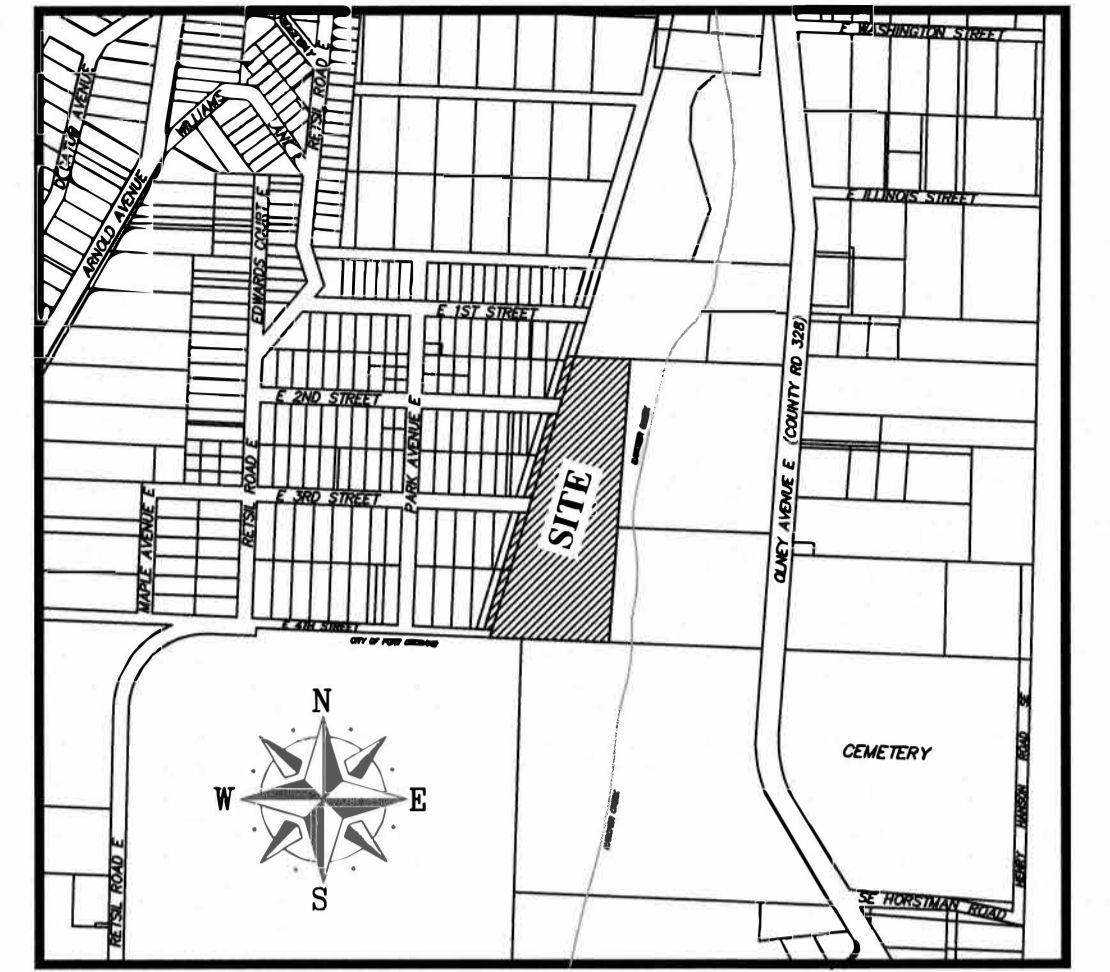


CODY LANDING PRELIMINARY PLAT

RECEIVED
Permit Center
JUL 06, 2021
City of Port Orchard
Community Development



VICINITY MAP

PORTION OF SECTION 25 TOWNSHIP 24N, RANGE 1 EAST, WM
NOT TO SCALE

BUILDING A SITE DATA

TAX ACCOUNT NOS.	4538-010-005-0007
SITE ADDRESS	NO ADDRESS
PARCEL/SITE AREA	189,988 SF (4.36 AC)
ROW DEDICATION AREA	360 SF (0.008 AC)
DISTURBED AREA	36,600 SF (0.84 AC)
BUILDING FOOT PRINT AREA	4,900 SF (0.11 AC)
NEW OR RESURFACED IMPERVIOUS GROUND AREA	14,000 SF (0.32 AC)
NO EXISTING IMPERVIOUS SURFACE ON SITE.	
PROPOSED IMPER. SURFACE AREA AS % OF SITE	18,900 SF (0.33 AC) 10%
IMPERVIOUS AREA IN ROW	400 SF (0.01 AC)
TOTAL IMPERVIOUS AREA	19,300 SF (0.44 AC)
ACCESS, UTILITY ESMT AREA	9,000 SF (0.21 AC)
ZONING	RESIDENTIAL: (5-9 D.U./AC)
COMPREHENSIVE PLAN	RESIDENTIAL: LOW DENSITY
WATER	WEST SOUND UTILITY DISTRICT
SANITARY SEWER	PORT ORCHARD UGA
BUILDING SETBACKS	STREET RIGHT-OF-WAY - 15 FEET SIDE YARD - 5 FEET CORNER LOT REAR YARD - 5 FEET

PROPOSED RESIDENTIAL UNITS 7

PARKING

STANDARD STALLS	15
TOTAL PARKING	15
2 PER RESIDENTIAL UNIT, =14 STALLS REQUIRED	

APPROXIMATE EARTHWORK QUANTITY:*

CUT QUANTITY = 1,000± C.Y.
FILL QUANTITY = 1,000± C.Y.

(CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION)

LEGAL DESCRIPTION:

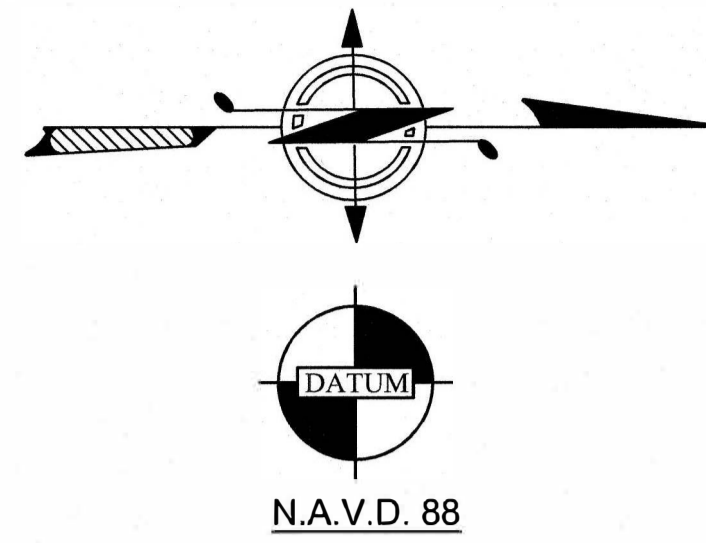
GAFFNERS GARDEN TRACTS
4538-010-055-0007

RESULTANT "GLOMAX PROPERTY" OF BOUNDARY LINE ADJUSTMENT AND CONVEYANCE RECORDED UNDER AUDITOR'S FILE NO. 201701190055, RECORDS OF KITSAP COUNTY, WASHINGTON, BEING A PORTION OF GAFFNER PARK IN GAFFNER'S GARDEN TRACTS, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 61, RECORDS OF KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF VACATED DANIEL AVENUE WHICH WOULD ATTACH BY OPERATION OF LAW.

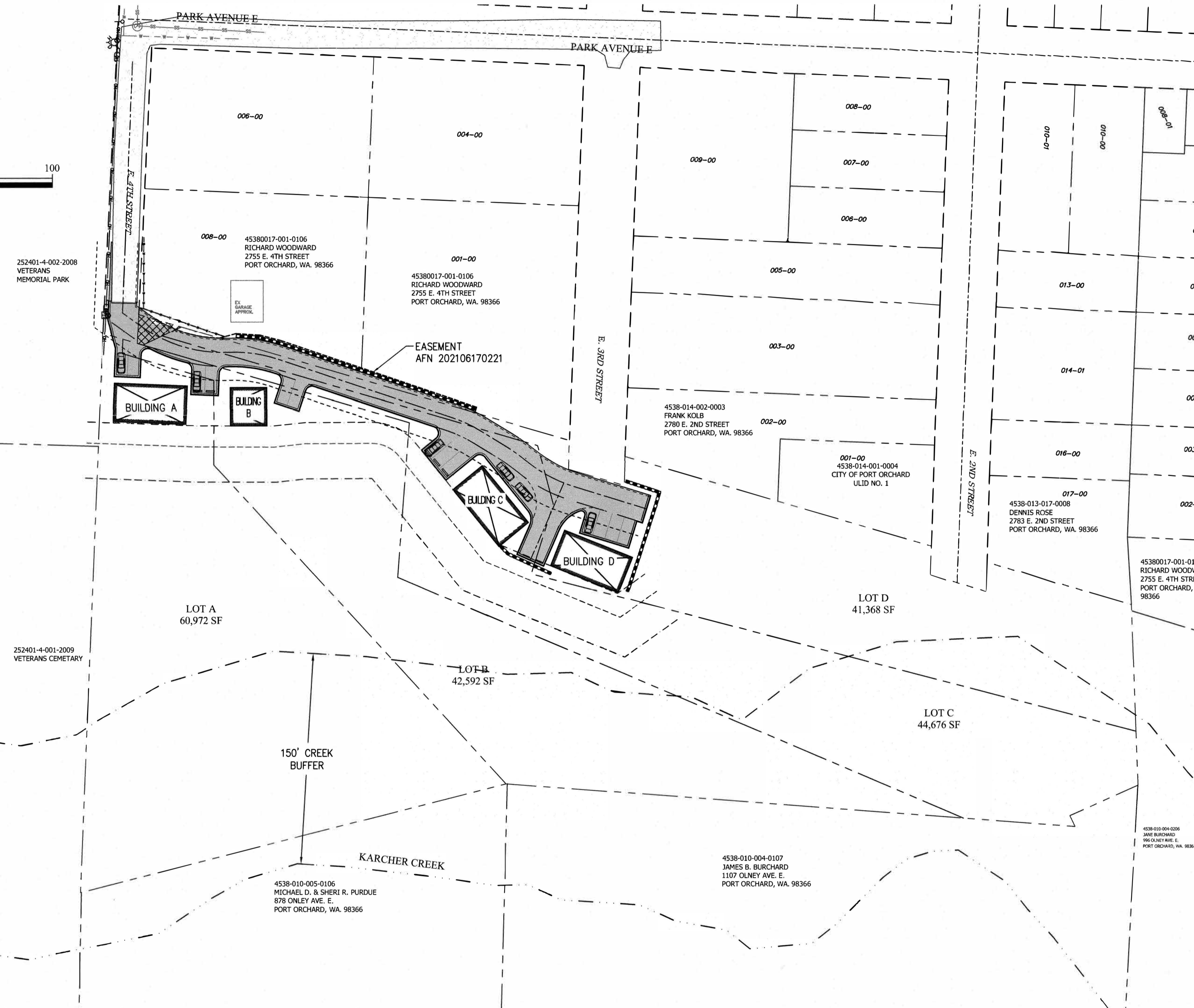
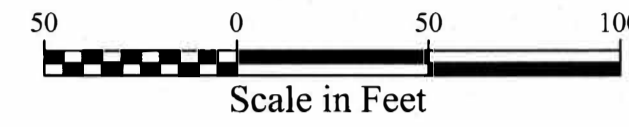
SHEET INDEX - PRELIMINARY PLANS

SHEET	DESCRIPTION
C1.0	COVER SHEET
C1.1	PRELIMINARY PLAT MAP
C2.0	TOPOGRAPHIC AND SIGNIFICANT TREE SURVEY
C3.0	SITE PLAN
C3.1	ROAD PROFILE AND SITE DETAILS
C3.2	TREE REPLACEMENT LANDSCAPING PLAN
C4.0	STORM DRAINAGE & GRADING PLAN
C5.0	UTILITY PLAN

C1.0 COVER SHEET, NLO PROJECT 20-11355, MARCH, 2021



Scale: 1"=50'



LEGEND

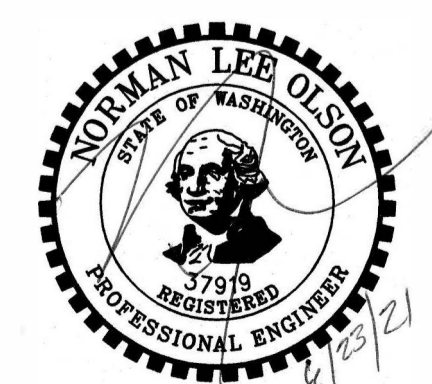
- 444 --- EXISTING GROUND CONTOUR (2' INTERVALS)
- + 402.6 EXISTING GROUND SPOT ELEVATION
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊠ EXISTING CATCH BASIN
- ⊙ EXISTING SANITARY SEWER CLEANOUT
- ⊙ EXISTING UTILITIES/LIGHT POLE
- ⊠ EXISTING TRANSFORMER
- ⊠ EXISTING POWER JUNCTION BOX
- ⊠ EXISTING POWER VAULT
- ⊙ EXISTING WATER VALVE
- ⊠ EXISTING WATER METER
- ⊠ EXISTING WATER CABINET
- EXISTING BUILDING LINE
- EXISTING FENCE
- EXISTING STORM DRAIN LINE
- EXISTING BURIED POWER PER PAINT MARKS
- EXISTING BURIED GAS LINE PER PAINT MARKS
- EXISTING WATER LINE PER PAINT MARKS
- EXISTING TELEPHONE PER PAINT MARKS
- EXISTING TELEVISION PER PAINT MARKS
- EXISTING DITCH FLOW LINE
- EXISTING CONCRETE SURFACE
- ☀ EXISTING TREE, DIAMETER AND TYPE AS NOTED
- EXISTING EASEMENT LINE
- 58 --- PROPOSED GROUND CONTOUR (2' INTERVAL)
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED HMA PAVEMENT
- PROPOSED ROW DEDICATION
- SITE PROPERTY LINE/BOUNDARY
- RIGHT-OF-WAY
- PC CONCRETE CURB
- PC CONCRETE CURB AND GUTTER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM PIPE
- PROPOSED ROOF DRAIN
- PROPOSED FOOTING DRAIN
- ⊠ PROPOSED STORM TYPE I CB
- ⊠ PROPOSED STORM TYPE I CB W/BEEHIVE GRATE
- ⊙ PROPOSED STORM TYPE II CB
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ⊙ PROPOSED SANITARY SEWER CLEANOUT
- ⊙ PROPOSED FIRE HYDRANT
- RETAINING/LANDSCAPE WALL

NOTE

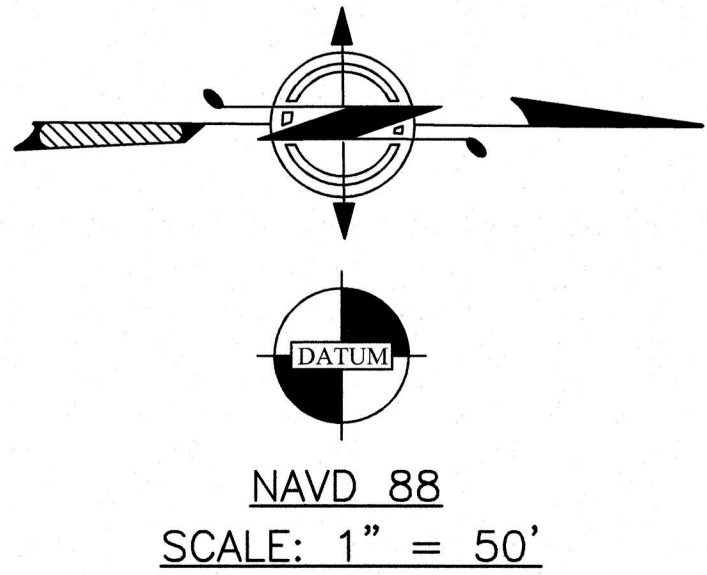
THE APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES THAT MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE,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

**CALL 48 HOURS
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811**

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(360) 895-2350 or (360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366

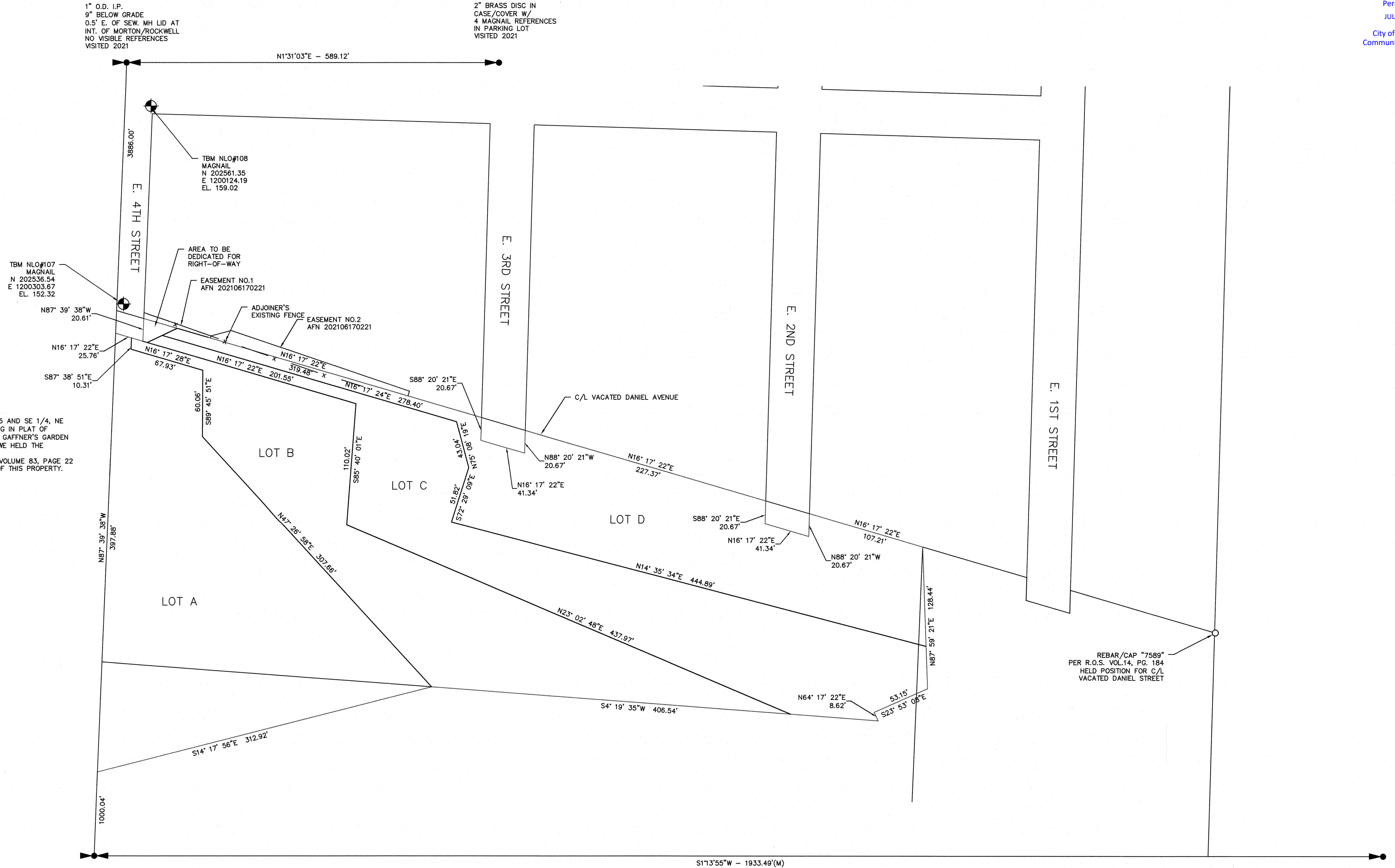


For: MMS PROPERTY LLC
ATTN: MARSHALL STARKENBURG
3407 NW Mountain View Road
Silverdale, WA 98383
Phone: (360) 509-9068



1" O.D. I.P.
9" BELOW GRADE
0.5' E. OF SEW. MH LID AT
INT. OF MORTON/ROCKWELL
NO VISIBLE REFERENCES
VISITED 2021

2" BRASS DISC IN
CASE/COVER W/
4 MAGNAIL REFERENCES
IN PARKING LOT
VISITED 2021



NOTE: THE PLAT OF GAFFNER'S GARDEN TRACTS COMPRISES ALL OF GOVERNMENT LOT 5 AND SE 1/4, NE 1/4, AND ALL OF GOVERNMENT LOT 4 AND SW 1/4, NE 1/4, EXCEPT THAT PORTION LYING IN PLAT OF ANNAPOLIS. THE PLAT OF GAFFNER'S HOME ADDITION IS A RE-DIVISION OF LOTS WITHIN GAFFNER'S GARDEN TRACTS. BECAUSE BOTH PLATS COMPRISE PORTIONS OF THE NE 1/4 OF SECTION 25, WE HELD THE EAST/WEST CENTERLINE OF SECTION AS THE SOUTH BOUNDARY LINE. WE HELD TIES TO FOUND SURVEY POINTS FROM ROS VOLUME 144, PAGE 184 AND ROS VOLUME 83, PAGE 22 TO SET THE CENTERLINE OF VACATED DANIEL STREET, WHICH IS THE WEST BOUNDARY OF THIS PROPERTY.

NOTES:

1. HORIZONTAL DATUM: WASHINGTON COORDINATE SYSTEM - NORTH ZONE, PER GPS TIES TO WSRN
2. VERTICAL DATUM: NAVD88 PER GPS TIES TO WSRN
3. ALL DISTANCES SHOWN ARE GROUND DISTANCES

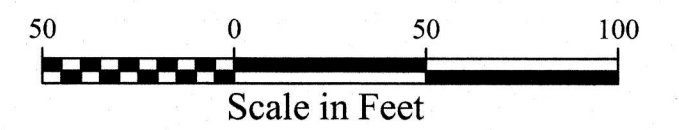
PRACTICE/PROCEDURES

SP80 GPS AND RANGER 3 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.

CONCRETE MONUMENT W/ GUN CASING CENTER POINT
4.1' BELOW ROAD SURFACE.
3/4" IP WITNESS PIPE LIES 0.3' NE OF GUN CASING.
VISITED 2021

REBAR/CAP "7589"
PER R.O.S. VOL.14, PG. 184
HELD POSITION FOR C/L
VACATED DANIEL STREET

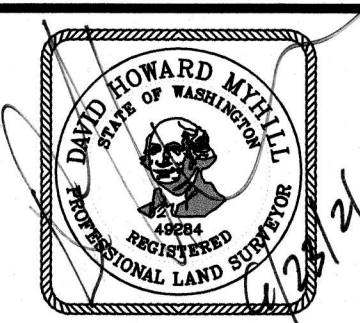
WASHINGTON REFERENCE MARK
3.5" BRASS DISC IN CASE/COVER
IN NORTH LANE
OF BEACH DRIVE.
NO VISIBLE REFERENCES
VISITED 2021



REVISIONS			
NO.	DATE	BY	DESCRIPTION

BY	DATE
DESIGNED	
DRAWN	TRA 4/21
CHECKED	DHM 4/21
APPROVED	
ACCEPTED	

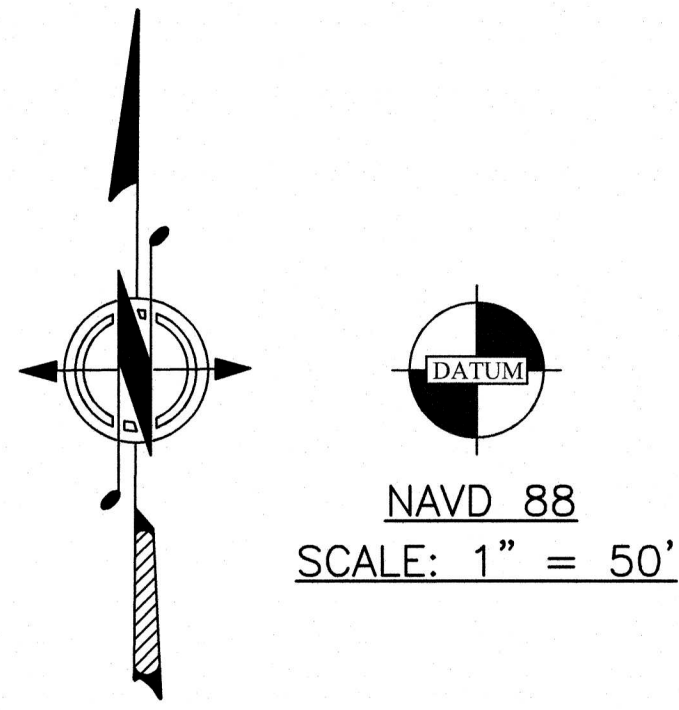
N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 895-2350 or (360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



PRELIMINARY PLAT MAP
HORIZONTAL AND VERTICAL CONTROL
GAFFNER'S GARDEN TRACTS - TAX PARCEL NO.: 4538-010-055-0007
MMS PROPERTY LLC - RETSIL SHORT PLAT
Portion of the Southeast Quarter of the Southeast Quarter Section 25,
Township 24, Range 1 East, W.M. in Kitsap County, Washington






FOR: **MMS PROPERTY LLC**
ATTN: MARSHALL STARKENBURG
3407 NW Mountain View Road
Silverdale, WA 98383
Phone: (360) 509-9068

SCALE: 1" = 50'
DATE: May 3, 2021
DRAWING NUMBER 20-11355
SHEET C1.1



NAVD 88
SCALE: 1" = 50'

LEGEND:

-  ~ BENCHMARK AS NOTED
-  100 ~ CONTOUR @ 2' INTERVAL
-  ~ EXISTING FENCE (TYPE)
-  ~ TOP OF SLOPE AS STAKED & FLAGGED BY N.L. OLSON & ASSOCIATES IN MARCH 2019
-  ~ SIGNIFICANT TREE PER P.O.M.C. CHAPTER 20.129.030(1)

LEGAL DESCRIPTION:

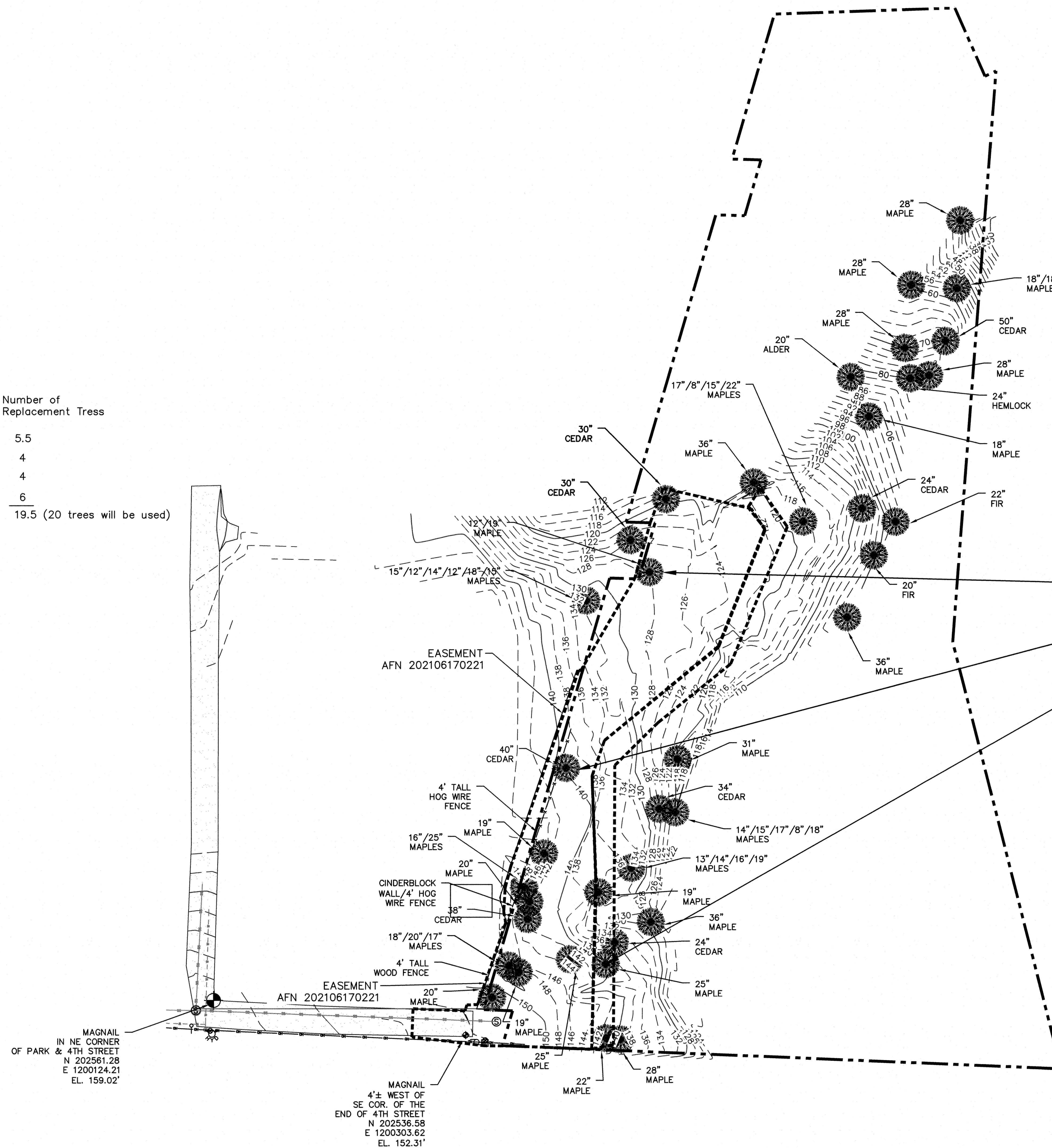
RESULTANT GLOMAX PROPERTY OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO.201701190055, BEING A PORTION OF GAFFNER PARK IN GAFFNER'S GARDEN TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 61, IN KITSAP COUNTY, WASHINGTON

SIGNIFICANT TREE SCHEDULE

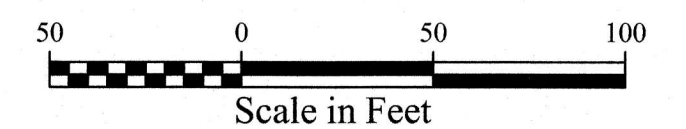
Significant Tree Diameter	Replacement Factor	Trees Removed	Number of Replacement Trees
18 22 inches diameter	0.5	11	5.5
22 28 inches diameter	1	4	4
28 36 inches diameter	2	2	4
Greater than 36 inches diameter	3	2	6
			19.5 (20 trees will be used)

NOTES:

- HORIZONTAL DATUM: NAD83(2011) BY GPS TIES TO WSRN
- VERTICAL DATUM: NAVD88 BY GPS TIES TO WSRN
- CONTOURS ARE BASED UPON DIRECT FIELD OBSERVATIONS COLLECTED ON NOVEMBER 9, 2020 BY N.L. OLSON AND ASSOC.
- PROJECT BENCHMARKS ARE MAGNAILS IN 4th STREET AS NOTED ON PLAN.
- EXPECTED CONTOUR ACCURACY IS ONE-HALF OF THE CONTOUR INTERVAL.
- THIS MAP IS FOR USE BY THE CLIENT/ARCHITECT FOR PRELIMINARY SITE DESIGN.
- BOUNDARY INFORMATION IS BASED UPON KITSAP COUNTY DIGITAL MAPPING
- NO UTILITY LOCATE WAS REQUESTED, OR PERFORMED FOR THIS SURVEY.



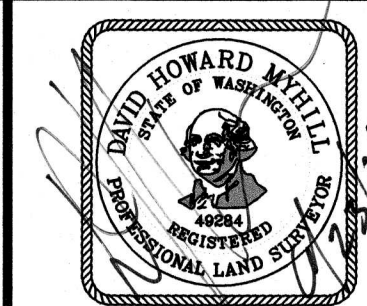
PROPOSED DEVELOPED AREA
13 SIGNIFICANT TREES REMOVED
WITHIN CLEARING LIMITS



REVISIONS			
NO.	DATE	BY	DESCRIPTION

	BY	DATE
DESIGNED	TRA	11/20
DRAWN	DHM	11/20
CHECKED		
APPROVED		
ACCEPTED		

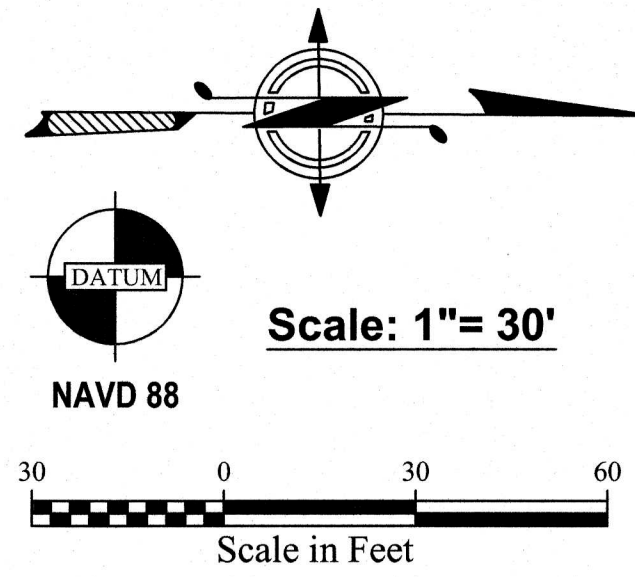
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Engineering, Planning and Surveying
(360) 895-2350 or (360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



TOPOGRAPHIC & SIGNIFICANT TREE SURVEY
Tax Parcel Number 4538-010-005-0007, in Port Orchard, Washington
Portion of the Southeast Quarter of the Northeast Quarter & the Southwest of the Northeast Quarter of Section 25, Township 24 North, Range 1 East, W.M. in Kitsap County, Washington

FOR: **MMS Property, L.L.C.**
Attn: Marshall Starkenburg
MMS Property, L.L.C.
3407 NW Mountain View Rd.
Silverdale, WA 98383

SCALE: 1" = 50'
DATE: November 10, 2020
DRAWING NUMBER
20-11355
SHEET C2.0

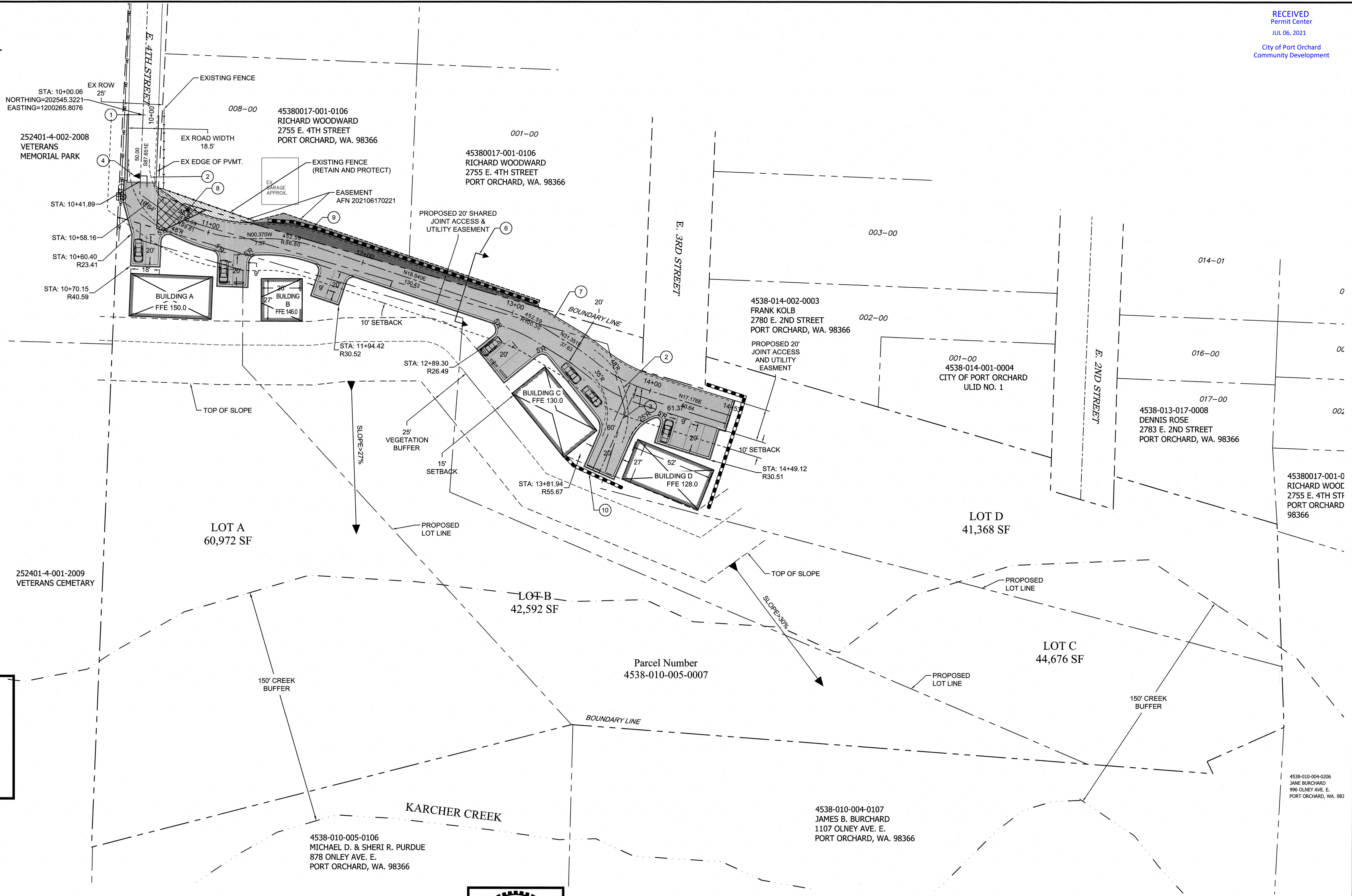


STA: 10+00.06
NORTHING=202545.3221
EASTING=1200265.8076

252401-4-002-2008
VETERANS
MEMORIAL PARK

SITE SCHEDULE

- 1 BEGIN ROAD PROFILE
STA: 10+00
- 2 35' RADIUS TURN TEMPLATE
(EVA ACCESS)
- 3 HAMMER HEAD TURNAROUND
- 4 ROAD SECTION A-A. SEE SHEET C3.1
- 5 110 LF RETAINING WALL 6' MAX HEIGHT
- 6 ROAD SECTION B-B. SEE SHEET C3.1
- 7 THICKENED EDGE
- 8 ROW DEDICATION
- 9 177 LF RETAINING WALL 4' MAX HEIGHT
- 10 40 LF RETAINING WALL 4' MAX HEIGHT



WALL NOTE:
TW= FINISHED GRADE AT FRONT FACE OF WALL
BW= FINISHED GRADE AT FACE OF WALL AND NOT
THE BOTTOM OF THE WALL STRUCTURE

THIS PLAN IS NOT INTENDED BE USED AS A
DESIGN FOR WALLS OVER 4' IN HEIGHT. WALL
HEIGHT IS MEASURED FROM THE TOP OF WALL
TO BOTTOM OF FOOTING

WALLS OVER 4' IN HEIGHT OR WITH
SURCHARGE REQUIRE A SEPARATE BUILDING
PERMIT

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**

REVISIONS				DESIGNED	BY	DATE
NO.	DATE	BY	DESCRIPTION	DRAWN		
				CHECKED	NLOII	03/21
				APPROVED		
				ACCEPTED		

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



PRELIMINARY SITE PLAN
MMS PROPERTY LLC - RETSIL SHORT PLAT
Portion of the Southeast Quarter of the Southeast Quarter Section 25,
Township 24, Range 1 East, W.M. in Kitsap County, Washington

FOR: **MMS PROPERTY LLC**
ATTN: MARSHALL STARKENBURG
3407 NW Mountain View Road
Silverdale, WA 98383
Phone: (360) 509-9068

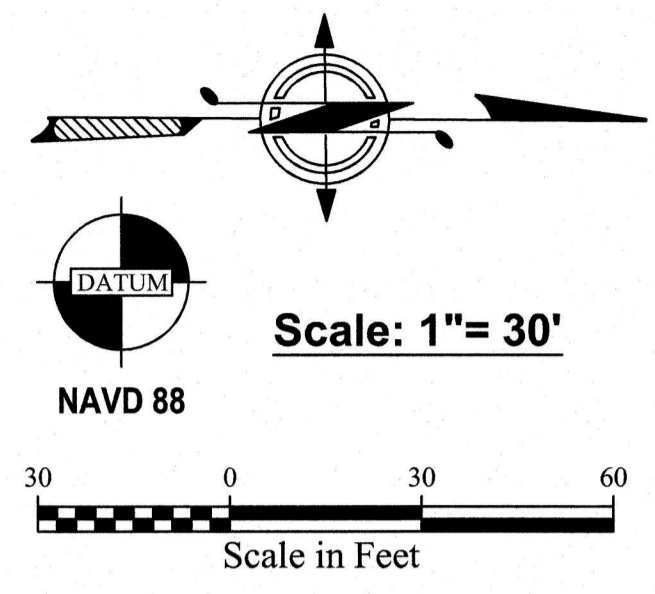
SCALE: 1"=30'
DATE: 2021.03.23
PROJECT NUMBER: 20-11355
SHEET C3.0

RECEIVED
Permit Center
JUL 06, 2021
City of Port Orchard
Community Development

Significant Tree Diameter	Replacement Factor	Trees Removed	Number of Replacement Trees
18 22 inches diameter	0.5	11	5.5
22 28 inches diameter	1	4	4
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Greater than 36 inches diameter	3	2	6
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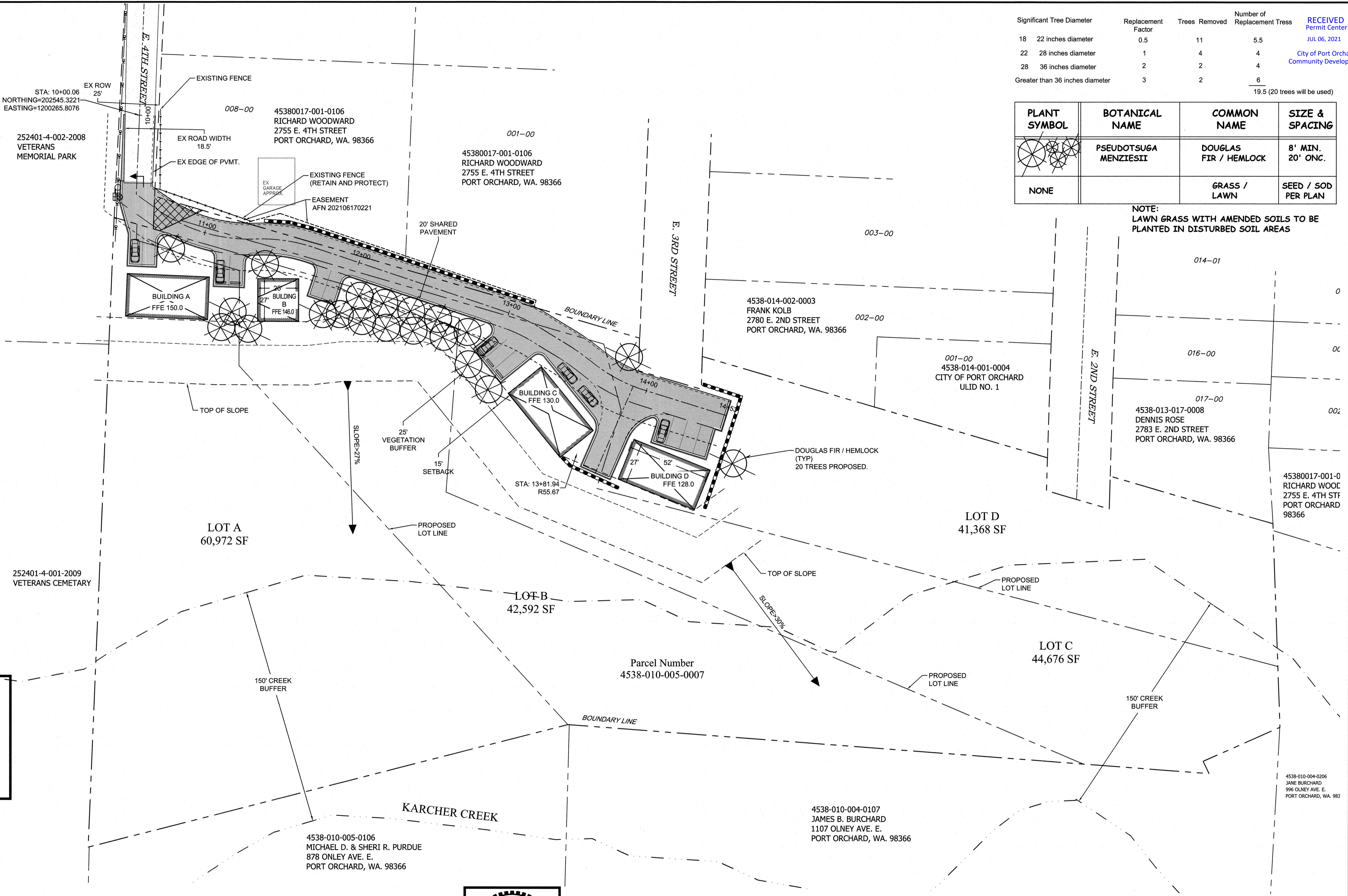
PLANT SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR / HEMLOCK	8' MIN. 20' ONC.
NONE		GRASS / LAWN	SEED / SOD PER PLAN

NOTE:
LAWN GRASS WITH AMENDED SOILS TO BE PLANTED IN DISTURBED SOIL AREAS



STA: 10+00.06
NORTHING=202545.3221
EASTING=1200265.8076

252401-4-002-2008
VETERANS MEMORIAL PARK



WALL NOTE:
TW= FINISHED GRADE AT FRONT FACE OF WALL
BW= FINISHED GRADE AT FACE OF WALL AND NOT THE BOTTOM OF THE WALL STRUCTURE

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WALLS OVER 4' IN HEIGHT OR WITH SURCHARGE REQUIRE A SEPARATE BUILDING PERMIT

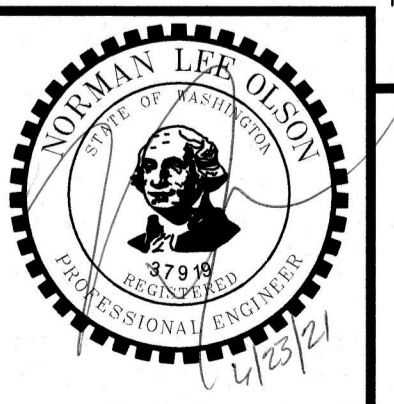
NOTE

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CALL 48 HOURS BEFORE YOU DIG 811

REVISIONS				DESIGNED	BY	DATE
NO.	DATE	BY	DESCRIPTION	DRAWN		
				CHECKED	NLOII	03/21
				APPROVED		
				ACCEPTED		

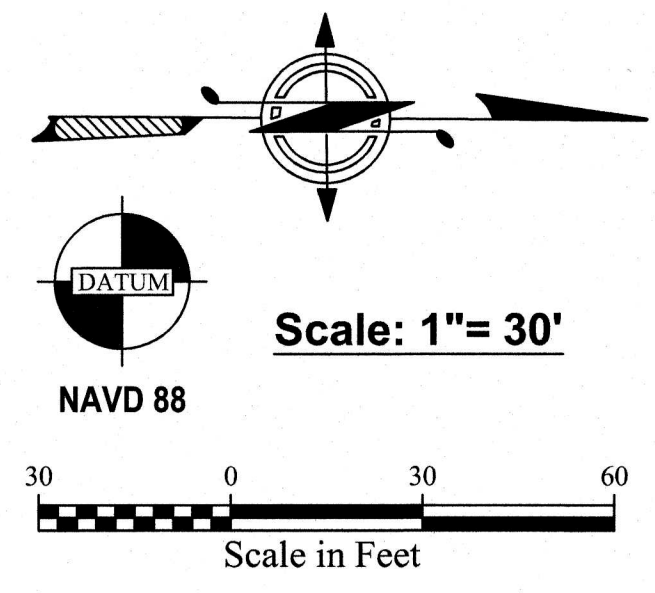
N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



PRELIMINARY LANDSCAPING PLAN
MMS PROPERTY LLC - RETSIL SHORT PLAT
Portion of the Southeast Quarter of the Southeast Quarter Section 25, Township 24, Range 1 East, W.M. in Kitsap County, Washington

FOR:
MMS PROPERTY LLC
ATTN: MARSHALL STARKENBURG
3407 NW Mountain View Road
Silverdale, WA 98383
Phone: (360) 509-9068

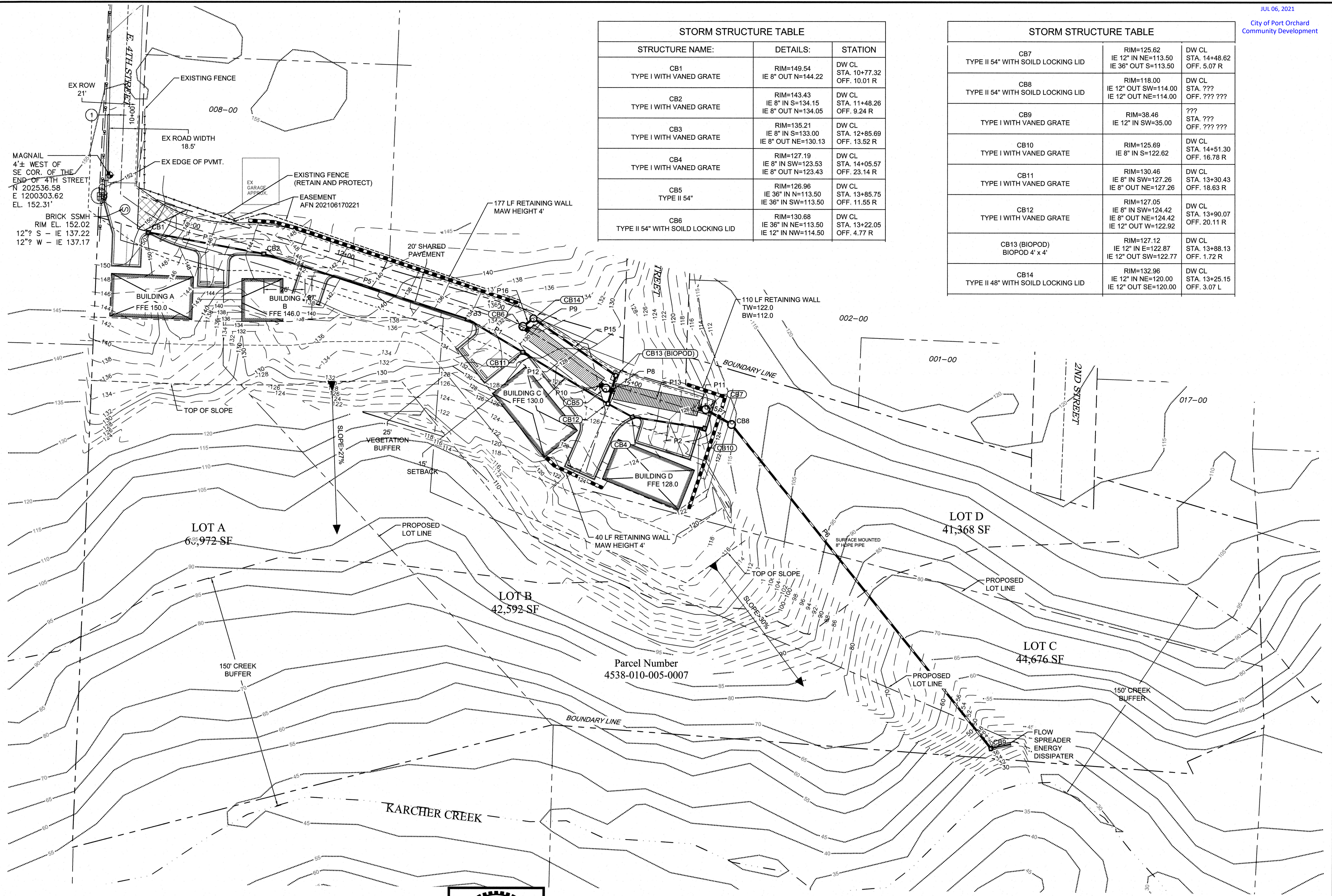
SCALE: 1"=30'
DATE: 2021.03.23
PROJECT NUMBER: 20-11355
SHEET C3.2



Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
1	8"	41 LF	7.03%	CPEP
2	8"	46 LF	1.76%	CPEP
3	8"	63 LF	4.52%	CPEP
4	8"	74 LF	13.55%	CPEP
5	8"	135 LF	0.78%	CPEP
6	12"	262 LF	30.16%	CPEP
7	12"	19 LF	2.66%	CPEP
8	36"	6 LF	0.00%	CPEP
9	36"	5 LF	0.00%	CPEP
10	36"	5 LF	0.00%	CPEP
11	36"	5 LF	28.02%	CPEP
12	120"	56 LF	0.00%	CMP
13	120"	54 LF	14.25%	CMP
14	12"	19 LF	0.28%	CPEP
15	12"	63 LF	4.38%	CPEP
16	12"	8 LF	65.24%	CPEP
17	8"	18 LF	5.09%	CPEP

STORM STRUCTURE TABLE		
STRUCTURE NAME:	DETAILS:	STATION
CB1 TYPE I WITH VANED GRATE	RIM=149.54 IE 8" OUT N=144.22	DW CL STA. 10+77.32 OFF. 10.01 R
CB2 TYPE I WITH VANED GRATE	RIM=143.43 IE 8" IN S=134.15 IE 8" OUT N=134.05	DW CL STA. 11+48.26 OFF. 9.24 R
CB3 TYPE I WITH VANED GRATE	RIM=135.21 IE 8" IN S=133.00 IE 8" OUT NE=130.13	DW CL STA. 12+85.69 OFF. 13.52 R
CB4 TYPE I WITH VANED GRATE	RIM=127.19 IE 8" IN SW=123.53 IE 8" OUT N=123.43	DW CL STA. 14+05.57 OFF. 23.14 R
CB5 TYPE II 54"	RIM=126.96 IE 36" IN N=113.50 IE 36" IN SW=113.50	DW CL STA. 13+85.75 OFF. 11.55 R
CB6 TYPE II 54" WITH SOILD LOCKING LID	RIM=130.68 IE 36" IN NE=113.50 IE 12" IN NW=114.50	DW CL STA. 13+22.05 OFF. 4.77 R

STORM STRUCTURE TABLE		
CB7 TYPE II 54" WITH SOILD LOCKING LID	RIM=125.62 IE 12" IN NE=113.50 IE 36" OUT S=113.50	DW CL STA. 14+48.62 OFF. 5.07 R
CB8 TYPE II 54" WITH SOILD LOCKING LID	RIM=118.00 IE 12" OUT SW=114.00 IE 12" OUT NE=114.00	DW CL STA. ??? OFF. ??? ???
CB9 TYPE I WITH VANED GRATE	RIM=38.46 IE 12" IN SW=35.00	??? STA. ??? OFF. ??? ???
CB10 TYPE I WITH VANED GRATE	RIM=125.69 IE 8" IN S=122.62	DW CL STA. 14+51.30 OFF. 16.78 R
CB11 TYPE I WITH VANED GRATE	RIM=130.46 IE 8" IN SW=127.26 IE 8" OUT NE=127.26	DW CL STA. 13+30.43 OFF. 18.63 R
CB12 TYPE I WITH VANED GRATE	RIM=127.05 IE 8" IN SW=124.42 IE 8" OUT NE=124.42 IE 12" OUT W=122.92	DW CL STA. 13+90.07 OFF. 20.11 R
CB13 (BIOPOD) BIOPOD 4' x 4'	RIM=127.12 IE 12" IN E=122.87 IE 12" OUT SW=122.77	DW CL STA. 13+88.13 OFF. 1.72 R
CB14 TYPE II 48" WITH SOILD LOCKING LID	RIM=132.96 IE 12" IN NE=120.00 IE 12" OUT SE=120.00	DW CL STA. 13+25.15 OFF. 3.07 L



WALL NOTE:
TW= FINISHED GRADE AT FRONT FACE OF WALL
BW= FINISHED GRADE AT FACE OF WALL AND NOT THE BOTTOM OF THE WALL STRUCTURE

THIS PLAN IS NOT INTENDED BE USED AS A DESIGN FOR WALLS OVER 4' IN HEIGHT. WALL HEIGHT IS MEASURED FROM THE TOP OF WALL TO BOTTOM OF FOOTING

WALLS OVER 4' IN HEIGHT OR WITH SURCHARGE REQUIRE A SEPARATE BUILDING PERMIT

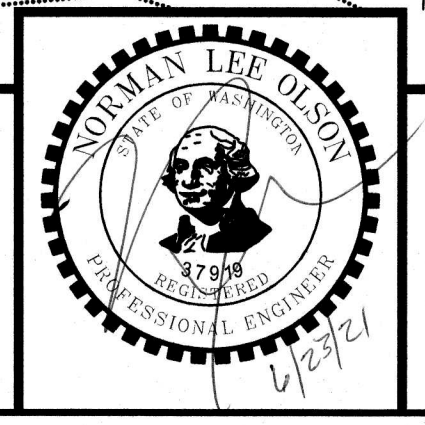
NOTE

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

REVISIONS				BY	DATE
NO.	DATE	BY	DESCRIPTION	DESIGNED	
				DRAWN	
				CHECKED	NLOII 03/21
				APPROVED	
				ACCEPTED	

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



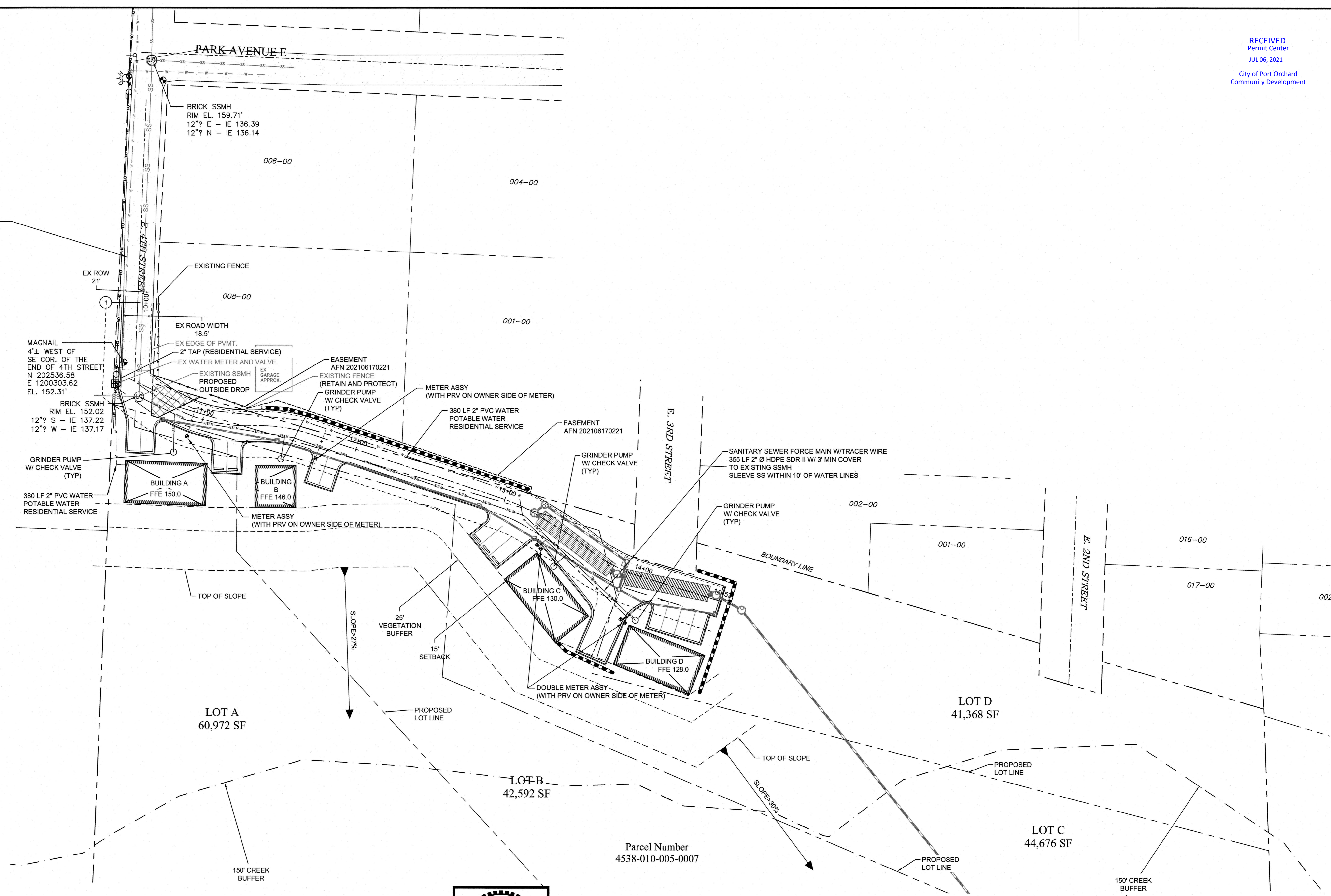
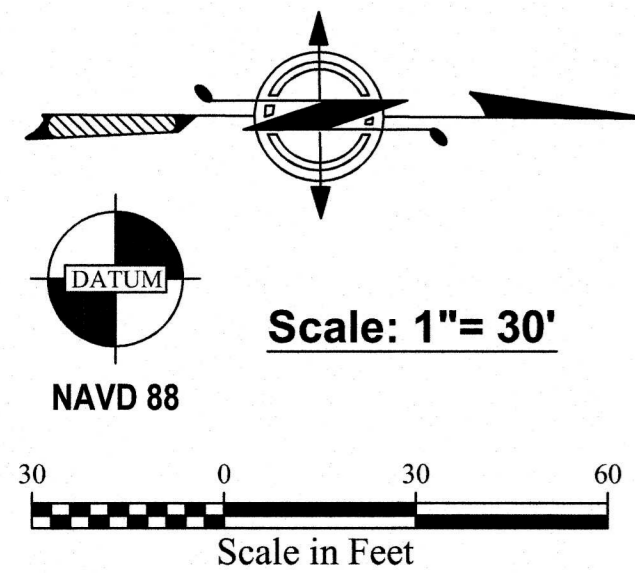
PRELIMINARY STORM & GRADING PLAN

MMS PROPERTY LLC - RETSIL SHORT PLAT

Portion of the Southeast Quarter of the Southeast Quarter Section 25, Township 24, Range 1 East, W.M. in Kitsap County, Washington

FOR: **MMS PROPERTY LLC**
ATTN: MARSHALL STARKENBURG
3407 NW Mountain View Road
Silverdale, WA 98383
Phone: (360) 509-9068

SCALE: 1"=30'
DATE: 2021.03.23
PROJECT NUMBER: 20-11355
SHEET C4.0



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.
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PRELIMINARY UTILITY PLAN
MMS PROPERTY LLC - RETSIL SHORT PLAT
Portion of the Southeast Quarter of the Southeast Quarter Section 25,
Township 24, Range 1 East, W.M. in Kitsap County, Washington

FOR:
MMS PROPERTY LLC
ATTN: MARSHALL STARKENBURG
3407 NW Mountain View Road
Silverdale, WA 98383
Phone: (360) 509-9068

SCALE:	1"=30'
DATE:	2021.03.23
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SHEET	C5.0