COUNTER COMPLETE
Permit Center
DEC 17, 2021
City of Port Orchard
Community Development

OVERLOOK APARTMENTS PHASE III

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 2 EAST W.M.

CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

GRAPHIC SCALE

0 60 120

1 INCH = 60 FEET (24"x36")

OWNER/APPLICANT

BRIXX DEVELOPMENT CO.
6556 S. GUNTHERWOODS LANE
SALT LAKE CITY, UT 84121

ARCHITECT

ROSS DECKMAN & ASSOCIATES, INC.
207 4TH AVENUE SE
PUYALLUP, WASHINGTON 98372
(253) 840-9405

ENGINEER/SURVEYOR

JEREMY HAUG, PE / STEVE WOODS PLS
3309 56TH ST NW, SUITE 106
GIG HARBOR, WA 98335
PHONE: (253) 857-5454

GEOTECHNICAL ENGINEER

GEORESOURCES, LLC
5007 PACIFIC HIGHWAY E., SUITE 16
FIFE, WA 98424
PHONE: (253) 896-1011

TRAFFIC ENGINEER

HEATH & ASSOCIATES, INC
2214 TACOMA ROAD
PUYALLUP, WA 98371
PHONE: (253) 770-1401

LANDSCAPE ARCHITECT

RUSSEL DESIGN SOURCE, LLC
245 4TH ST STE 501
BREMERTON, WA 98337
PHONE: (360) 990-1720

WATER & SEWER PROVIDER

WEST SOUND UTILITY DISTRICT
2924 SE LUND AVE
PORT ORCHARD, WA 98366
(360) 876-2545

SITE INFORMATION

SEC 30, TWP 24, RNG 2E (SW/4) (BLA NO.___________)

PROJECT PARCELS

PARCEL I:	4598-005-028-0009	7,136 SF (0.16 AC)
PARCEL II:	4598-005-028-0001	6,490 SF (0.15 AC)
PARCEL III:	4598-005-017-0208	228,791 SF (5.25 AC)
PARCEL IV:	4598-005-028-0007	19,459 SF (0.45 AC)
TOTAL:		261,876 SF (6.01 AC)

ADDRESS:
3578 SE ORLANDO ST. PORT ORCHARD, WA 98366

ZONING: R3: RESIDENTIAL, 3 UNITS/ACRE

SETBACKS: FRONT: 15', SIDE: 10', REAR: 5'

IMPERVIOUS AREAS

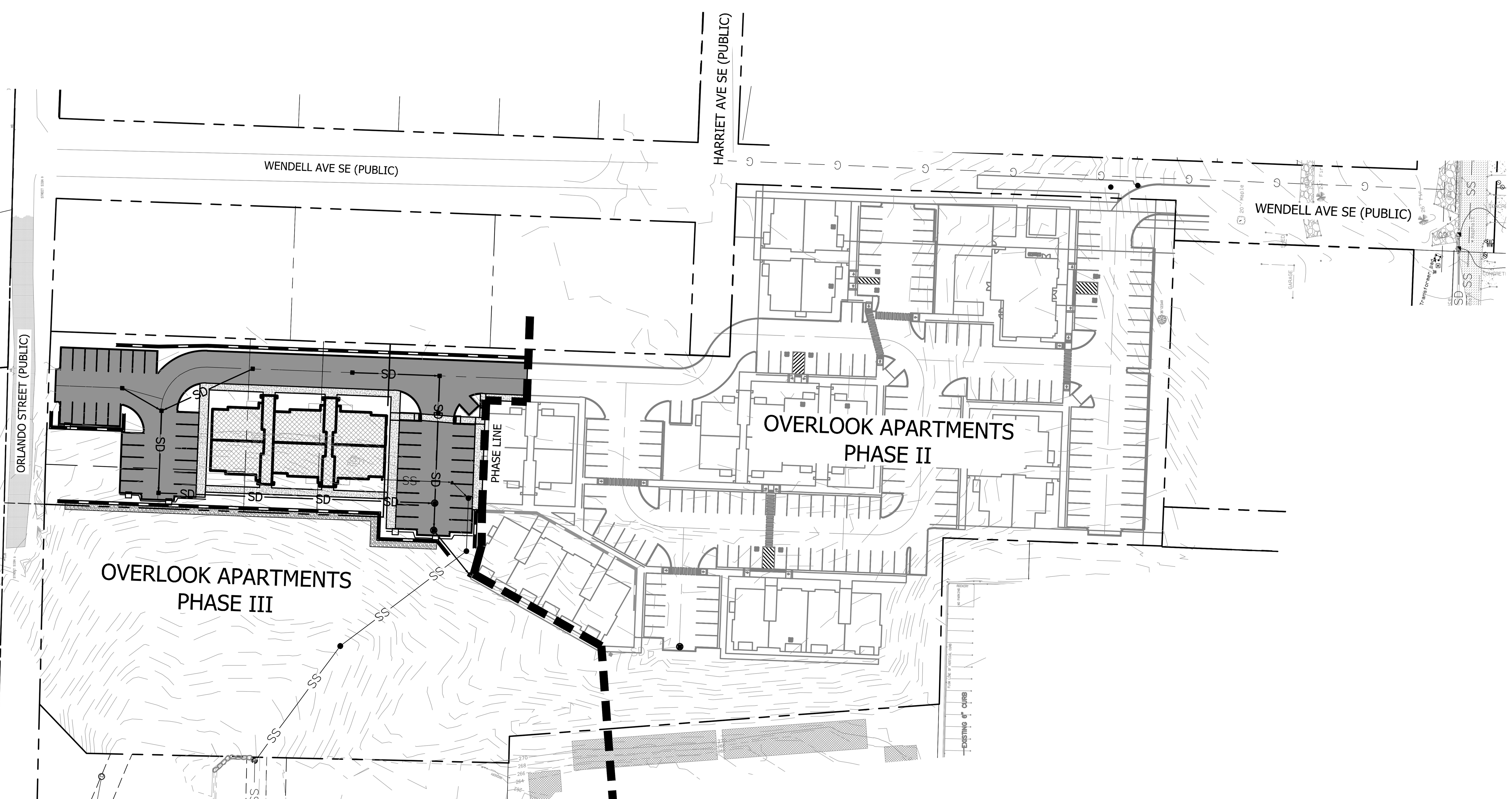
PHASE III DEVELOPMENT ONLY

CONCRETE SIDEWALK	3,825 SF (0.09 AC)
ROOF	7,037 SF (0.16 AC)
ASPHALT ROADWAY	19,579 SF (0.45 AC)
TOTAL	30,196 SF (0.70 AC)

CITY OF PORT ORCHARD STANDARD NOTES

1. 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.
2. 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 VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF PORT ORCHARD CITY ENGINEER, PRIOR TO CONSTRUCTION.
3. APPROVAL OF THESE ROAD, GRADING AND DRAINAGE PLANS DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER DESIGN (E.G., WATER, SEWER, GAS, ELECTRICAL, ETC.). CITY OF PORT ORCHARD CHAPTER 2 - LAND DEVELOPMENT PAGE 24 OF 222 WWW.CITYOFPORTORCHARD.US PUBLICWORKS@CITYOFPORTORCHARD.US UPDATED 4/08/2014
4. 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.
5. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY OF PORT ORCHARD PRIOR TO THE PRECONSTRUCTION MEETING.
6. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. CONSTRUCTION NOISE SHALL COMPLY WITH THE CURRENT POMC SECTION 9.24.050.
6. 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. DATUM SHALL BE NAVD 1988 UNLESS OTHERWISE APPROVED BY THE CITY OF PORT ORCHARD.
7. GROUNDWATER SYSTEM CONSTRUCTION SHALL BE WITHIN A RIGHT-OF-WAY OR APPROPRIATE DRAINAGE EASEMENT, BUT NOT UNDERNEATH THE ROADWAY SECTION. ALL GROUNDWATER SYSTEMS MUST BE CONSTRUCTED IN ACCORDANCE WITH SECTION B1 3.02 OF THE APWA STANDARD SPECIFICATIONS.
8. ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CITY OF PORT ORCHARD STANDARD.
9. ALL ROADWAY SUBGRADE SHALL BE BACKFILLED, COMPACTED TO 95% MAXIMUM DENSITY AND PREPARED FOR SURFACING IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION 2-06.3.
10. 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 SPECIFICATION.
11. 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.
12. 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 THE COURSE OF 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.



FILL SPECIFICATION

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD. ONLY EARTH MATERIAL SHALL BE PLACED IN FILLS.

TRENCH NOTES

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR IS ALONE RESPONSIBLE FOR WORKER SAFETY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

UTILITY NOTES

EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS WAS OBTAINED FROM BEST AVAILABLE SOURCES AT THE TIME OF DESIGN. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE RELOCATION OF EXISTING UNDERGROUND CONFLICTING UTILITIES DEPICTED OR NOT DEPICTED ON THESE PLANS.

SHEET INDEX

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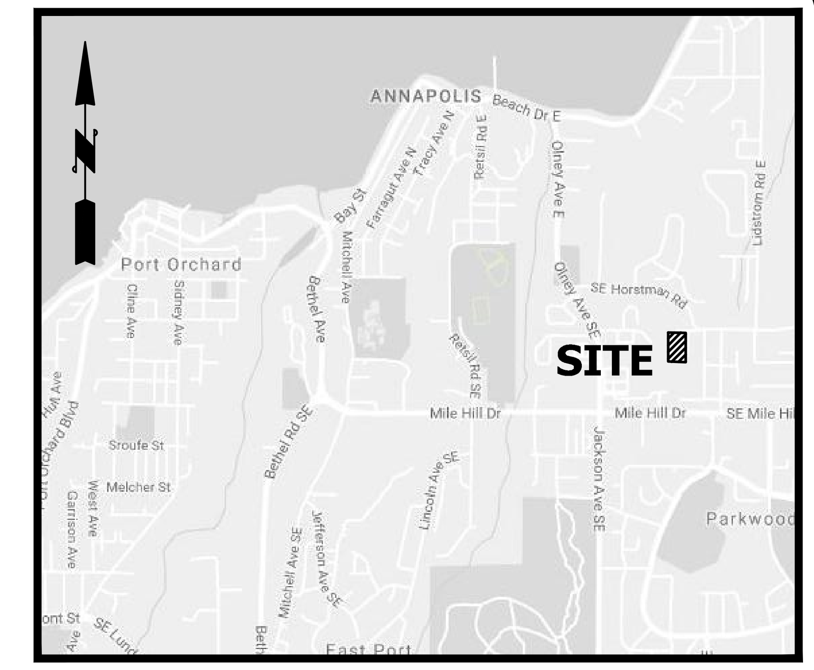
C16	NOTES AND DETAILS



VICINITY MAP

NOT TO SCALE

LEGEND

SURVEY / PROPOSED

SURVEY		PROPOSED
100	CONTOURS	100
	RIGHT-OF-WAY	
	PROPERTY LINE	
	CENTERLINE	
	EASEMENT	
	BUILDING SETBACK	
SD	STORM DRAIN MAIN	SD
S	SANITARY SEWER MAIN	S
	SIDE SEWER MAIN	SS
	ROOF DRAIN LINE	RD
	COMMON UTILITY TRENCH	UT
OHP	OVERHEAD POWER LINE	
P	UNDERGROUND POWER LINE	
G	GAS LINE	G
	FIRE LINE	FL
W	WATER MAIN	W
	WATER SERVICE LINE	WS
	FIRE DEPARTMENT CONNECTION LINE	FDC
	EXTENDED FOUNDATION WALL	
	RETAINING WALL	
	TYPE 2 CATCHBASIN	
	TYPE 1/TYPE 1L CATCHBASIN	
	STORM DRAIN CLEANOUT (SDCO)	
	SANITARY SEWER MANHOLE	
	SANITARY SEWER CLEANOUT (SSCO)	
	HYDRANT	
	WATER VALVE	
	WATER METER	
	FIRE DEPARTMENT CONNECTION (FDC)	
	GAS MARKING POST	
	GAS METER (GM)	
	GAS VALVE (GV)	
	MONUMENT	
	POWER POLE (PP)	
	GUY WIRE (GW)	
	WATER MARKING POST (WMP)	
	LIGHT STANDARD/YARD LIGHT (LS/YL)	
	POWER MANHOLE (PMH)	
	TELEPHONE JUNCTION BOX	
	CABLE JUNCTION BOX (CJB)	
	WHEEL STOP	
	SIGN	
	BOLLARD	
	ASPHALT	
	CONCRETE	
	GRAVEL	

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

BY	DATE	DESCRIPTION	REVISION

CONTOUR ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
3309 56th Street NW, Suite 106 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

JEREMY F. HAUG, STATE OF WASHINGTON, 46951, REGISTERED PROFESSIONAL ENGINEER
Digitally signed by Jeremy Haug Date: 2021.12.17 10:13:10-08'00'
2021.12.17

SHEET TITLE: COVER SHEET

OVERLOOK APARTMENTS PHASE III

CLIENT: BRIXX DEVELOPMENT CO.
6556 S. GUNTHERWOODS LANE
SALT LAKE CITY, UT 84121

CONTACT: BRETT MCDONOUGH PHONE: (801) 792-1540

DESIGNER: J. BARR
ENGINEER: J. HAUG
DRAWN: J. BARR
S 30 T 24N R 2E WM
DATE: 12/16/21
REVISED: XXXX

PROJECT: 21-049
DWG NAME: 21-049-C

SHEET	REV.
C1	X
1 OF 16	