAILS
C6.7	STORM DETAILS
C6.8	STORM INFILTRATION TRENCH DETAILS
C6.9	DETENTION BARREL & OUTLET DETAILS
C7.0	UTILITY PLAN
C7.1	SANITARY SEWER PROFILES & UTILITY INDEX
C7.2	SANITARY SEWER NOTES & DETAILS
C7.3	SANITARY SEWER DETAILS
C7.4	WATER NOTES & DETAILS
C7.5	WATER DETAILS

APPROXIMATE EARTHWORK

CUT 14,000± Cu Yd
 FILL 11,000± Cu Yd

NOTE: CONTRACTOR TO VERIFY QUANTITIES SHOWN, NOT TO BE USED FOR BID PURPOSES

N.L. Olson & Associates, Inc.
 Engineering, Planning and Surveying
 (360) 895-2350 or (360) 876-2284
 2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



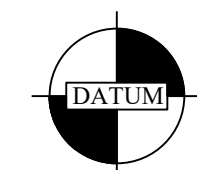
FOR : HARBOR CUSTOM DEVELOPMENT, INC
 ATTN: STERLING GRIFFIN
 11505 BURNHAM DR. SUITE 301
 GIG HARBOR, WA 98332

LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED HMA PAVEMENT
- PROPOSED LANDSCAPING
- SITE PROPERTY LINE/BOUNDARY
- RIGHT-OF-WAY
- SYMBOL OF ACCESSIBILITY
- RETAINING/LANDSCAPE WALL
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM PIPE
- PROPOSED ROOF DRAIN
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED STORM TYPE I CB
- PROPOSED STORM TYPE I CB W/BEEHIVE GRATE
- PROPOSED STORM TYPE II CB
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT

Point Table		Point Table	
Point #	Description	Point #	Description
699	TRD 29IN MAPLE	845	TRD CLUSTER 16IN 18IN 14IN 14IN MAPLE
700	TRC 40IN CEDAR	846	TRD 18IN 10IN MAPLE
701	TRD 19IN MAPLE	847	TRD 26IN MAPLE
702	TRD 20IN MAPLE	848	TRC 20IN HEMLOCK
703	TRD 22IN MAPLE	849	TRC 26IN CEDAR
704	TRD 18IN MAPLE	850	TRD 24IN MAPLE
705	TRD 22IN MAPLE	851	TRD 20IN MAPLE
706	TRD 22IN MAPLE	852	TRC 20IN CEDAR
707	TRD 24IN MAPLE	853	TRD 30IN MAPLE
708	TRD 19IN MAPLE	854	TRC 32IN CEDAR
709	TRC 40IN CEDAR	855	TRC 32IN CEDAR
710	TRD 36IN MAPLE	856	TRC 18IN CEDAR
711	TRD 40IN MAPLE	857	TRC 22IN HEMLOCK
712	TRD 31IN MAPLE	858	TRD 22IN MAPLE
713	TRD 36IN MAPLE	859	TRC 32IN HEMLOCK
714	TRC 40IN CEDAR	860	TRC 22IN CEDAR
715	TRC 20IN HEMLOCK	861	TRD 32IN MAPLE
716	TRC 26IN HEMLOCK	862	TRD 20IN MAPLE
717	TRD 28IN MAPLE	863	TRD 20IN 24IN MAPLE
718	TRC 32IN CEDAR	864	TRD 20IN MAPLE
719	TRD 19IN MAPLE	865	TRC 22IN CEDAR
720	TRD 20IN HEMLOCK	866	TRC 28IN HEMLOCK
721	TRD 21IN ALDER	867	TRD 18IN MAPLE
723	TRD CLUSTER 12IN 12IN 10IN 12IN 10IN MAPLE	868	TRC 22IN HEMLOCK
724	TRD CLUSTER 15IN 9IN 14IN 15IN 10IN MAPLE	869	TRD 22IN MAPLE
725	TRD CLUSTER 10IN 12IN 15IN 18IN 15IN 8IN 8IN MAPLE	870	TRD 20IN MAPLE
726	TRD CLUSTER 19IN 18IN 11IN 15IN 12IN 8IN MAPLE	873	TRC 33IN CEDAR
751	TRD CLUSTER 12IN 18IN 15IN 11IN 16IN MAPLE	874	TRD 24IN 18IN MAPLE
752	TRD CLUSTER 20IN 12IN 12IN 16IN 19IN 12IN MAPLE	875	TRD 18IN MAPLE
753	TRD CLUSTER 22IN 18IN 9IN 17IN 15IN MAPLE	876	TRD CLUSTER 14IN 18IN 18IN MAPLE
754	TRD CLUSTER 26IN 16IN 27IN 24IN MAPLE	877	TRC 28IN CEDAR
755	TRC 28IN FIR	878	TRC 20IN 24IN CEDAR
756	TRD 22IN MAPLE	879	TRC 26IN CEDAR
757	TRD CLUSTER 14IN 12IN 18IN MAPLE	880	TRD 36IN MAPLE
758	TRD CLUSTER 12IN 24IN 19IN 15IN MAPLE	881	TRC 30IN CEDAR
759	TRD 36IN CEDAR	882	TRD 40IN MAPLE
760	TRC 22IN CEDAR		
761	TRD CLUSTER 18IN 18IN 10IN MAPLE		
762	TRD CLUSTER 16IN 17IN 19IN MAPLE		
763	TRD 18IN ALDER		
764	TRC 35IN CEDAR		
765	TRC 39IN CEDAR		
794	TRD 18IN MAPLE X2		
795	TRD CLUSTER 18IN 16IN 12IN 12IN MAPLE		
796	TRC 22IN FIR		
797	TRC 24IN CEDAR		
816	TRD 18IN MAPLE		
817	TRC 23IN HEMLOCK		
818	TRD CLUSTER 21IN 18IN 12IN 9IN MAPLE		
819	TRD CLUSTER 21IN 16IN 12IN 12IN 15IN MAPLE		
820	TRC 35IN CEDAR		
821	TRC 25IN CEDAR		
822	TRD 19IN MAPLE		
823	TRD 18IN MAPLE		
824	TRD CLUSTER 18IN 20IN 16IN 12IN 15IN MAPLE		
825	TRD 18IN MAPLE		
826	TRD CLUSTER 16IN 10IN 10IN MAPLE		
827	TRD CLUSTER 17IN 14IN 13IN 10IN 15IN MAPLE		
828	TRD 18IN MAPLE		
829	TRD 18IN MAPLE		
830	TRD 19IN MAPLE		
831	TRD CLUSTER 14IN 18IN 18IN 10IN MAPLE		
832	TRD CLUSTER 22IN 30IN 20IN MAPLE		
833	TRD 22IN MAPLE		
834	TRD 20IN MAPLE		
835	TRD CLUSTER 19IN 18IN 19IN MAPLE		
836	TRD 22IN MAPLE		
837	TRC 22IN CEDAR X2		
838	TRC 22IN HEMLOCK		
839	TRC 20IN HEMLOCK		
840	TRC 20IN HEMLOCK		
841	TRD 24IN MAPLE		
842	TRC 26IN CEDAR		
843	TRD 26IN MAPLE		
844	TRD 20IN MAPLE		

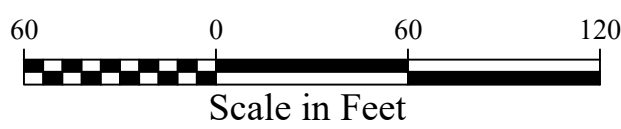
TRC: TREE CONIFEROUS
TRD: TREE DECIDUOUS



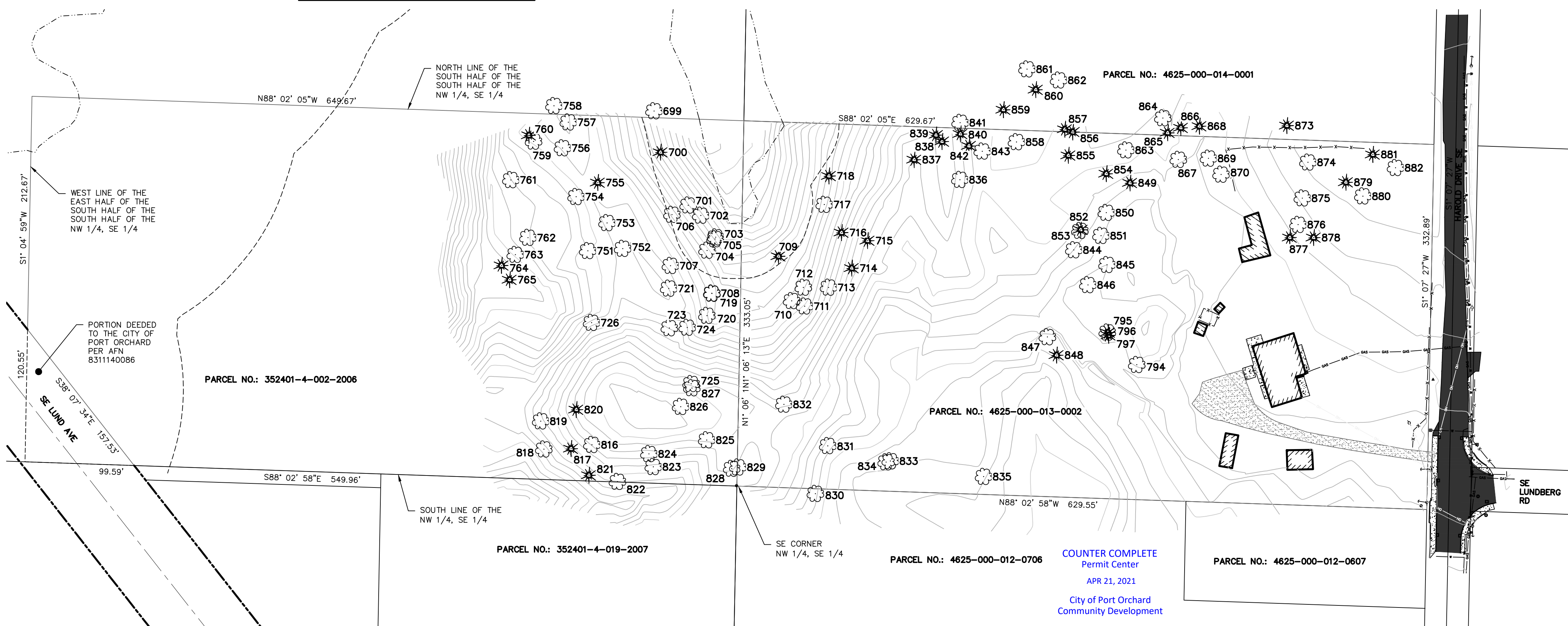
NAVD 88
SCALE: 1" = 60'

LEGEND

- CATCH BASIN
- ⊙ CATCH BASIN WITH SOLID LID
- ⊞ WATER METER
- ⊕ WATER VALVE
- ⊞ FIRE HYDRANT
- ⊖ UTILITY POLE
- DOWN GUY
- ⊞ GAS METER
- ⊞ TEST PIT
- WHITE FLAG— GEO. TECH.
- X-X WETLAND FLAG AS DESCRIBED
- ⊙ FOUND IRON PIPE AS DESCRIBED
- △ SET CONTROL AS DESCRIBED
- OVERHEAD POWER
- W — WATERLINE PAINT MARKS
- GAS — GAS PAINT MARKS
- X — FENCE LINE
- WL — WETLAND
- WB — WETLAND BUFFER
- ☀ CONIFEROUS TREE
- ☁ DECIDUOUS TREE



TREE EXHIBIT & NOTES



NOTES:

- HORIZONTAL DATUM: NAD 83/2011 (WA NORTH ZONE). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE ONLY STATE PLANE COORDINATE "ON GRID" IS THE BASIS OF POSITION.
- VERTICAL DATUM: NAVD88
- TIES TO DATUM WERE ESTABLISHED BY GNSS OBSERVATIONS USING THE WASHINGTON STATE REFERENCE NETWORK AND GEOID12B. SEE MAP FOR BENCHMARKS.
- CONTOURS SHOWN HEREON ARE AT 2 FOOT INTERVALS. CONTOURS ARE BASED ON THE GROUND SHOTS SHOWN HEREON. FIELD SURVEY PERFORMED IN DECEMBER 2020 THROUGH FEBRUARY 2021.
- UNDERGROUND UTILITIES SHOWN HEREON PER SURFACE OBSERVABLE EVIDENCE AND PAINT MARKS BY APS LOCATES DECEMBER 2020. UTILITY LOCATES AND INVESTIGATION DID NOT COVER THE ENTIRE SITE. UTILITIES WERE INVESTIGATED ONLY IN THOSE AREAS SHOWING CONTOURS. ALL CRITICAL LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES SHALL BE VERIFIED BY DIRECT OBSERVATIONS SUCH AS POTHOLES. CALL 811 BEFORE DIGGING
- THIS SURVEY WAS PERFORMED TO ALLOW FOR CIVIL DESIGN IN THE OFFICE OF N. L. OLSON & ASSOCIATES.
- TOP OF HEAD SCARP AND TENSION CRACKS SHOWN ARE PER FIELD LOCATED FLAGGING AND GEO-TECHNICAL REPORT FROM N.L. OLSON & ASSOCIATES

PRACTICE/PROCEDURES

SP80 GPS AND RANGER 7 DATA COLLECTOR USED FOR GPS TIES TO SURVEY CONTROL. CONVENTIONAL SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH A SPECTRA PRECISION FOCUS 35 TOTAL STATION. FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.

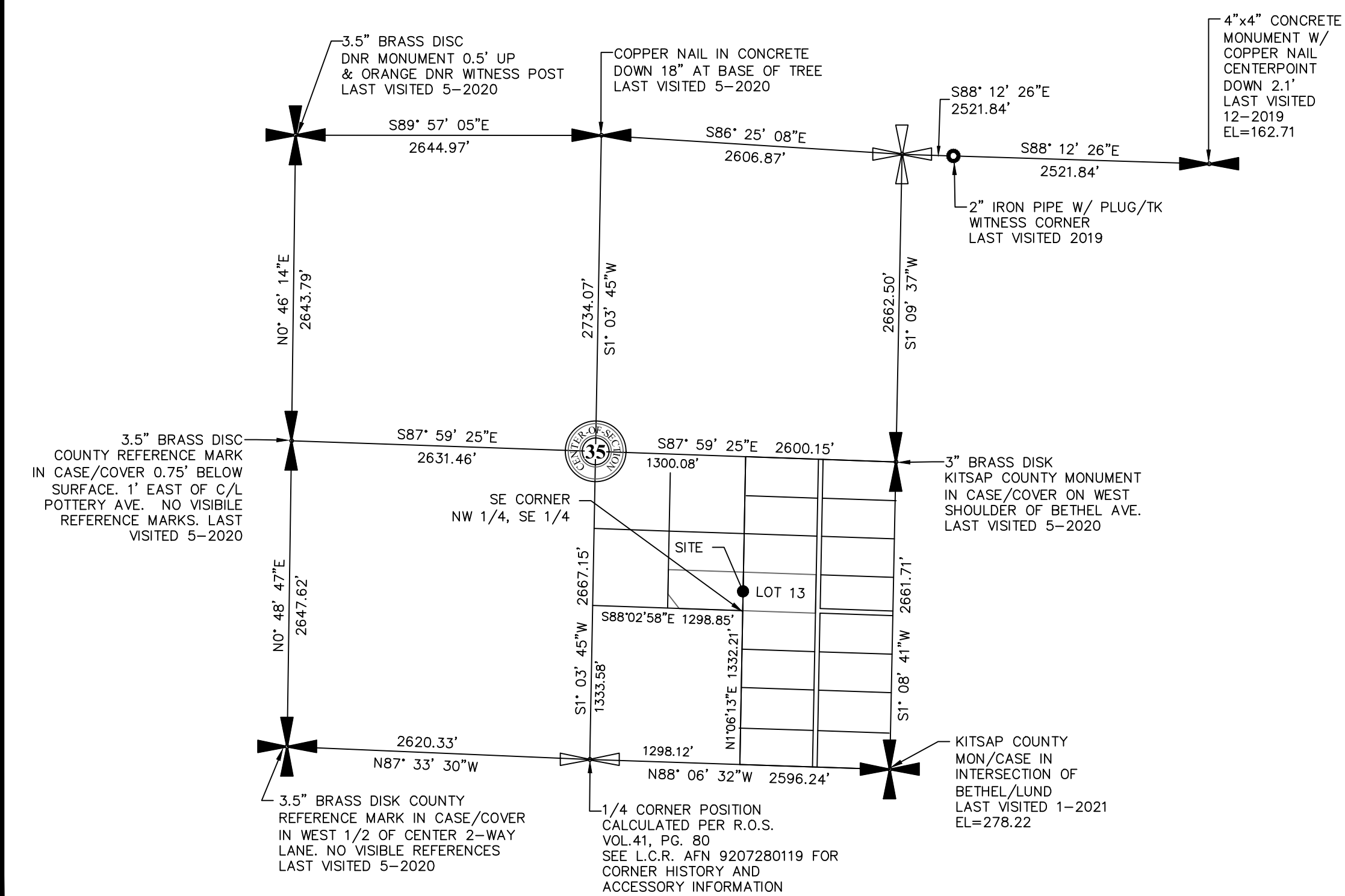
LEGAL DESCRIPTION — PER SWD AFN 201612120190

PARCEL I: TRACT 13, PORT ORCHARD VILLA TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE(S) 100, IN KITSAP COUNTY, WASHINGTON.

PARCEL II: THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 35, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;

EXCEPT THAT PORTION ON THE WEST CONVEYED TO THE CITY OF PORT ORCHARD IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S NO.8311140086, FOR S.E. LUND AVENUE.

SECTION BREAKDOWN
1" = 1000'



REVISIONS

NO.	DATE	BY	DESCRIPTION	DESIGNED	BY	DATE
				DRAWN	VF	1/2021
				CHECKED	DHM	1/2021
				APPROVED		
				ACCEPTED		

N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 895-2350 or (360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366

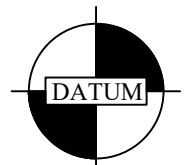
TOPOGRAPHIC SURVEY
2864 Harold Drive SE, Port Orchard, WA 98366
Portion of the North Half of the Southeast Quarter
Section 35, Township 24 North, Range 1 East, W.M.
in Kitsap County, Washington

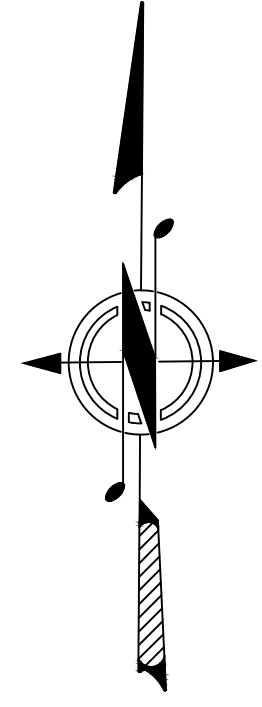
FOR:
Harbor Custom Development, Inc.
Attn: Sterling Griffin
11505 Burnham Dr. Suite 301
Gig Harbor, WA 98332
PW21-019
PW21-020

SCALE: 1" = 60'
DATE: March 12, 2021
DRAWING NUMBER
11331
SHEET C2.0

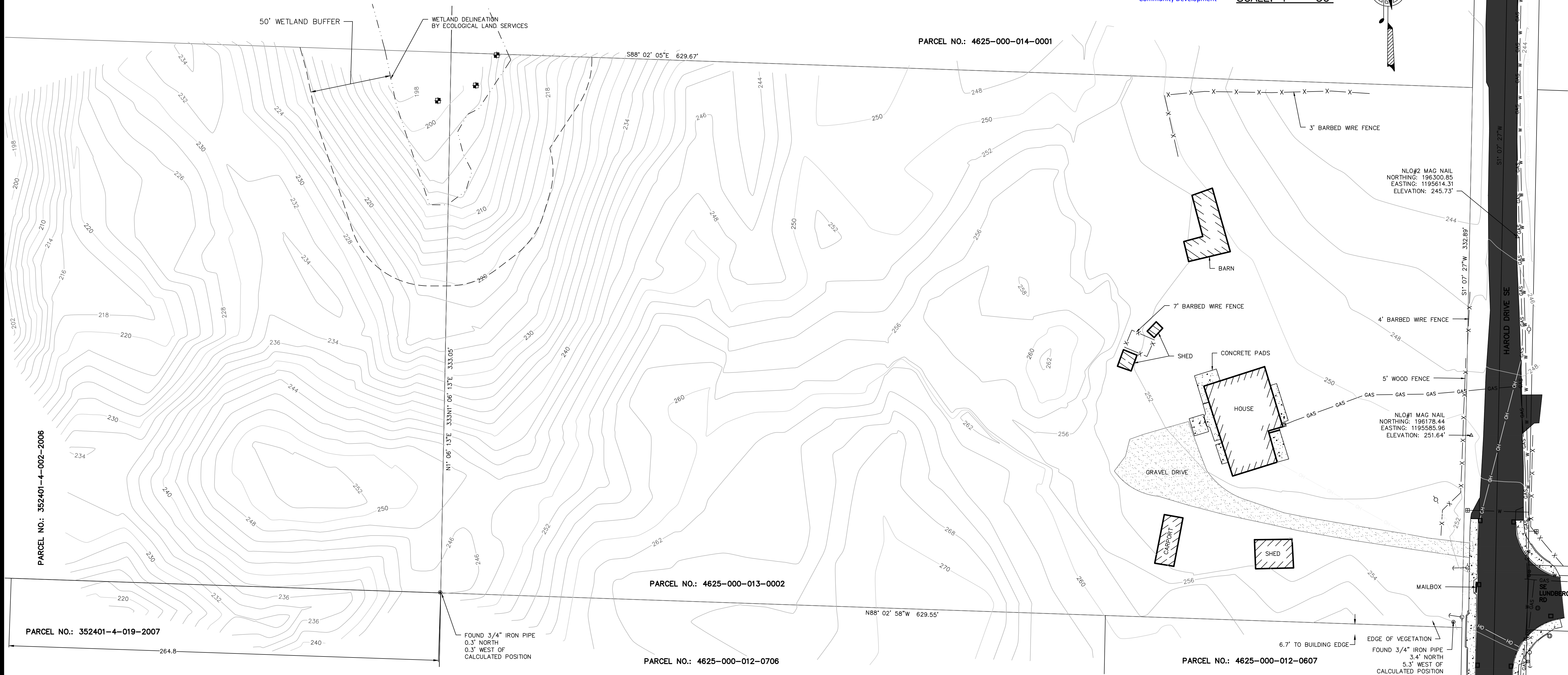
TOPOGRAPHY DETAILS AND CONTOURS

COUNTER COMPLETE
Permit Center
APR 21, 2021
City of Port Orchard
Community Development


 NAVD 88
 SCALE: 1" = 30'



PARCEL NO.: 4625-000-014-0001



PARCEL NO.: 352401-4-002-2006

PARCEL NO.: 352401-4-019-2007

PARCEL NO.: 4625-000-013-0002

PARCEL NO.: 4625-000-012-0706

PARCEL NO.: 4625-000-012-0607

PRACTICE/PROCEDURES

SP80 GPS AND RANGER 7 DATA COLLECTOR USED FOR GPS TIES TO SURVEY CONTROL. CONVENTIONAL SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH A SPECTRA PRECISION FOCUS 35 TOTAL STATION. FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.



**Know what's below.
Call before you dig.**

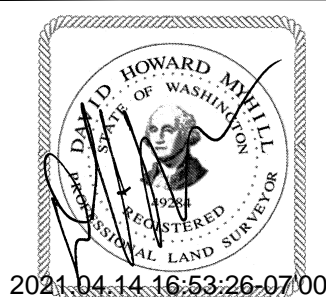


LEGEND

- CATCH BASIN
- ⊕ CATCH BASIN WITH SOLID LID
- ⊠ WATER METER
- ⊙ WATER VALVE
- ⦿ FIRE HYDRANT
- ⊖ UTILITY POLE
- ⊙ DOWN GUY
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- WHITE FLAG- GEO. TECH.
- X-X WETLAND FLAG AS DESCRIBED
- ⊙ FOUND IRON PIPE AS DESCRIBED
- △ SET CONTROL AS DESCRIBED
- OVERHEAD POWER
- W WATERLINE PAINT MARKS
- GAS GAS PAINT MARKS
- X-X FENCE LINE
- WL WETLAND
- WB WETLAND BUFFER
- ☼ CONIFEROUS TREE
- ☼ DECIDUOUS TREE

REVISIONS				DESIGNED	BY	DATE
NO.	DATE	BY	DESCRIPTION	VF		1/2021
				DHM		1/2021

N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 895-2350 or (360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



TOPOGRAPHIC SURVEY
2864 Harold Drive SE, Port Orchard, WA 98366
Portion of the North Half of the Southeast Quarter
Section 35, Township 24 North, Range 1 East, W.M.
in Kitsap County, Washington

FOR: **Harbor Custom Development, Inc.**
Attn: Sterling Griffin
11505 Burnham Dr. Suite 301
Gig Harbor, WA 98332
PW21-019
PW21-020

SCALE: 1" = 30'
DATE: March 12, 2021
DRAWING NUMBER
11331
SHEET C2.1

L:\11331 HAROLD DRIVE bridge view_APT_W\11331_C2.0 & C2.1 TOPO SURVEY.dwg 4/13/2021 11:05:38 PM L.DWG to PDF.plt

NOTE

THE APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES THAT MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE, PRESERVE AND PROTECT UNDERGROUND UTILITIES.

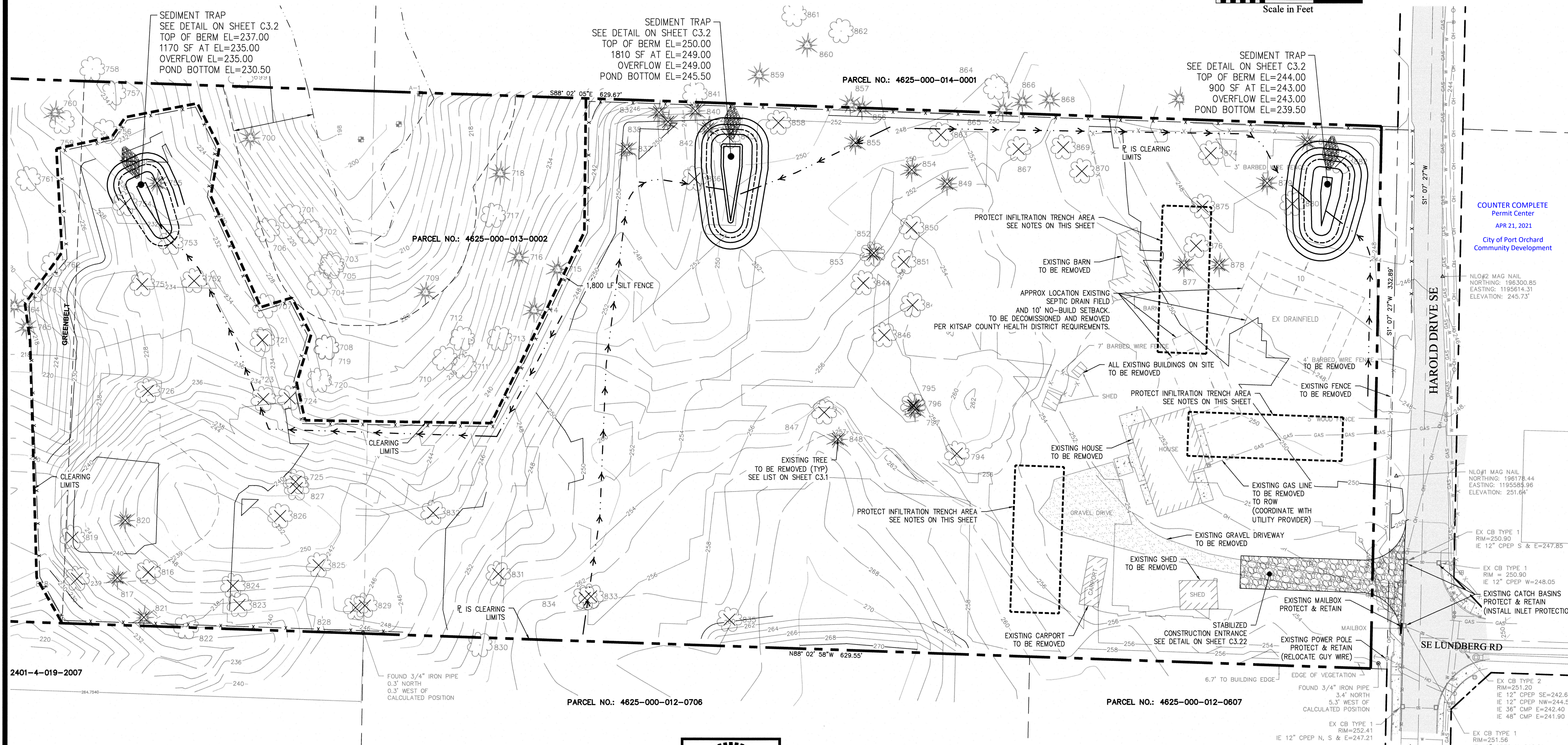
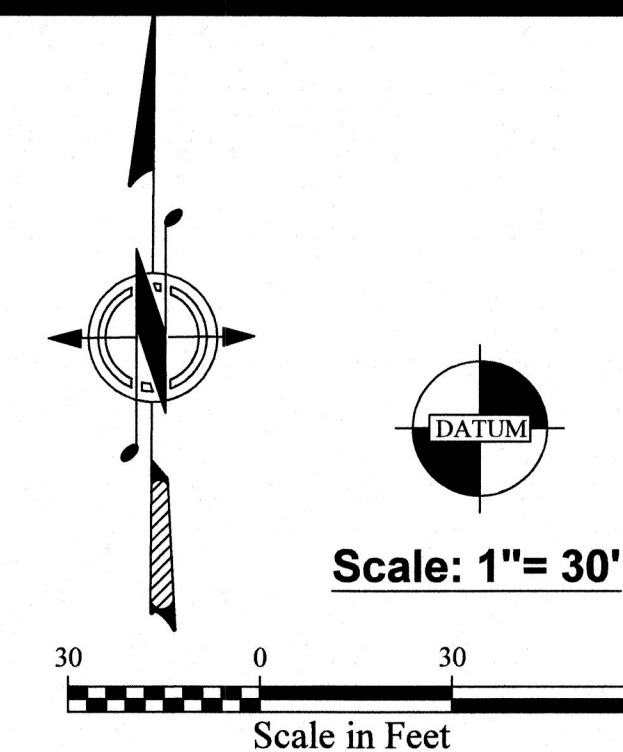
CALL 48 HOURS BEFORE YOU DIG 811

INFILTRATION AREA NOTES

1. TRAFFIC IN INFILTRATION TRENCH AREAS IS TO BE LIMITED TO OPERATIONS NECESSARY TO CONSTRUCT INFILTRATION TRENCH ONCE INFILTRATION TRENCH AREA IS EXCAVATED TO WITHIN 5' OF INFILTRATION ELEVATION.
2. SEDIMENTS ARE NOT ALLOWED TO BE DEPOSITED WITHIN THE LIMITS OF INFILTRATION AREAS.
3. THE PERMANENT INFILTRATION FACILITIES SHALL REMAIN OFFLINE UNTIL THE DRAINAGE AREAS ARE STABILIZED & THE WATER QUALITY IS ADEQUATELY ESTABLISHED. NO SILT-LADEN WATER SHALL BE ALLOWED TO ENTER THE INFILTRATION TRENCHES ONCE EXCAVATED TO FINAL DEPTH.

SIGNIFICANT TREE REMOVAL & REPLACEMENT TABLE			
SIGNIFICANT TREE DIAMETER	TOTAL NUMBER REMOVED	NUMBER OF REPLACEMENT TREES REQUIRED PER TREE REMOVED	TOTAL REPLACEMENT TREES REQUIRED
18" - 22" DIAMETER	52	0.5	26
22" - 28" DIAMETER	17	1	17
28" - 36" DIAMETER	7	2	14
GREATER THAN 36" DIAMETER	1	3	3
TOTAL =			60 TREES

NOTE: SEE SURVEY SHEET C2.0 FOR EXISTING TREE INDEX.
SEE LANDSCAPE PLANS FOR REPLACEMENT TREES.



COUNTER COMPLETE
Permit Center
APR 21, 2021
City of Port Orchard
Community Development

NLO#2 MAG NAIL
NORTHING: 196300.85
EASTING: 1195614.31
ELEVATION: 245.73'

NLO#1 MAG NAIL
NORTHING: 196178.44
EASTING: 1195985.96
ELEVATION: 251.64'

EX CB TYPE 1
RIM = 250.90
IE 12" CPEP S & E=247.85

EX CB TYPE 1
RIM = 250.90
IE 12" CPEP W=248.05

EXISTING CATCH BASINS
PROTECT & RETAIN
(INSTALL INLET PROTECTION)

EX CB TYPE 2
RIM=251.20
IE 12" CPEP SE=242.60
IE 12" CPEP NW=244.50
IE 36" CMP E=242.40
IE 48" CMP E=241.90

EX CB TYPE 1
RIM=251.56

2401-4-019-2007

FOUND 3/4" IRON PIPE
0.3' NORTH
0.3' WEST OF
CALCULATED POSITION

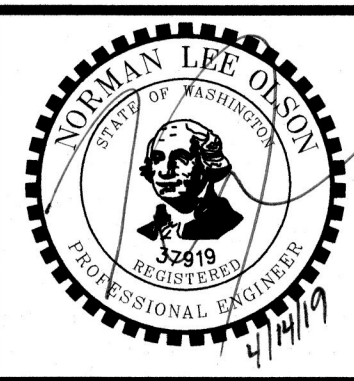
PARCEL NO.: 4625-000-012-0706

PARCEL NO.: 4625-000-012-0607

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DESIGNED	BY	DATE
RHL	RHL	2/21
JAT	JAT	2/21
NL.OII	NL.OII	2/21

N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 895-2350 or (360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



DEMOLITION & T.E.S.C. PLAN
BRIDGE VIEW TRAIL APARTMENTS - HAROLD DR SE
Portion of the Southeast Quarter of Section 35,
Township 24 North, Range 1 East, W.M. in Kitsap County, Washington

FOR:
Harbor Custom Development, Inc.
Attn: Sterling Griffitt
11505 Burnham Dr. Suite 301
Gig Harbor, WA 98332

SCALE: 1"= 30"
DATE: March 12, 2021
DRAWING NUMBER
11331
SHEET C3.0