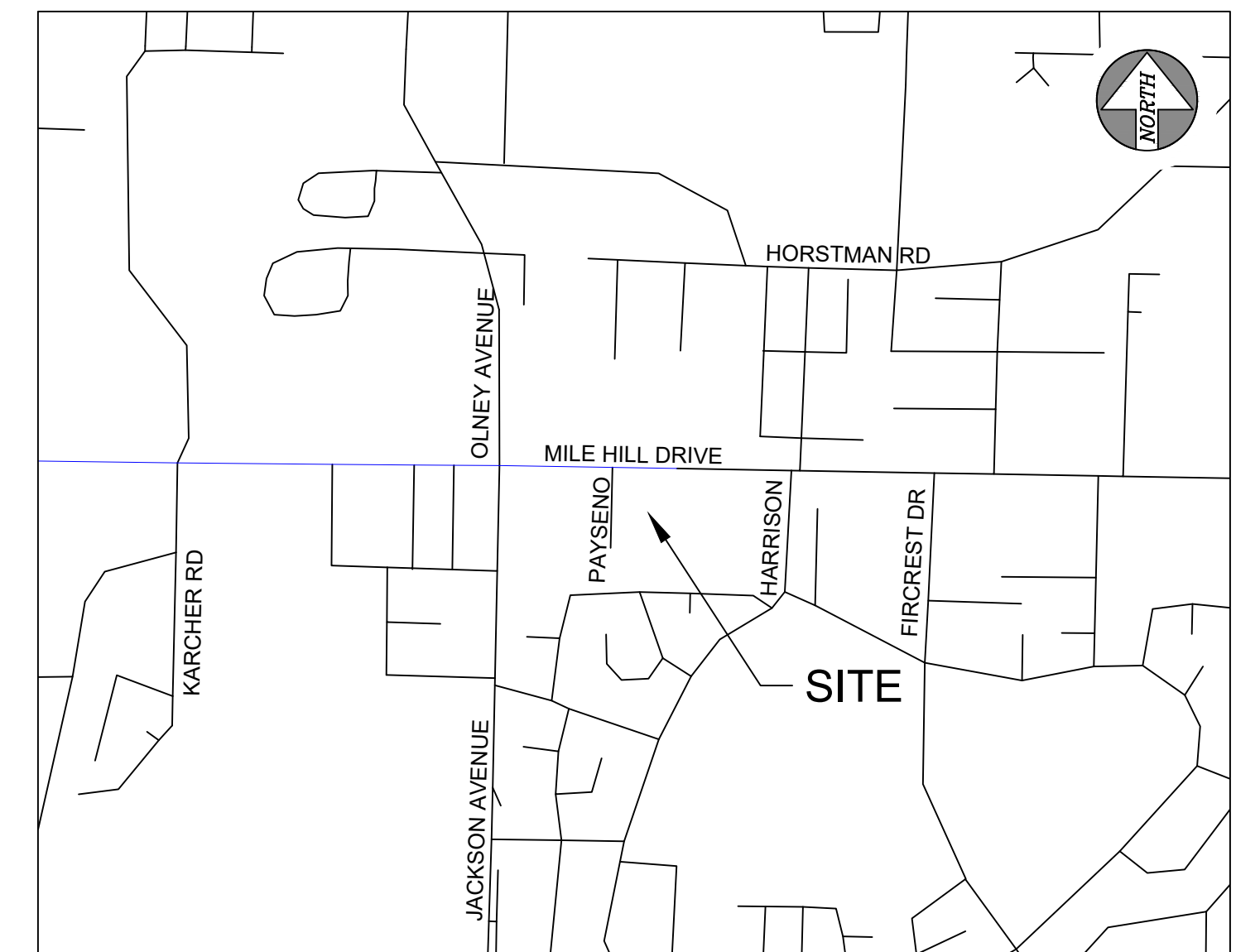


ONE-CALL (# 1-800-424-5555):
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PAYSENO LANE APARTMENTS PHASE 2 COVER SHEET

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



1 VICINITY MAP
 NTS

TAX PARCEL NUMBERS:

312402-2-003-2002
 312402-2-016-2007

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 88°36'51" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 660.00 FEET; THENCE SOUTH 1°28'15" WEST ALONG THE EAST LINE OF THE WEST 660 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, FOR A DISTANCE OF 155.75 FEET, SAID EAST LINE BEING ALSO THE CENTERLINE OF PAYSENO LANE, A COUNTY ROAD ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 910262; THENCE SOUTH 88°37'48" EAST 30.00 FEET TO THE TRUE POINT OF BEGINNING ON THE EAST LINE OF THE AFORESAID PAYSENO LANE; THENCE NORTH 80°43'48" EAST 159.99 FEET; THENCE SOUTH 88°38'42" EAST 179.08 FEET; THENCE SOUTH 01°02'43" WEST 298.80 FEET; THENCE NORTH 88°38'48" WEST 284.86 FEET; THENCE NORTH 23°45'51" WEST 569.96 FEET; THENCE NORTH 88°31'45" WEST 29.34 FEET TO THE EAST LINE OF THE ABOVE MENTIONED PAYSENO LANE; THENCE ALONG SAID EAST LINE, SOUTH 01°28'15" WEST 89.04 FEET; THENCE SOUTH 88°37'48" EAST 417.05 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 200 FEET NORTH OF THE NORTH LINE OF PARKWOOD SECOND ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 51, 52 AND 53, RECORDS OF KITSAP COUNTY, WASHINGTON; THENCE NORTH 1°06'38" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 407.14 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY NUMBER 160 (FORMERLY STATE HIGHWAY NUMBER 14); THENCE FOLLOWING SAID RIGHT OF WAY LINE WITH THE FOLLOWING COURSES, NORTH 88°41'14" WEST 366.64 FEET; THENCE NORTH 1°18'46" EAST 30.00 FEET; THENCE NORTH 88°41'14" WEST 47.77 FEET; THENCE LEAVE SAID RIGHT OF WAY LINE AND PROCEED SOUTH 1°28'15" WEST ALONG THE EAST LINE OF THE ABOVE MENTIONED PAYSENO LANE, A DISTANCE OF 130.09 FEET TO THE TRUE POINT OF BEGINNING.

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 88°36'51" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 660.00 FEET; THENCE SOUTH 1°28'15" WEST ALONG THE EAST LINE OF THE WEST 660 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, FOR A DISTANCE OF 155.75 FEET, SAID EAST LINE BEING ALSO THE CENTERLINE OF PAYSENO LANE, A COUNTY ROAD ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 910262; THENCE SOUTH 88°37'48" EAST 30.00 FEET TO THE TRUE POINT OF BEGINNING ON THE EAST LINE OF THE AFORESAID PAYSENO LANE; THENCE NORTH 80°43'48" EAST 159.99 FEET; THENCE SOUTH 88°38'42" EAST 179.08 FEET; THENCE SOUTH 01°02'43" WEST 298.80 FEET; THENCE NORTH 88°38'48" WEST 284.86 FEET; THENCE NORTH 23°45'51" WEST 569.96 FEET; THENCE NORTH 88°31'45" WEST 29.34 FEET TO THE EAST LINE OF THE ABOVE MENTIONED PAYSENO LANE; THENCE ALONG SAID EAST LINE, NORTH 01°28'15" EAST 217.59 FEET TO THE TRUE POINT OF BEGINNING.

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.

DATUM & BENCHMARKS:

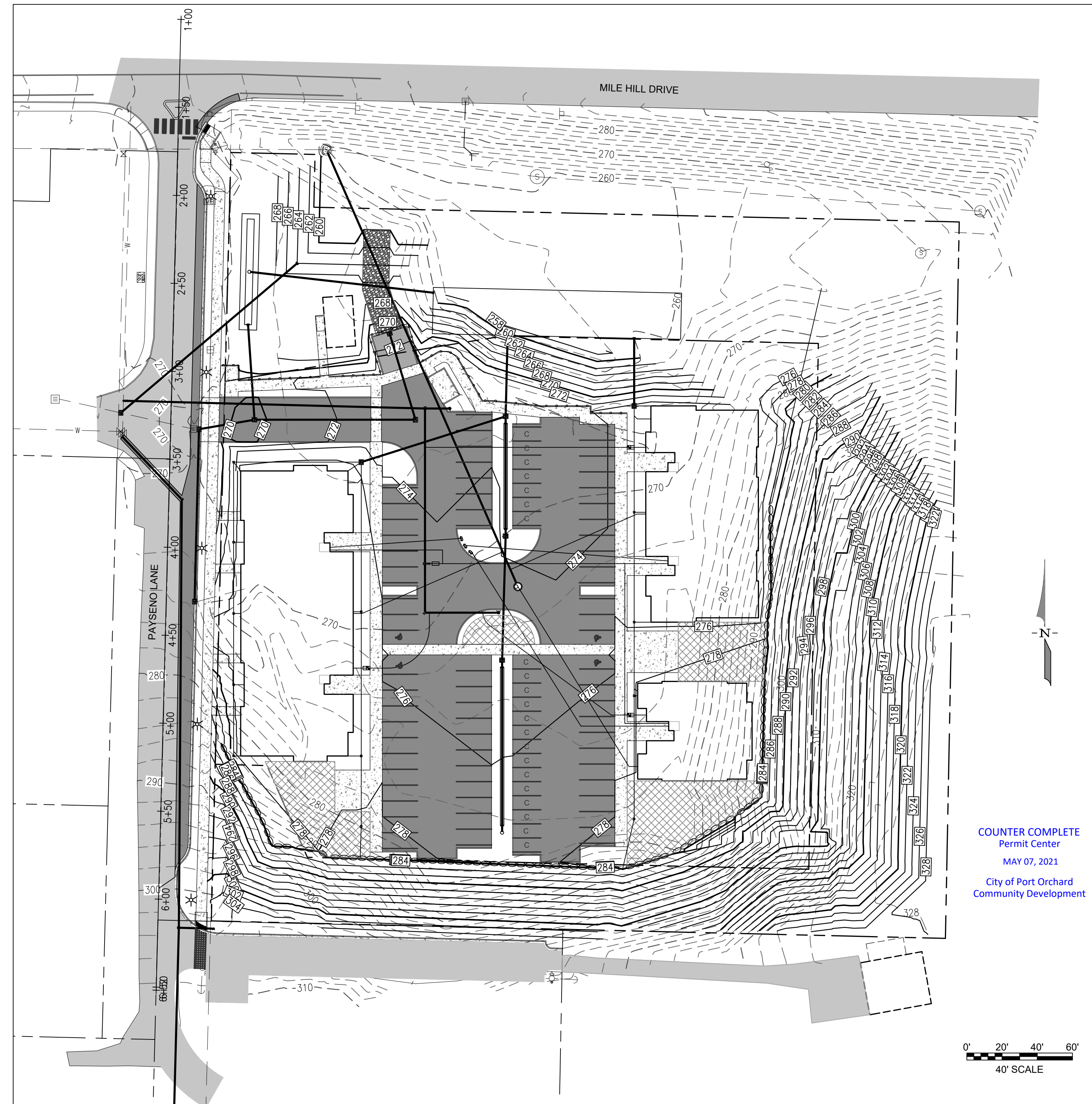
NAVD 88
 BM-1 REBAR & CAP
 1202330.84 N
 199344.20 E
 302.29' ELEV
 BM-2 PK NAIL
 1202320.95 N
 199623.39 E
 269.93' ELEV

- LEGEND:**
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - APPLICANT'S PARCEL LINES
 - NEIGHBORING PARCELS
 - EXISTING ASPHALT
 - PROPOSED ASPHALT
 - POWER POLES AND GUY WIRE
 - WATER TEE AND 90° ELBOW
 - WATER GATE VALVE
 - FIRE HYDRANT
 - WATER METER
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - TYPE 1 CATCH BASIN

SHEET INDEX

- C1 - COVER SHEET
- C2 - BOUNDARY AND TOPOGRAPHIC SURVEY
- C3 - SITE PLAN
- C4 - SWPPP
- C5 - SWPPP NOTES AND DETAILS
- C6 - GRADING AND DRAINAGE PLAN
- C7 - GRADING AND DRAINAGE PLAN
- C8 - CROSS-SECTIONS
- C9 - DRAINAGE NOTES AND DETAILS
- C10 - DRAINAGE NOTES AND DETAILS
- C11 - ROAD NOTES AND DETAILS
- C12 - UTILITY PLAN
- C13 - WATER NOTES AND DETAILS
- C14 - SANITARY SEWER NOTES AND DETAILS
- C15 - OFFSITE IMPROVEMENTS PLAN AND PROFILE
- C16 - PAYSENO LANE CROSS-SECTIONS

NOTE:
 SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO ROADWAY PAVING.



COUNTER COMPLETE
 Permit Center
 MAY 07, 2021
 City of Port Orchard
 Community Development

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MONUMENT REMOVAL PERMIT PROCESS
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DESIGNED BY	CTB					
DRAWN BY	PWB					
CHECKED BY	CTB					
SEC	31	TWN	24N	R	2E	
SCALE	1"=40'		REV.	DESCRIPTION	DATE	BY
					DATE SEALED	4/28/2021



TITLE: **PAYSENO LANE APARTMENTS PHASE 2**
 COVER SHEET

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

PW21-023
 PW21-024



217 S.W. Wilkins Drive
 Phone (360) 876-3770
 E-mail: wse@wsengineering.com
 Port Orchard, Wa. 98366
 Fax (360) 876-0439
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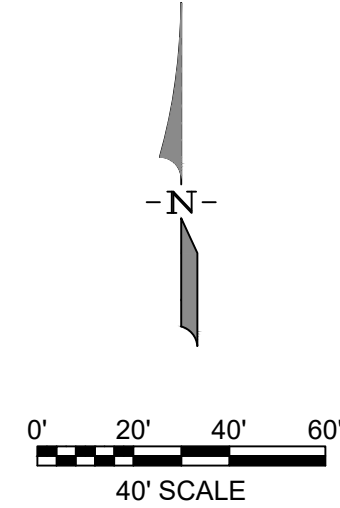
JOB No. **2657** SHT **C1** OF **16** SHTS

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PAYSENO LANE APARTMENTS PHASE 2

BOUNDARY AND TOPOGRAPHIC SURVEY

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



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REV.		DESCRIPTION	DATE	BY	DATE SEALED
					4/28/2021



TITLE: **PAYSENO LANE APARTMENTS PHASE 2**
 BOUNDARY AND TOPOGRAPHIC SURVEY

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

WSE WestSound Engineering, Inc
 ENGINEERING, PLANNING AND SURVEYING

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JOB No. **2657** SHT **C2** OF **16** SHTS

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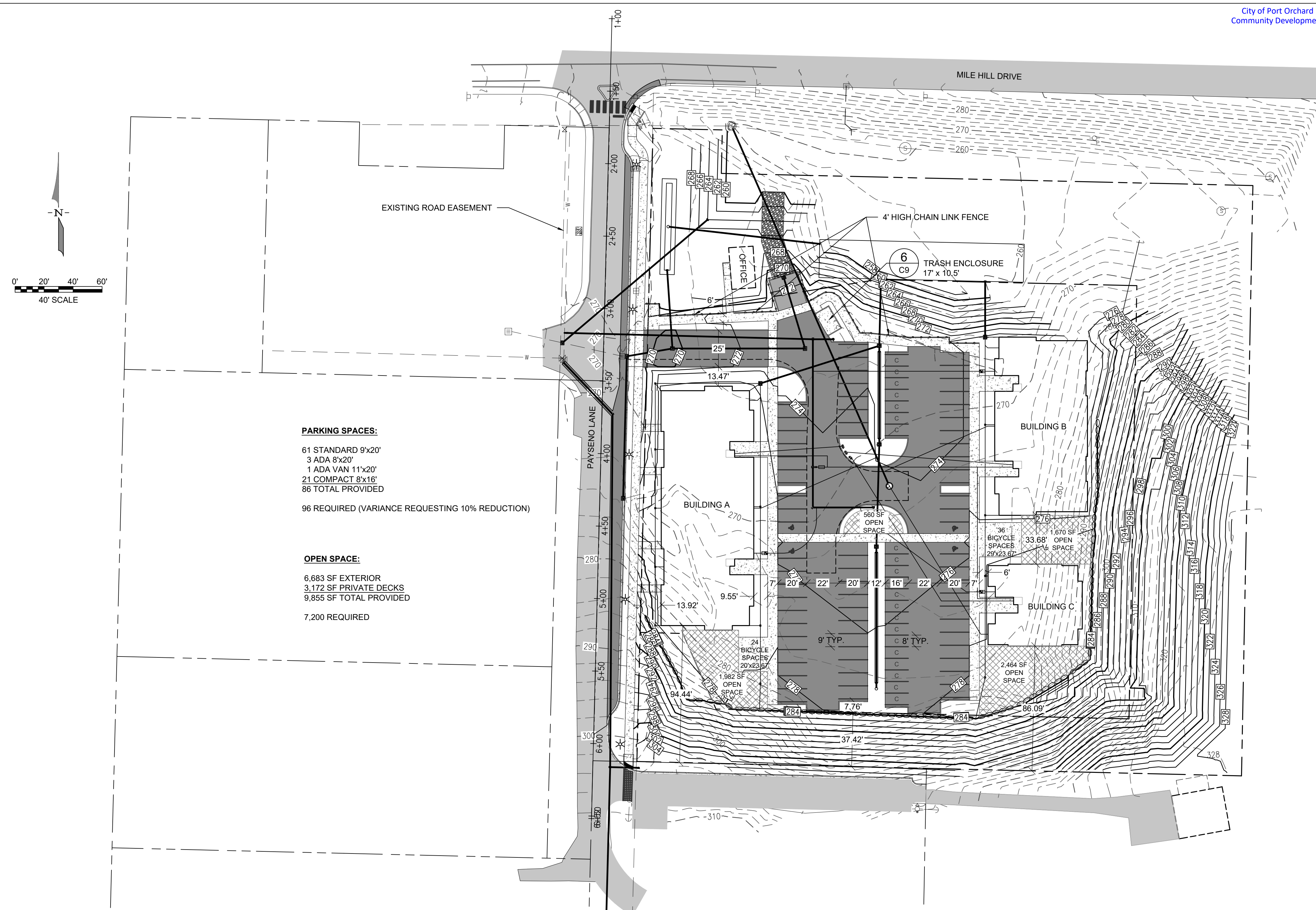
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PAYSENO LANE APARTMENTS PHASE 2

SITE PLAN

COUNTER COMPLETE
 Permit Center
 MAY 07, 2021
 City of Port Orchard
 Community Development

- GENERAL 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 DEVIATION FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF PORT ORCHARD CITY ENGINEER, PRIOR TO CONSTRUCTION.
 - APPROVAL OF THESE ENGINEERING PLANS SUCH AS FOR ROADS, GRADING, OR DRAINAGE DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER DESIGN (E.G., WATER, SEWER, GAS, ELECTRICAL, ETC.).
 - 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.
 - THE VERTICAL DATUM SHALL BE NAVD 1988 AND THE HORIZONTAL DATUM SHALL BE NAD 1983 HARN STATE PLANE WASHINGTON NORTH FIPS 4601 FEET.
 - GROUNDWATER SYSTEM CONSTRUCTION SHALL BE WITHIN A RIGHT-OF-WAY OR APPROPRIATE DRAINAGE EASEMENT, BUT NOT UNDERNEATH THE ROADWAY SECTION.
 - ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CITY OF PORT ORCHARD STANDARDS.
 - 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 SPECIFICATIONS.
 - 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 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.
- STRUCTURAL NOTES:**
 (ALSO REFER TO CITY OF PORT ORCHARD STANDARDS AND SPECIFICATIONS CHAPTER 8 STRUCTURES):
- THESE PLANS ARE APPROVED FOR CONSTRUCTION OF THE STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS BRIDGES, VAULTS, AND RETAINING WALLS REQUIRE A SEPARATE REVIEW, APPROVAL AND BUILDING PERMIT BY THE CITY OF PORT ORCHARD DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
 - ROCKERIES ARE CONSIDERED TO BE A METHOD OF BANK STABILIZATION AND EROSION CONTROL. ROCKERIES SHALL NOT BE CONSTRUCTED IN FILL CONDITIONS TO SERVE AS RETAINING WALLS. ALL ROCKERIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ROCK WALL CONSTRUCTION GUIDELINES PUBLISHED BY THE ASSOCIATED ROCKERY CONTRACTORS.
 - MECHANICALLY STABILIZED EARTH, OR REINFORCED SOIL, WALLS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN WASHINGTON STATE.
- RECOMMENDED CONSTRUCTION SEQUENCE:**
- CONDUCT A PRE-CONSTRUCTION MEETING WITH THE PUBLIC WORKS DEPARTMENT.
 - POST "NOTICE OF CONSTRUCTION ACTIVITY" SIGN WITH NAME AND PHONE NUMBER OF THE CESCL.
 - FLAG OR FENCE CLEARING LIMITS AND SIGNIFICANT TREES.
 - INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
 - GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
 - INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
 - CONSTRUCT SEDIMENT PONDS AND TRAPS.
 - GRADE AND STABILIZE CONSTRUCTION ROADS.
 - CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DITCHES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
 - MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE CITY OF PORT ORCHARD STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - 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.
 - COVER ALL AREAS THAT WILL BE IDLE FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
 - STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
 - SEED OR SOD ANY AREAS TO REMAIN IDLE UNTIL SEED OR SOD IS ESTABLISHED.
 - UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED, IF APPROPRIATE.



PARKING SPACES:

- 61 STANDARD 9'x20'
- 3 ADA 8'x20'
- 1 ADA VAN 11'x20'
- 21 COMPACT 8'x16'
- 86 TOTAL PROVIDED

96 REQUIRED (VARIANCE REQUESTING 10% REDUCTION)

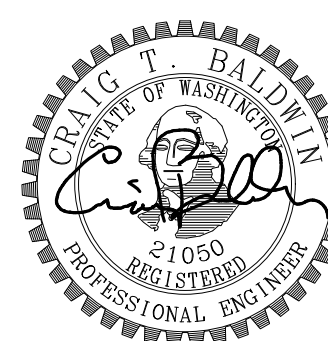
OPEN SPACE:

- 6,683 SF EXTERIOR
- 3,172 SF PRIVATE DECKS
- 9,855 SF TOTAL PROVIDED

7,200 REQUIRED

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SEC	31	TWN	24N	R	2E	
SCALE	1"=40'					
REV.		DESCRIPTION		DATE	BY	
				DATE SEALED	4/28/2021	



TITLE: **PAYSENO LANE APARTMENTS PHASE 2**
 SITE PLAN

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

PW21-023
PW21-024

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JOB No. **2657** SHT **C3** OF **16** SHTS

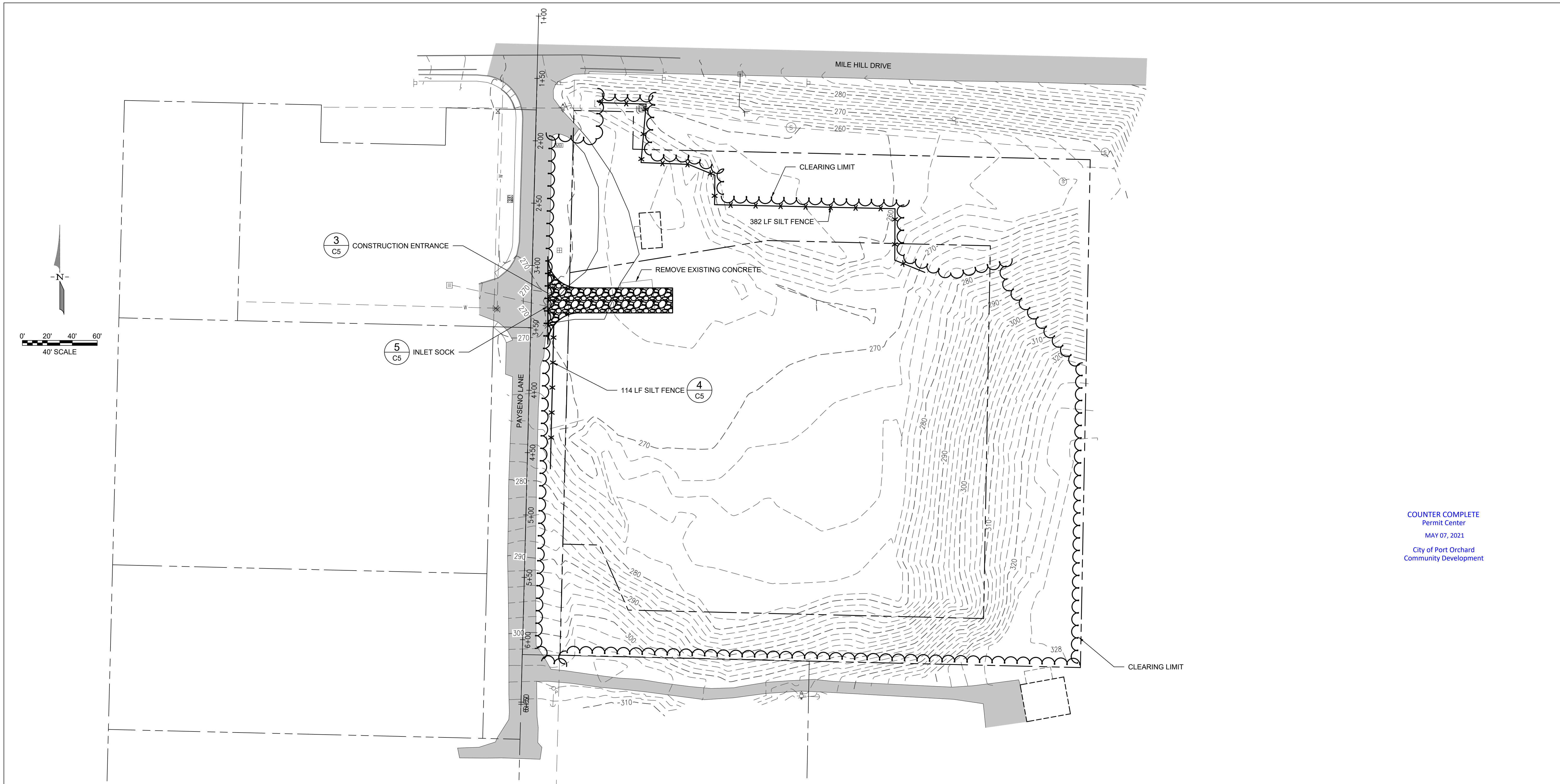
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PAYSENO LANE APARTMENTS PHASE 2

SWPPP



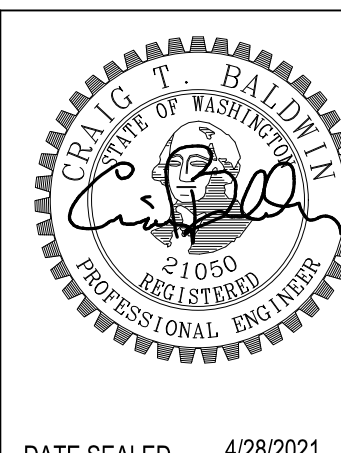
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TITLE: **PAYSENO LANE APARTMENTS PHASE 2**
SWPPP

CLIENT

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

PW21-023
PW21-024

DATE SEALED 4/28/2021



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E-mail: wse@wsengineering.com http://www.wsengineering.com

JOB No. **2657** SHT **C4** OF **16** SHTS

EROSION AND SEDIMENT CONTROL NOTES:

(ALSO REFER TO CITY OF PORT ORCHARD STANDARDS AND SPECIFICATIONS CHAPTER 9 SURFACE WATER DRAINAGE):

27. 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.).

28. THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CESCL UNTIL ALL CONSTRUCTION IS APPROVED.

29. 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/CESCL FOR THE DURATION OF CONSTRUCTION.

30. 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.

31. 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 REDUCED TO REQUIRED LEVELS.

32. 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.

33. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CESCL AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES AND OF SAMPLES TAKEN DURING THE WET SEASON (OCTOBER 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30).

34. 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.).

35. ANY AREA NEEDING TESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.

36. 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.

37. 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.

38. 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.

39. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.

40. 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.

1 EROSION AND SEDIMENT CONTROL NOTES

PAYSENO LANE APARTMENTS PHASE 2

SWPPP NOTES AND DETAILS

TESC MAINTENANCE REQUIREMENTS:

1. EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND DAILY DURING PROLONGED RAINFALL.
2. NECESSARY REPAIRS OR REPLACEMENT OF FACILITIES SHALL BE ACCOMPLISHED PROMPTLY.
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE MAXIMUM POTENTIAL DEPTH.
4. 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.
5. TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL BE MAINTAINED BY

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 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:

2 TESC MAINTENANCE REQUIREMENTS

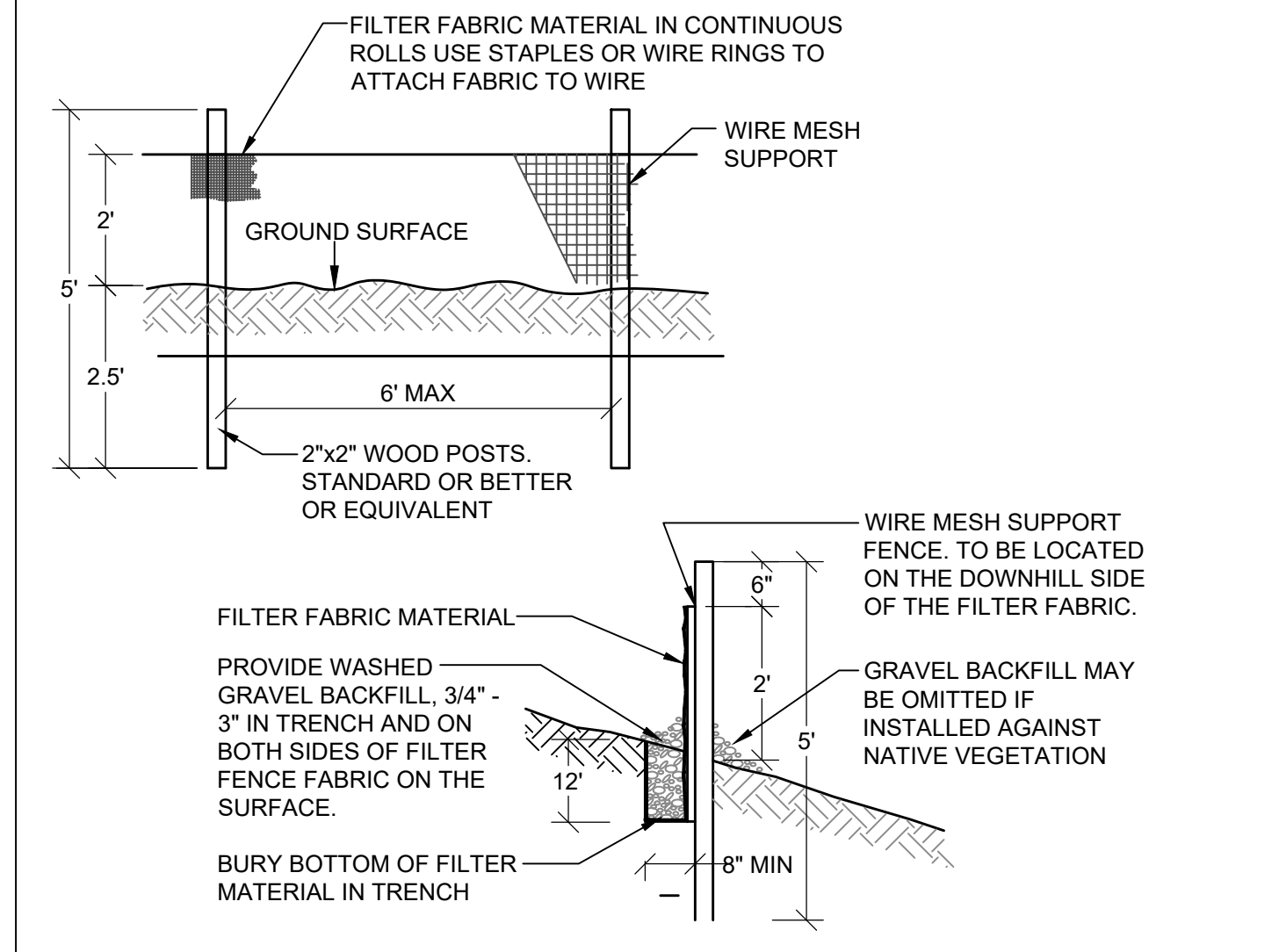


- NOTES:
1. SEPARATION GEOTEXTILE (MARAFI 180N) SHALL BE PLACED UNDER THE SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING INTO THE ROCK PAD.
 2. INSTALL ON FIRM COMPACTED SUBGRADE WHERE ABLE.
 3. REFRESH SPALLS AS NEEDED TO MAINTAIN ENTRANCE IN ACCORDANCE WITH THIS DETAIL.
 4. ANY SEDIMENT TRANSPORT OUTSIDE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

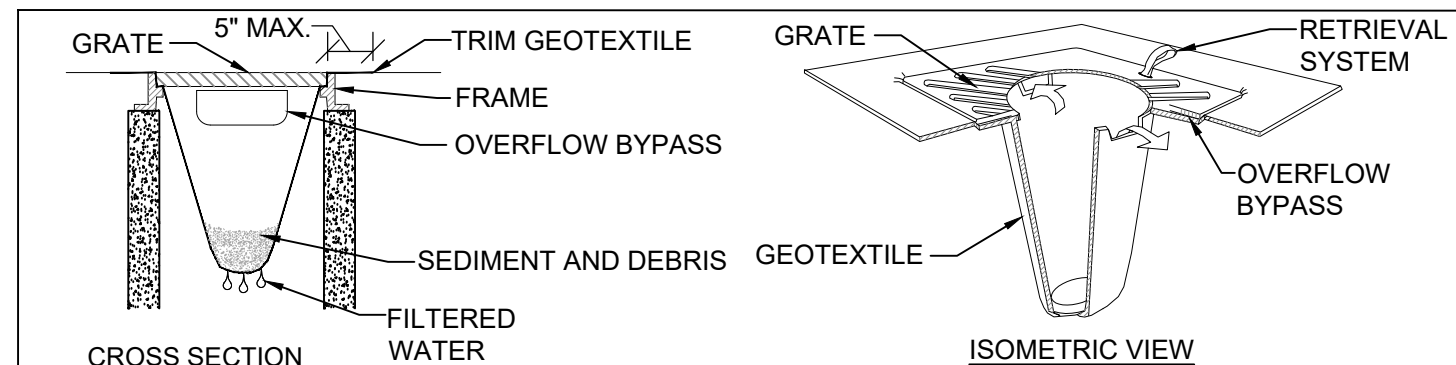
3 TEMPORARY CONSTRUCTION ENTRANCE

SILT FENCE NOTES:

1. 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.
2. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
3. 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.
4. 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.
5. 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.
6. 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.
7. FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
8. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. SILT FENCES WILL BE INSTALLED PARALLEL TO ANY SLOPE CONTOURS.
10. CONTRIBUTING LENGTH TO FENCE WILL NOT BE GREATER THAN 100 FEET.
11. DO NOT INSTALL BELOW AN OUTLET PIPE OR WEIR.
12. INSTALL DOWN SLOPE OF EXPOSED AREAS.
13. DO NOT DRIVE OVER OR FILL OVER SILT FENCES.



4 SILT FENCING DETAIL



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

5 INLET PROTECTION SOCK DETAIL

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REV.		DESCRIPTION	DATE	BY	DATE SEALED	4/28/2021

TITLE: **PAYSENO LANE APARTMENTS PHASE 2**
 SWPPP NOTES AND DETAILS

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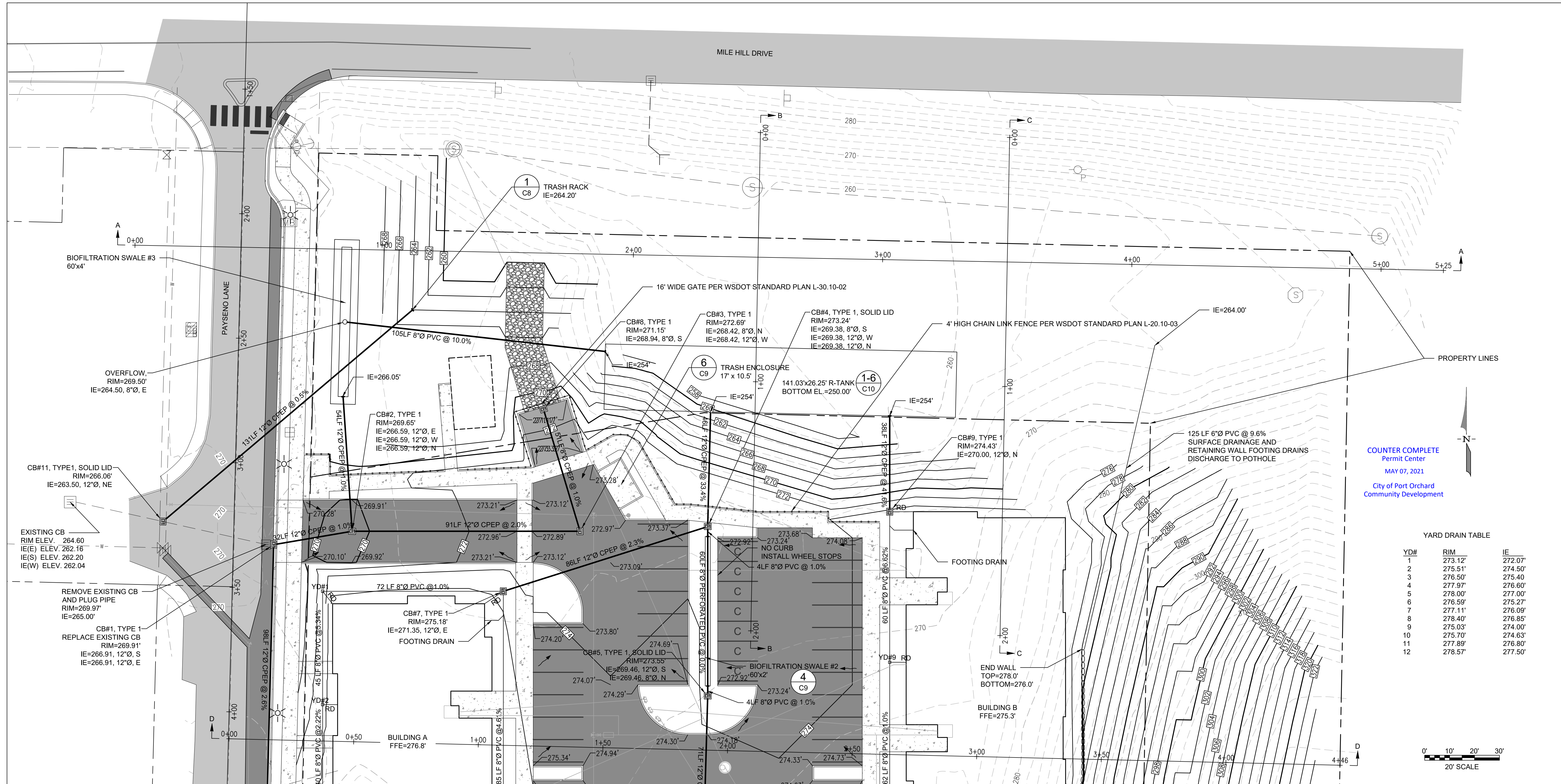
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JOB No. **2657** SHT **C5** OF **16** SHTS

PAYSENO LANE APARTMENTS PHASE 2

GRADING AND DRAINAGE PLAN



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YARD DRAIN TABLE

YD#	RIM	IE
1	273.12'	272.07'
2	275.51'	274.50'
3	276.50'	275.40'
4	277.97'	276.60'
5	278.00'	277.00'
6	276.59'	275.27'
7	277.11'	276.09'
8	278.40'	276.85'
9	275.03'	274.00'
10	275.70'	274.63'
11	277.89'	276.80'
12	278.57'	277.50'

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SCALE	1"=20'
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DESCRIPTION	
DATE	
BY	
DATE SEALED	4/28/2021



TITLE: **PAYSENO LANE APARTMENTS PHASE 2**
GRADING AND DRAINAGE PLAN

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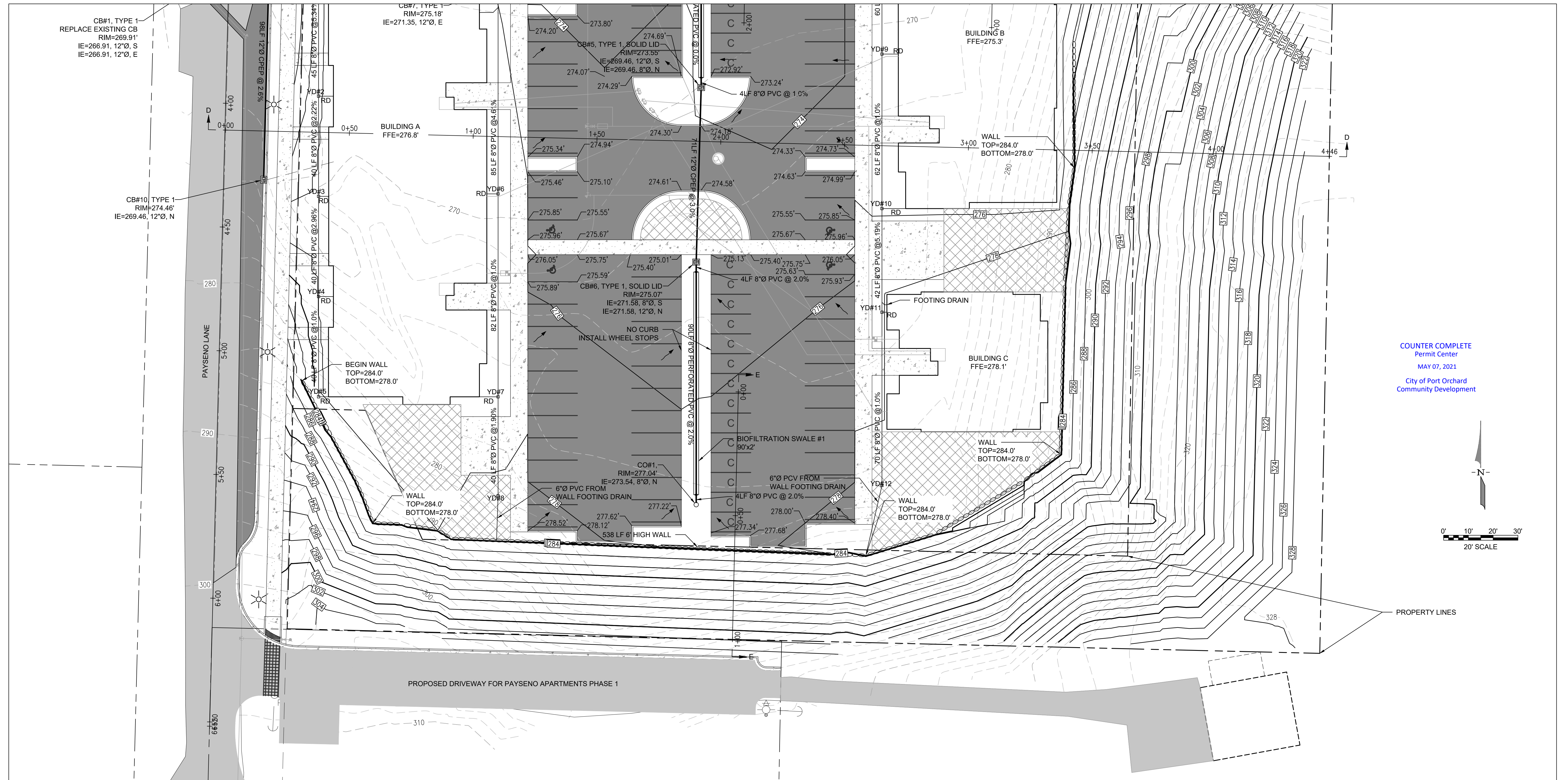
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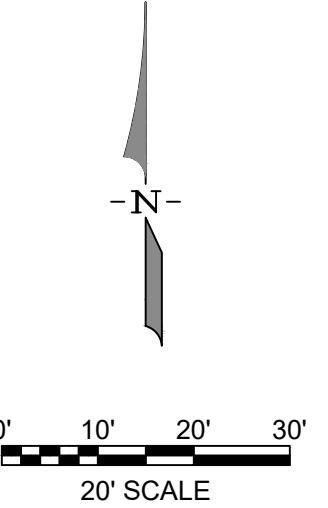
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JOB No. **2657** SHT **C6** OF **16** SHTS

PAYSENO LANE APARTMENTS PHASE 2 GRADING AND DRAINAGE PLAN



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PROPERTY LINES

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TITLE **PAYSENO LANE APARTMENTS PHASE 2**
GRADING AND DRAINAGE PLAN

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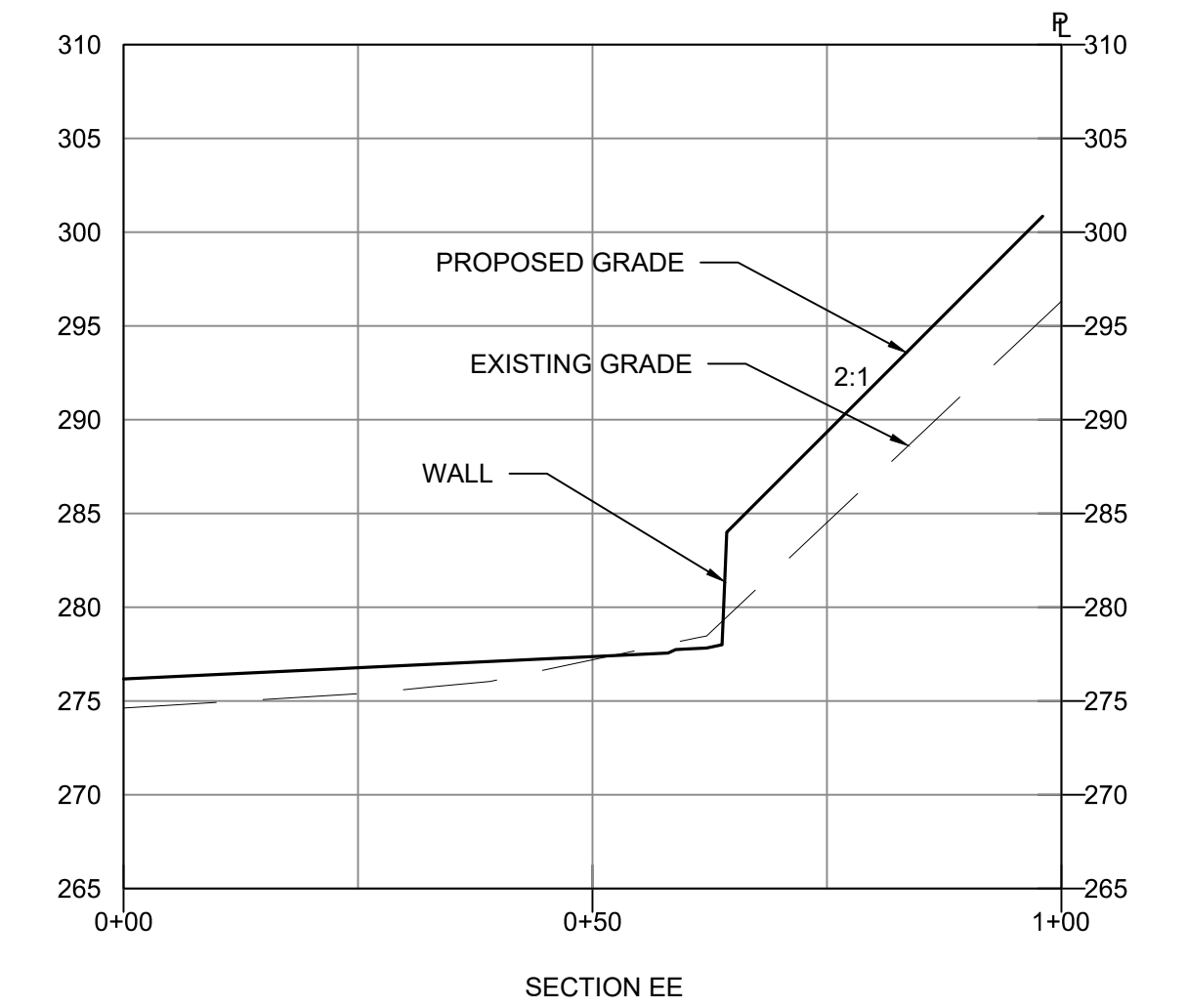
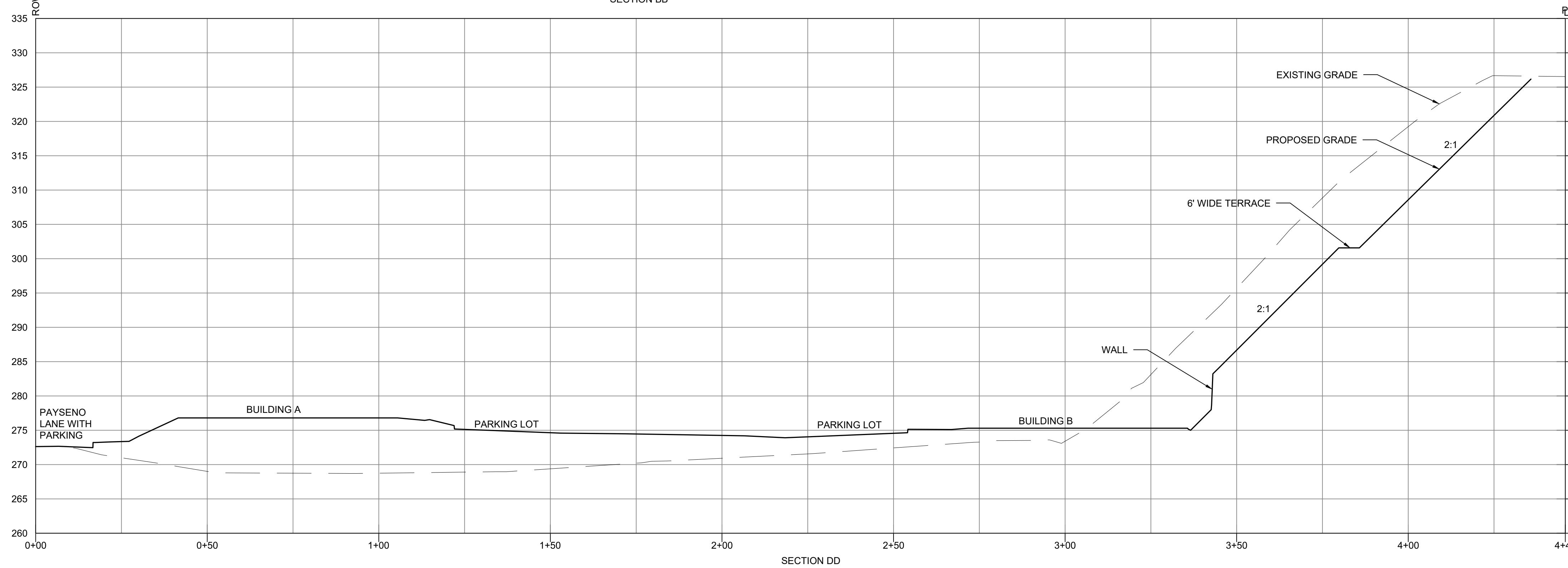
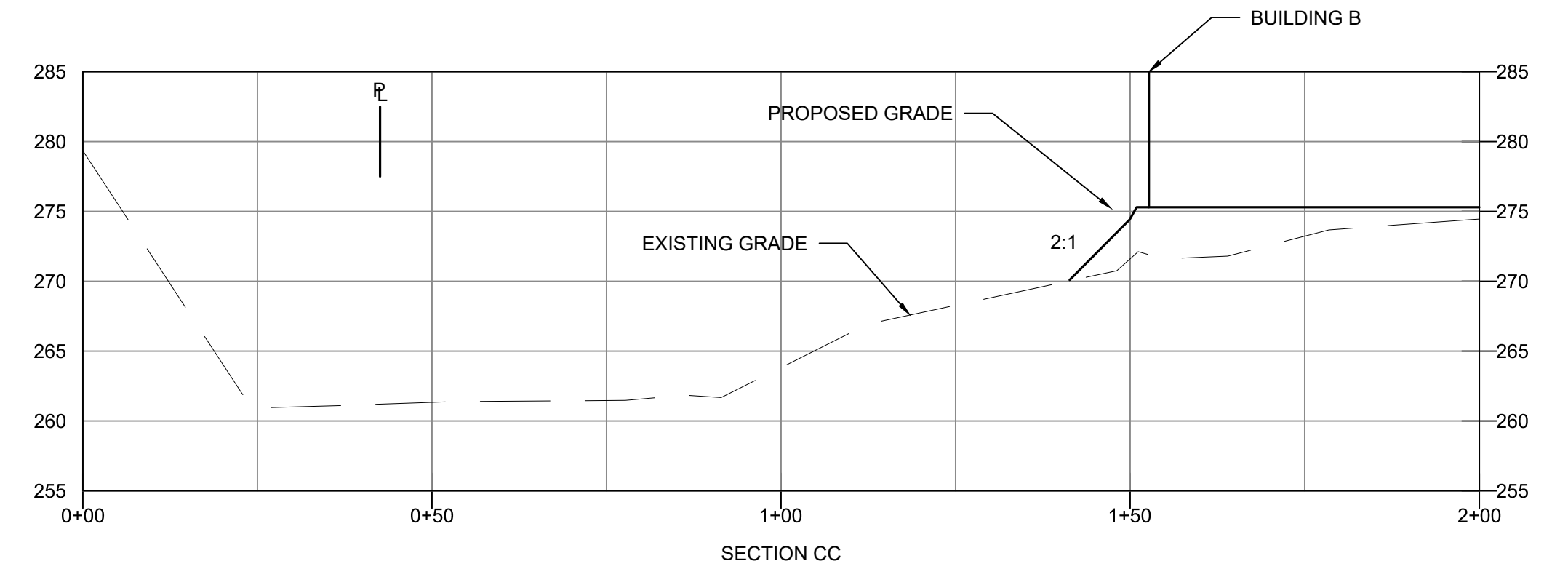
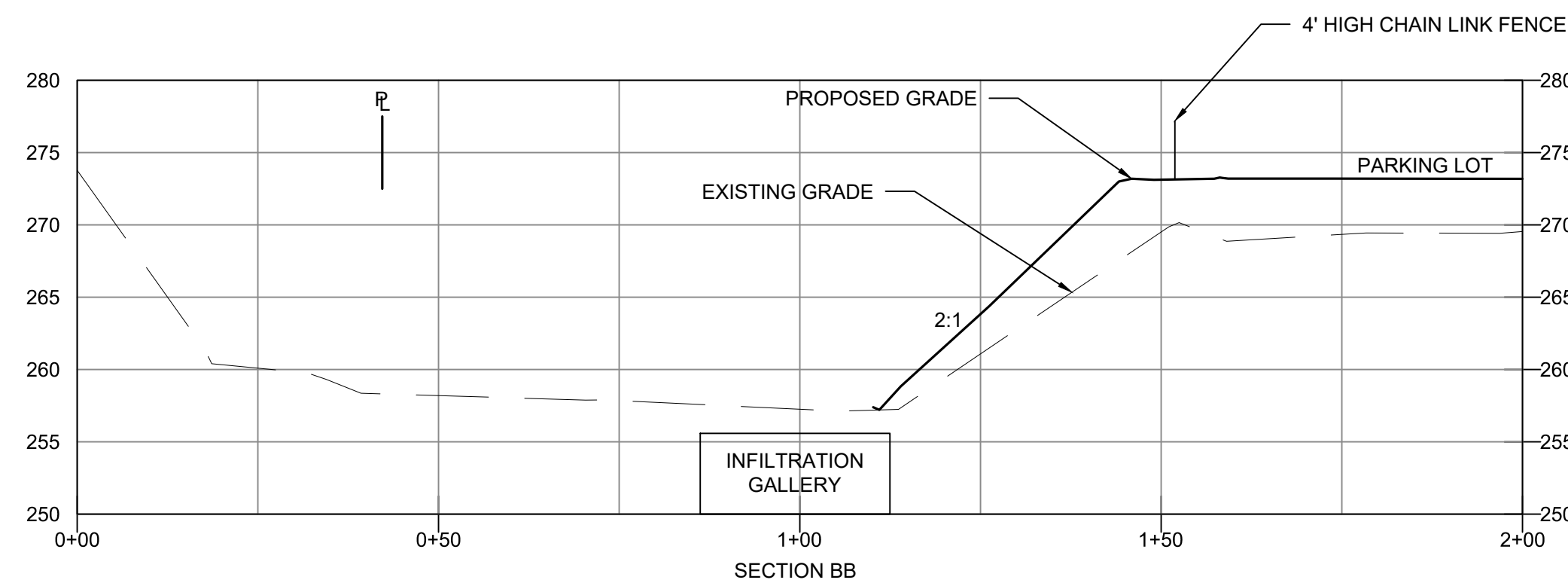
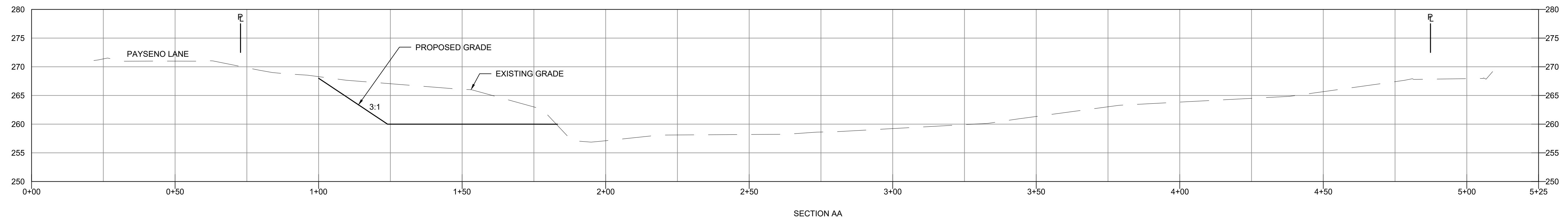
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PAYSENO LANE APARTMENTS PHASE 2 CROSS-SECTIONS

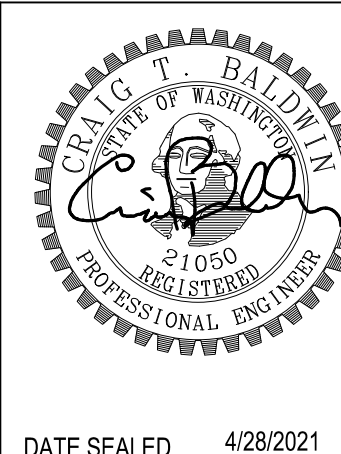


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TITLE **PAYSENO LANE APARTMENTS PHASE 2**
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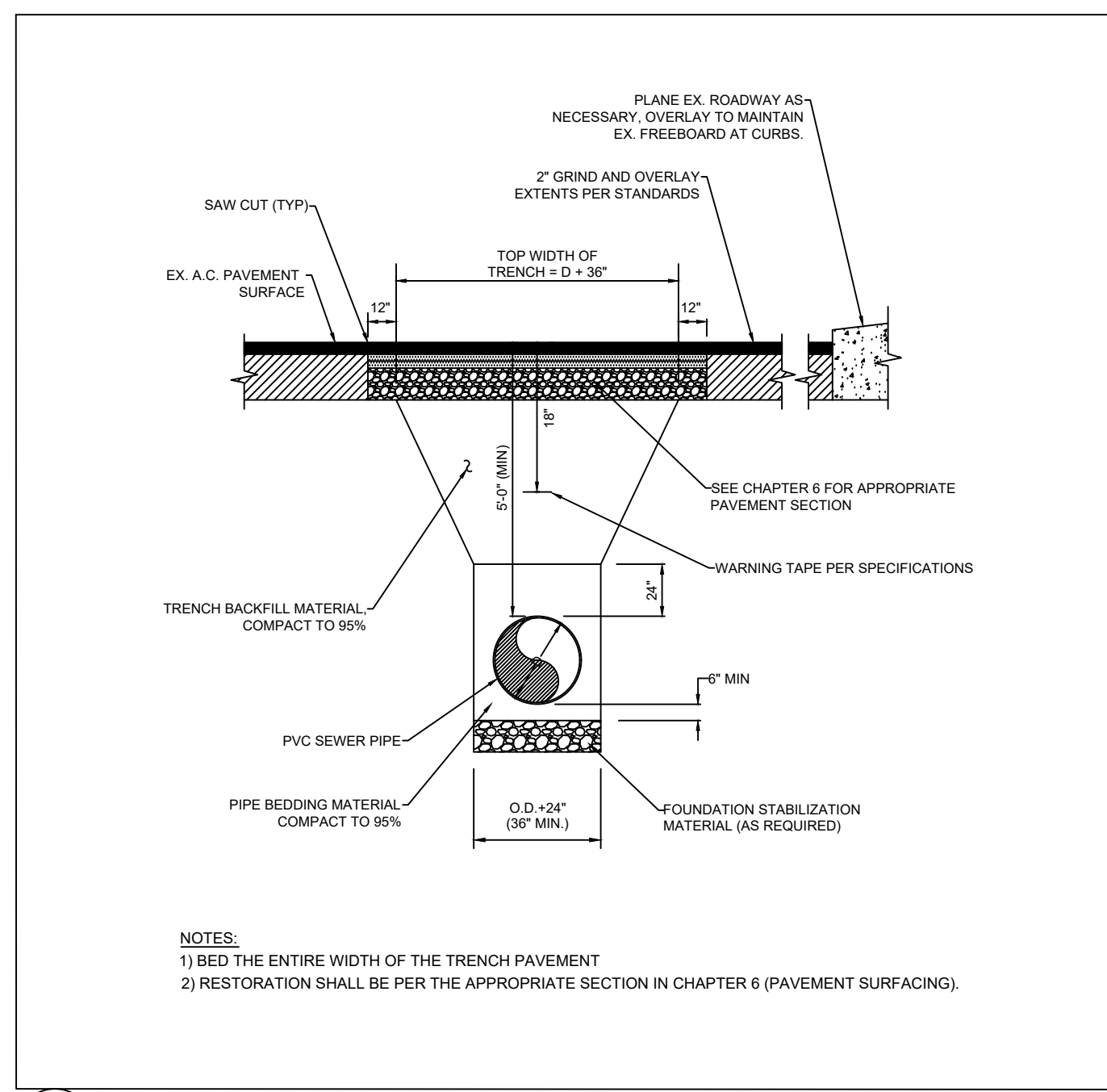
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PAYSENO LANE APARTMENTS PHASE 2

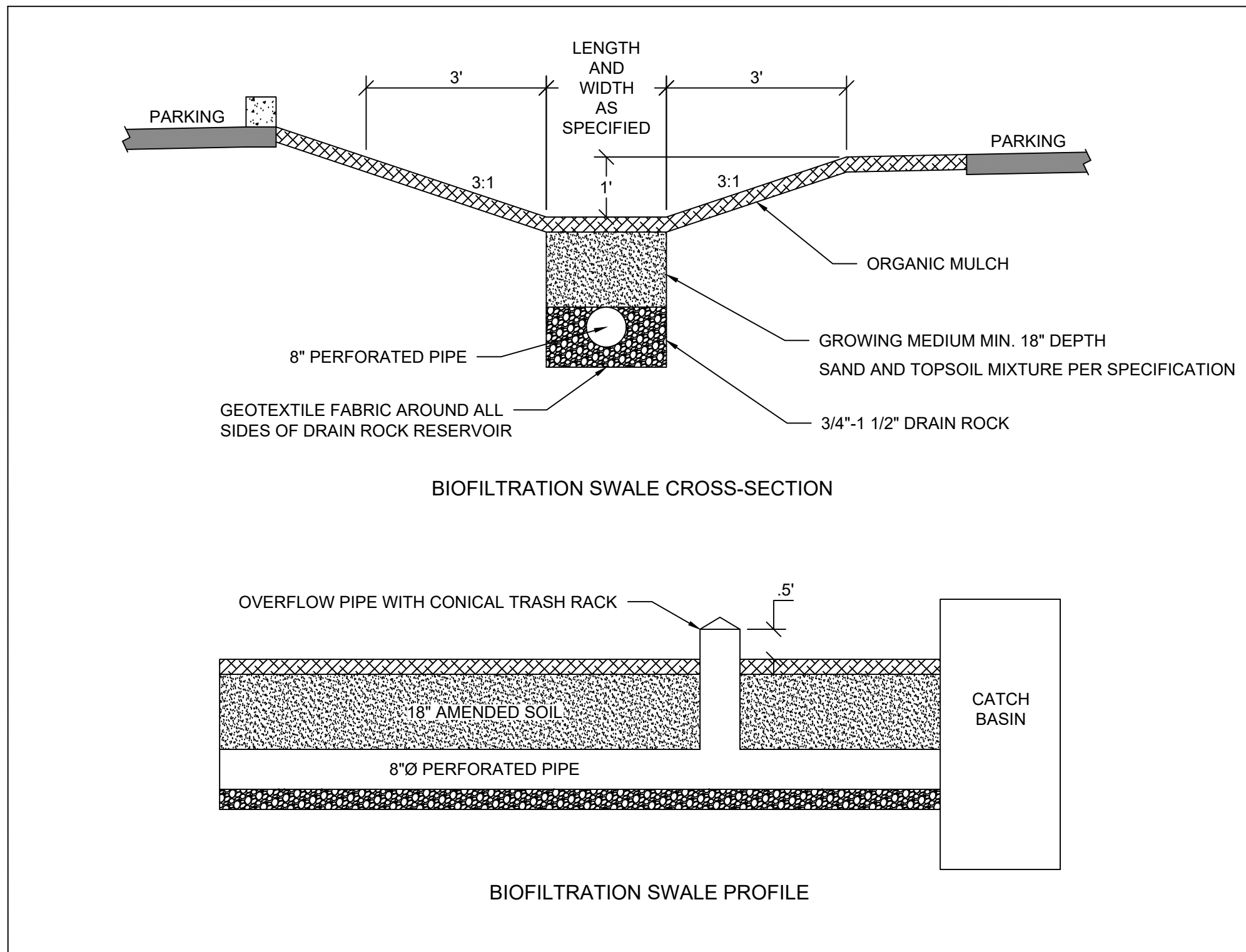
DRAINAGE NOTES AND DETAILS

DRAINAGE NOTES:
 (ALSO REFER TO CITY OF PORT ORCHARD STANDARDS AND SPECIFICATIONS CHAPTER 9 SURFACE WATER DRAINAGE):

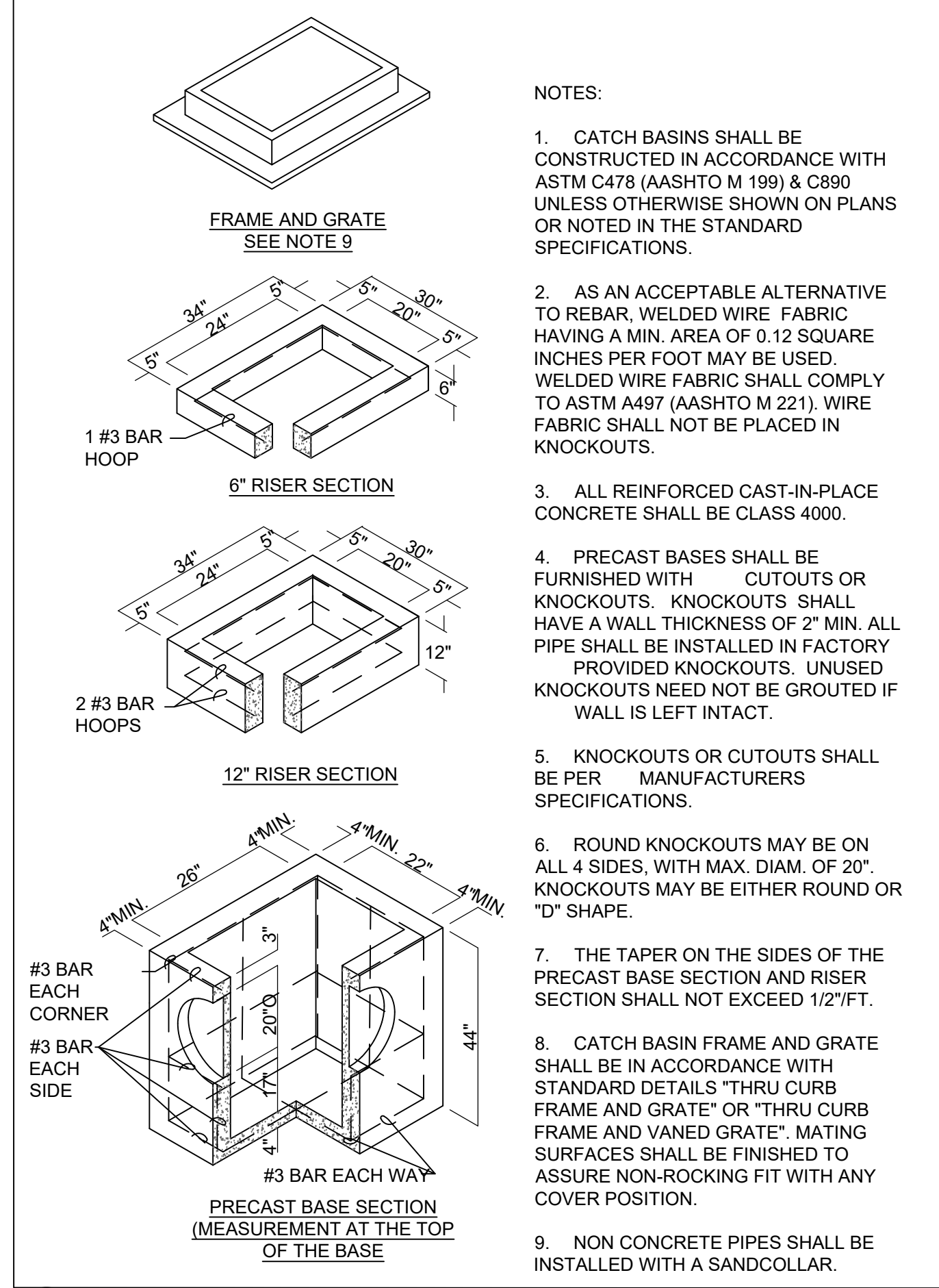
- ALL STORM PIPE AND APPURTENANCES SHALL BE LAID IN ACCORDANCE WITH CITY OF PORT ORCHARD DESIGN AND CONSTRUCTION STANDARDS. THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL AND ANY REQUIRED BEDDING TO A UNIFORM GRADE SO THAT THE ENTIRE DRAINAGE FACILITY IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE.
- ALL STORM PIPE SHALL BE SUBJECT TO A LOW-PRESSURE AIR TEST IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION 7-04.3(1)F AND A VIDEO INSPECTION IN ACCORDANCE WITH THE PORT ORCHARD DESIGN STANDARDS.
- STORM PIPE COVER, MEASURED FROM THE FINISHED GRADE ELEVATION TO THE TOP OF THE OUTSIDE SURFACE OF THE PIPE, SHALL BE 2 FEET MINIMUM, UNLESS AUTHORIZED BY THE CITY OF PORT ORCHARD CITY ENGINEER UNDER THE FOLLOWING CIRCUMSTANCES:
 - UNDER DRIVEWAYS THE PIPE COVER MAY BE REDUCED TO 1 FOOT MINIMUM IF THE 2-FEET CANNOT BE ACHIEVED AND THE COVER IS CONSISTENT WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS.
 - IN AREAS NOT SUBJECT TO VEHICULAR LOADS, SUCH AS LANDSCAPE PLANTERS AND YARDS, THE PIPE COVER MAY BE REDUCED TO 1 FOOT MINIMUM.
- IF DUCTILE IRON PIPE OR C900 PIPE IS USED, THE PIPE COVER MAY BE REDUCED TO 1 FOOT MINIMUM.
- STEEL PIPE SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUT (WSDOT STANDARD SPECIFICATION 9-05.4(3)).
- ANY DRAINAGE STRUCTURE, SUCH AS A CATCH BASIN OR A MANHOLE, NOT RECEIVING SURFACE RUNOFF AND NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK SHALL HAVE A SOLID LOCKING LID. ANY DRAINAGE STRUCTURE ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY, NOT RECEIVING SURFACE RUNOFF, SHALL HAVE A SOLID LOCKING LID.
- ALL CATCH BASIN GRATES SHALL CONFORM TO THE CURRENTLY ADOPTED STORMWATER MANAGEMENT MANUAL AND THE WSDOT STANDARD PLANS WHEN LOCATED WITHIN THE RIGHT-OF-WAY, AND SHALL INCLUDE A COMBINATION INLET FRAME (OPEN-CURB-FACE FRAME), WHEN LOCATED IN A SUMP CONDITION OR BEFORE AN INTERSECTION WITH A 4% GRADE OR ABOVE, A HERRINGBONE GRATE MAY BE USED OUTSIDE THE RIGHT-OF-WAY. ALL CATCH BASINS WITHIN THE GUTTER LINE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORT ORCHARD STANDARD DETAILS AS APPLICABLE. MAXIMUM CATCH BASIN HEIGHT FROM FINISHED GRADE TO PIPE INVERT SHALL BE PER THE APPLICABLE DETAIL.
- FOR ANY CURB GRADE LESS THAN 0.8% (0.0080 FT/FT), INCLUDING CURB RETURNS, A PROFESSIONAL LAND SURVEYOR, CURRENTLY LICENSED IN THE STATE OF WASHINGTON, SHALL VERIFY THAT THE CURB FORMS OR STRING LINES ARE AT THE GRADES NOTED ON THE APPROVED PLANS PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY COORDINATION AND COSTS.
- FOR ANY DRAINAGE PIPE GRADE LESS THAN 0.5% (0.0050 FT/FT), A PROFESSIONAL LAND SURVEYOR, CURRENTLY LICENSED IN THE STATE OF WASHINGTON, SHALL VERIFY THAT THE AS-BUILT PIPE MATCHES THE GRADES NOTED ON THE APPROVED PLANS PRIOR TO COMPLETION OF SUBGRADE. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY COORDINATION AND COSTS.
- ALL DRIVEWAY CULVERTS LOCATED WITHIN THE CITY OF PORT ORCHARD RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE.
- ROCK FOR EROSION PROTECTION OF DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT (1'), AND MUST MEET THE FOLLOWING SPECIFICATIONS: 100% MUST PASS THE 8" SIEVE, 40% MAXIMUM CAN PASS THE 3" SIEVE AND 10% MAXIMUM CAN PASS THE 3/4" SIEVE.
- DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION BY THE CITY OF PORT ORCHARD. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
 - EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
 - OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH, 2" X 4" STAKE MARKED "STORM" OR "DRAIN". THE STUB-OUT SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE, AND BE SECURED TO THE STAKE.
 - PIPE MATERIAL SHALL BE IN ACCORDANCE WITH PORT ORCHARD DESIGN STANDARDS. IF NON-METALLIC, THE PIPE SHALL CONTAIN A WIRE OR USE OTHER ACCEPTABLE MEANS OF DETECTION.
 - DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
 - THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB OUT CONVEYANCE LINES WITH RESPECT TO OTHER UTILITIES (E.G., POWER, GAS, TELEPHONE, TELEVISION, ETC.).
 - ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOMEOWNER.



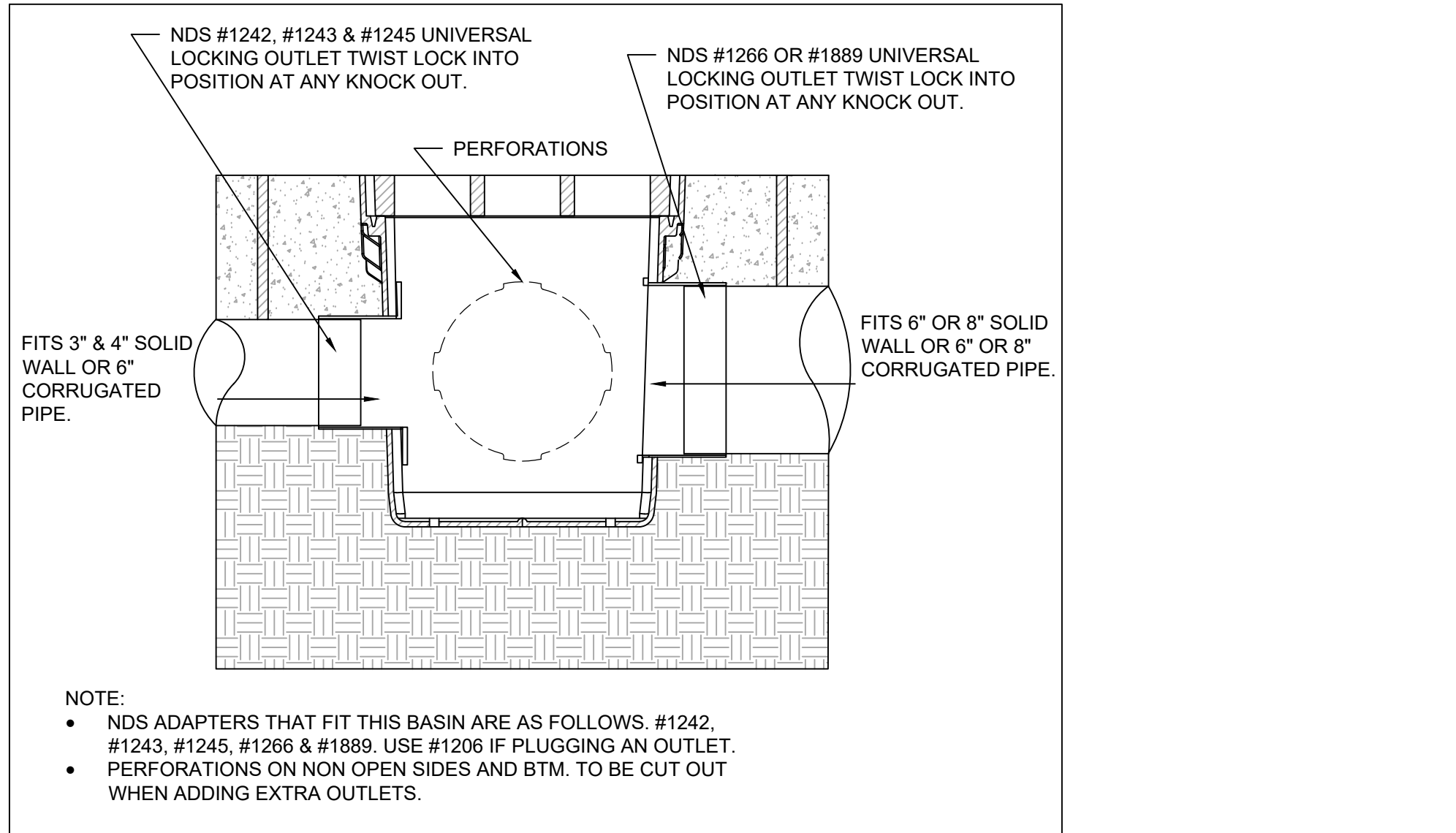
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NTS



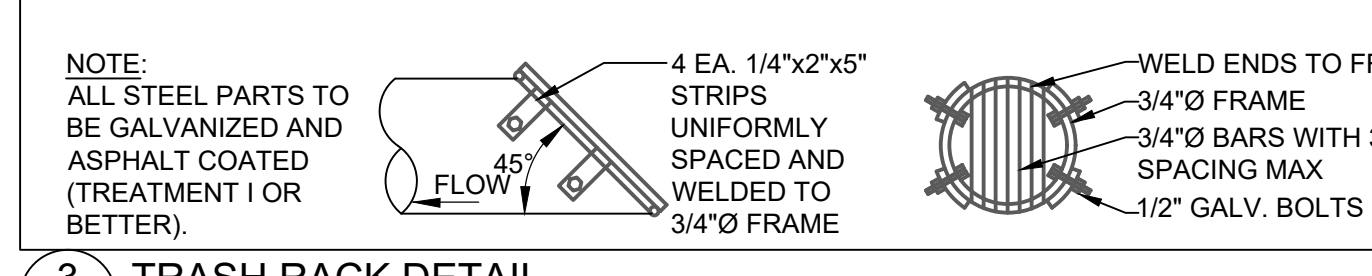
4 BIOFILTRATION SWALE
NTS



2 TYPE 1 CATCH BASIN
NTS



5 NDS 12\"/>NTS



3 TRASH RACK DETAIL
NTS

6 DRAINAGE NOTES
NTS

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 City of Port Orchard
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SCALE	31 TWN 24N R 2E					
REV.		DESCRIPTION	DATE	BY	DATE SEALED	4/28/2021

TITLE **PAYSENO LANE APARTMENTS PHASE 2**
 DRAINAGE NOTES AND DETAILS

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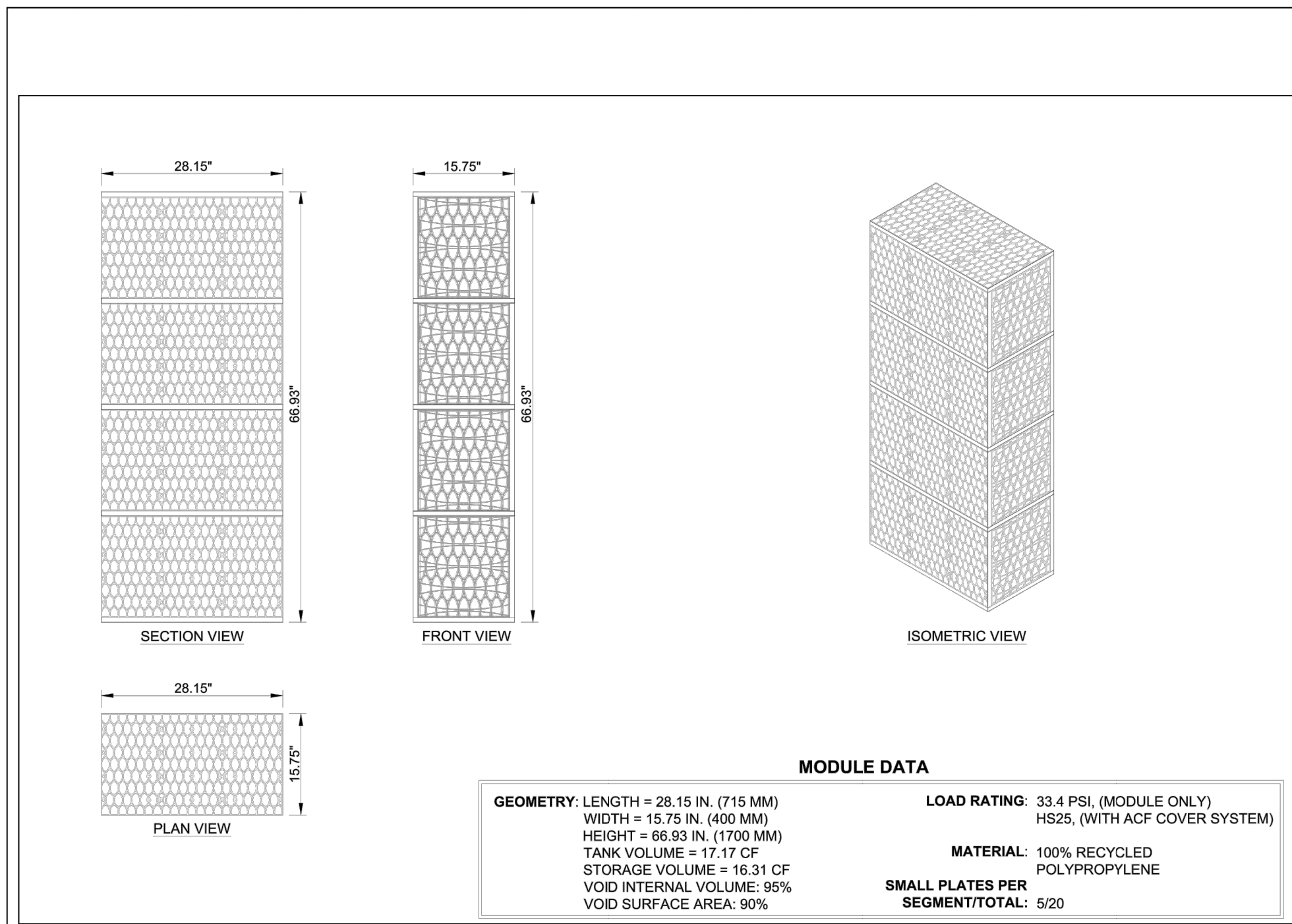
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JOB No. **2657** SHT **C9** OF **16** SHTS

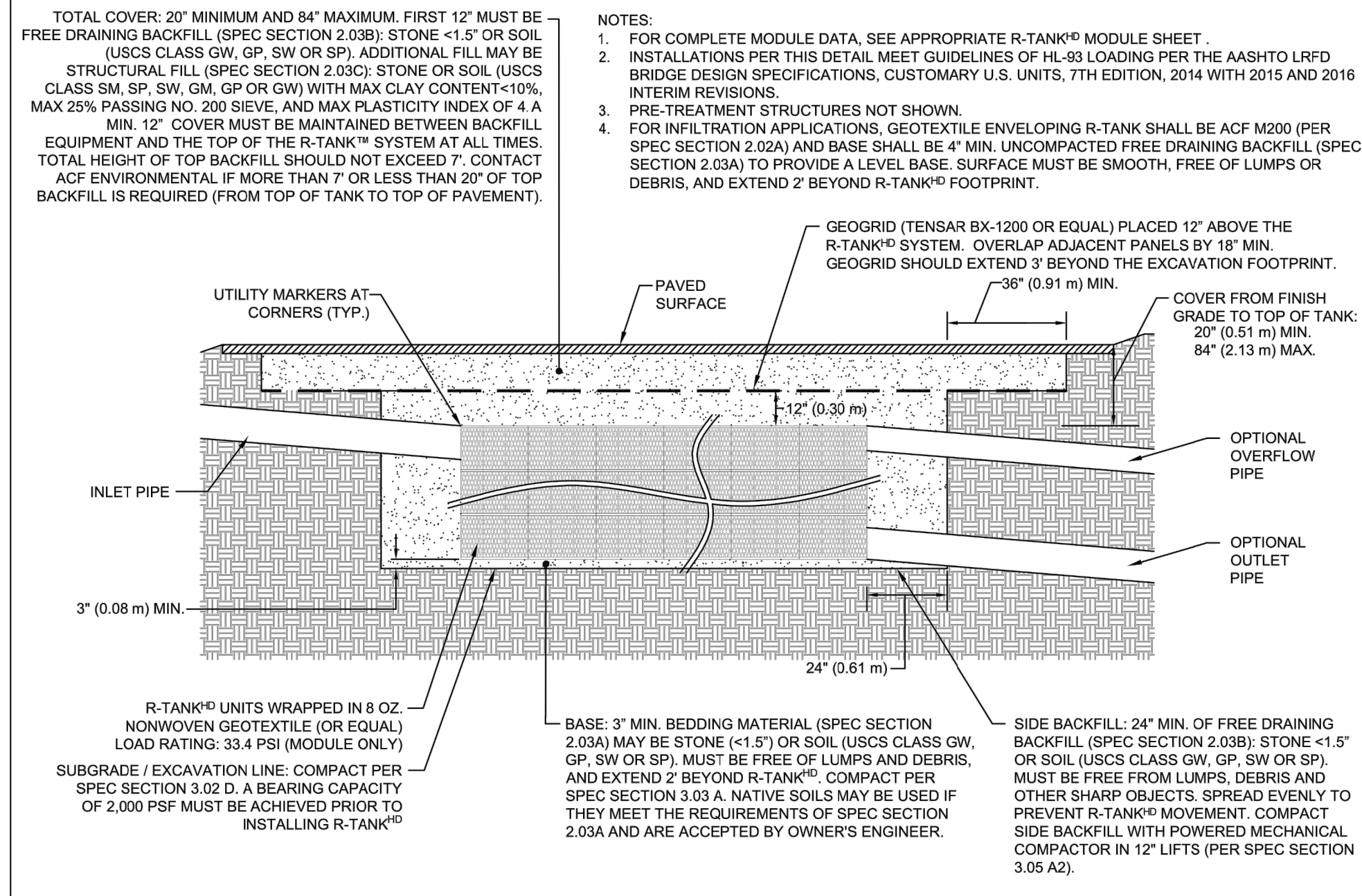
PAYSENO LANE APARTMENTS PHASE 2

DRAINAGE NOTES AND DETAILS

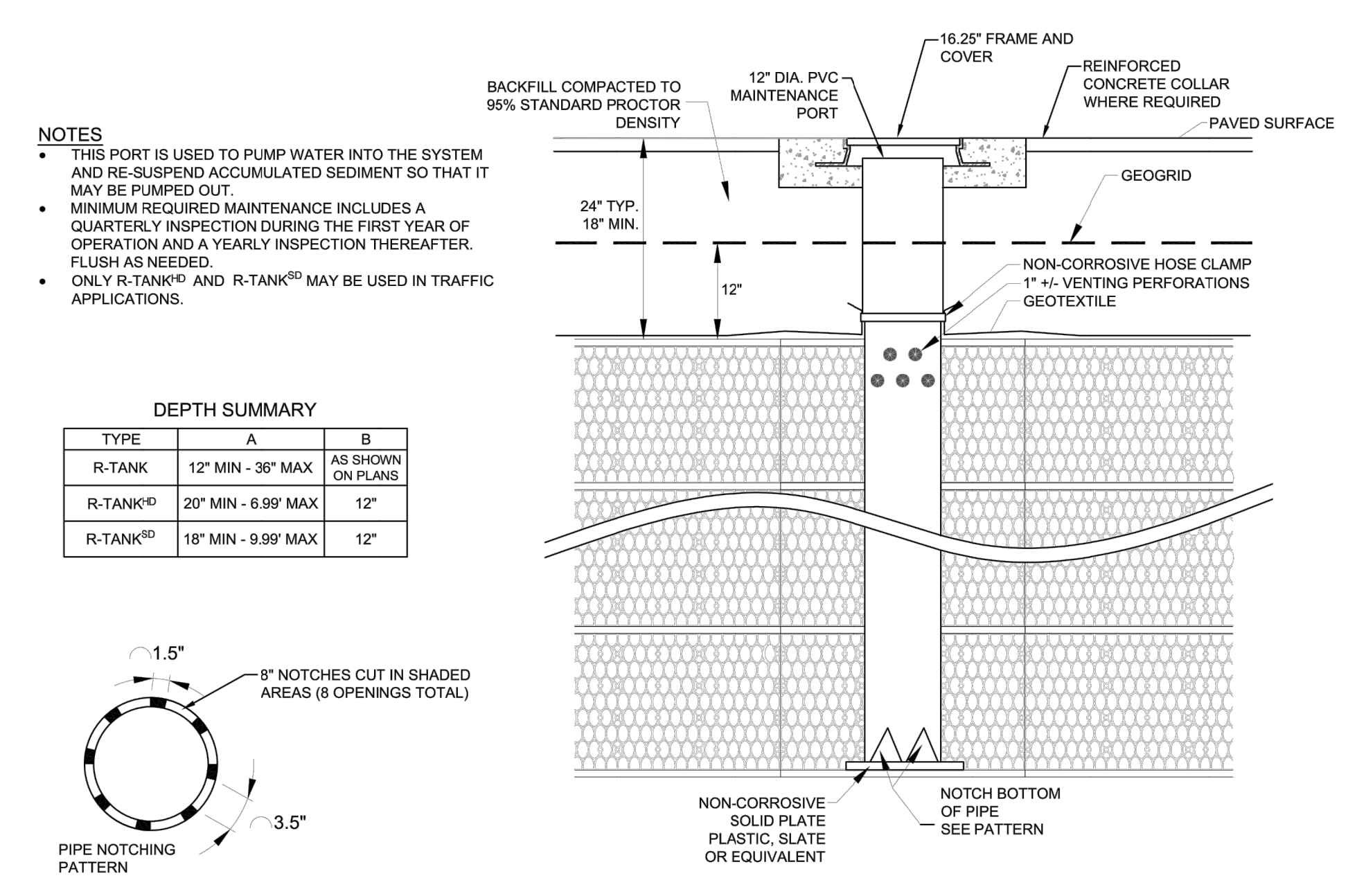
COUNTER COMPLETE
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MAY 07, 2021
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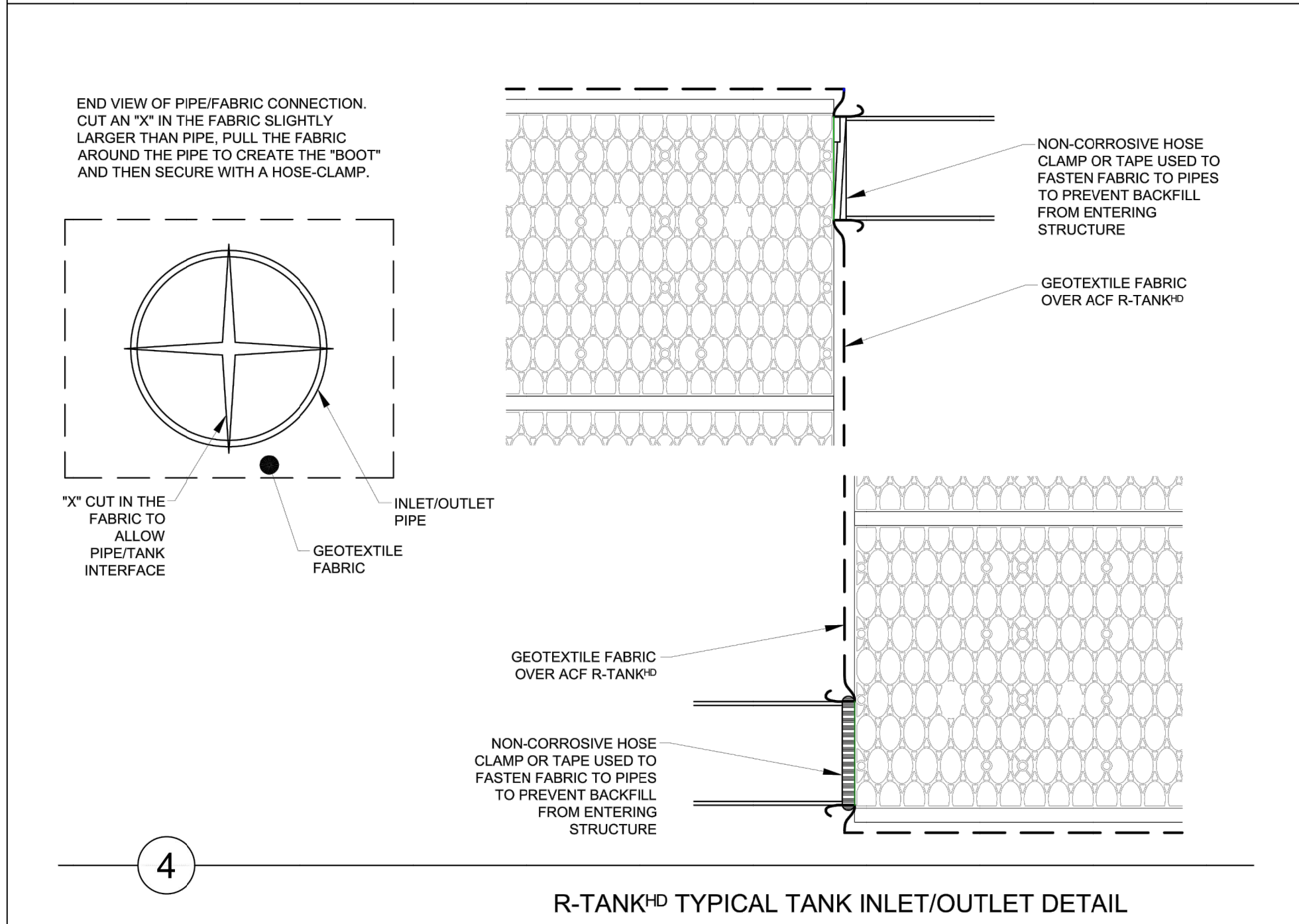
1 R-TANK - MODULE DETAIL



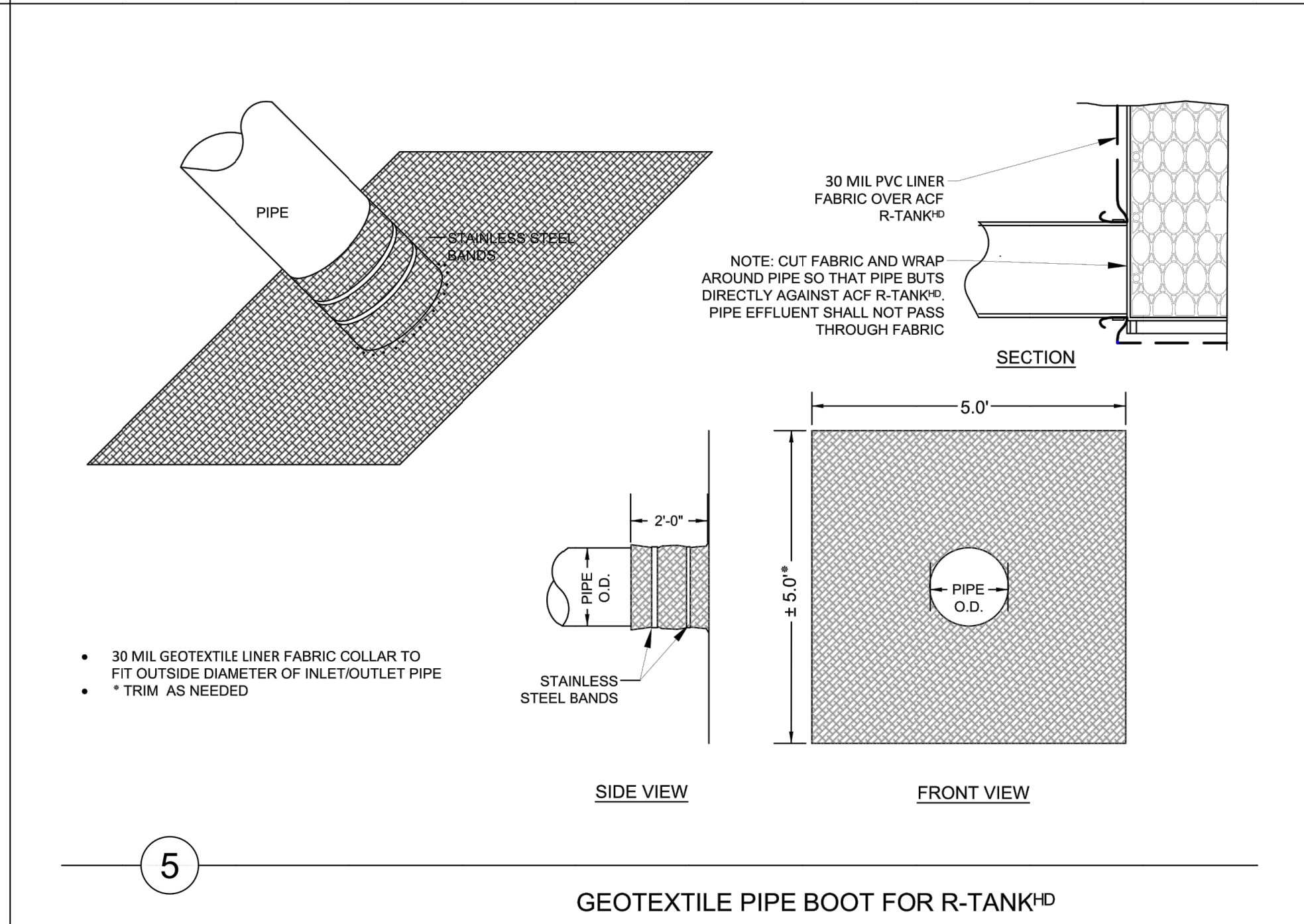
2 R-TANK[®] & H-20 LOADS - SECTION VIEW



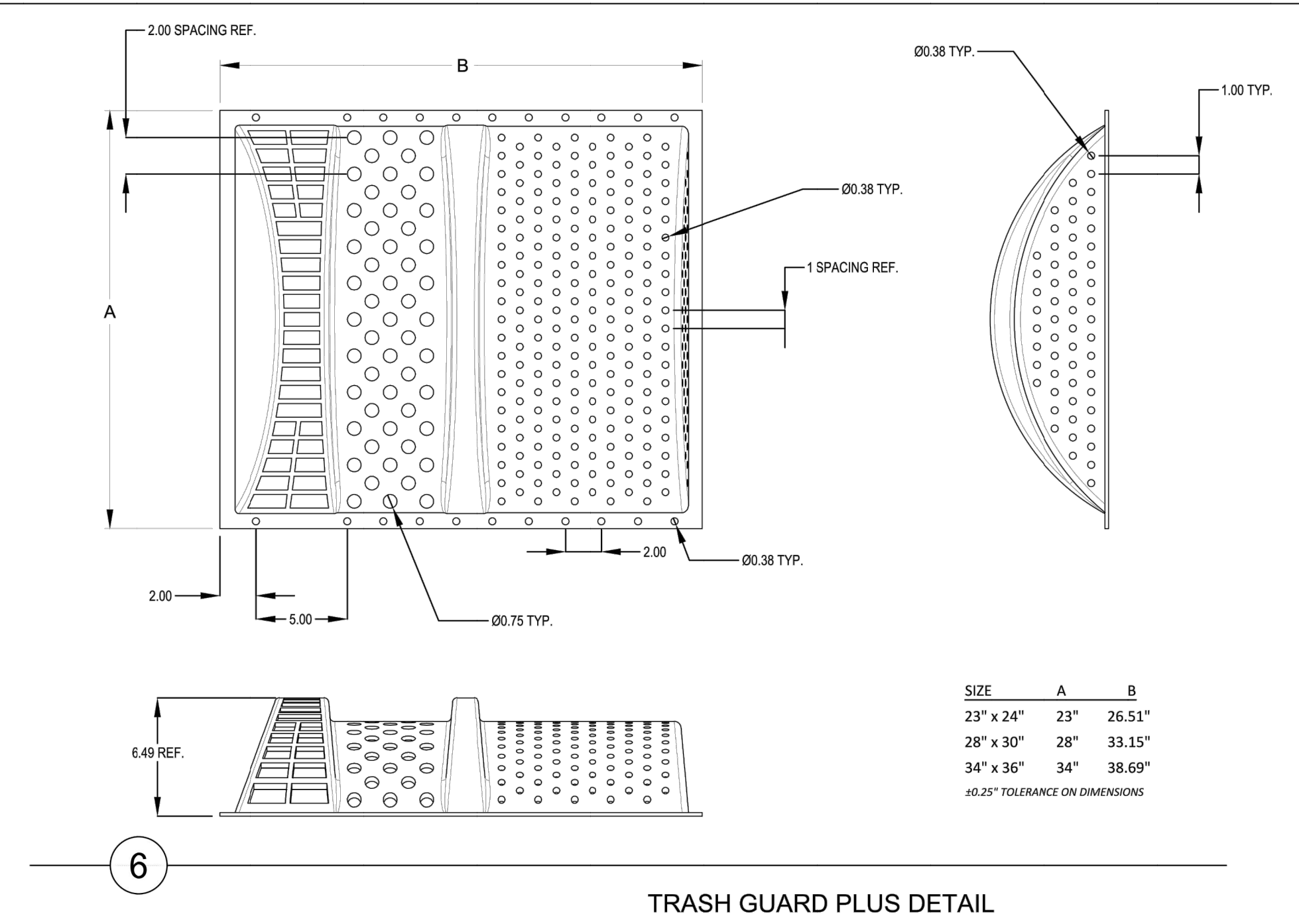
3 R-TANK[®] TYPICAL MAINTENANCE PORT



4 R-TANK[®] TYPICAL TANK INLET/OUTLET DETAIL



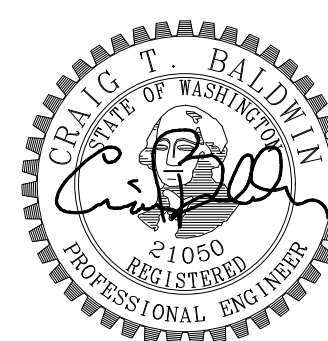
5 GEOTEXTILE PIPE BOOT FOR R-TANK[®]



6 TRASH GUARD PLUS DETAIL

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CHECKED BY	CTB					
SEC	31	TWN	24N	R	2E	
SCALE		REV.		DESCRIPTION	DATE	BY
					DATE SEALED	4/28/2021



TITLE PAYSENO LANE APARTMENTS PHASE 2
DRAINAGE NOTES AND DETAILS

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PW21-024

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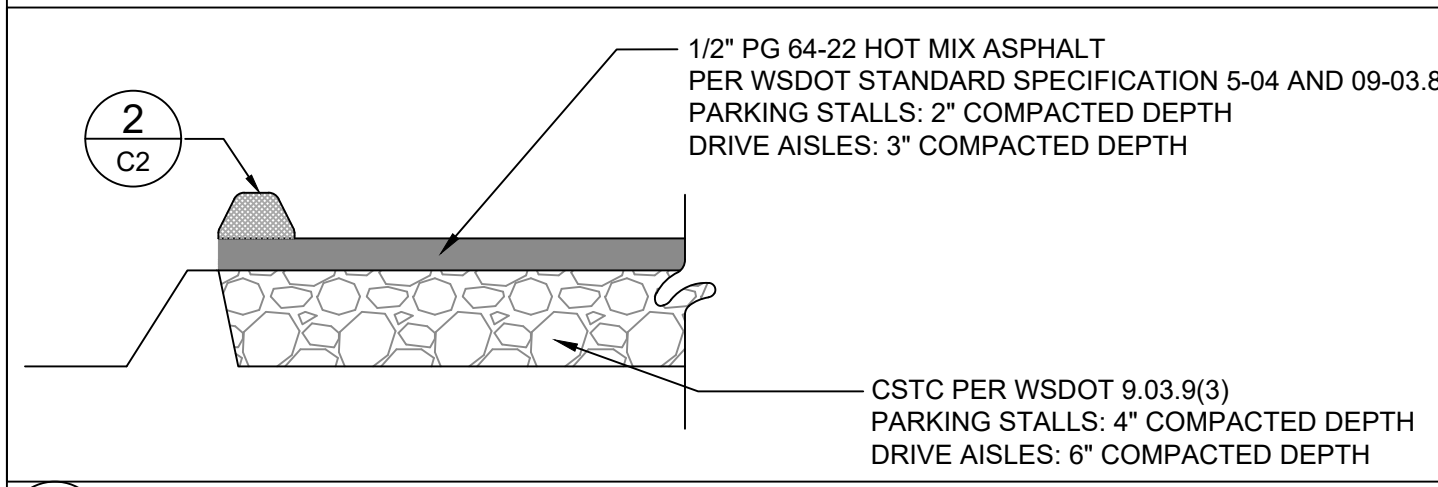
217 S.W. Wilkins Drive
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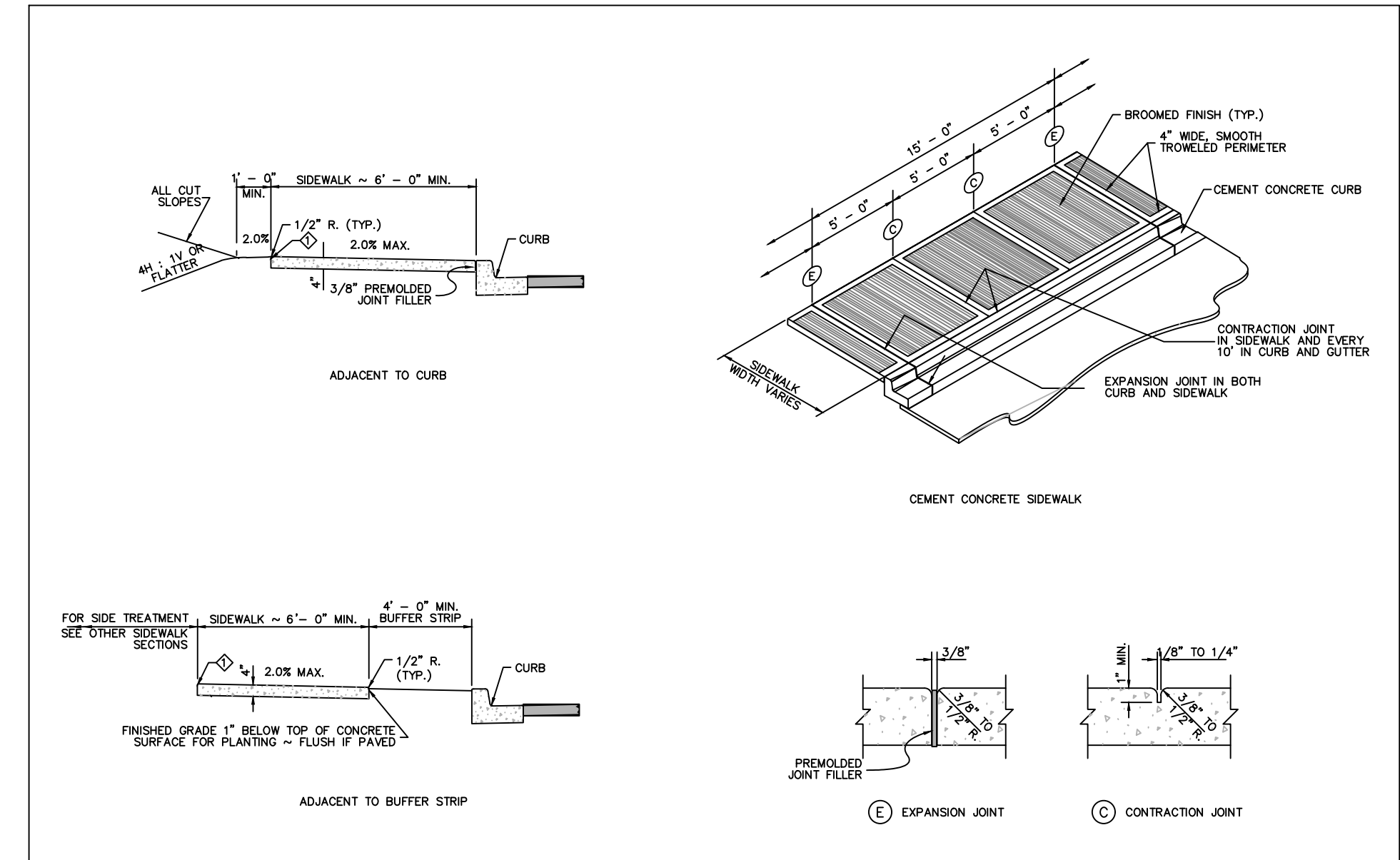
JOB No. 2657 **SHT C10 OF 16** **SHTS**

PAYSENO LANE APARTMENTS PHASE 2

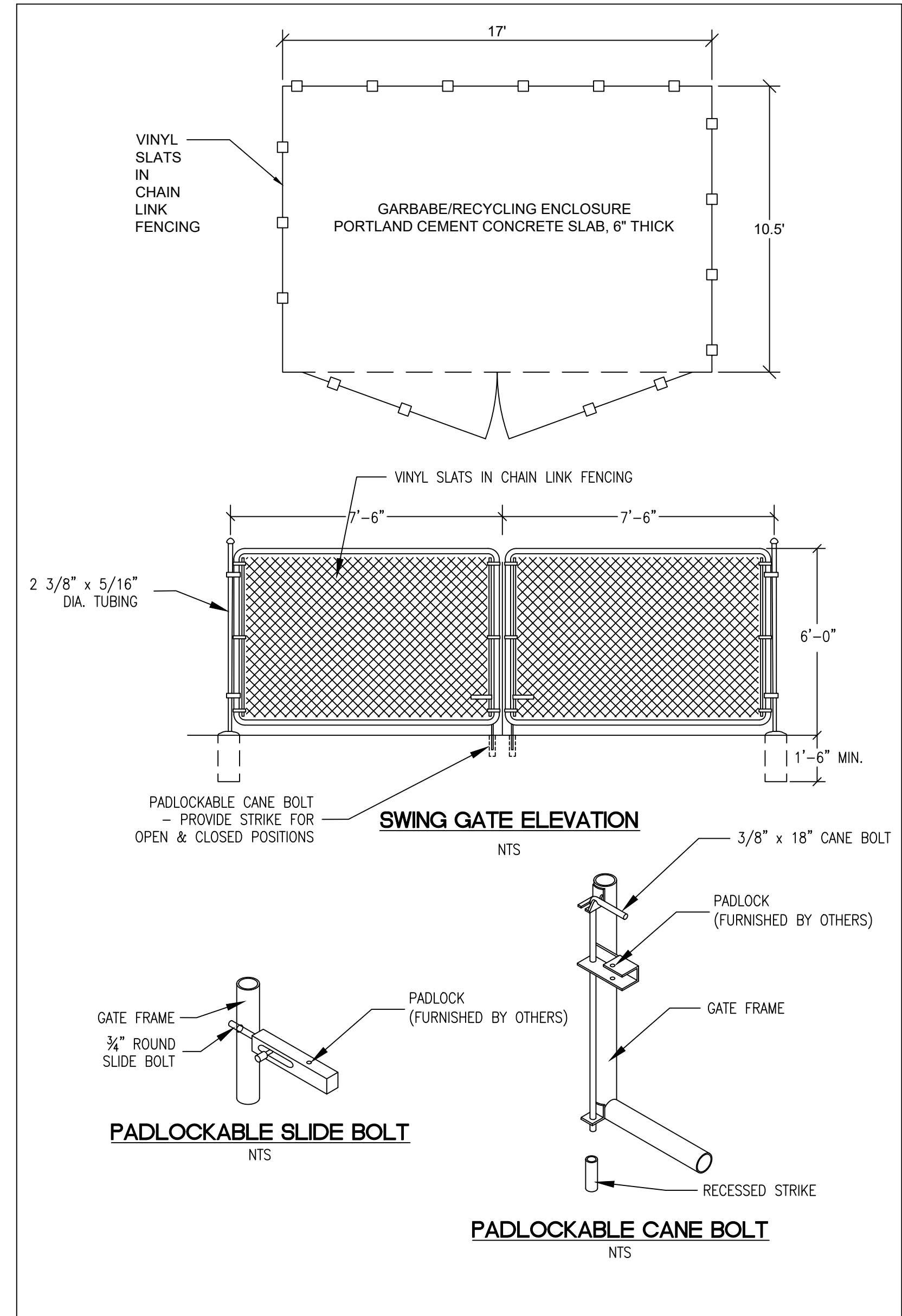
ROAD NOTES AND DETAILS



1 TYPICAL ASPHALT PAVING SECTION
NTS



2 CEMENT CONCRETE SIDEWALK
NTS

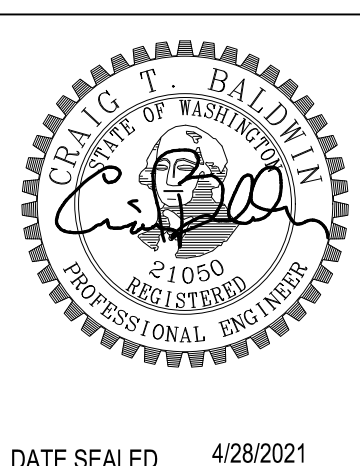


3 TRASH ENCLOSURE
NTS

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SEC	31	TWN	24N	R	2E
SCALE		REV.	DESCRIPTION	DATE	BY



TITLE: **PAYSENO LANE APARTMENTS PHASE 2**
ROAD NOTES AND DETAILS

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JOB No. **2657** SHT **C11** OF **16** SHTS

PAYSENO LANE APARTMENTS PHASE 2 UTILITY PLAN

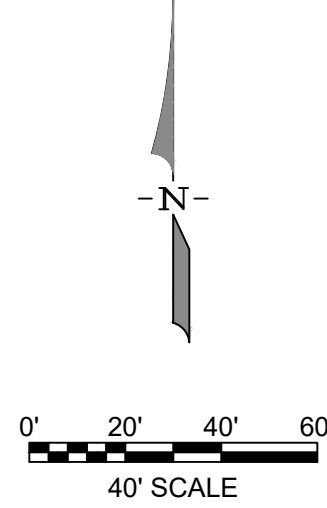
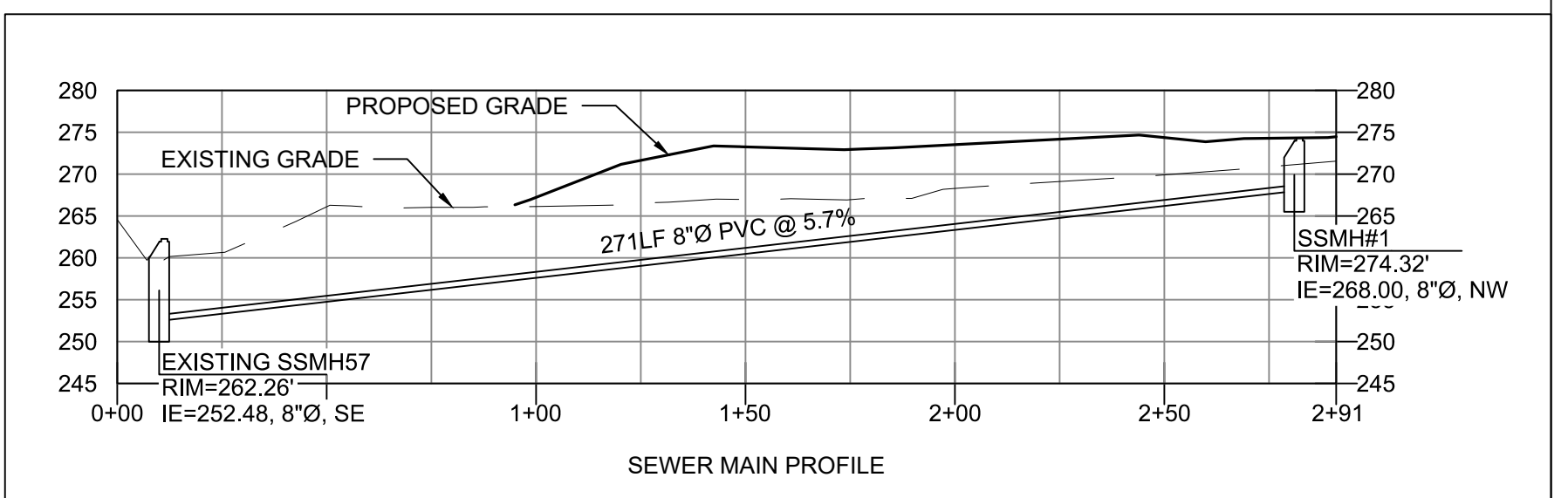
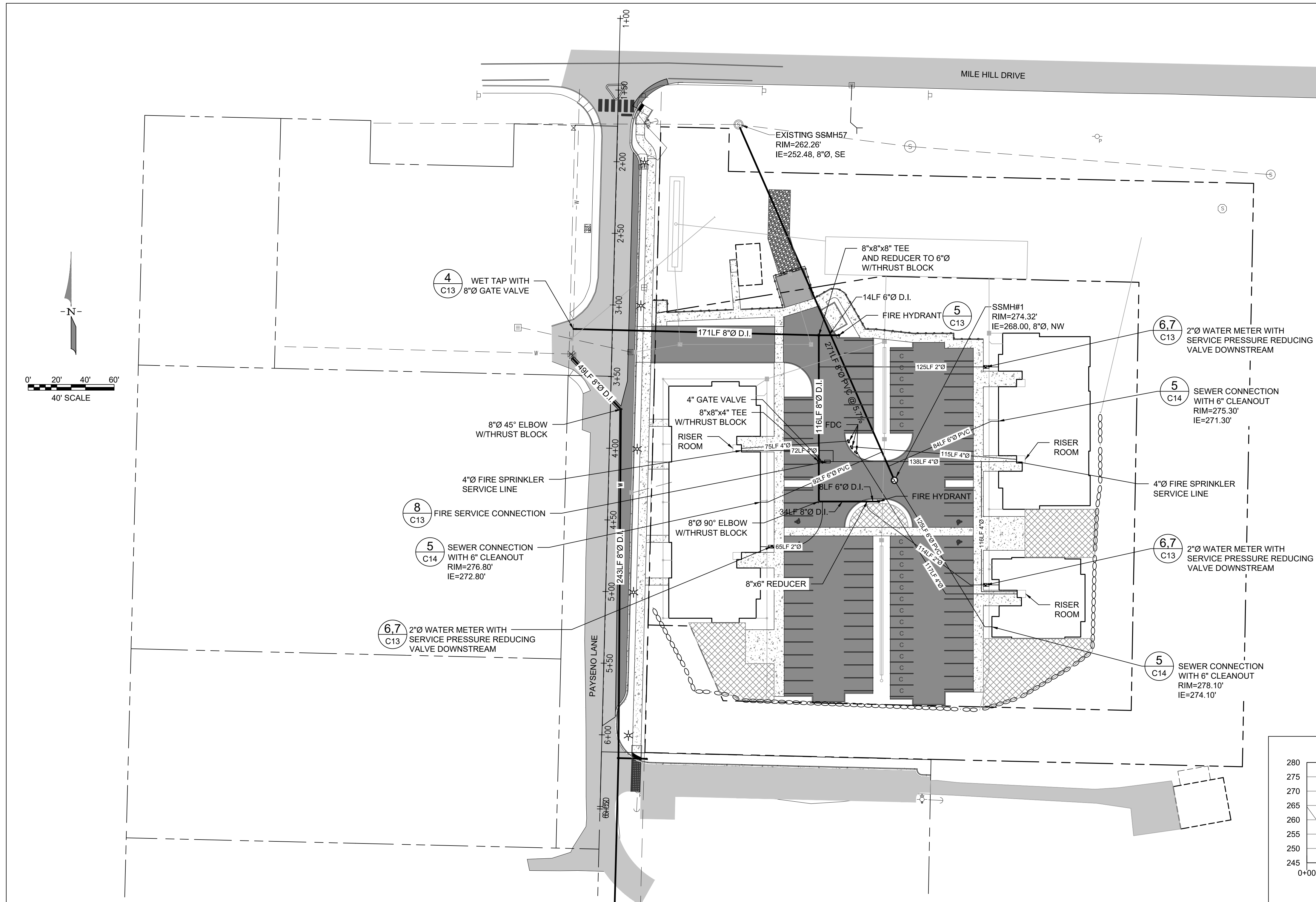
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1. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE MOST RECENT ADOPTED VERSION OF THE WEST SOUND UTILITY DISTRICT'S DEVELOPERS EXTENSION MANUAL, UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO POTHOLE AND VERIFY EXISTING PIPE CONNECTION MATERIALS AND SIZE.
 3. ALL JOINTS TO BE MEGALUG AND THRUST BLOCKED.
 4. CONTRACTOR RESPONSIBLE FOR HOLDING POWER POLES AS NEEDED DURING CONSTRUCTION.
 5. 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.
- ALL SHUT-DOWNS AND INSPECTIONS WILL BE COORDINATED WITH WEST SOUND UTILITY DISTRICT, 360-876-2545

1 WATER GENERAL NOTES

1. 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.
2. ANY REVISIONS TO THE ACCEPTED PLANS SHALL BE REVIEWED AND APPROVED BY WSUD PRIOR TO IMPLEMENTATION IN THE FIELD.
3. THE CONTRACTOR SHALL MAINTAIN A SET OF THE ACCEPTED CONSTRUCTION PLANS ON SITE AT ALL TIMES WHILE CONSTRUCTION IS IN PROGRESS.
4. 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.
5. 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.
6. 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



File: X:\Projects\Active\20210207 - Payseno Apartments Phase 2\Design\20210507 0559-FIXED-SITE-PARKING.dwg Layout: 12 Date: 05-04-2021 @ 13:47 Login: User

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SEC	31	TWN	24N	R	2E	
SCALE	1"=40'					
REV.		DESCRIPTION		DATE	BY	DATE SEALED 4/28/2021



TITLE: **PAYSENO LANE APARTMENTS PHASE 2**
UTILITY PLAN

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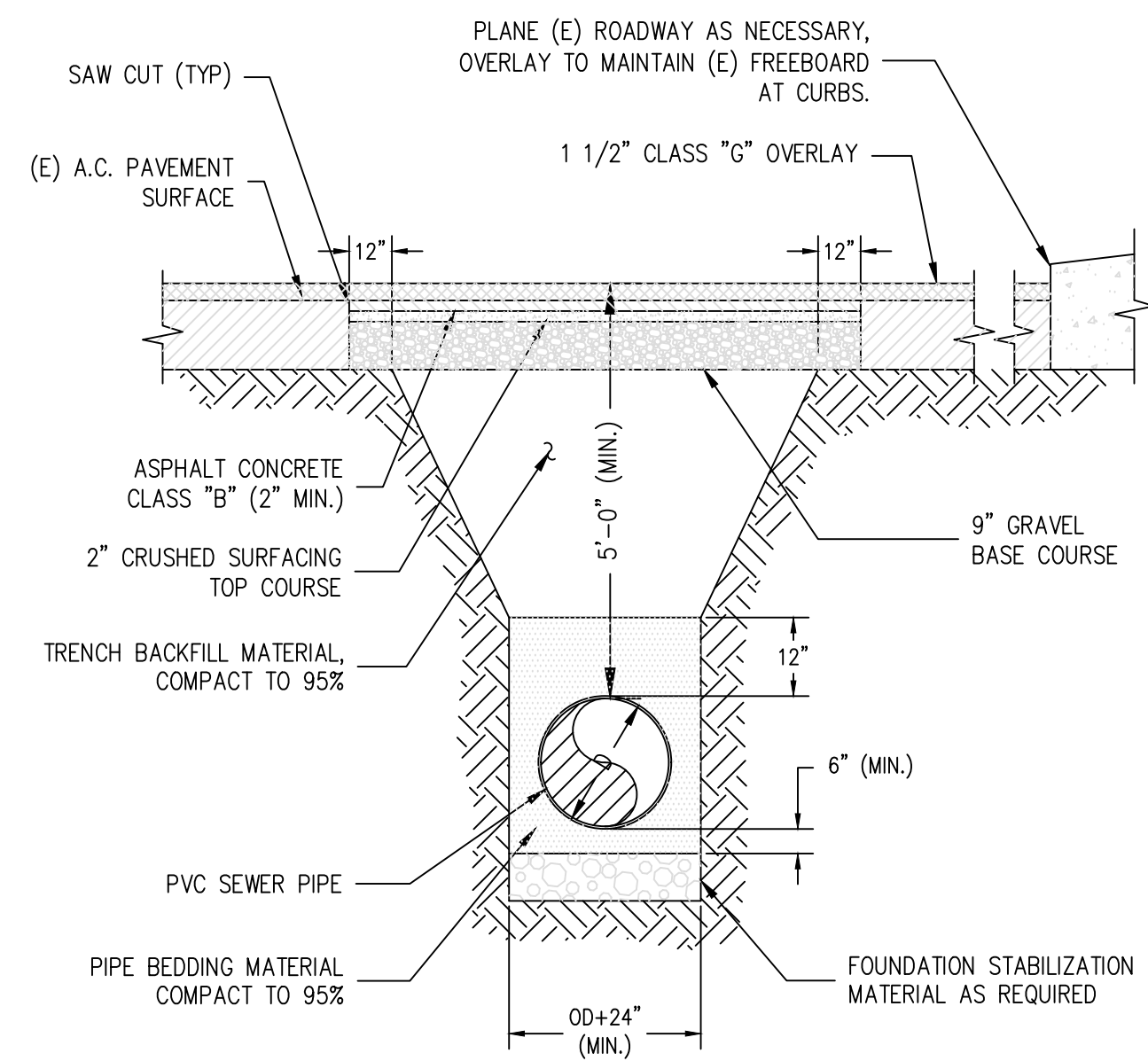
217 S.W. Wilkins Drive
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JOB No. **2657** SHT **C12** OF **16** SHTS

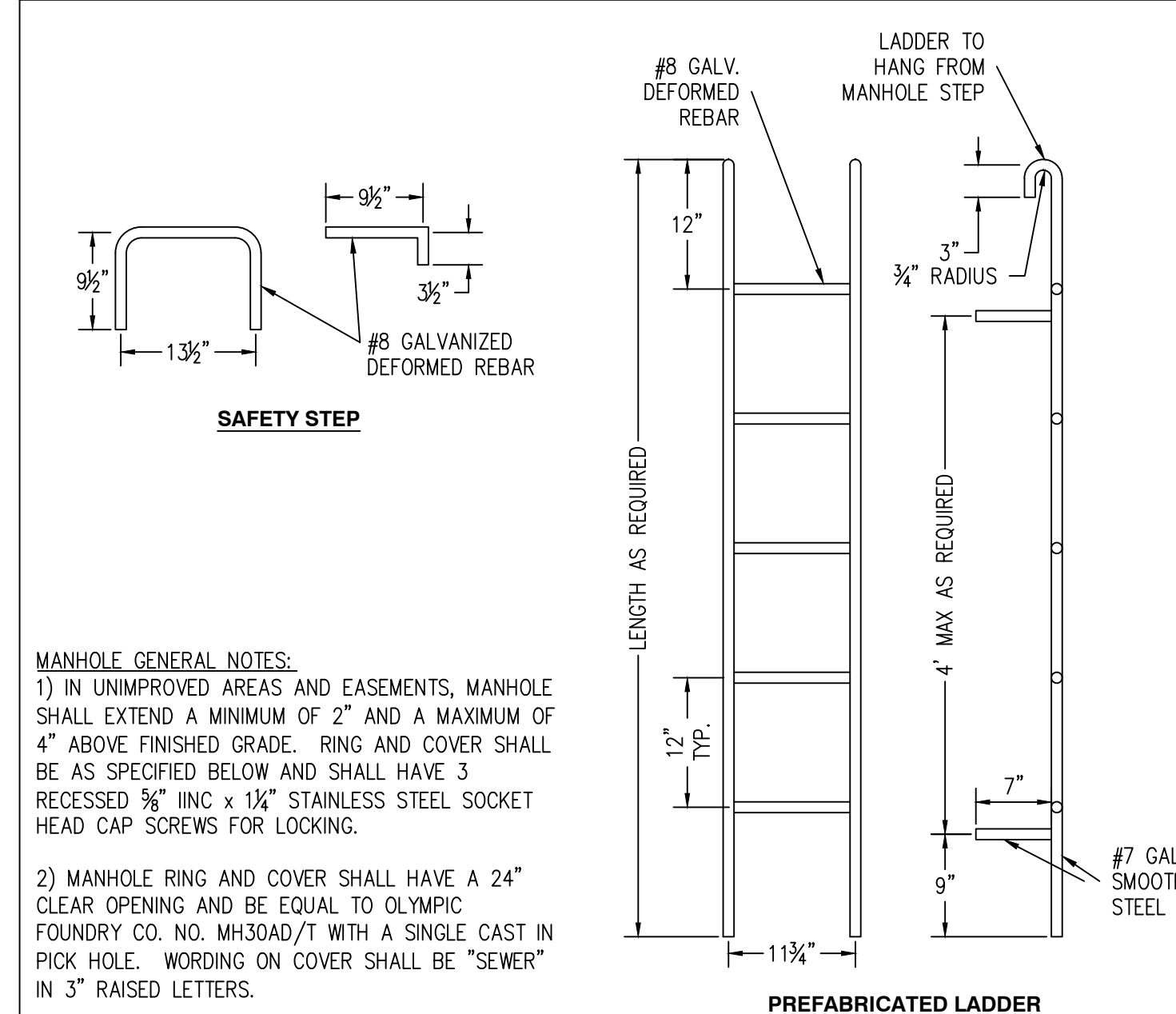
PAYSENO LANE APARTMENTS PHASE 2

SANITARY SEWER NOTES AND DETAILS



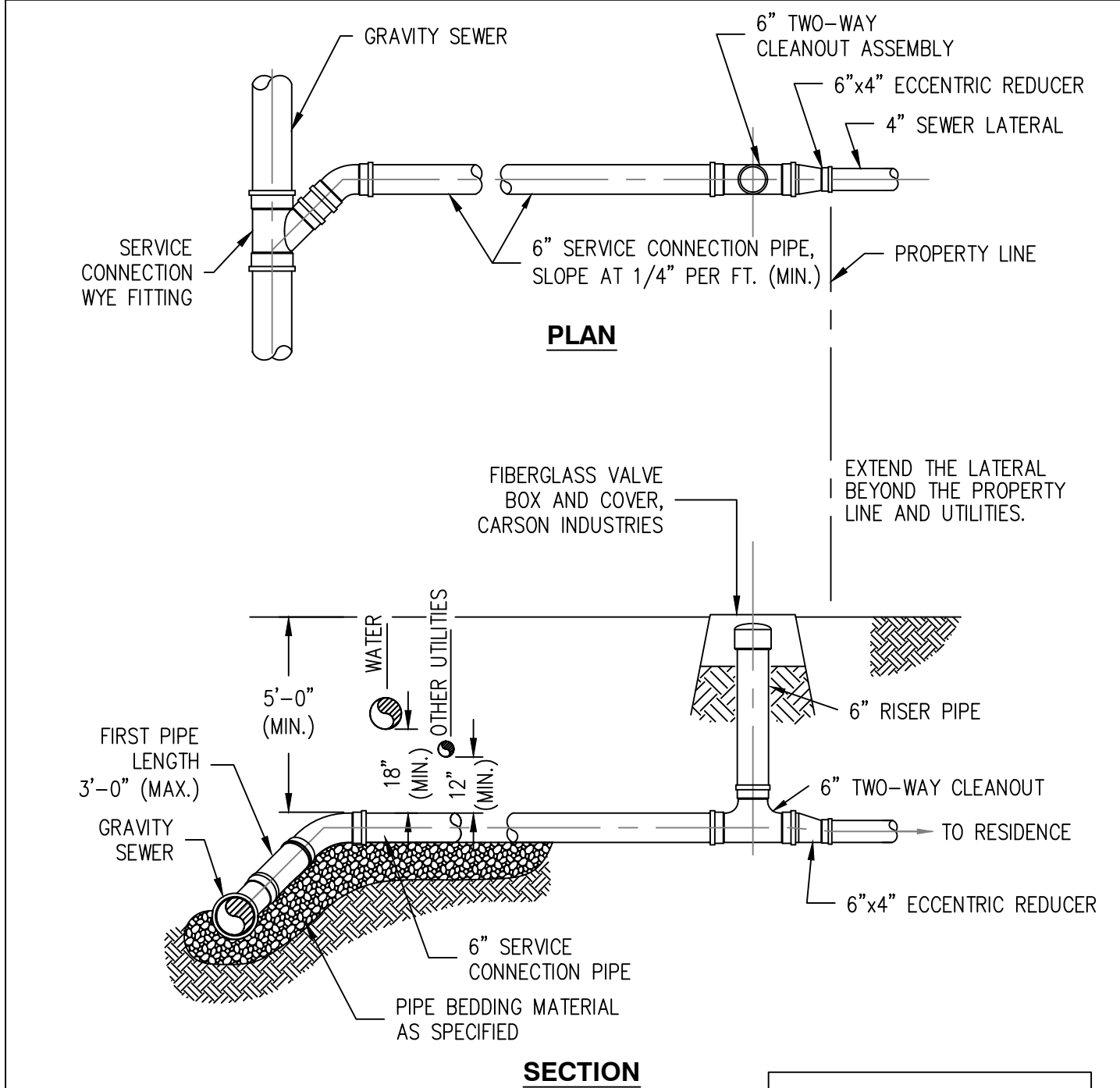
- NOTES:
- 1) BED THE ENTIRE WIDTH OF THE TRENCH
 - 2) PAVEMENT RESTORATION MAY VARY DEPENDING ON PERMIT REQUIREMENTS OF GOVERNING AGENCY.

1 SEWER TRENCH DETAIL
NTS



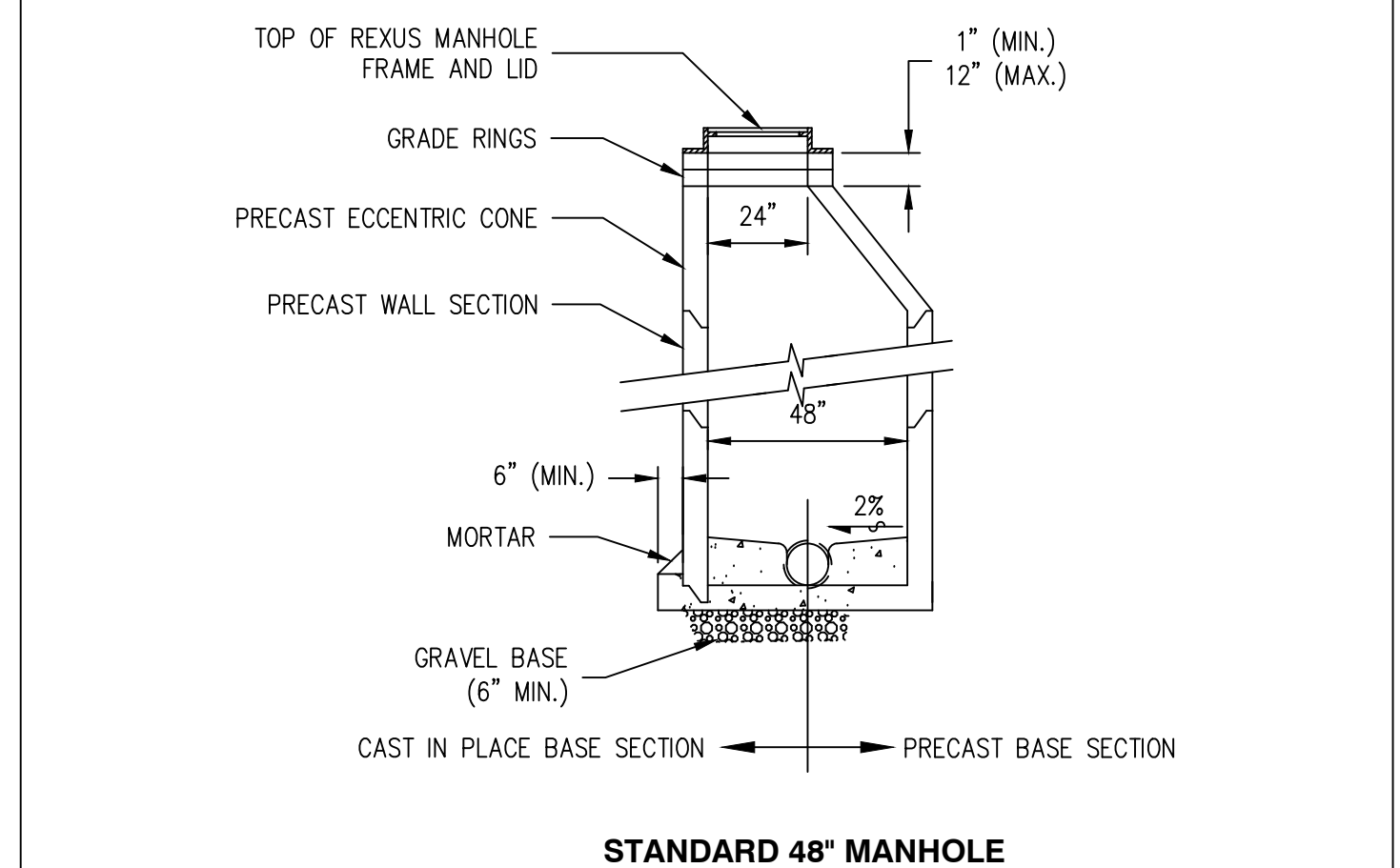
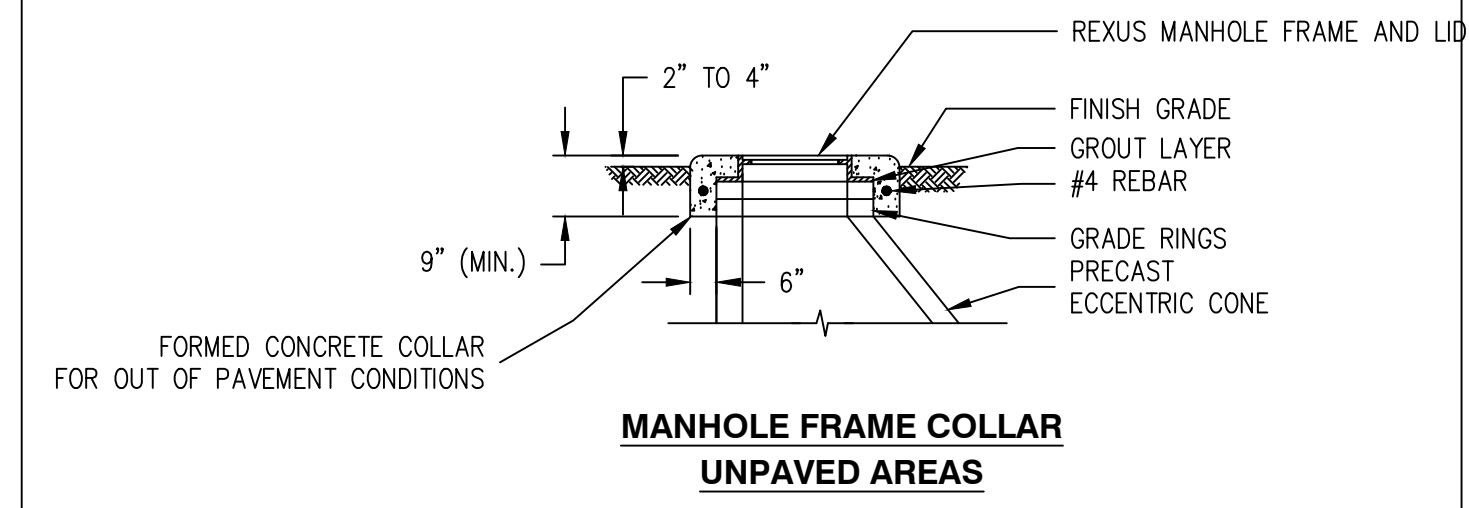
- MANHOLE GENERAL NOTES:
- 1) IN UNIMPROVED AREAS AND EASEMENTS, MANHOLE SHALL EXTEND A MINIMUM OF 2" AND A MAXIMUM OF 4" ABOVE FINISHED GRADE. RING AND COVER SHALL BE AS SPECIFIED BELOW AND SHALL HAVE 3 RECESSED 3/8" IINC x 1 1/4" STAINLESS STEEL SOCKET HEAD CAP SCREWS FOR LOCKING.
 - 2) MANHOLE RING AND COVER SHALL HAVE A 24" CLEAR OPENING AND BE EQUAL TO OLYMPIC FOUNDRY CO. NO. MH30AD/T WITH A SINGLE CAST IN PICK HOLE. WORDING ON COVER SHALL BE "SEWER" IN 3" RAISED LETTERS.
 - 3) ALL MANHOLE JOINTS SHALL USE A CONFINED ROUND RUBBER GASKET MEETING ASTM C-443 SPECIFICATIONS.
 - 4) ALL PVC PIPE THROUGH MANHOLE WALL SHALL HAVE A PVC MANHOLE ADAPTER EQUAL TO GPK. PIPE SHALL BE GROUTED INTO PLACE FROM EACH SIDE.

3 MANHOLE DETAILS 3
NTS



NOTE:
CONNECT ALL SERVICE CONNECTIONS 8" AND LARGER AT MANHOLE. DETAILS TO BE APPROVED BY ENGINEER.

5 SINGLE SERVICE CONNECTION
NTS



2 MANHOLE DETAILS 2
NTS

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Community Development

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TITLE: PAYSENO LANE APARTMENTS PHASE 2
SANITARY SEWER NOTES AND DETAILS

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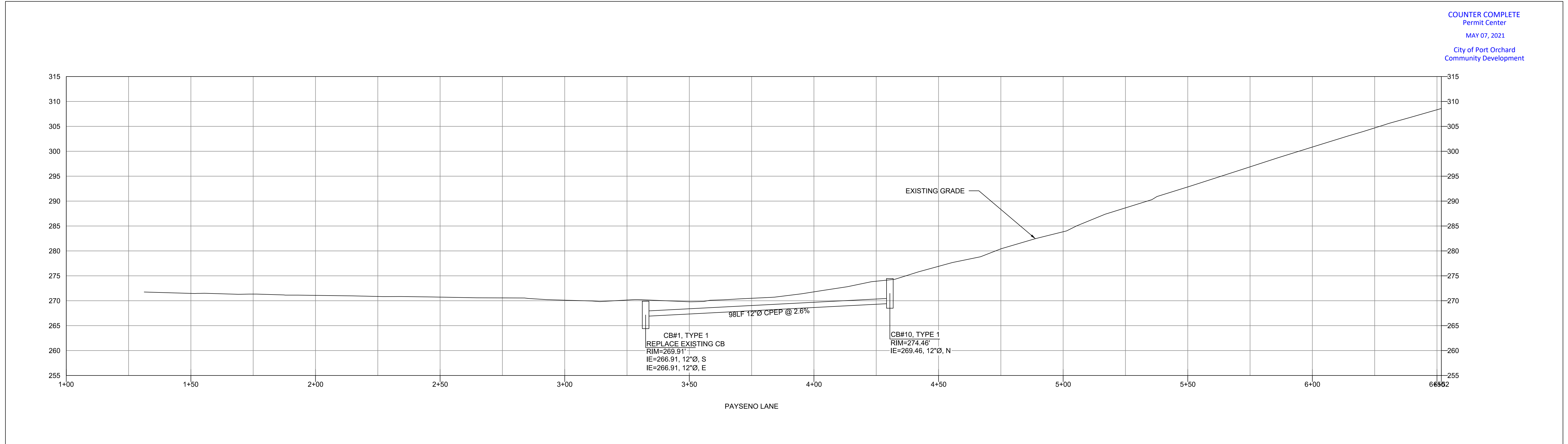
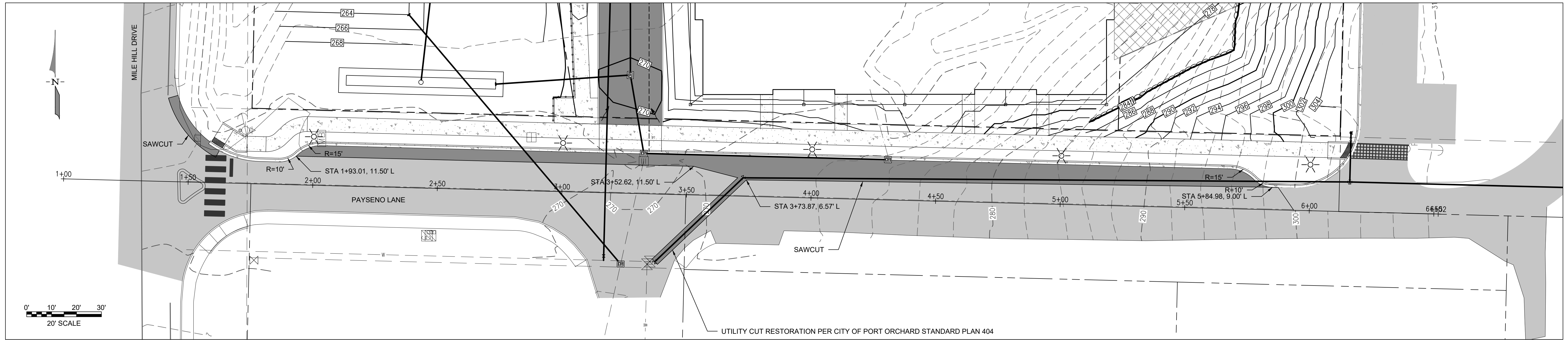
JOB No. **2657** SHT **C14** OF **16** SHTS

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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 PHASE 2

OFFSITE IMPROVEMENTS PLAN AND PROFILE



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 MAY 07, 2021
 City of Port Orchard
 Community Development

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TITLE: **PAYSENO LANE APARTMENTS PHASE 2**
 OFFSITE IMPROVEMENTS PLAN AND PROFILE

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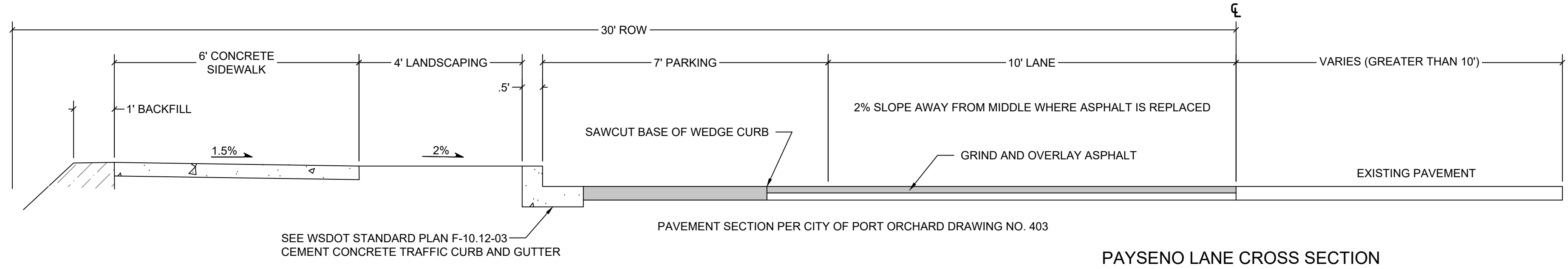
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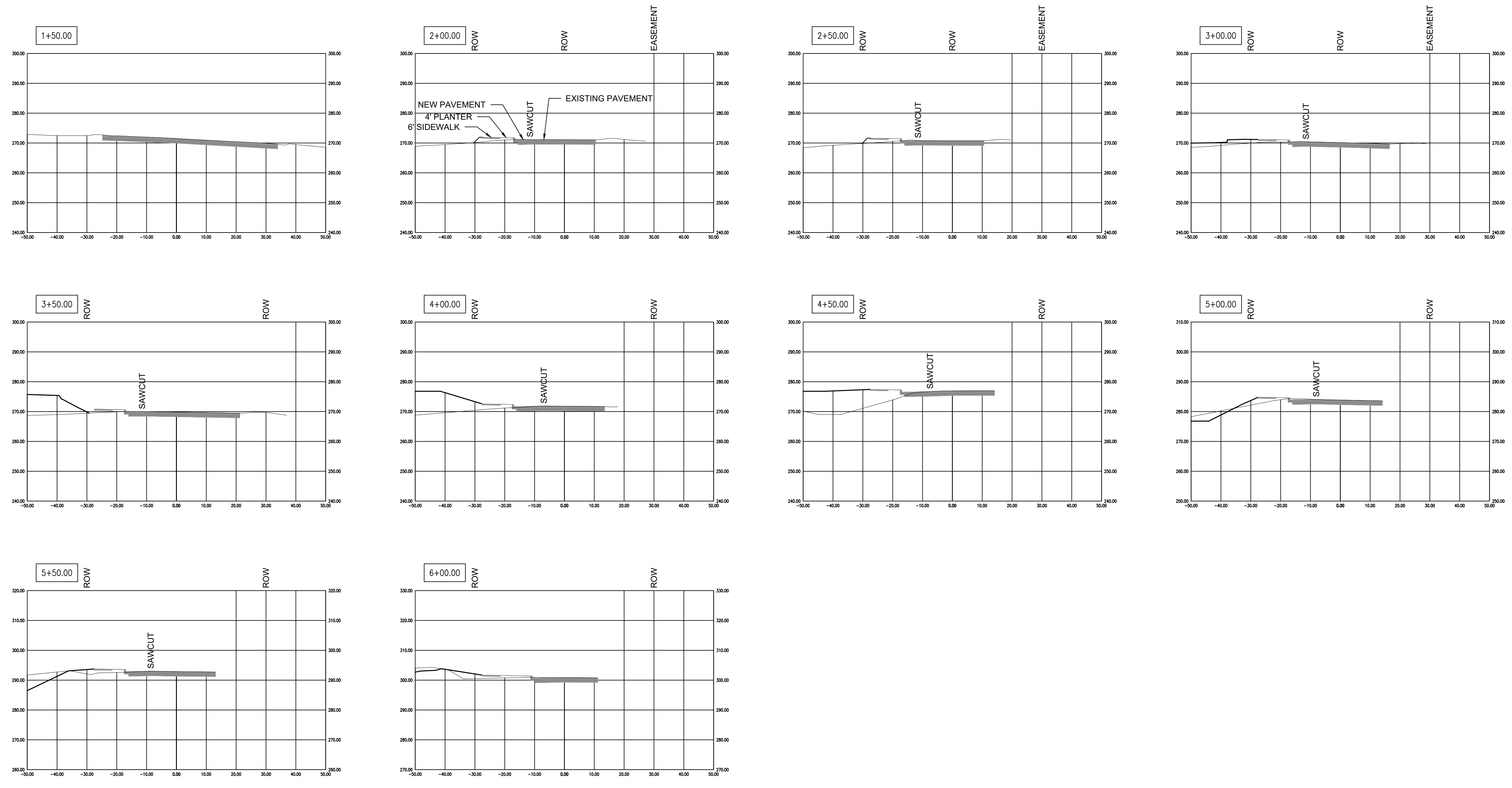
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PAYSENO LANE APARTMENTS PHASE 2

PAYSENO LANE CROSS-SECTIONS



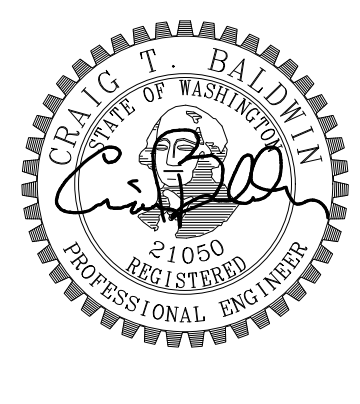
PAYSENO LANE CROSS SECTION



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SCALE	1"=20'					
REV.		DESCRIPTION	DATE	BY	DATE SEALED	4/28/2021



TITLE: **PAYSENO LANE APARTMENTS PHASE 2**
 PAYSENO LANE CROSS-SECTIONS

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