

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.

RIVERSTONE PLAT

A PORTION OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M.

PORT ORCHARD, WASHINGTON

COVER SHEET

COUNTER COMPLETE
Permit Center
JUL 14, 2021
City of Port Orchard
Community Development



1 VICINITY MAP
NTS

LEGAL DESCRIPTION:

352401-4-019-2007:
THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER EXCEPT THE FOLLOWING: BEGINNING AT THE SOUTHEAST QUARTER OF THE ABOVE DESCRIBED PROPERTY; THENCE N88°05'47" W 103.97 FEET ALONG THE SOUTH LINE; THENCE N38°08'10" W 349.05 FEET TO THE WEST LINE; THENCE N01°04'54" E ALONG SAID WEST LINE 126.53 FEET; THENCE S38°08'10" E 513.48 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT ROAD, ALSO EXCEPT THAT PORTION LYING SOUTHWESTERLY OF PORT ORCHARD BYPASS.

4625-000-011-0202:
LOT B SHORT PLAT NO. 6145 RECORDED UNDER AUDITOR FILE NO. 9206100262 & 9206100265. BEING A PORTION OF LOT 11, PORT ORCHARD VILLA TRACTS AS RECORDED IN VOLUME 4 PAGE 100 OF PLATS RECORDS OF KITSAP COUNTY, WASHINGTON.

TAX PARCEL NUMBERS:

352401-4-019-2007
4625-000-011-0202

SHEET INDEX

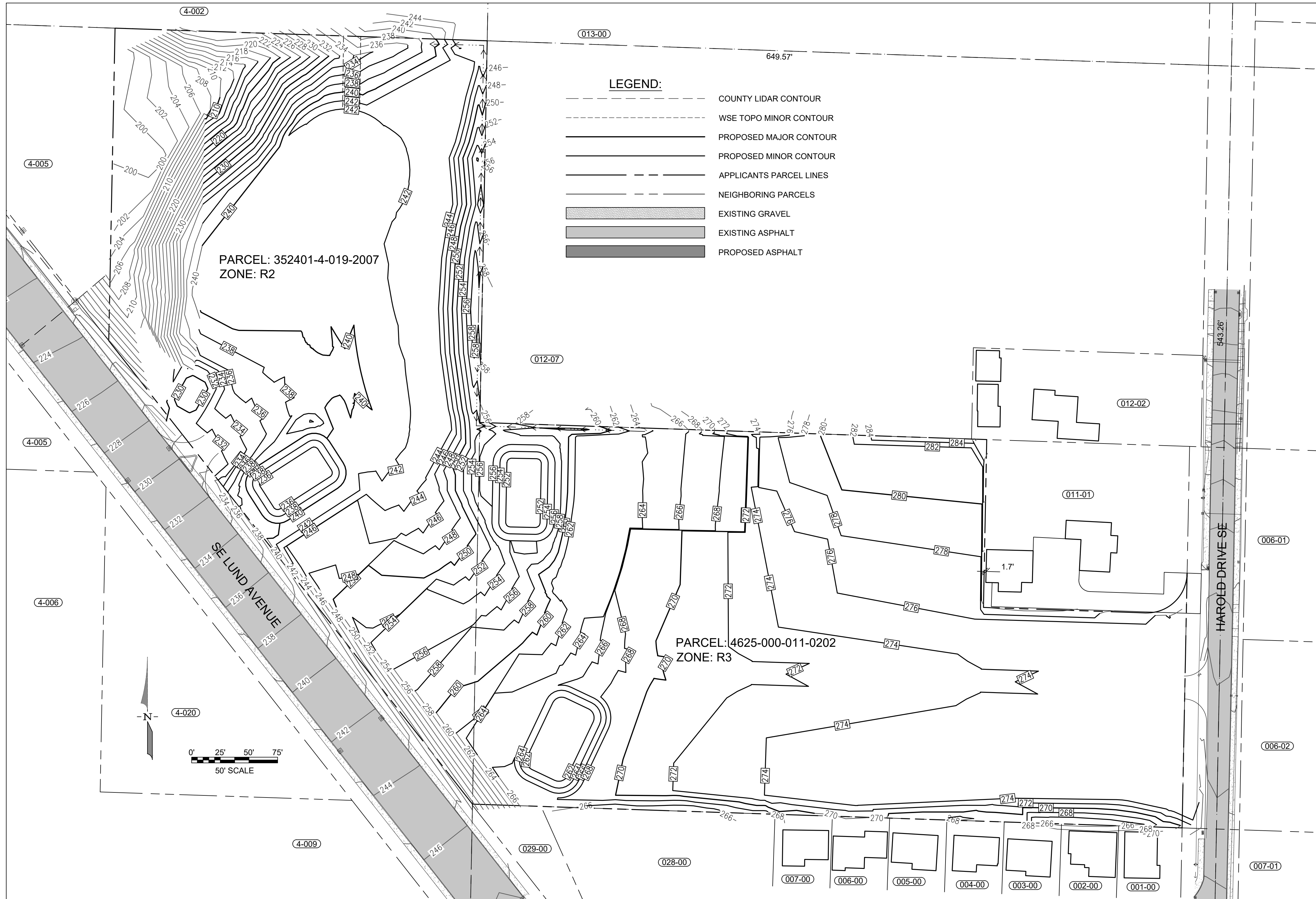
- C1.0 COVER SHEET
- C2.0 FUTURE SITE PLAN & UTILITY OVERLAY
- C2.1 STANDARD NOTES
- C3.0 STORMWATER POLLUTION PREVENTION PLAN
- C3.1 SWPPP DETAILS
- C4.01 GRADING PLAN
- C4.02 GRADING PLAN
- C5.0 ROAD PLAN
- C5.1 ROAD A - ROAD PLAN & PROFILE
- C5.2 ROAD A - ROAD PLAN & PROFILE
- C5.3 ROAD B AND SHARED ACCESS - ROAD PLANS & PROFILES

BENCH MARKS:

BM1 - PKNAIL
N: 195,589.536
E: 1,195,603.220
Z: 276.374
BM2 - HUB & TACK
N: 195,561.999
E: 1,194,735.549
Z: 238.134

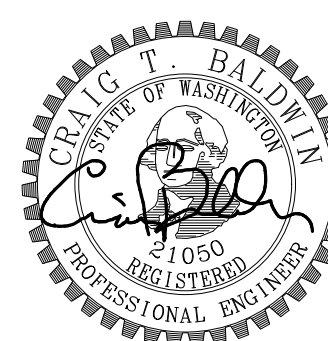
TOPOGRAPHY NOTE:

THE TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED THROUGH FIELD SURVEYS PERFORMED BY WESTSOUND ENGINEERING. ALL DATA PRESENTED IS BASED ON THE NAVD88 DATUM. WASHINGTON STATE PLANE NORTH (NAD83-CORS96 EPOCH 2002.00) BASED ON GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN).



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	35	TWN	24N	R	1E		
SCALE	1"=50'						
REV.	DESCRIPTION	DATE	BY	DATE SEALED	7/9/2021		



TITLE: RIVERSTONE PLAT
COVER SHEET

CLIENT: ANDERSON MORRISON LLC
1004 SE SPENCER AVE
PORT ORCHARD, WA 98367

PW21-046
PW21-047

WestSound Engineering, Inc
ENGINEERING, PLANNING AND SURVEYING

217 S.W. Wilkins Drive
Phone (360) 876-3770
E-mail: wse@wsengineering.com

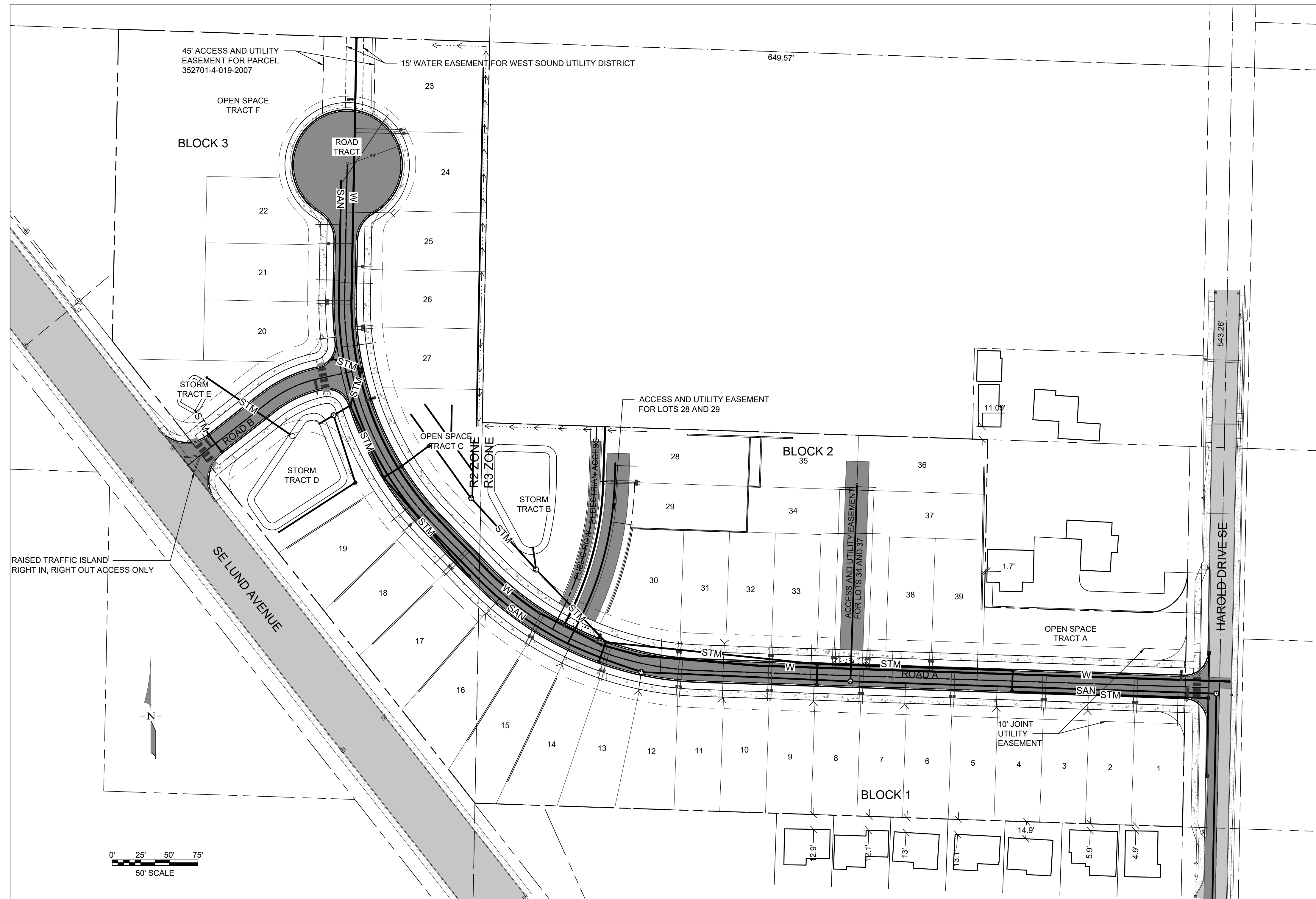
Port Orchard, Wa. 98366
Fax (360) 876-0439
http://www.wsengineering.com

JOB No. **2724** SHT **C1.0** OF **11** SHTS

File: X:\Projects\Active\2702724 - Riverstone Plat\Design\2724-SITE-Covering-Permit.dwg Layout: 1 Date: 07-09-2021 @ 16:24 Login: User

RIVERSTONE PLAT

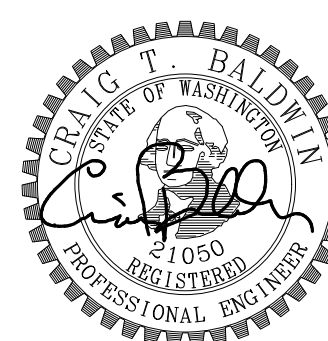
FUTURE SITE PLAN AND UTILITY OVERLAY



COUNTER COMPLETE
Permit Center
JUL 14, 2021
City of Port Orchard
Community Development

File: X:\Projects\active\2020\2724 - Riverstone Plat\Design\2724-SITE-Creating-Permit.dwg Layout: 2 Date: 07/14/2021 @ 10:24 Login: User

DESIGNED BY	CTB					
DRAWN BY	PWB					
CHECKED BY	CTB					
SEC	35	TWN	24N	R	1E	
SCALE	1"=50'					
REV.		DESCRIPTION	DATE	BY	DATE SEALED	7/9/2021



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FUTURE SITE PLAN AND UTILITY OVERLAY

CLIENT: ANDERSON MORRISON LLC
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WSE WestSound Engineering, Inc
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E-mail: wse@wsengineering.com http://www.wsengineering.com

JOB No. **2724** SHT **C2.0** OF **11** SHTS

RIVERSTONE PLAT

STANDARD NOTES

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.

1 GENERAL NOTES

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.

2 DRAINAGE NOTES

EROSION AND SEDIMENT CONTROL NOTES:

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

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

3 EROSION AND SEDIMENT CONTROL NOTES

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.

4 STRUCTURAL NOTES

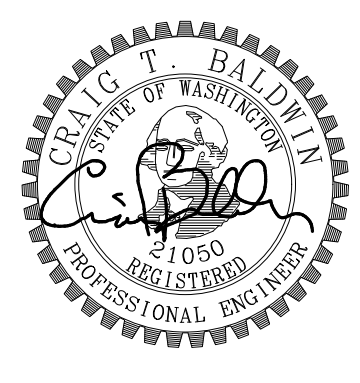
RECOMMENDED CONSTRUCTION SEQUENCE:

- 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.

5 RECOMMENDED CONSTRUCTION SEQUENCE

COUNTER COMPLETE
Permit Center
JUL 14, 2021
City of Port Orchard
Community Development

DESIGNED BY	CTB						
DRAWN BY	PWB						
CHECKED BY	CTB						
SEC	35	TWN	24N	R	1E		
SCALE		REV.		DESCRIPTION		DATE	BY
						DATE SEALED	7/9/2021



TITLE
RIVERSTONE PLAT
STANDARD NOTES

CLIENT
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PORT ORCHARD, WA 98367

PW21-046
PW21-047

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ENGINEERING, PLANNING AND SURVEYING

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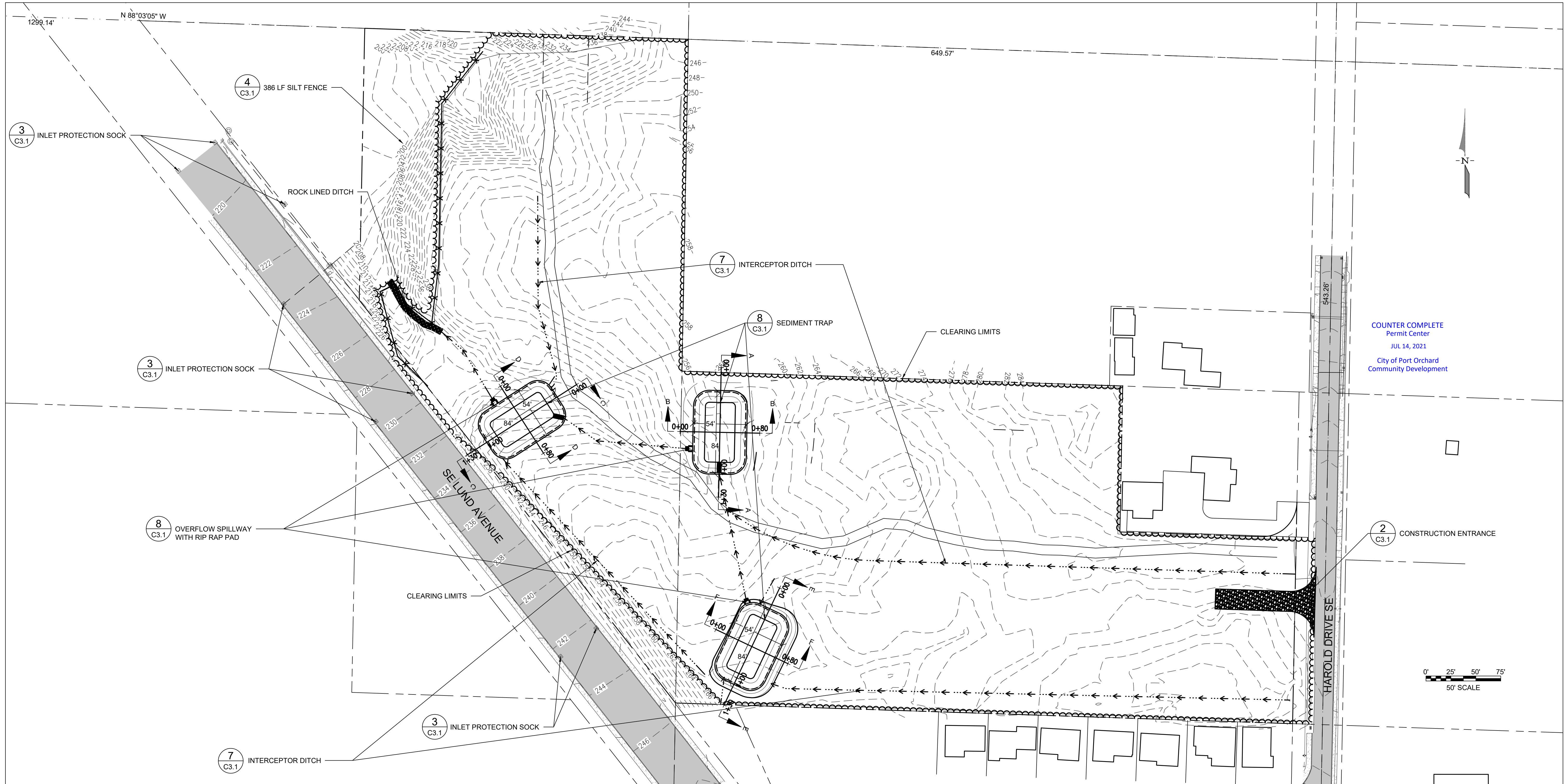
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Fax (360) 876-0439
http://www.wsengineering.com

JOB No. **2724** SHT **C2.1** OF **11** 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.

RIVERSTONE PLAT

SWPPP



COUNTER COMPLETE
 Permit Center
 JUL 14, 2021
 City of Port Orchard
 Community Development

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	35	TWN	24N	R	1E
SCALE	1"=50'	REV.		DATE	BY
				DATE SEALED	7/9/2021



TITLE: RIVERSTONE PLAT SWPPP
 CLIENT: ANDERSON MORRISON LLC
 1004 SE SPENCER AVE
 PORT ORCHARD, WA 98367
 PW21-046
 PW21-047



217 S.W. Wilkins Drive
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JOB No. 2724 SHT C3.0 OF 11 SHTS

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RIVERSTONE PLAT

SWPPP NOTES

TESC MAINTENANCE REQUIREMENTS:

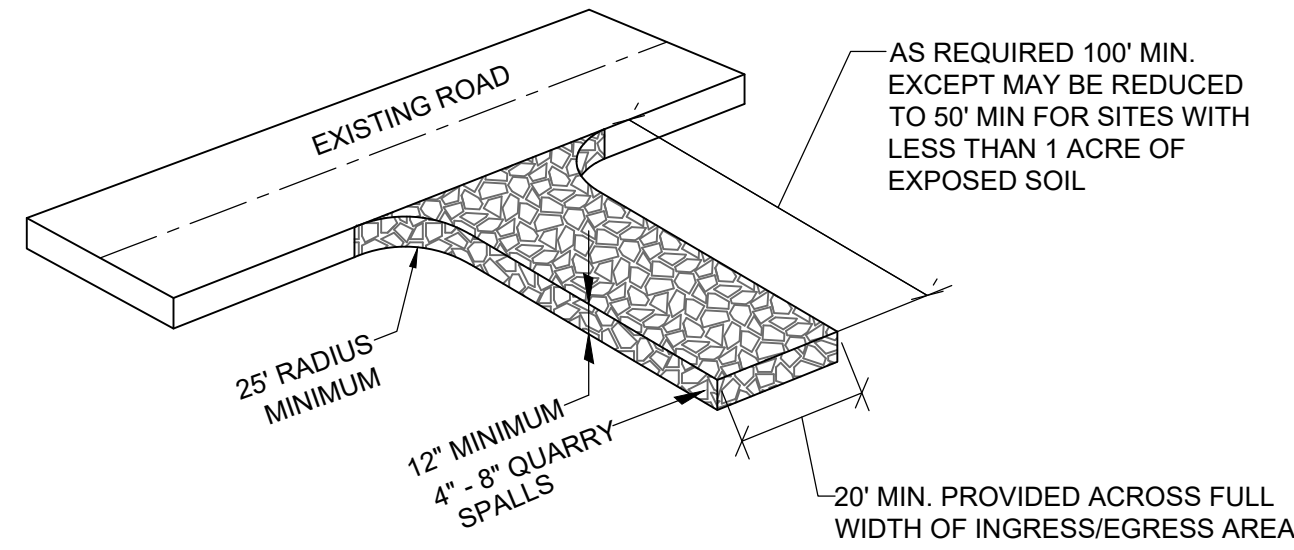
1. EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND DAILY DURING PROLONGED RAINFALL.
2. NECESSARY REPAIRS OR REPLACEMENT OF FACILITIES SHALL BE ACCOMPLISHED PROMPTLY.
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR WHEN THE LEVEL OF DEPOSITION 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

OWNER: GARY ANDERSON
 NAME: GARY ANDERSON
 ADDRESS: 1004 SPENCER AVENUE
 CITY, STATE, ZIP: PORT ORCHARD, WA 98367
 PHONE: 360-731-3739

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

1 TESC MAINTENANCE REQUIREMENTS

NTS

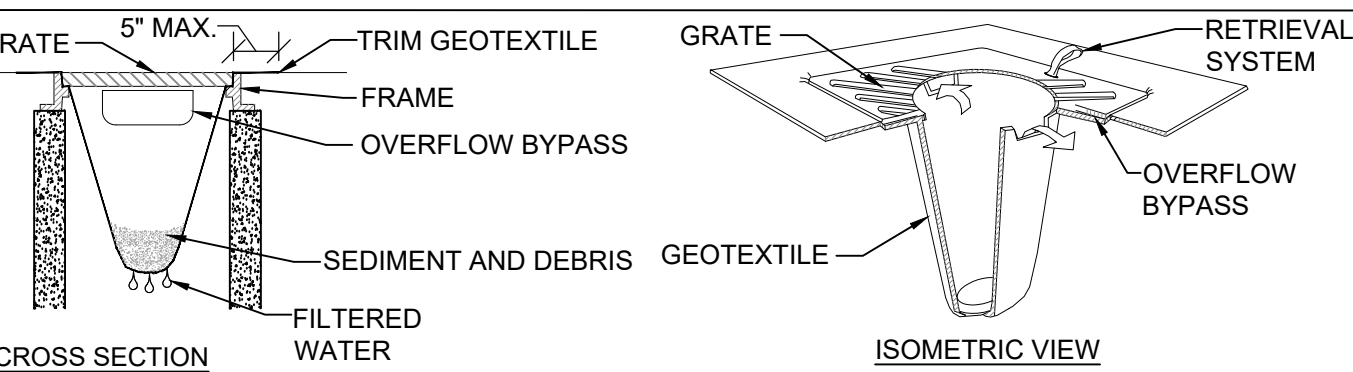


NOTES:

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 ABL.
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.

2 TEMPORARY CONSTRUCTION ENTRANCE

NTS



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.

3 INLET PROTECTION SOCK DETAIL

NTS

SEEDING:

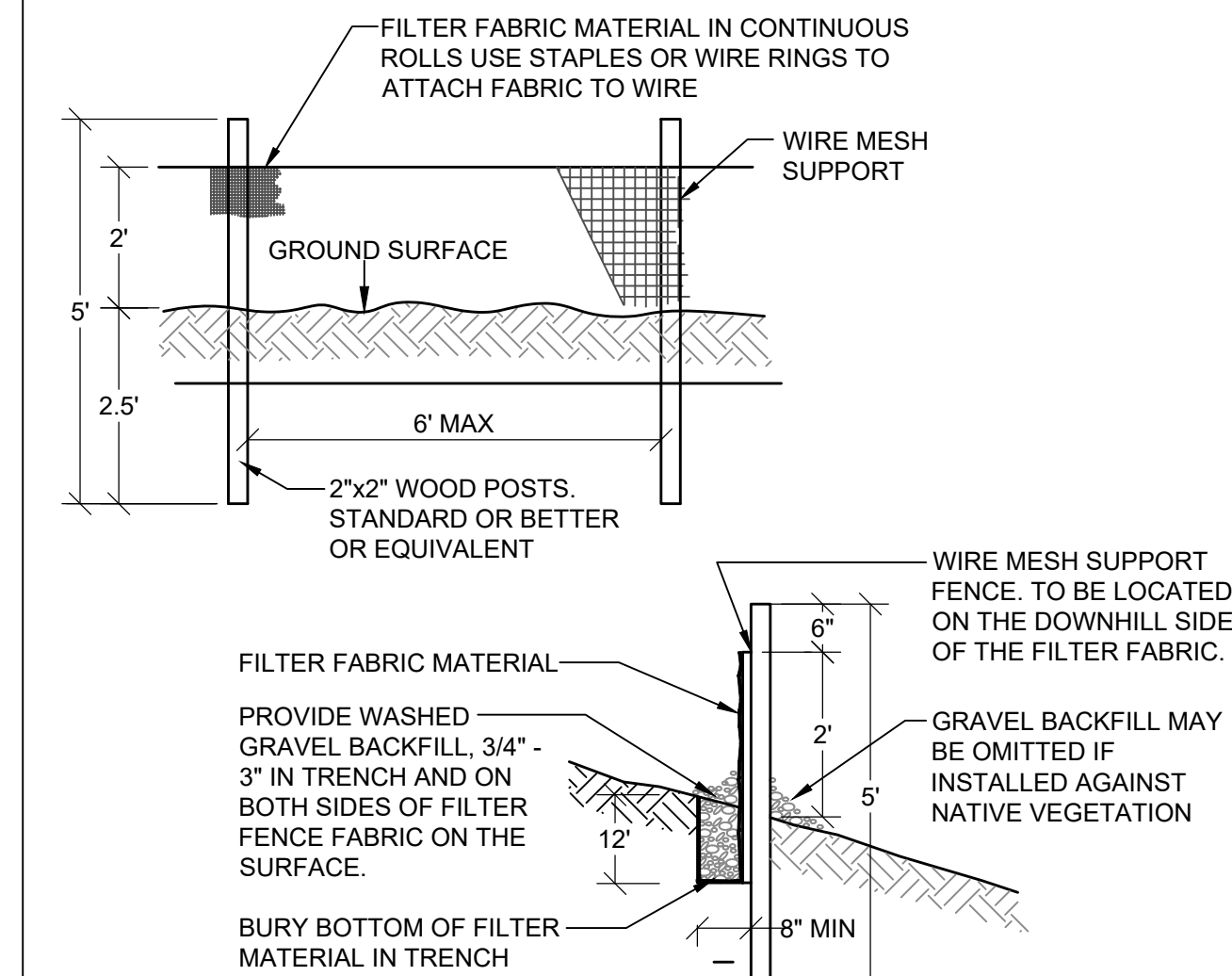
1. SEED MIXTURE SHALL BE 10% REDTOP, 40% ANNUAL RYE, 40% CHEWING FESCUE, AND 10% WHITE DUTCH CLOVER
2. SEED BEDS PLANTED BETWEEN MAY 1 AND OCTOBER 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
3. FOR SEED BEDS PLANTED BETWEEN OCTOBER 31 AND APRIL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

5 SEEDING NOTES

NTS

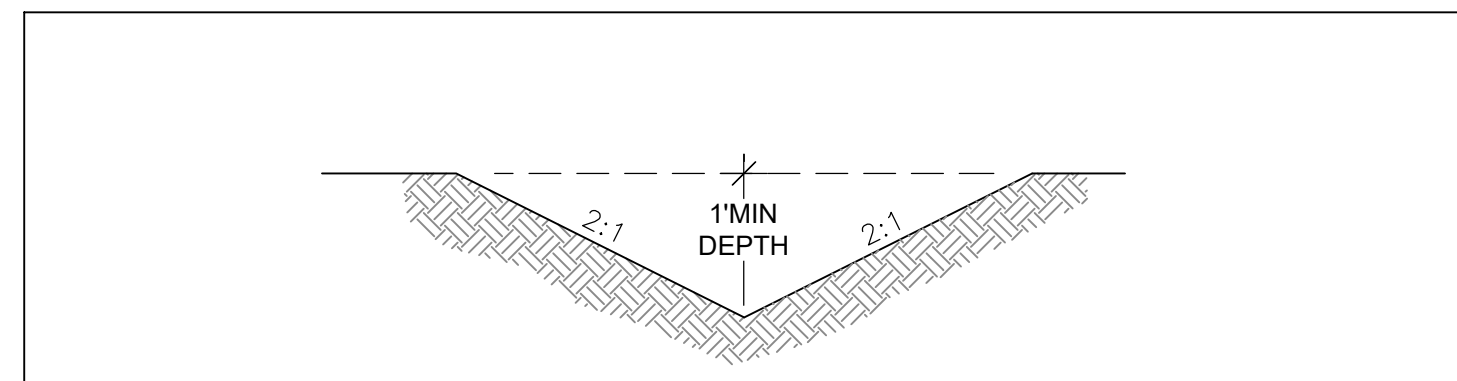
SILT FENCE NOTES:

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

NTS



1. SEED BOTTOM AND SIDE SLOPES WITH GRASS AS OUTLINED IN TEMPORARY AND PERMANENT HYDROSEEDING NOTES. CHANNELS HAVING A FLOWLINE SLOPE OF 6% OR GREATER SHALL BE ROCK-LINED WITH RIPRAP.
2. MINIMUM OF 1% SLOPE WITH POSITIVE DRAINAGE TO THE CATCH BASIN.
3. INSPECT AFTER EVERY MAJOR STORM EVENT AND REPAIR AS NECESSARY.

7 INTERCEPTOR DITCH

NTS

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SCALE	35 TWIN 24N R 1E					
REV.		DESCRIPTION	DATE	BY	DATE SEALED	7/9/2021

MULCHING

1. PREPARE SOIL AS FOR SEEDING
2. APPLY PER TABLE BELOW
3. NETS AND MATS SHALL BE USED IN CONJUNCTION WITH MULCH ON SLOPES STEEPER THAN 2:1
4. WOOD FIBER CELLULOSE BLANKETS ARE CONSIDERED PROTECTIVE MULCHES AND CAN BE USED ALONE ON ERODIBLE SOILS AND DURING ALL TIMES OF THE YEAR.
5. USE HAY OR STRAW WHERE MULCH EFFECT IS TO BE MAINTAINED FOR MORE THAN 3 MONTHS.
6. 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
7. 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.
8. GRAVEL, CRUSHED STONE OR SLAG IS TO BE USED ON SHORT SLOPES AND AROUND WOODY PLANTS AND ORNAMENTALS. USE WHERE SUBJECT TO FOOT TRAFFIC.
9. CORN STALKS SHREDDED INTO 4 - 6" LENGTHS MAY BE USED AS GENERAL MULCH.
10. WOOD CHIPS MAY BE USED AS GENERAL MULCH ON SLOPES LESS THAN 6%.
11. BARK CHIPS/SHREDDED BARK MAY BE USED AS GENERAL MULCH ON SLOPES LESS THAN 6%. AVOID TILLING BARK OR SAWDUST INTO SOIL.

PROCEDURES:

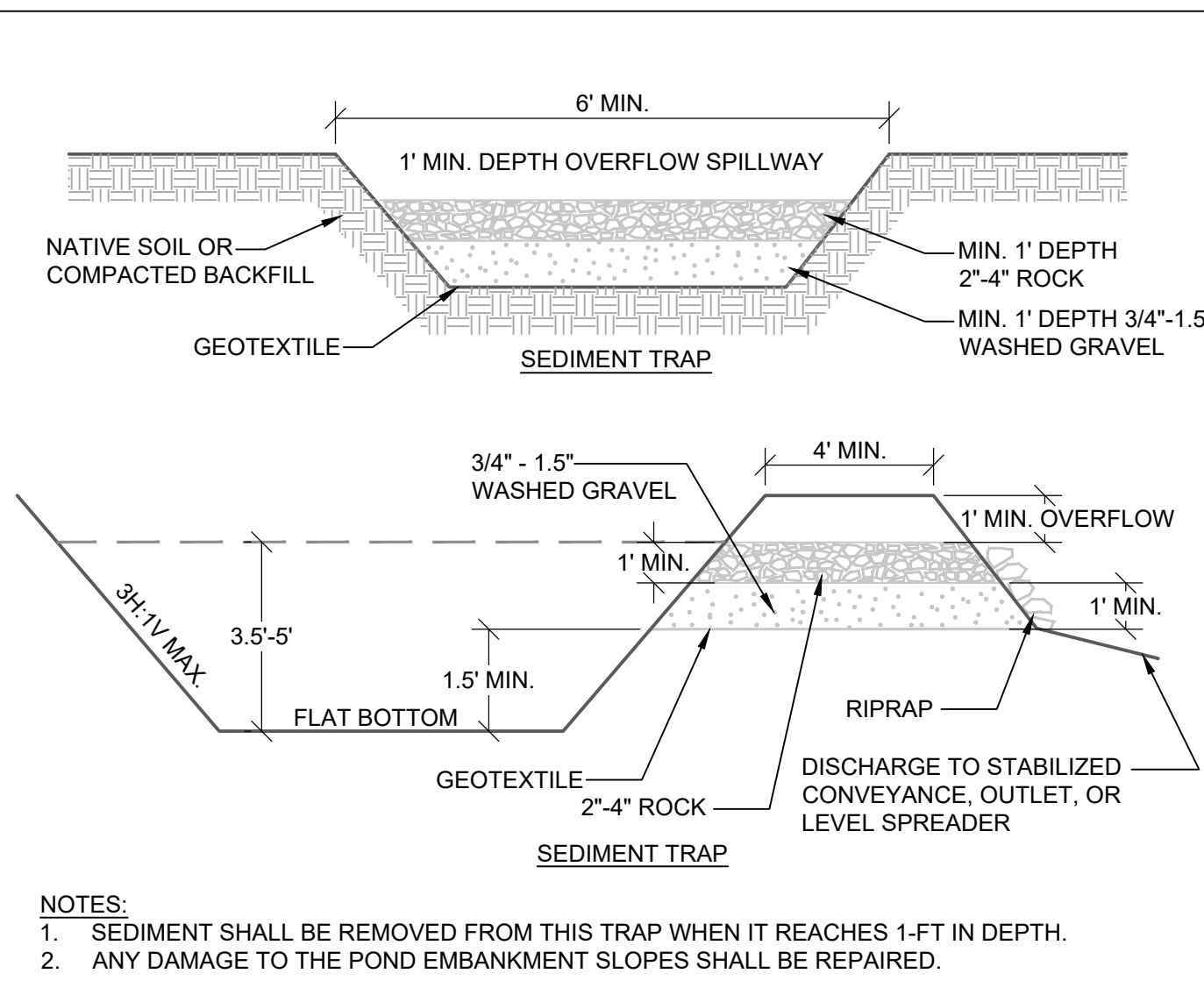
1. MULCHES SHOULD BE USED FOLLOWING TEMPORARY OR PERMANENT SEEDING.
2. MULCHING SHOULD IMMEDIATELY FOLLOW SEEDING IN AREAS WITH SLOPES STEEPER THAN 2:1.
3. MULCHES SHOULD BE USED IN CLEARED AREAS THAT CANNOT BE IMMEDIATELY SEEDED.
4. MULCHES SHOULD BE USED ON EXPOSED SOILS (INCLUDING STOCKPILES WHICH ARE NOT FINAL GRADED WITHIN 15 DAYS) UNLESS COVERED WITH PLASTIC SHEETING.
5. 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

6 MULCHING

NTS

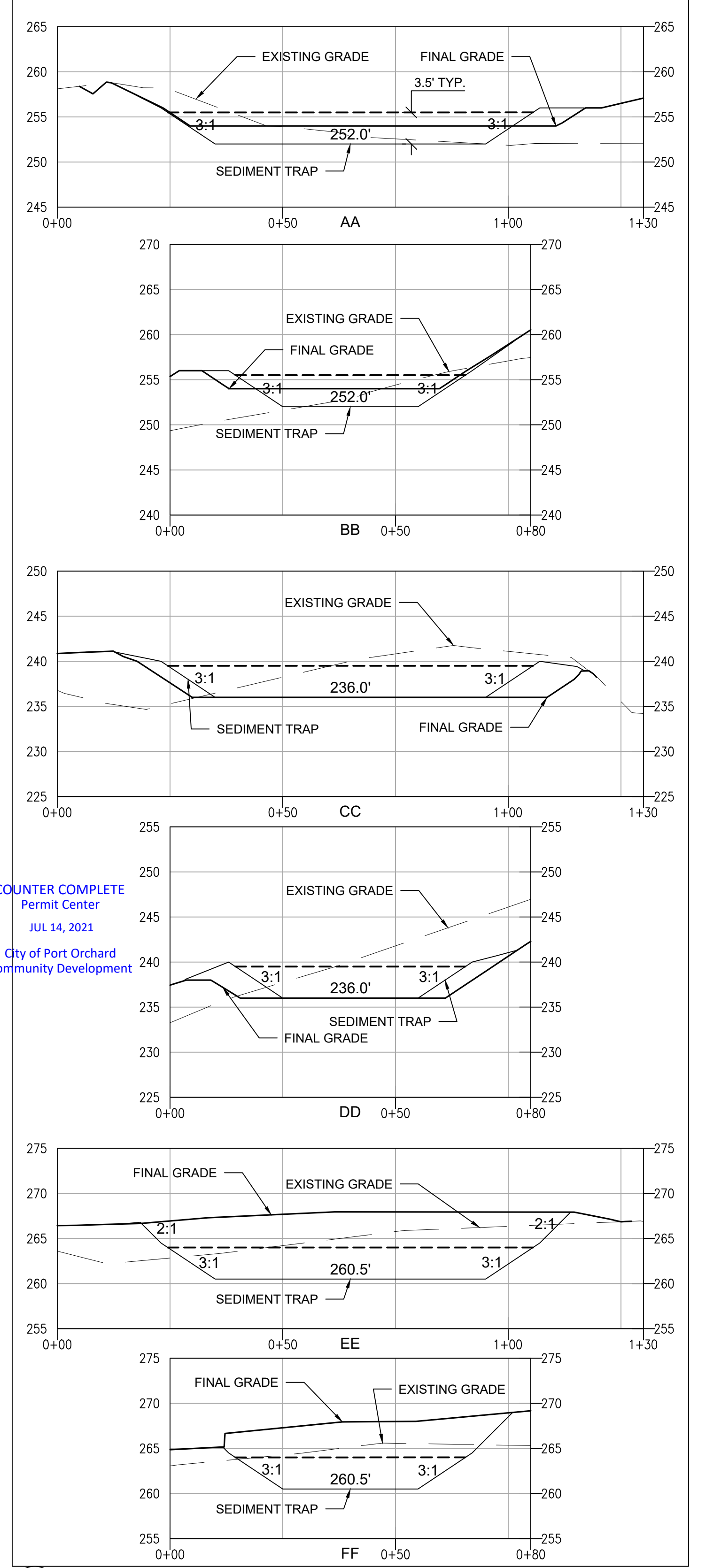


NOTES:

1. SEDIMENT SHALL BE REMOVED FROM THIS TRAP WHEN IT REACHES 1-FT IN DEPTH.
2. ANY DAMAGE TO THE POND EMBANKMENT SLOPES SHALL BE REPAIRED.

8 SEDIMENT TRAP

NTS

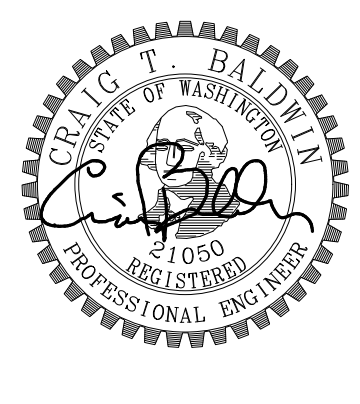


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 JUL 14, 2021
 City of Port Orchard
 Community Development

9 TEMPORARY SEDIMENT TRAP CROSS-SECTIONS

NTS

TITLE: RIVERSTONE PLAT SWPPP
 CLIENT: ANDERSON MORRISON LLC
 1004 SE SPENCER AVE
 PORT ORCHARD, WA 98367



WSE WestSound Engineering, Inc
 ENGINEERING, PLANNING AND SURVEYING

217 S.W. Wilkins Drive
 Phone (360) 876-3770
 E-mail: wse@wsengineering.com

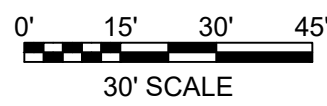
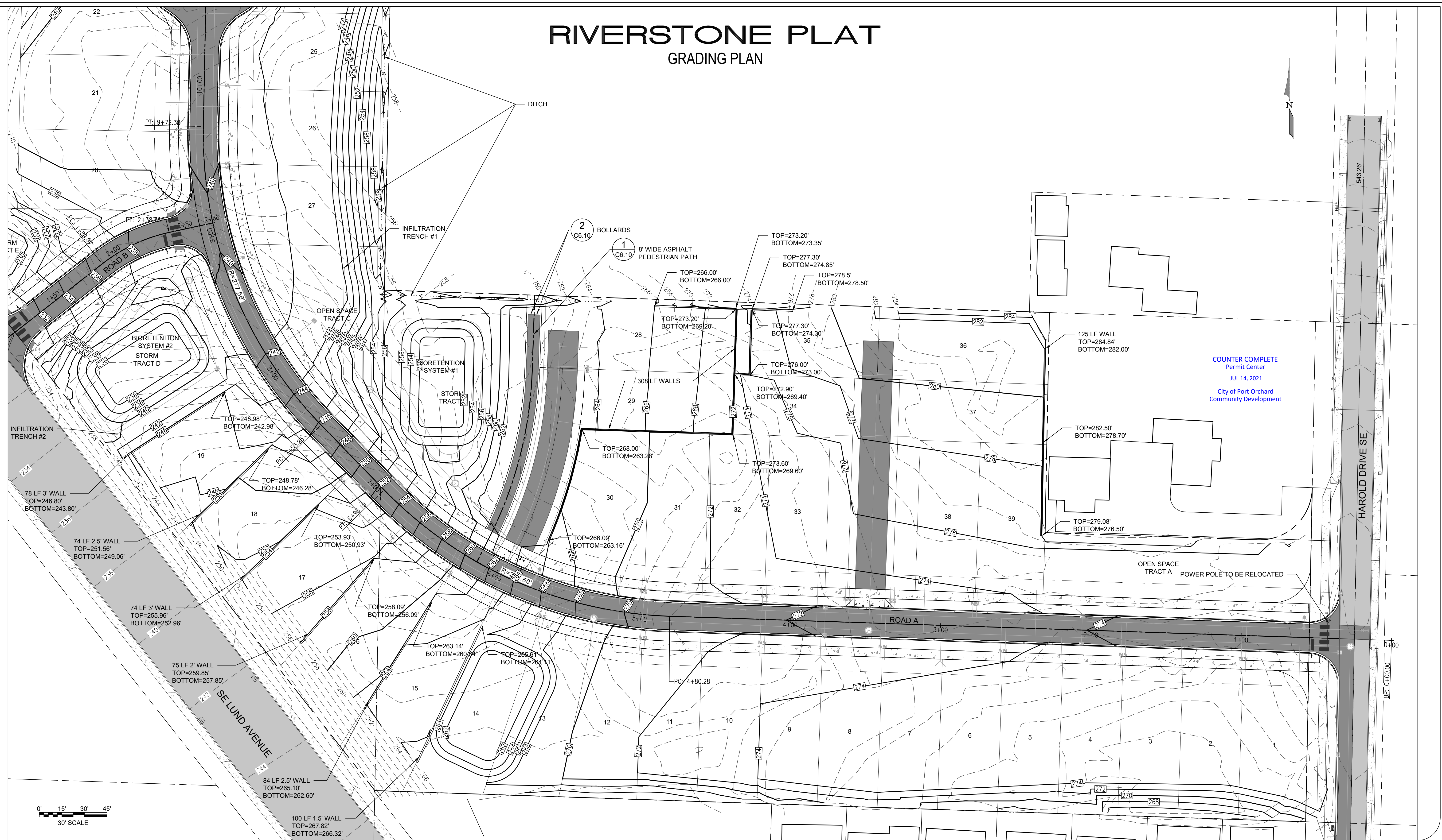
Port Orchard, Wa. 98366
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 http://www.wsengineering.com

PW21-046
 PW21-047

JOB No. 2724 SHT C31 OF 11 SHTS

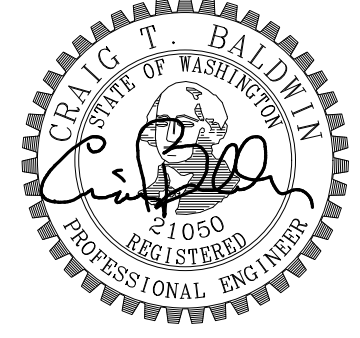
RIVERSTONE PLAT

GRADING PLAN



MONUMENT REMOVAL PERMIT PROCESS
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DESIGNED BY	CTB
DRAWN BY	PWB
CHECKED BY	CTB
SEC	35 TWN 24N R 1E
SCALE	1"=30'
REV.	
DESCRIPTION	
DATE	
BY	
DATE SEALED	7/9/2021



TITLE: RIVERSTONE PLAT GRADING PLAN
 CLIENT: ANDERSON MORRISON LLC
 1004 SE SPENCER AVE
 PORT ORCHARD, WA 98367

WSE WestSound Engineering, Inc
 ENGINEERING, PLANNING AND SURVEYING

217 S.W. Wilkins Drive
 Phone (360) 876-3770
 E-mail: wse@wsengineering.com

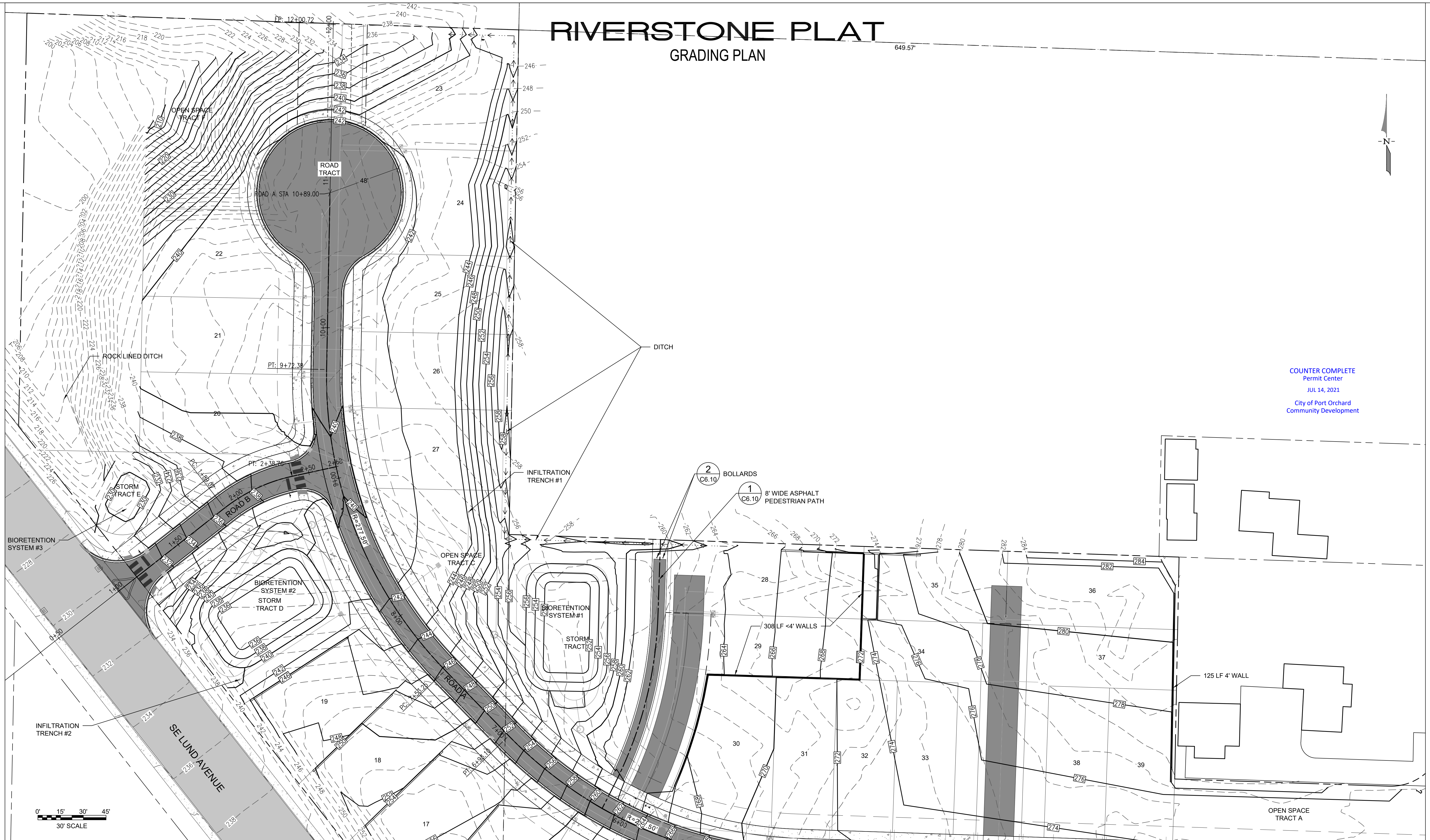
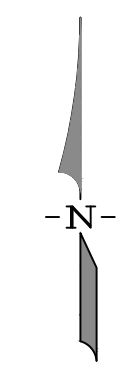
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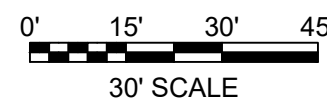
RIVERSTONE PLAT

GRADING PLAN

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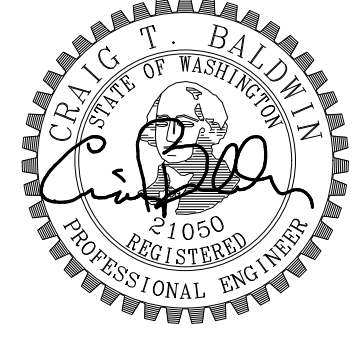


COUNTER COMPLETE
Permit Center
JUL 14, 2021
City of Port Orchard
Community Development



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DESIGNED BY	CTB	REV.	DESCRIPTION	DATE	BY
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SEC	35	TWN	24N	R	1E
SCALE	1"=30'				
DATE SEALED	7/9/2021				



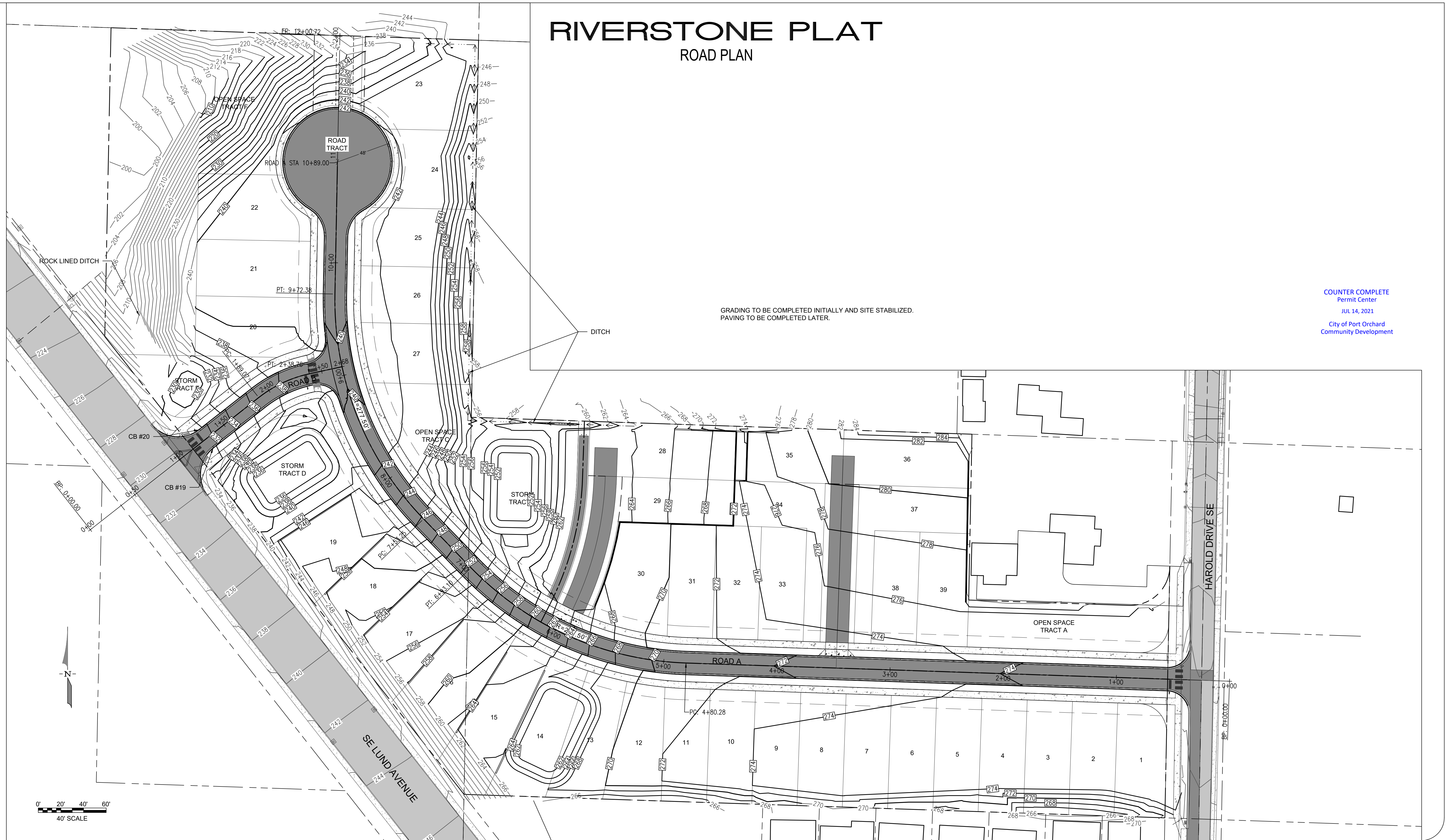
TITLE: RIVERSTONE PLAT GRADING PLAN
CLIENT: ANDERSON MORRISON LLC
1004 SE SPENCER AVE
PORT ORCHARD, WA 98367
PW21-046
PW21-047

WSE WestSound Engineering, Inc
ENGINEERING, PLANNING AND SURVEYING
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JOB No. **2724** SH. **C4.02** OF **11** SHTS

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RIVERSTONE PLAT

ROAD PLAN

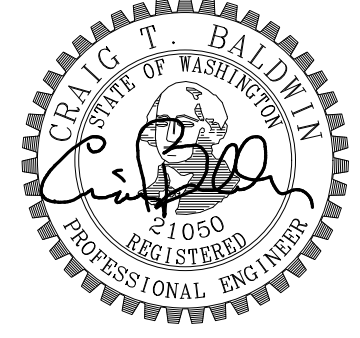


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CHECKED BY CTB
SEC 35 TWN 24N R 1E
SCALE 1"=40'

REV.	DESCRIPTION	DATE	BY



TITLE RIVERSTONE PLAT ROAD PLAN
CLIENT ANDERSON MORRISON LLC
1004 SE SPENCER AVE
PORT ORCHARD, WA 98367
PW21-046
PW21-047

WSE WestSound Engineering, Inc
ENGINEERING, PLANNING AND SURVEYING

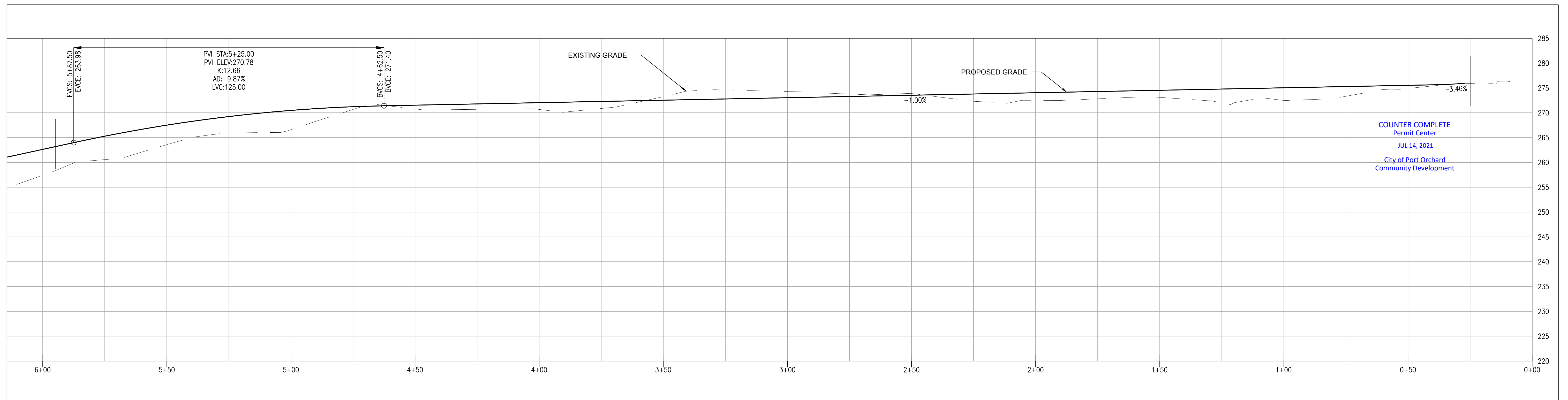
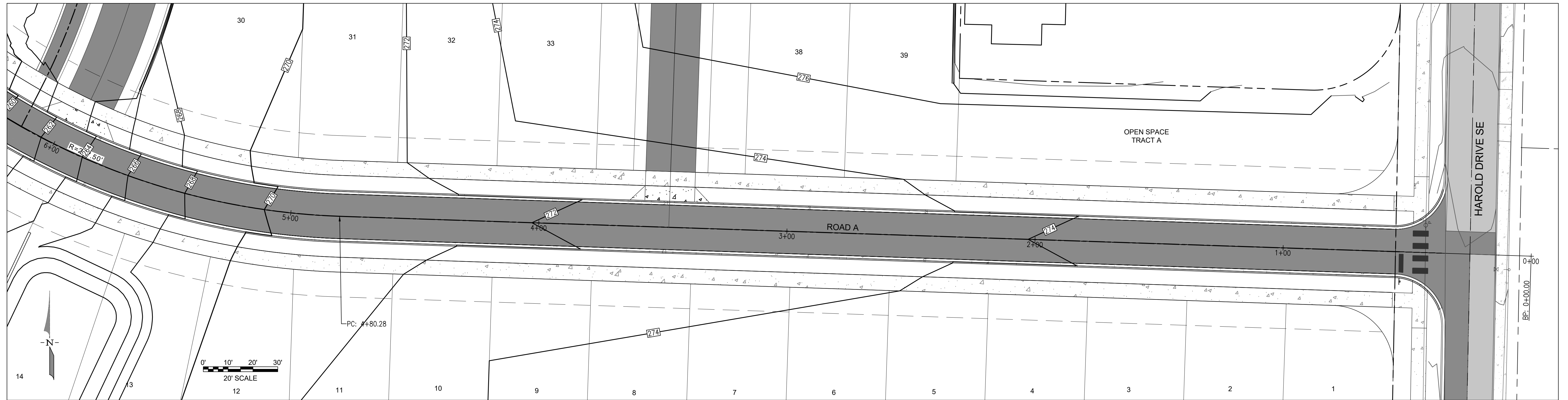
217 S.W. Wilkins Drive Port Orchard, Wa. 98366
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E-mail: wse@wsengineering.com http://www.wsengineering.com

JOB No. 2724 SHT C5.0 OF 11 SHTS

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RIVERSTONE PLAT

ROAD A - ROAD PLAN AND PROFILE



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City of Port Orchard
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DRAWN BY	PWB
CHECKED BY	CTB
SEC	35 TWN 24N R 1E
SCALE	H: 1"=20', V: 1"=10'
REV.	DESCRIPTION
DATE	BY
DATE SEALED	7/9/2021



TITLE: RIVERSTONE PLAT
ROAD A - ROAD PLAN AND PROFILE

CLIENT: ANDERSON MORRISON LLC
1004 SE SPENCER AVE
PORT ORCHARD, WA 98367

PW21-046
PW21-047

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ENGINEERING, PLANNING AND SURVEYING

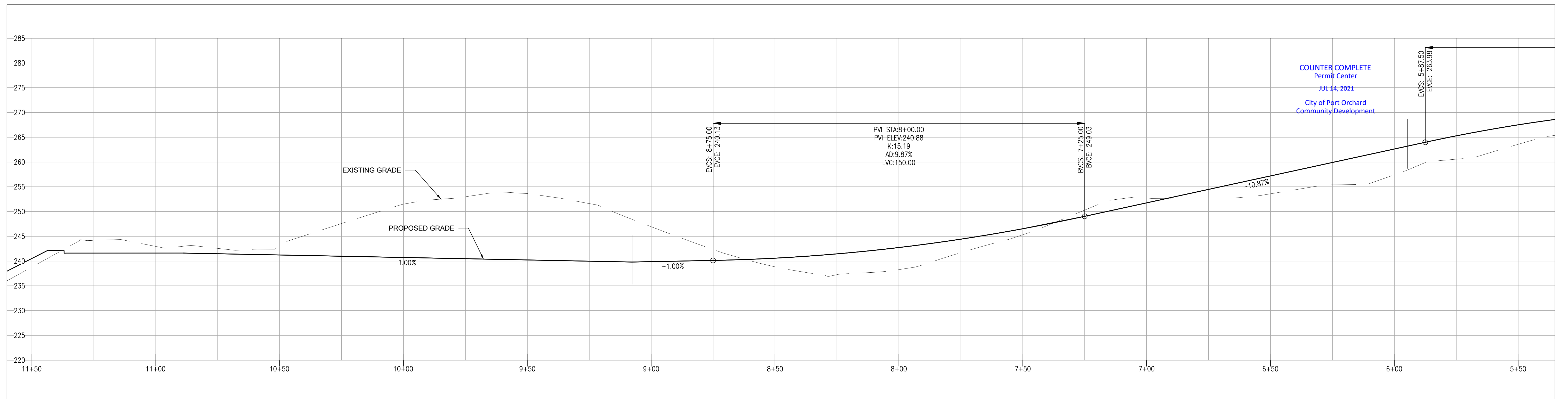
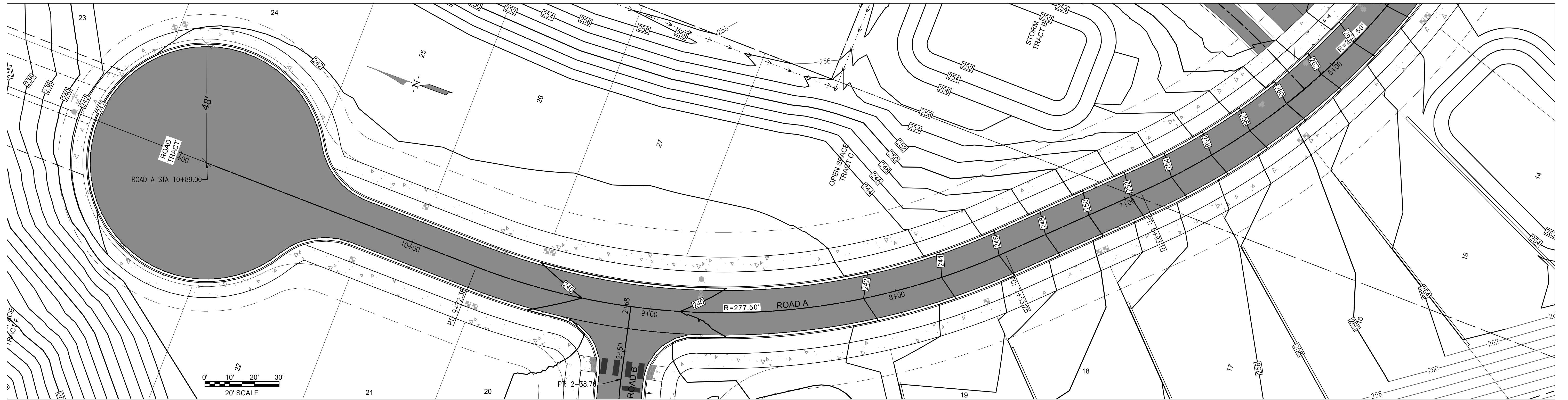
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Fax (360) 876-0439
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JOB No. 2724 SHT C51 OF 11 SHTS

RIVERSTONE PLAT

ROAD A - ROAD PLAN AND PROFILE



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

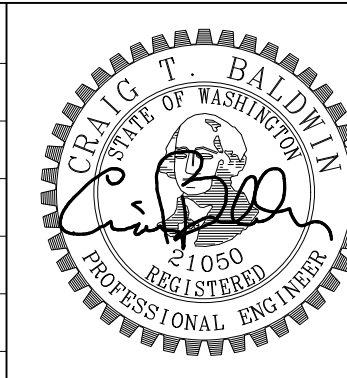
DRAWN BY PWB

CHECKED BY CTB

SEC 35 TWN 24N R 1E

SCALE H: 1"=20', V: 1"=10'

REV.	DESCRIPTION	DATE	BY



DATE SEALED 7/9/2021

TITLE
RIVERSTONE PLAT
ROAD A - ROAD PLAN AND PROFILE

CLIENT
ANDERSON MORRISON LLC
1004 SE SPENCER AVE
PORT ORCHARD, WA 98367

PW21-046
PW21-047

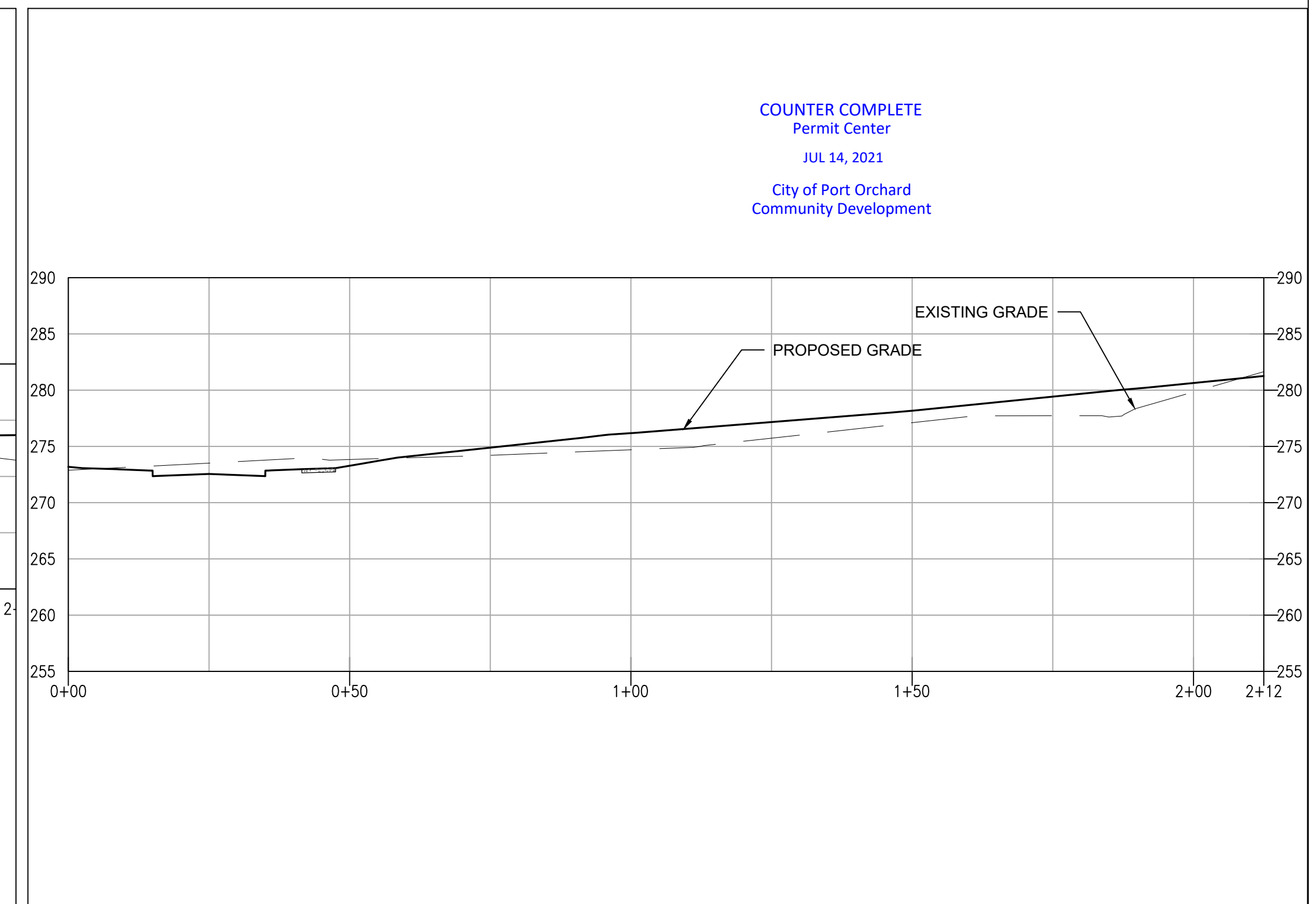
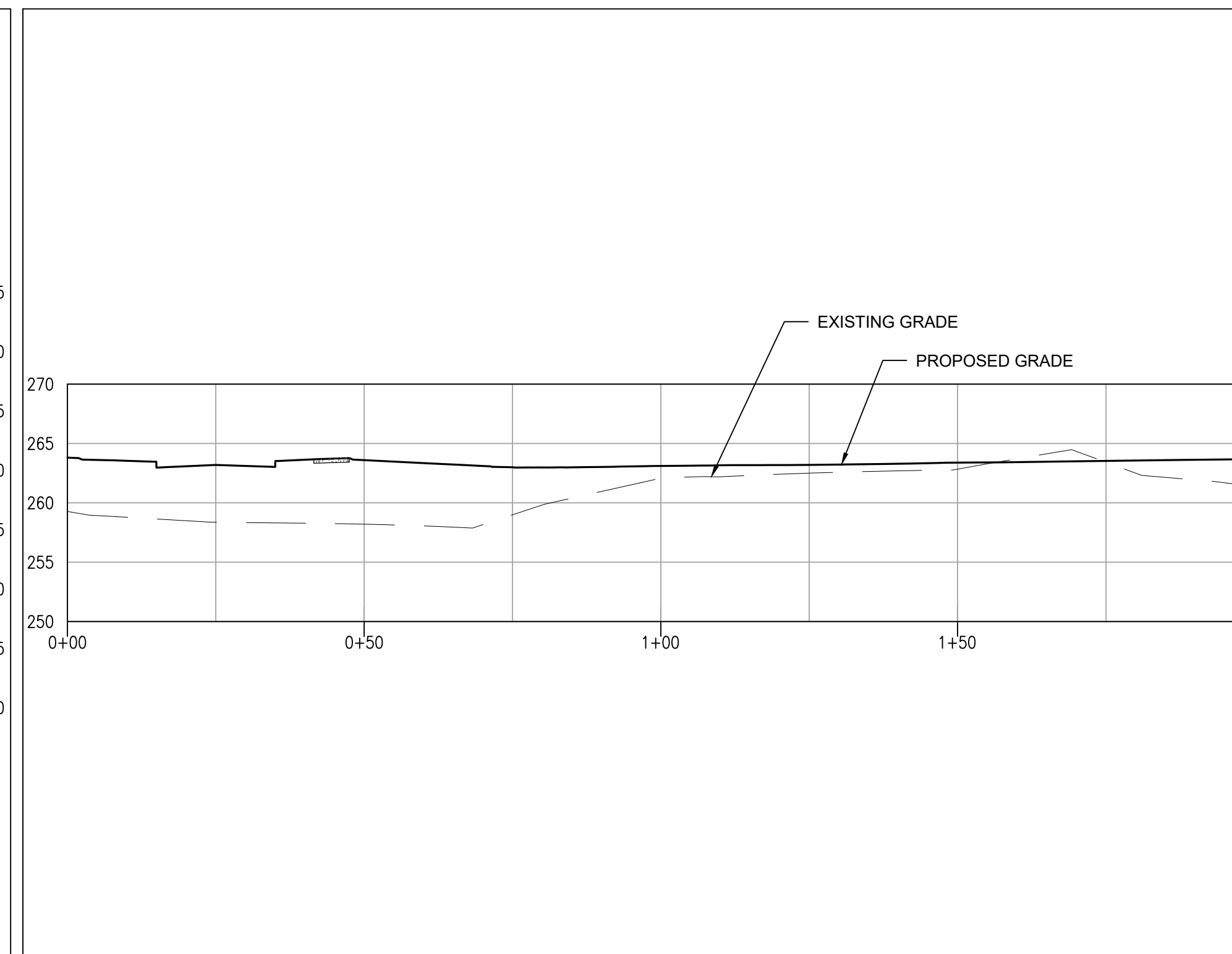
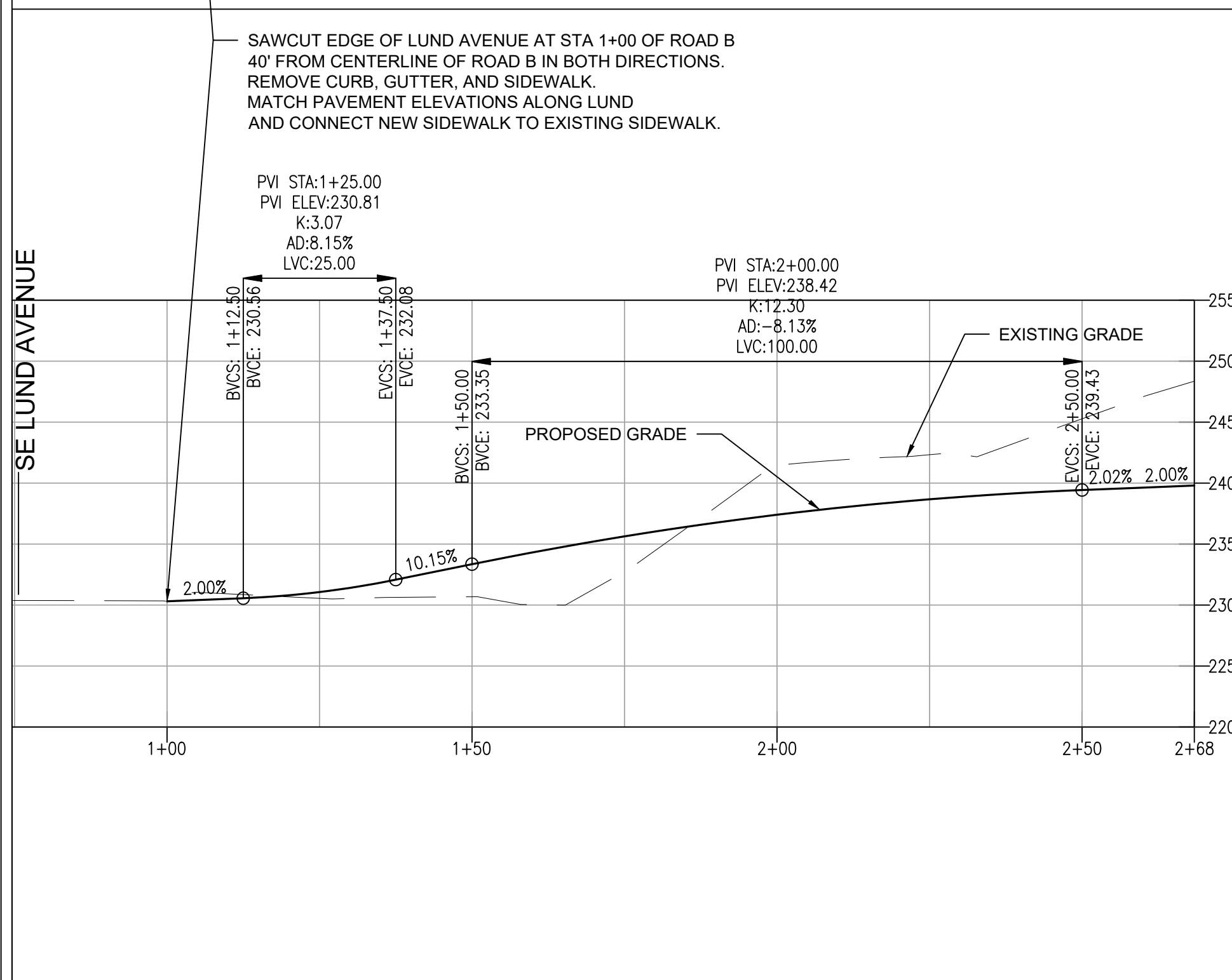
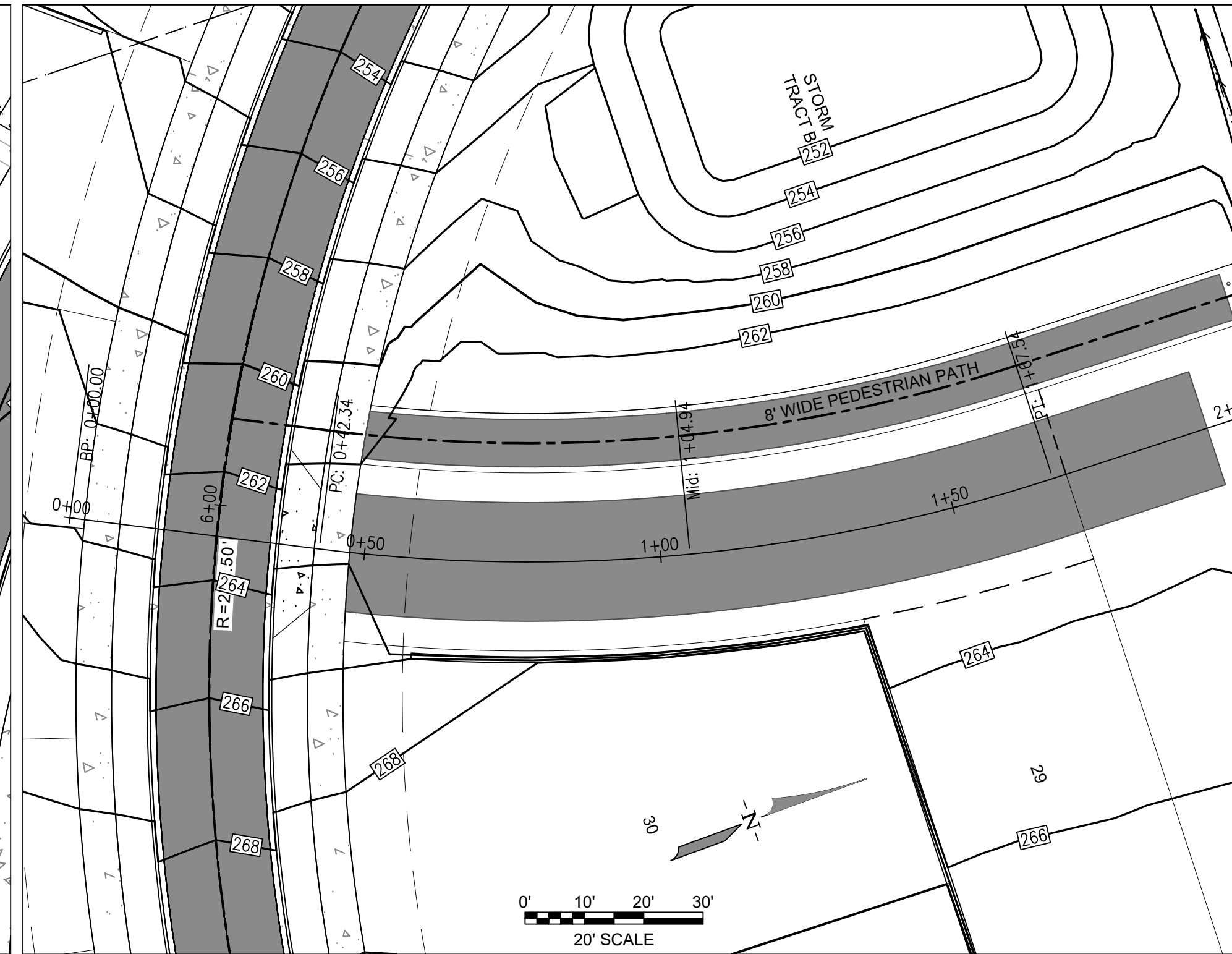
WSE WestSound Engineering, Inc
ENGINEERING, PLANNING AND SURVEYING

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

JOB No. 2724 SHT C5.2 OF 11 SHTS

RIVERSTONE PLAT

ROAD B AND SHARED ACCESS - ROAD PLANS AND PROFILES



COUNTER COMPLETE
Permit Center
JUL 14, 2021
City of Port Orchard
Community Development

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	35	TWN	24N	R	1E
SCALE	H: 1"=20', V: 1"=10'				
REV.		DESCRIPTION		DATE	BY
				DATE SEALED	7/9/2021



TITLE
RIVERSTONE PLAT
ROAD B AND SHARED ACCESS
ROAD PLANS AND PROFILES

CLIENT
ANDERSON MORRISON LLC
1004 SE SPENCER AVE
PORT ORCHARD, WA 98367

PW21-046
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JOB No. **2724** SHT **C5.3** OF **11** SHTS