

1 INCH = 30 FEET (22"x34")  
1 INCH = 60 FEET (11"x17")

### OWNER/APPLICANT

STEVE NOVOTNY, NOVOTNY INC.  
7809 PACIFIC AVE  
TACOMA WA 98408  
PHONE: (253) 377-7979

### ENGINEER/SURVEYOR

CONTOUR ENGINEERING LLC  
3309 56TH ST NW, SUITE 106  
GIG HARBOR, WA 98335  
PHONE: (253) 857-5454

### GEOTECHNICAL ENGINEER

GEORESOURCES, LLC  
4809 PACIFIC HIGHWAY E.  
FIFE, WA 98424  
PHONE: (253) 896-1011

### LANDSCAPE ARCHITECT

ERIC J. WILLIAMS  
2008 NORTH CEDAR ST  
TACOMA, WA 98406  
PHONE: (253) 678-4173

### ARCHITECT

SYNTHESIS 9, LLC  
523 N. D ST.  
TACOMA, WA 98403  
PHONE: (253) 468-4117

### WATER & SEWER PROVIDER

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

## SALMONBERRY RD APARTMENTS

A PORTION OF SECTION 1, TOWNSHIP 23N, RANGE 01 E, W.M.,  
CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

### SITE INFORMATION

TOTAL AREA: 56,787 SF (1.30 AC)

PARCEL NUMBER: 012301-2-078-2000

ADDRESS: 1695 SE SALMONBERRY RD  
PORT ORCHARD, WA 98366

ZONING: CMU - COMMERCIAL MIXED USE

SETBACKS: FRONT: 0' MIN./10' MAX.  
SIDE: 0' MIN.  
REAR: 20' MIN.

### IMPERVIOUS AREAS

TOTAL ONSITE IMPERVIOUS AREA: 0.88 AC

### 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.

### TRENCH NOTE

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.

### SHEET INDEX (19 SHEETS)

C1 - COVER SHEET  
C2 - EXISTING CONDITIONS  
C3 - HORIZONTAL CONTROL  
C4 - SITE PLAN  
C5 - TESC PLAN  
C6 - TESC PLAN NOTES AND DETAILS  
C7 - ONSITE GRADING PLAN  
C8 - ONSITE GRADING PLAN  
C9 - ADA GRADING DETAILS  
C10 - SE SALMONBERRY RD PLAN AND PROFILE  
C11 - ONSITE STORMWATER PLAN  
C12 - SE SALMONBERRY RD STORM PLAN AND PROFILE  
C13 - NOTES & DETAILS  
C14 - NOTES & DETAILS  
C15 - NOTES & DETAILS  
C16 - NOTES & DETAILS  
C17 - NOTES & DETAILS  
C18 - NOTES & DETAILS  
C19 - NOTES & DETAILS



### VICINITY MAP

NOT TO SCALE

### LEGEND

SURVEY	PROPOSED
	CONTOURS
	RIGHT-OF-WAY
	PROPERTY LINE
	CENTERLINE
	EASEMENT
	BUILDING SETBACK
	STORM DRAIN MAIN
	SANITARY SEWER MAIN
	SIDE SEWER MAIN
	ROOF DRAIN LINE
	CABLE LINE
	OVERHEAD POWER LINE
	GAS LINE
	WATER MAIN
	WATER SERVICE LINE
	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)
	POWER MANHOLE (PMH)
	TELEPHONE JUNCTION BOX
	CABLE JUNCTION BOX (CJB)
	WHEEL STOP
	SIGN
	BOLLARD
	ASPHALT
	CONCRETE
	GRAVEL

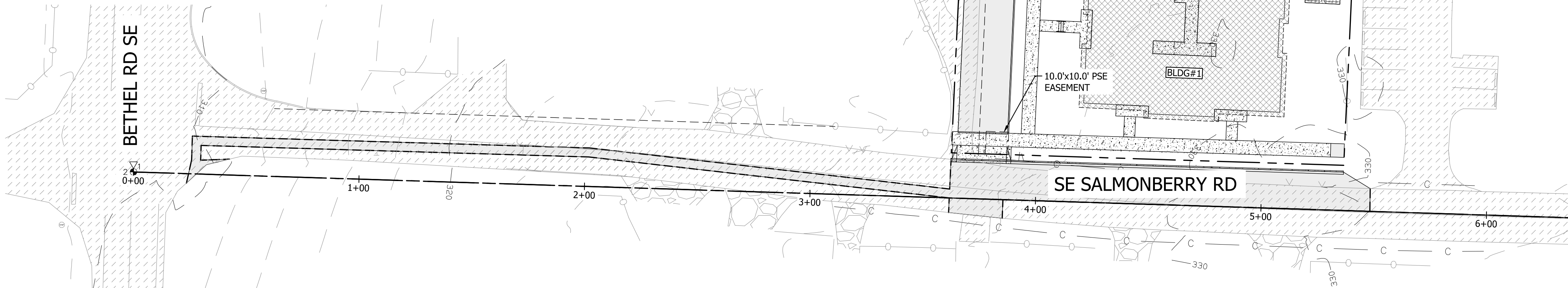
### VERIFICATION NOTE

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**

- CITY OF PORT ORCHARD STANDARD 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 206.3.
  - 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.



**CONTOUR ENGINEERING • LLC**  
CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpic.com  
Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



2022-03-06

SHEET TITLE: COVER SHEET

SALMONBERRY RD APARTMENTS

CLIENT: NOVOTNY INC.  
7809 PACIFIC AVE  
TACOMA WA 98408

CONTACT: STEVE NOVOTNY

PHONE: (253) 377-7979

DESIGNER: K. MAUREN  
ENGINEER: J. HAUG  
DRAWN: L. BESLER  
S 1 T 23 N R 01 E WM  
DATE: 2022-03-01  
REVISED: ---,---,---

PROJECT: 20-079  
DWG NAME: 20-079-C

SHEET	REV.
C1	
1 OF 19	