

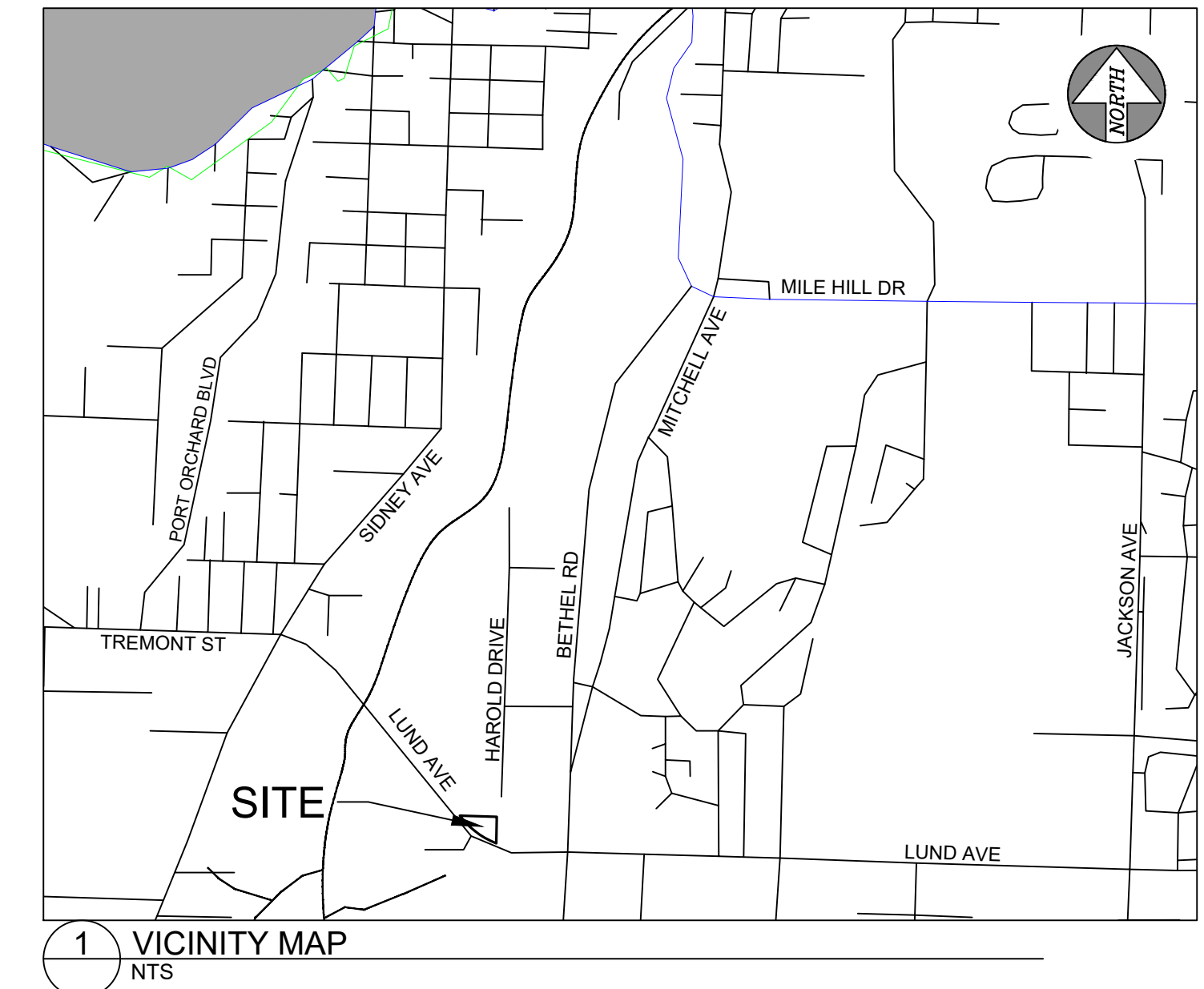
ONE-CALL (# 1-800-424-5555):
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WESTSOUND ENGINEERING ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS, OR FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN.

CONTOUR APARTMENTS REZONE COVER SHEET

A PORTION OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 1E, W.M.
KITSAP COUNTY, WASHINGTON

Need a plan sheet with clearing limits and significant trees to be retained with tree protection fencing specifications.

How is the required open space being provided? (POMC 20.127.350)



1 VICINITY MAP
NTS

LEGAL DESCRIPTION (FROM TITLE REPORT):

THAT PORTION OF LOT 9, PORT ORCHARD VILLA TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 100, IN KITSAP COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THAT TRACT OF LAND CONVEYED TO CITY OF PORT ORCHARD BY DEED RECORDED UNDER AUDITOR NO 8401060113 AND RERECORDED UNDER AUDITOR NO 8805170107.

TAX PARCEL NUMBER:

4625-000-009-0206

SITE DATA:

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

CURRENT ZONING: R2 PROPOSED ZONING: R3

SITE AREA = 1.22 ACRES
BUILDING FOOTPRINT AREA = 7,520 SQUARE FEET = 0.17 ACRES
ASPHALT PARKING LOT AREA = 11,506 SQUARE FEET = 0.26 ACRES
CONCRETE SIDEWALK AND PATIO AREA = 2,458 SQUARE FEET = 0.06 ACRES
TOTAL HARD SURFACE AREA = 21,484 SQUARE FEET = 0.49 ACRES (40%, LESS THAN 80%)

TOTAL FLOOR AREA (3 STORIES) = 22,560 SQUARE FEET
NUMBER OF UNITS = 23
PARKING SPACES REQUIRED = 40 (1.75 PER UNIT WITH ONSTREET PARKING)
PARKING SPACES PROVIDED = 41 (29 STANDARD, 10 COMPACT - LESS THAN 40%, 4 ELECTRIC, 2 ADA)

WATER: WEST SOUND UTILITIES
SCHOOLS: SOUTH KITSAP SCHOOL DISTRICT
ROADS: 45' PUBLIC RIGHT-OF-WAY
POWER: PUGET SOUND ENERGY
TELEPHONE: CENTURYTEL
FIRE DISTRICT: SOUTH KITSAP FIRE
SEWER: WEST SOUND UTILITIES
ON-SITE PARKING: 41 STALLS

23 bicycle parking spaces required

POMC 20.32: Parking for Apartments not allowed in front or corner yards

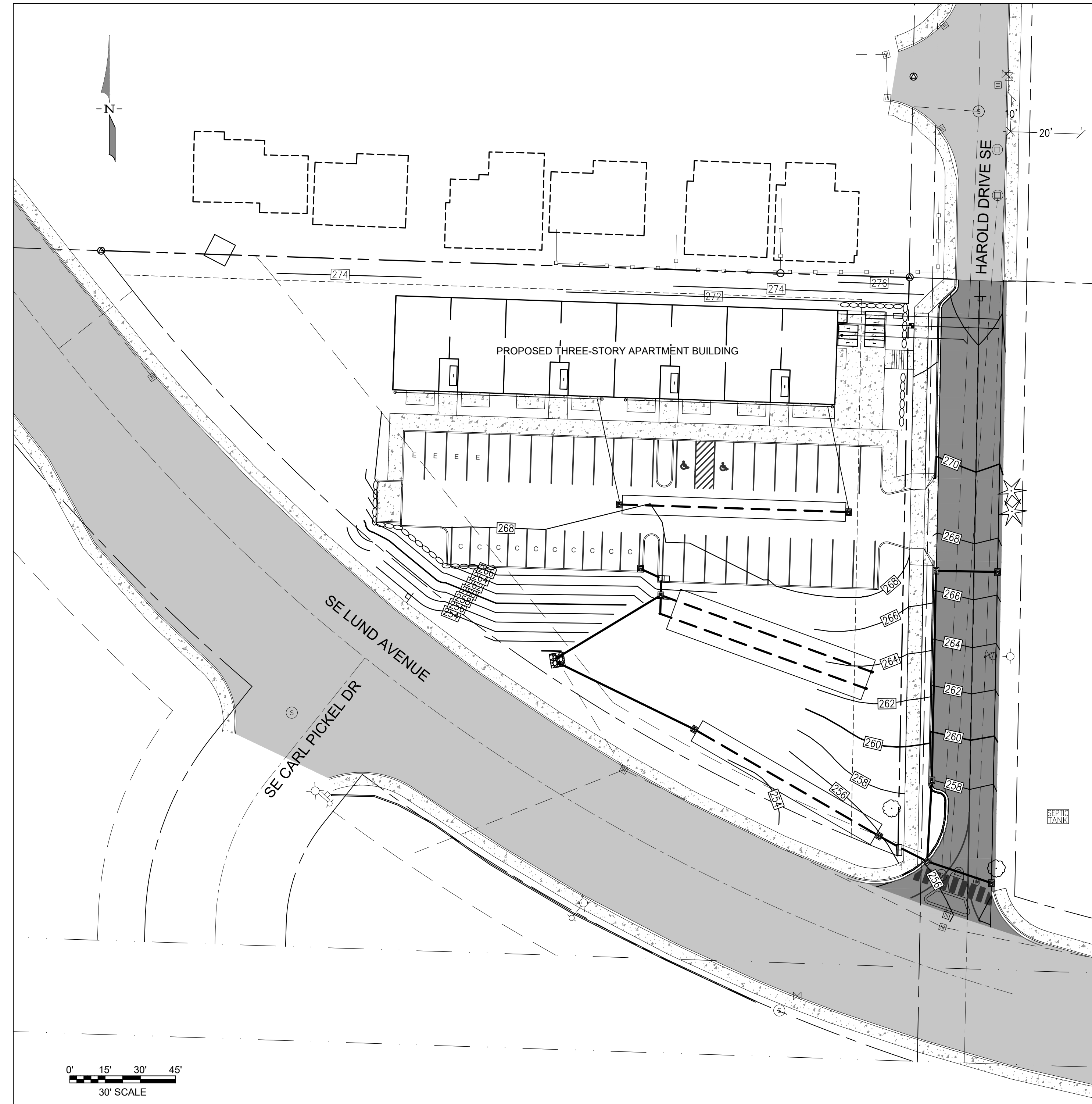
Are all units 2-BR units?

TOPOGRAPHY NOTE:

THE TOPOGRAPHIC INFORMATION SHOWN IS ELEVATION DATA OBTAINED THROUGH FIELD SURVEYS PERFORMED BY WESTSOUND ENGINEERING. ALL DATA PRESENTED IS BASED ON THE NAVD88 DATUM.

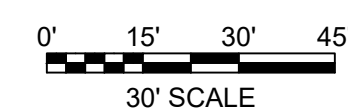
SHEET INDEX

- C1 - COVER SHEET
- C2 - SITE PLAN
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- C4 - SWPPP NOTES AND DETAILS
- C5 - GRADING AND DRAINAGE PLAN
- C6 - DRAINAGE NOTES AND DETAILS
- C7 - DRAINAGE NOTES AND DETAILS
- C8 - HAROLD STREET PLAN AND PROFILE
- C9 - ROAD NOTES AND DETAILS
- C10 - UTILITY PLAN
- C11 - WATER AND SANITARY SEWER NOTES AND DETAILS



LEGEND:

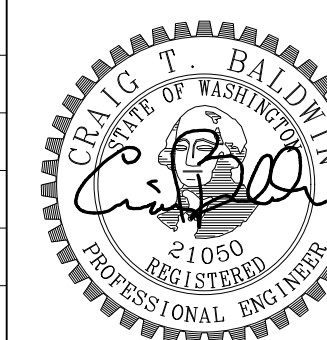
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---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	APPLICANTS PARCEL LINES
---	NEIGHBORING PARCELS
▨	EXISTING GRAVEL
▨	EXISTING ASPHALT
▨	PROPOSED ASPHALT



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"=30'		REV.	DESCRIPTION	DATE
					BY
					DATE SEALED
					4/7/2022



CONTOUR APARTMENTS REZONE
APARTMENTS AND REZONE
COVER SHEET

CONTOUR CONSTRUCTION GROUP
3206 HORSEHEAD BAY DRIVE NW
GIG HARBOR, WA 98335
(206) 650-7435

WSE WestSound Engineering, Inc
ENGINEERING, PLANNING AND SURVEYING

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

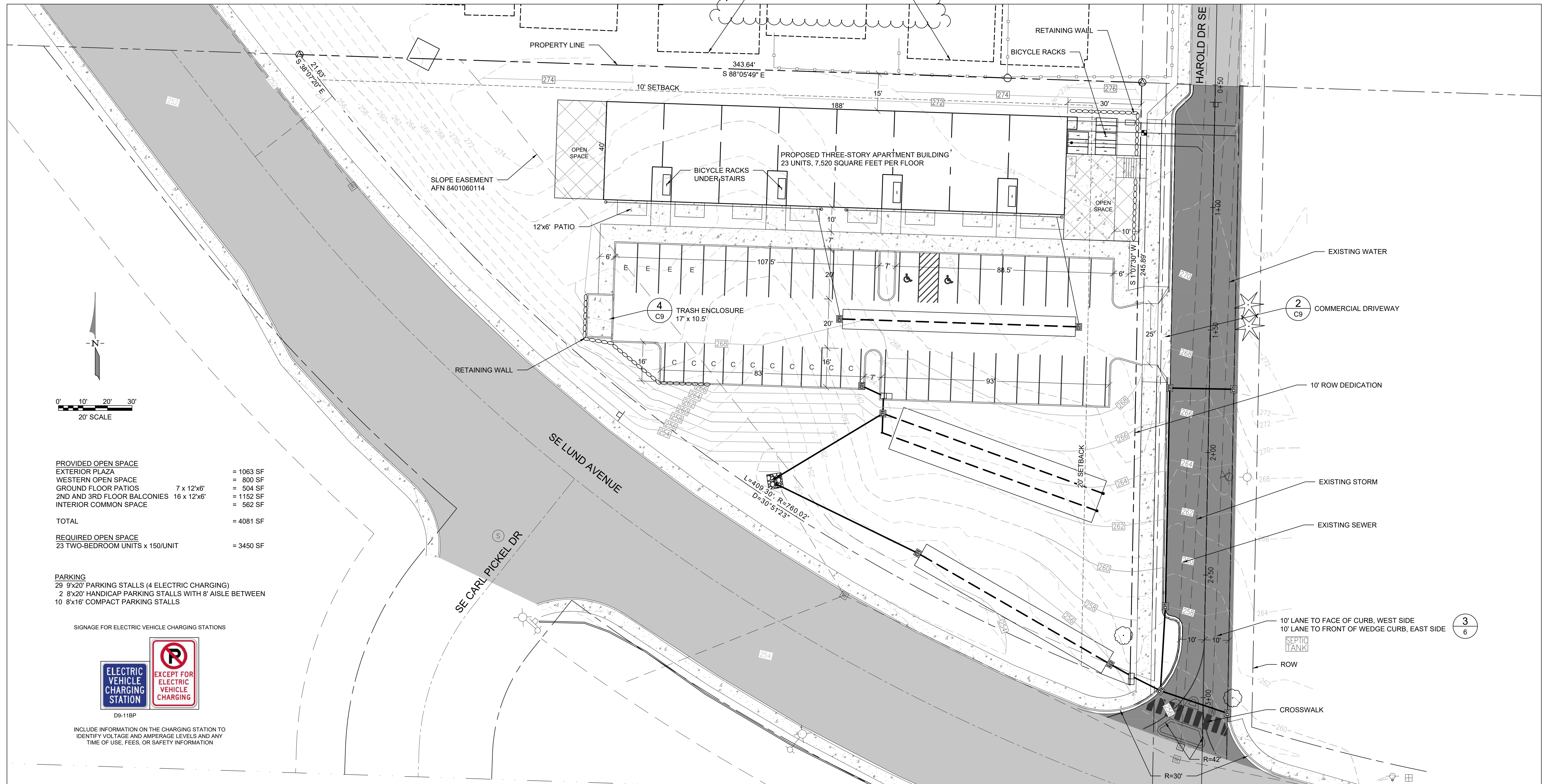
Port Orchard, Wa. 98366
Fax (360) 876-0439
http://www.wsengineering.com

JOB No. **2768.1** SHT **C1** OF **11** SHTS

PW22-018 / PW22-019

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.

CONTOUR APARTMENTS REZONE SITE PLAN



PROVIDED OPEN SPACE		
EXTERIOR PLAZA		= 1063 SF
WESTERN OPEN SPACE		= 800 SF
GROUND FLOOR PATIOS	7 x 12'x6'	= 504 SF
2ND AND 3RD FLOOR BALCONIES	16 x 12'x6'	= 1152 SF
INTERIOR COMMON SPACE		= 562 SF
TOTAL		= 4081 SF
REQUIRED OPEN SPACE		
23 TWO-BEDROOM UNITS x 150/UNIT		= 3450 SF

PARKING
 29 9'x20' PARKING STALLS (4 ELECTRIC CHARGING)
 2 8'x20' HANDICAP PARKING STALLS WITH 8' AISLE BETWEEN
 10 8'x16' COMPACT PARKING STALLS

SIGNAGE FOR ELECTRIC VEHICLE CHARGING STATIONS

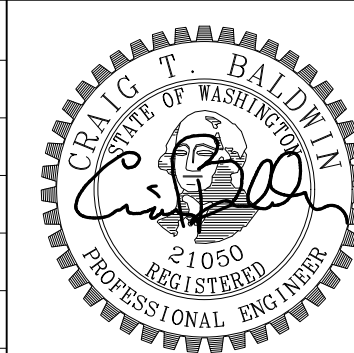


D9-11BP

INCLUDE INFORMATION ON THE CHARGING STATION TO IDENTIFY VOLTAGE AND AMPERAGE LEVELS AND ANY TIME OF USE, FEES, OR SAFETY INFORMATION

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REV.	DESCRIPTION	DATE	BY
1	ADDED NEIGHBORING HOUSES	4/7/2022	PWB



CONTOUR APARTMENTS REZONE
 SITE PLAN

CONTOUR CONSTRUCTION GROUP
 3206 HORSEHEAD BAY DRIVE NW
 GIG HARBOR, WA 98335
 (206) 650-7435

WSE WestSound Engineering, Inc
 ENGINEERING, PLANNING AND SURVEYING

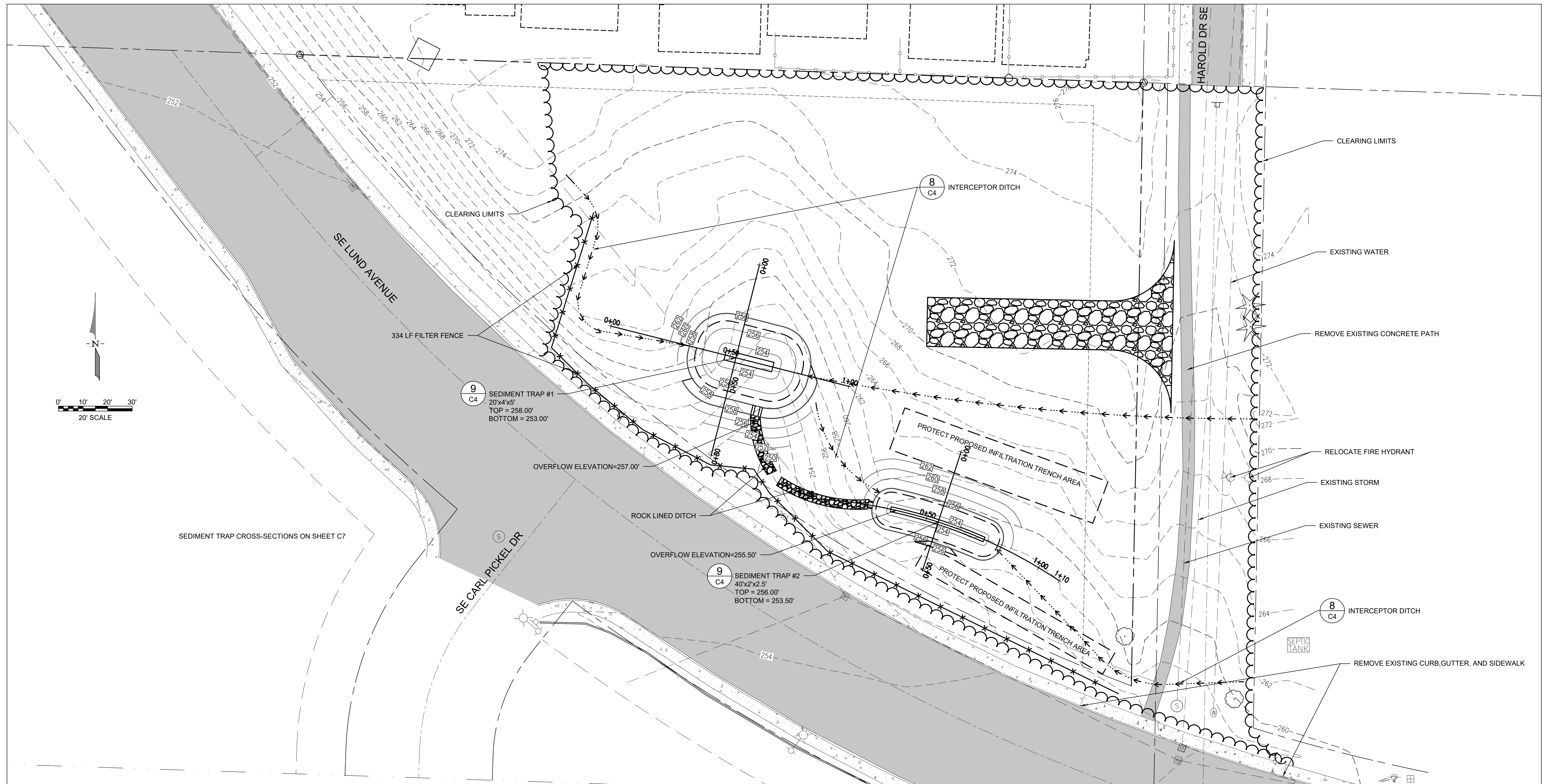
217 S.W. Wilkins Drive
 Phone (360) 876-3770
 E-mail: wse@wsengineering.com

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

JOB No. **2768.1** SHT **C2** OF **11** SHTS

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CONTOUR APARTMENTS REZONE DEMOLITION AND SWPPP



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SCALE	1"=20'	REV.	DESCRIPTION	DATE	BY	DATE SEALED 4/7/2022



CONTOUR APARTMENTS REZONE
 DEMOLITION AND SWPPP

CONTOUR CONSTRUCTION GROUP
 3206 HORSEHEAD BAY DRIVE NW
 GIG HARBOR, WA 98335
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JOB No. **2768.1** SHT **C3** OF **11** 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

CONTOUR APARTMENTS REZONE SWPPP NOTES AND DETAILS

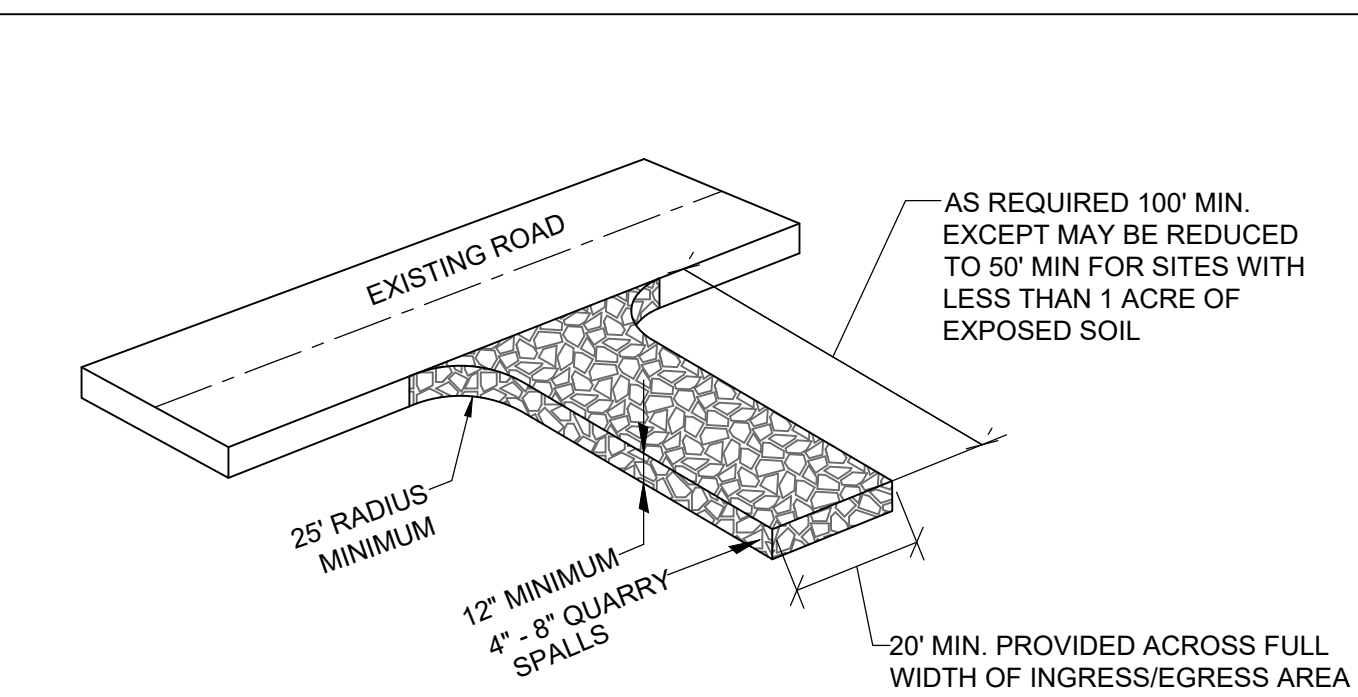
TESC MAINTENANCE REQUIREMENTS:

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

OWNER: DAVE BURK
 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



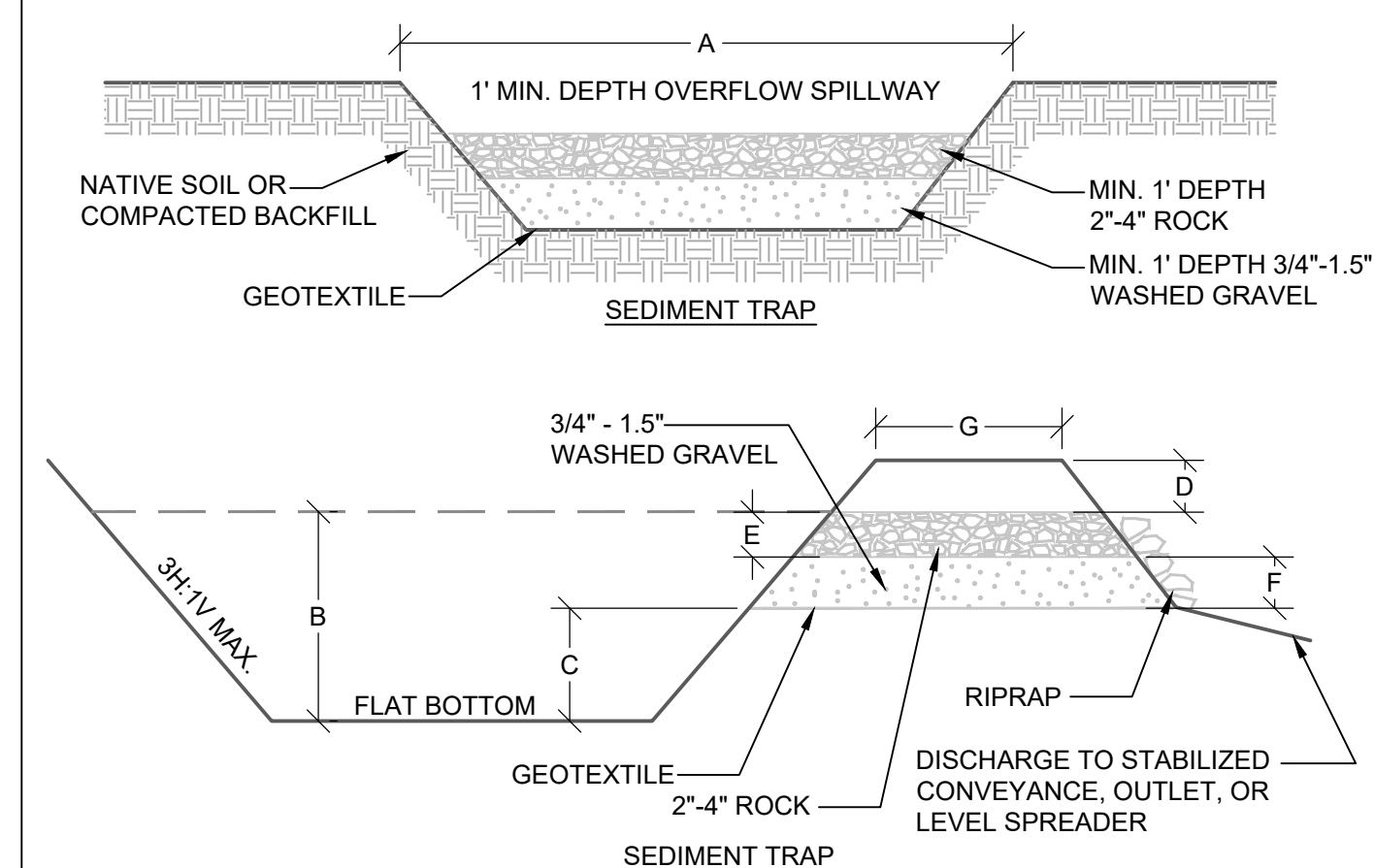
NOTES:

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

SEDIMENT TRAP DIMENSIONS

TRAP #	A	B	C	D	E	F	G
1	4'	4'	1.5'	1'	1'	1'	4'
2	2'	2'	1'	6"	6"	0	2'



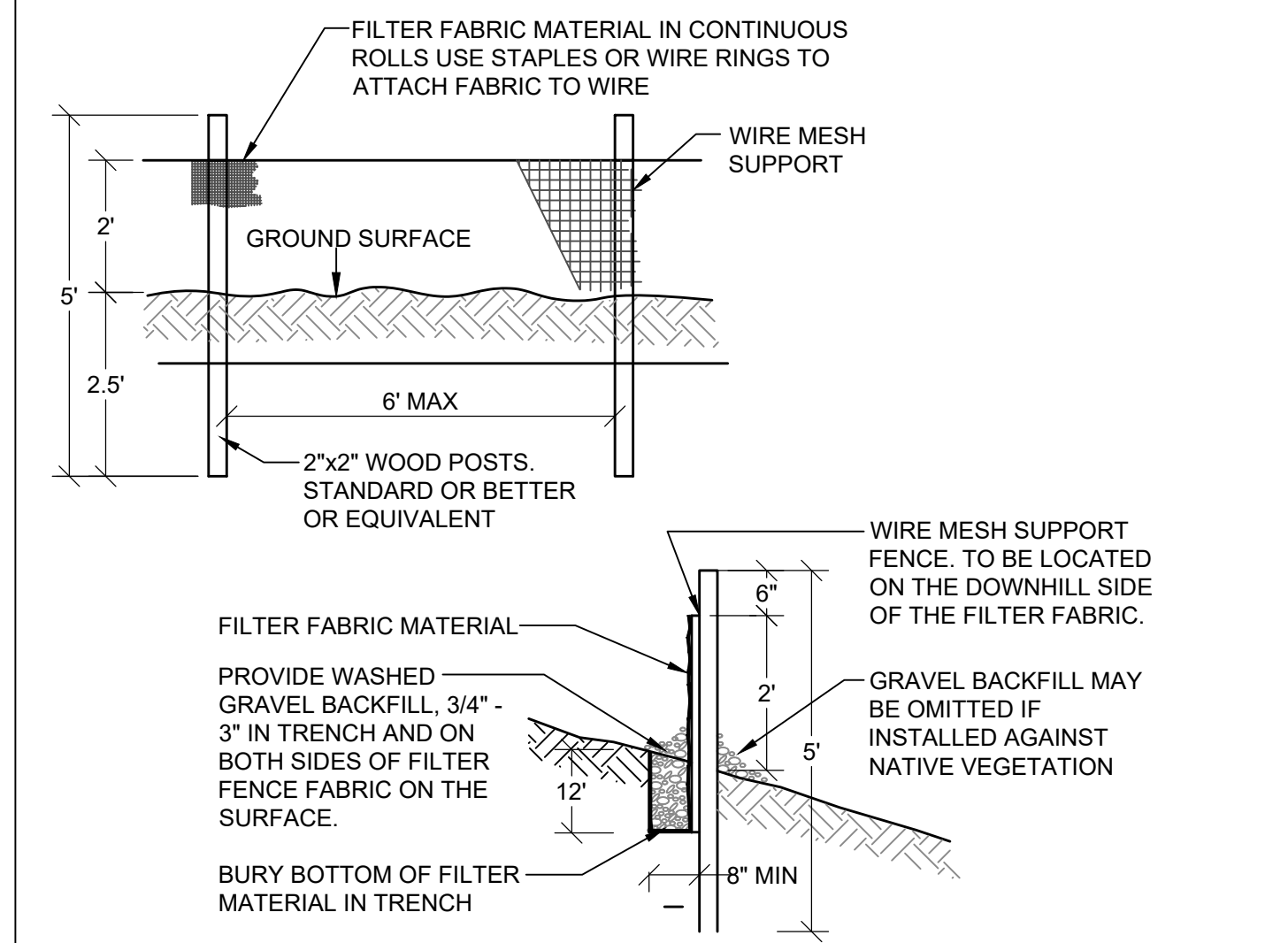
- NOTES:**
1. SEDIMENT SHALL BE REMOVED FROM THIS TRAP WHEN IT REACHES 1-FT IN DEPTH.
 2. ANY DAMAGE TO THE POND EMBANKMENT SLOPES SHALL BE REPAIRED.

9 SEDIMENT TRAP

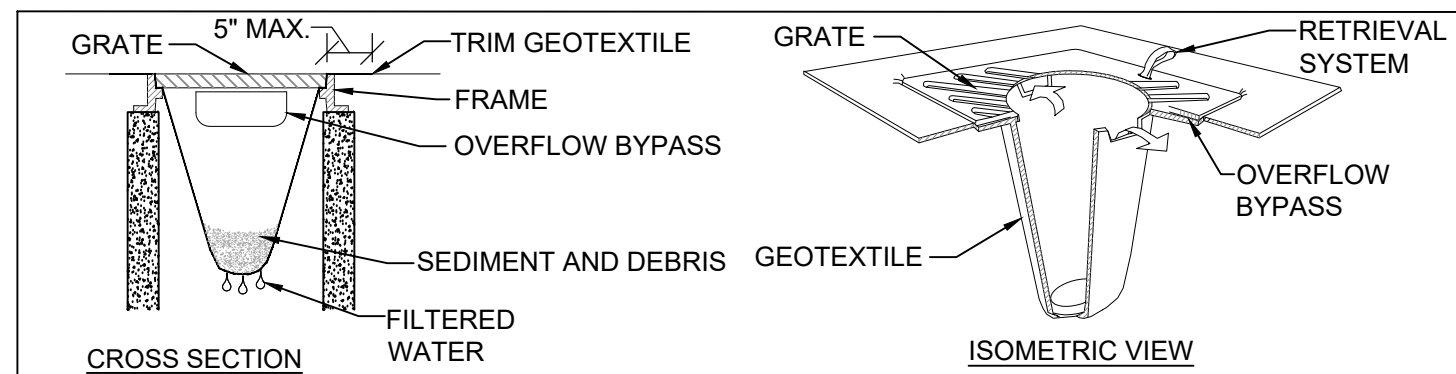
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CHECKED BY	CTB					
SCALE	35 TWN 24N R 1E	REV.	DESCRIPTION	DATE	BY	DATE SEALED 4/7/2022

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 SPICED 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

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.

6 SEEDING NOTES

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 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

7 MULCHING

CONTOUR APARTMENTS REZONE
 SWPPP NOTES AND DETAILS

CONTOUR CONSTRUCTION GROUP
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 GIG HARBOR, WA 98335
 (206) 650 - 7435

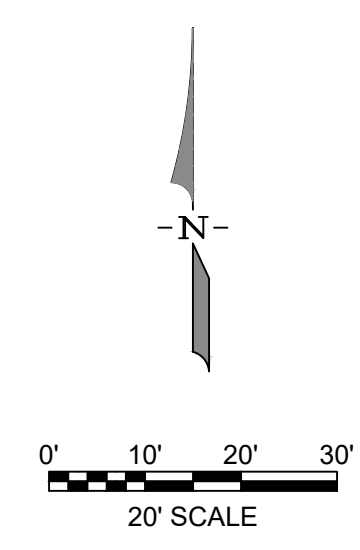
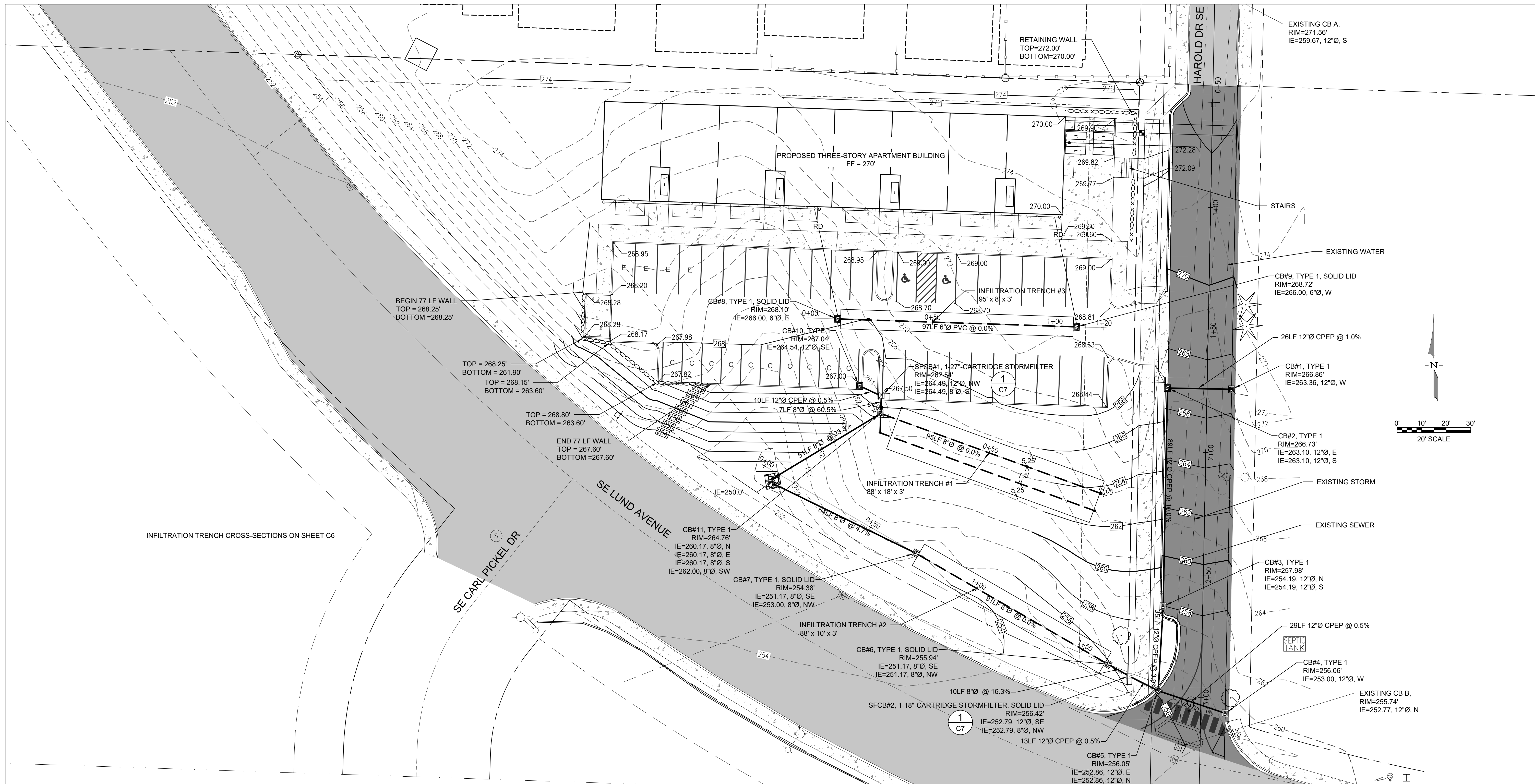
WSE WestSound Engineering, Inc
 ENGINEERING, PLANNING AND SURVEYING

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

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.

CONTOUR APARTMENTS REZONE GRADING AND DRAINAGE PLAN



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"=20'

REV.	DESCRIPTION	DATE	BY	DATE SEALED



CONTOUR APARTMENTS REZONE
GRADING AND DRAINAGE PLAN

CONTOUR CONSTRUCTION GROUP
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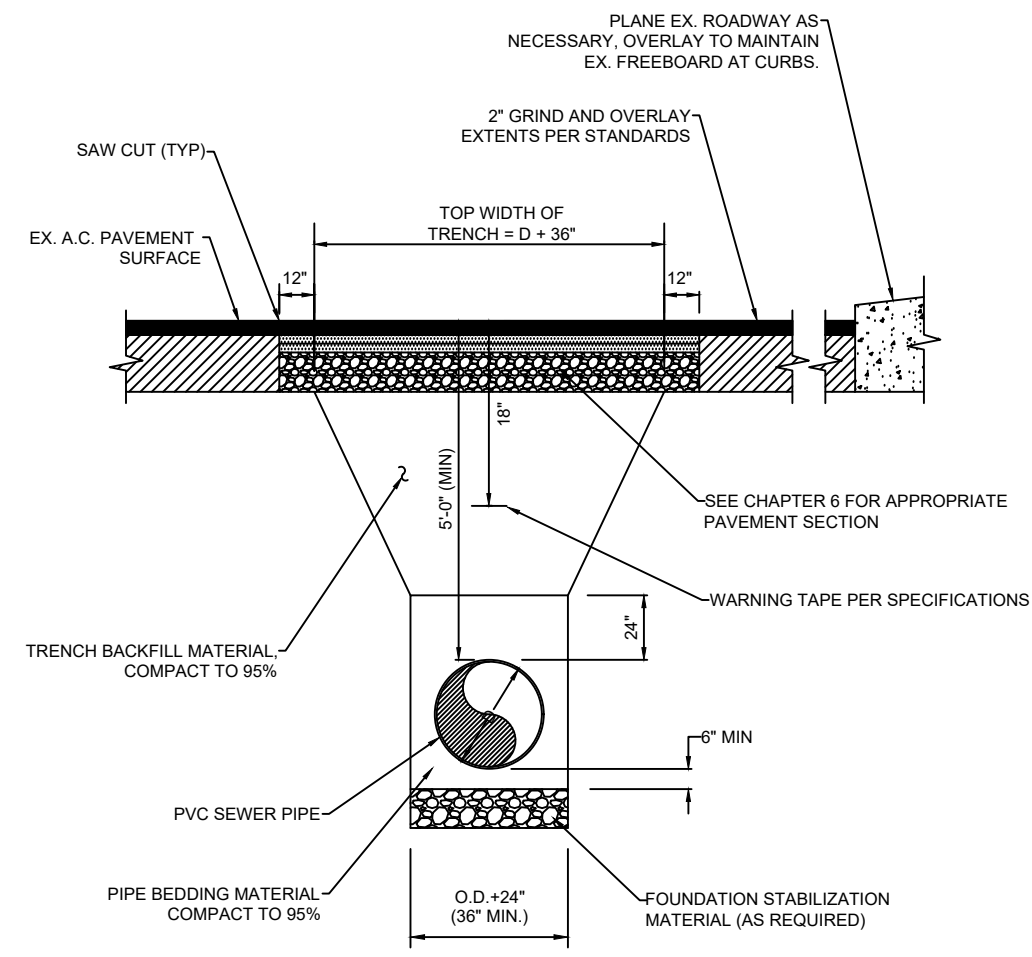
217 S.W. Wilkins Drive
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JOB No. **2768.1** SHT **C5** OF **11** SHTS

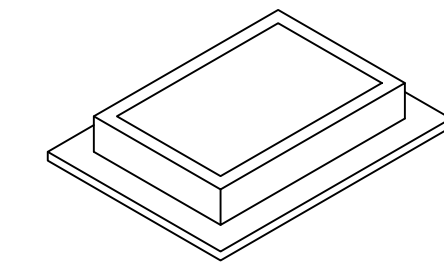
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CONTOUR APARTMENTS REZONE DRAINAGE NOTES AND DETAILS

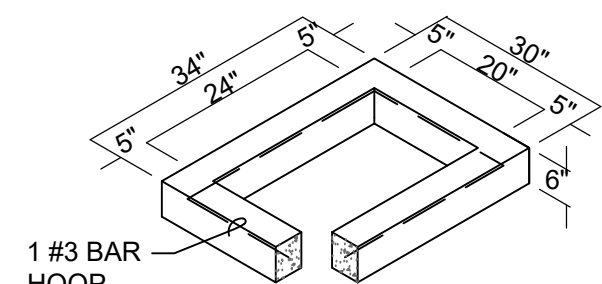


- NOTES:
1) BED THE ENTIRE WIDTH OF THE TRENCH PAVEMENT
2) RESTORATION SHALL BE PER THE APPROPRIATE SECTION IN CHAPTER 6 (PAVEMENT SURFACING).

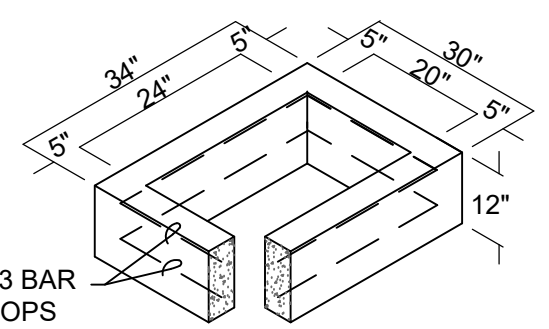
1 TRENCH NTS



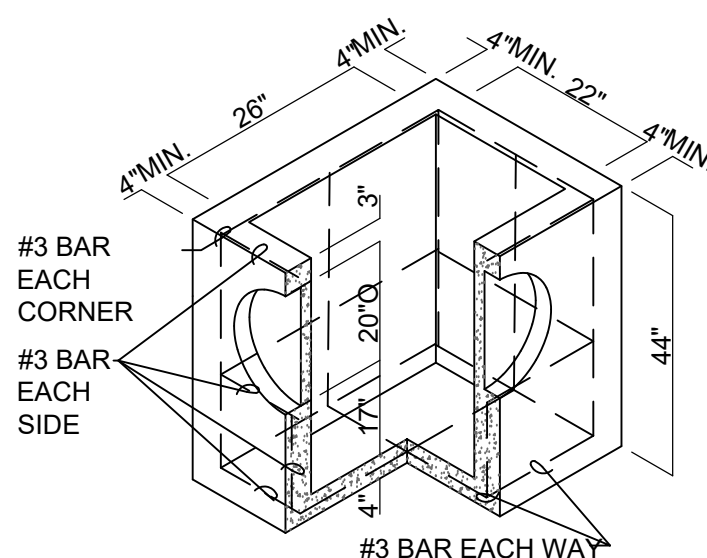
FRAME AND GRATE
SEE NOTE 9



6" RISER SECTION



12" RISER SECTION



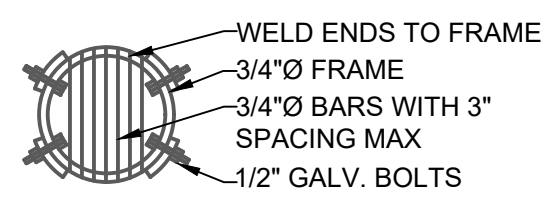
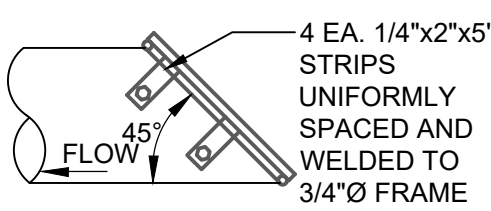
PRECAST BASE SECTION
(MEASUREMENT AT THE TOP
OF THE BASE)

NOTES:

- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M 199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
- AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
- ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
- PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
- KNOCKOUTS OR CUTOUTS SHALL BE PER MANUFACTURERS SPECIFICATIONS.
- ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX. DIAM. OF 20". KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
- THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.
- CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD DETAILS "THRU CURB FRAME AND GRATE" OR "THRU CURB FRAME AND VANED GRATE". MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
- NON CONCRETE PIPES SHALL BE INSTALLED WITH A SANDCOLLAR.

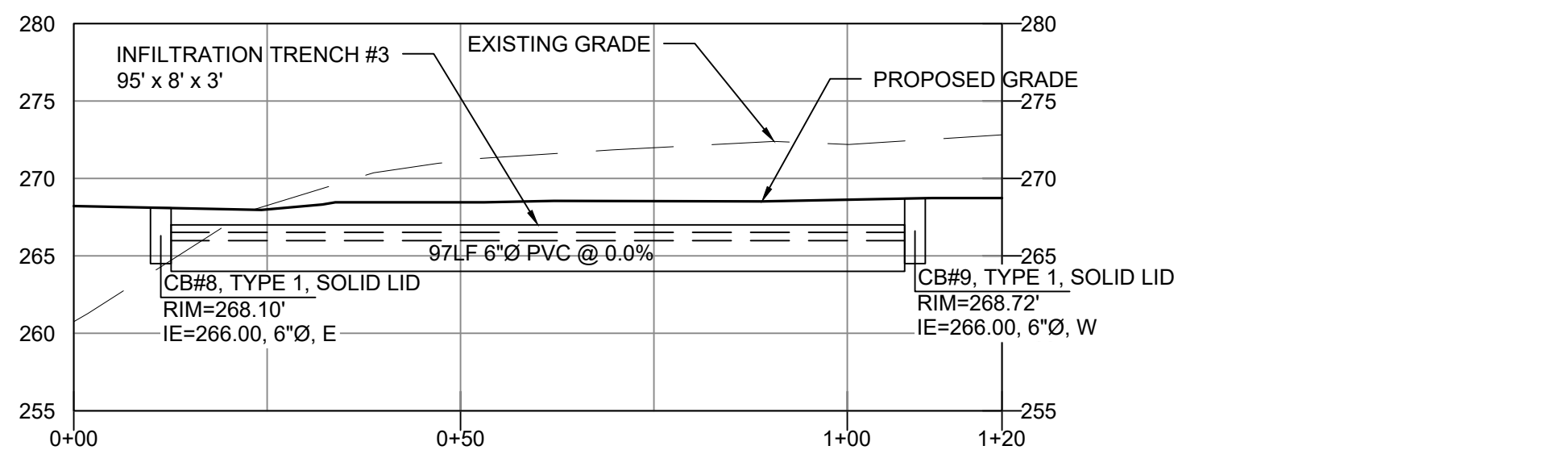
2 TYPE 1 CATCH BASIN NTS

NOTE:
ALL STEEL PARTS TO BE GALVANIZED AND ASPHALT COATED (TREATMENT I OR BETTER).

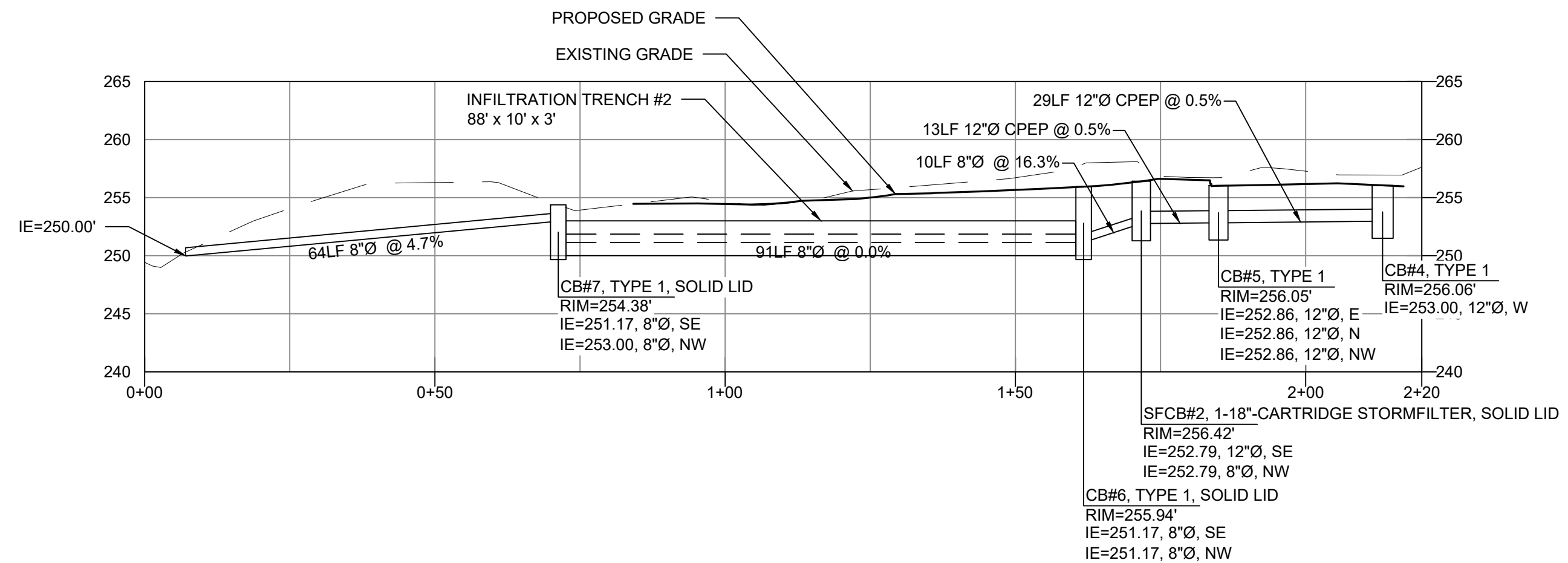
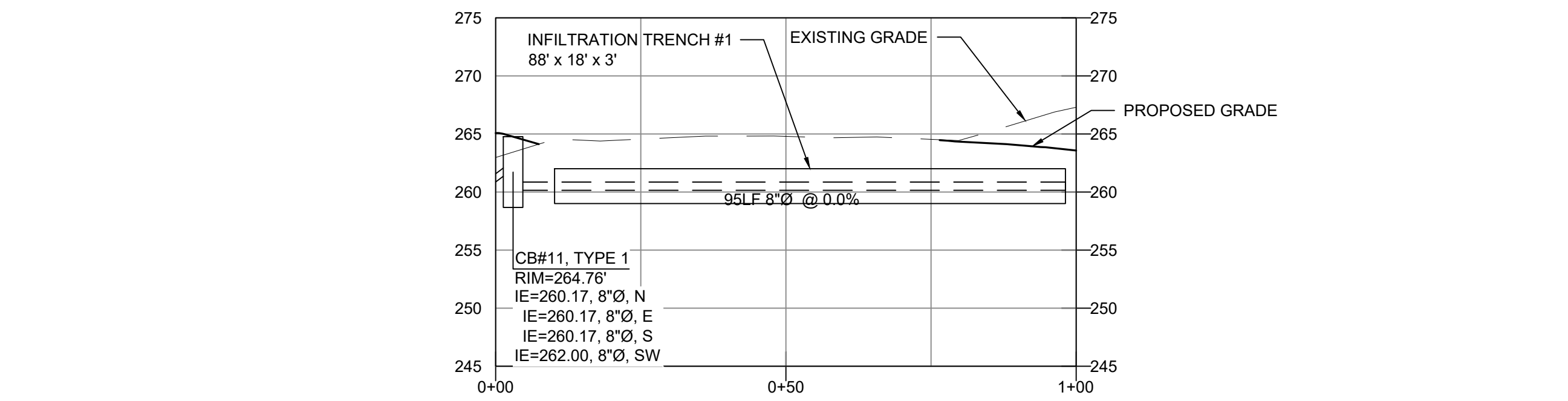


3 TRASH RACK DETAIL NTS

5 INFILTRATION TRENCH CROSS-SECTIONS NTS



5 INFILTRATION TRENCH CROSS-SECTIONS NTS

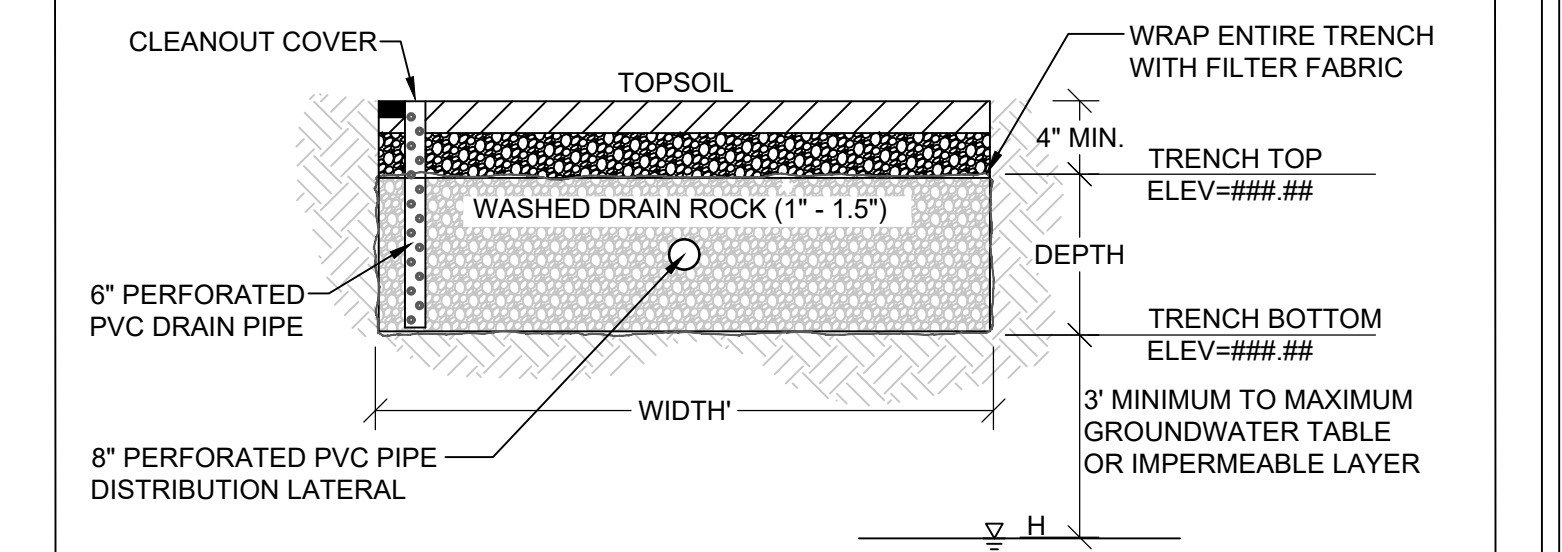


5 INFILTRATION TRENCH CROSS-SECTIONS NTS

- ### 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:
A. 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.
B. IN AREAS NOT SUBJECT TO VEHICULAR LOADS, SUCH AS LANDSCAPE PLANTERS AND YARDS, THE PIPE COVER MAY BE REDUCED TO 1 FOOT MINIMUM.
C. 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:
A. 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.
B. 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.
C. 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.
D. DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
E. 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.).
F. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOMEOWNER.

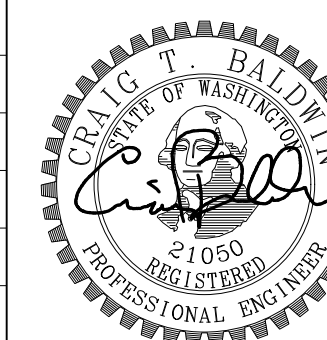
6 DRAINAGE NOTES NTS

INFILTRATION TRENCH TABLE						
NUMBER	WIDTH	LENGTH	BOTTOM ELEV	TOP ELEV	DEPTH	PIPE IE
1	18'	88'	259.00'	262.00'	3'	260.17'
2	10'	88'	250.00'	253.00'	3'	251.17'
3	8'	95'	264.00'	267.00'	3'	266.00'



4 INFILTRATION TRENCH SECTION NTS

DESIGNED BY	CTB					
DRAWN BY	PWB					
CHECKED BY	CTB					
SCALE	35 TWN 24N R 1E					
REV.		DESCRIPTION	DATE	BY	DATE SEALED	4/7/2022



CONTOUR APARTMENTS REZONE
DRAINAGE NOTES AND DETAILS

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GIG HARBOR, WA 98335
(206) 650-7435

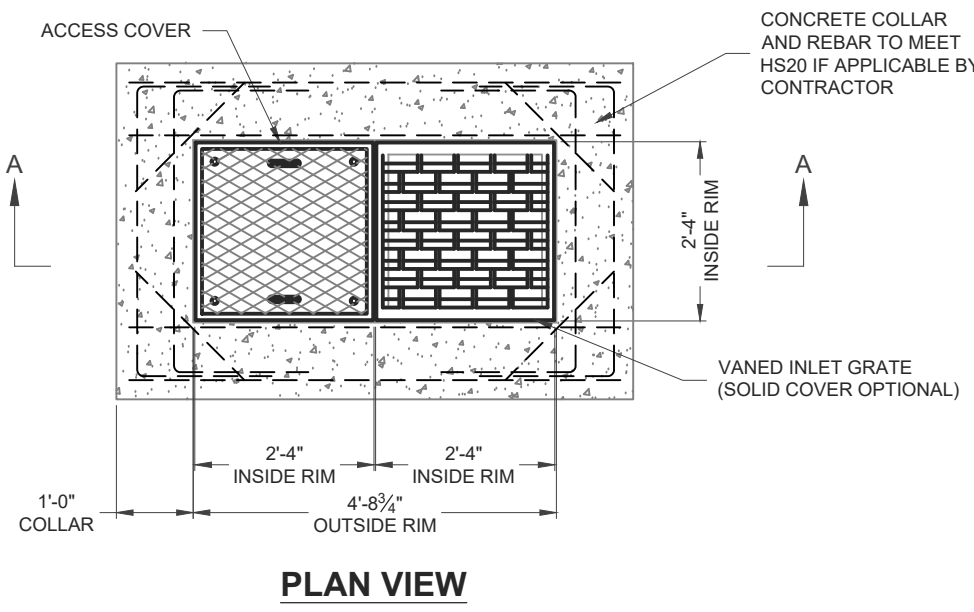
WestSound Engineering, Inc
ENGINEERING, PLANNING AND SURVEYING

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

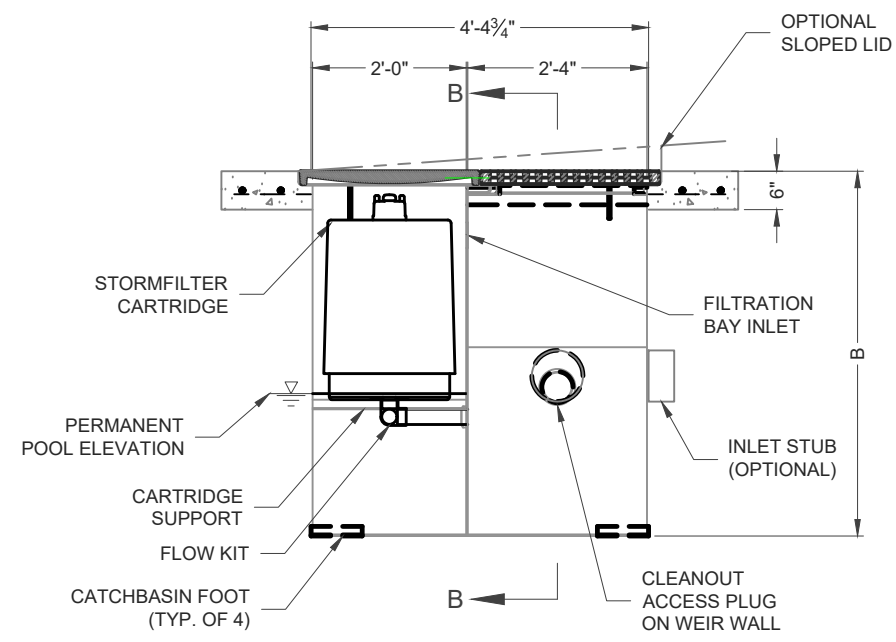
Port Orchard, Wa. 98366
Fax (360) 876-0439
http://www.wsengineering.com

JOB No. **2768.1** SHT **C6** OF **11** SHTS

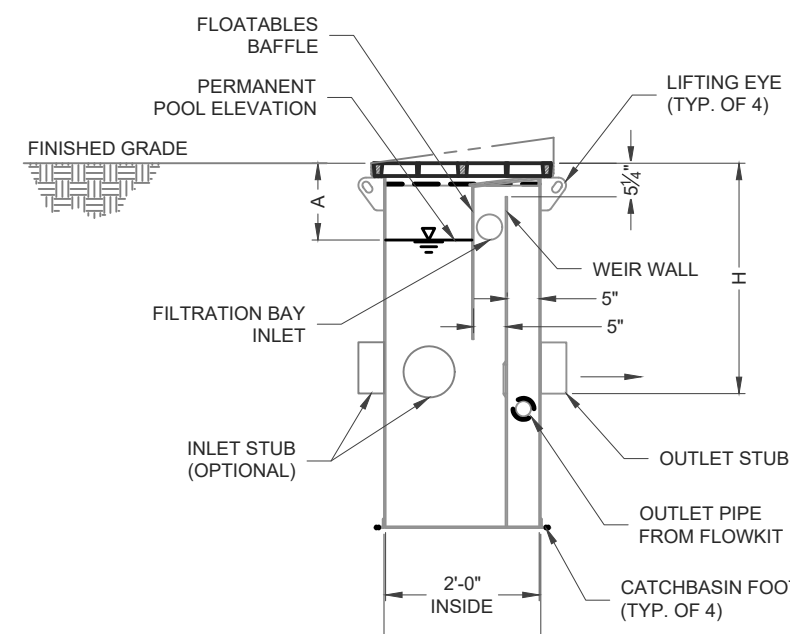
CONTOUR APARTMENTS REZONE DRAINAGE NOTES AND DETAILS



PLAN VIEW



SECTION A-A



SECTION B-B

THE CONTECH CONCRETE 1-CARTRIDGE CATCH BASIN IS AN ACCEPTABLE ALTERNATIVE

STORMFILTER STEEL CATCHBASIN DESIGN NOTES									
STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 1 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF ONE CARTRIDGE. SYSTEM IS SHOWN WITH A 27" CARTRIDGE. AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL. PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.									
CARTRIDGE SELECTION									
RECOMMENDED HYDRAULIC DROP (H)	27"			18"			18" DEEP		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67 gpm/sf	1 gpm/sf	2 gpm/sf	1.67 gpm/sf	1 gpm/sf	2 gpm/sf	1.67 gpm/sf	1 gpm/sf
CATCHBASIN FLOW RATE (gpm)	22.5	18.75	11.25	15	12.53	7.5	15	12.53	7.5
PEAK HYDRAULIC CAPACITY	1.0			1.0			1.8		
INLET PERMANENT POOL LEVEL (A)	1'-0"			1'-0"			2'-0"		
OVERALL STRUCTURE HEIGHT (B)	4'-9"			3'-9"			4'-9"		

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY.

GENERAL NOTES:

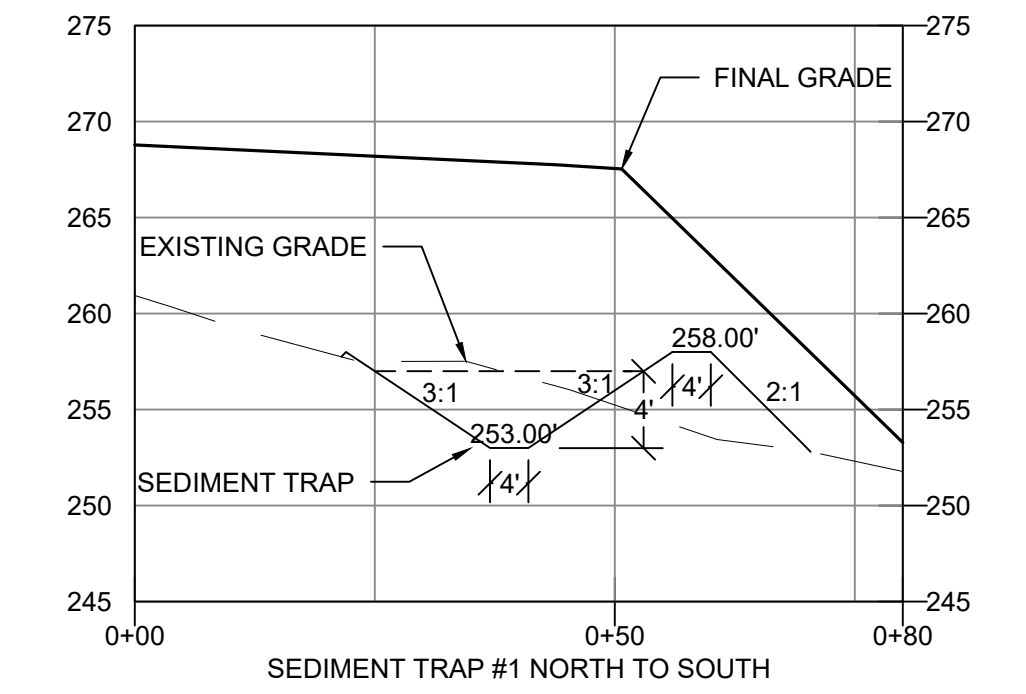
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
- MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SFCB.
- STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
- STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M308 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
- FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
- SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES:

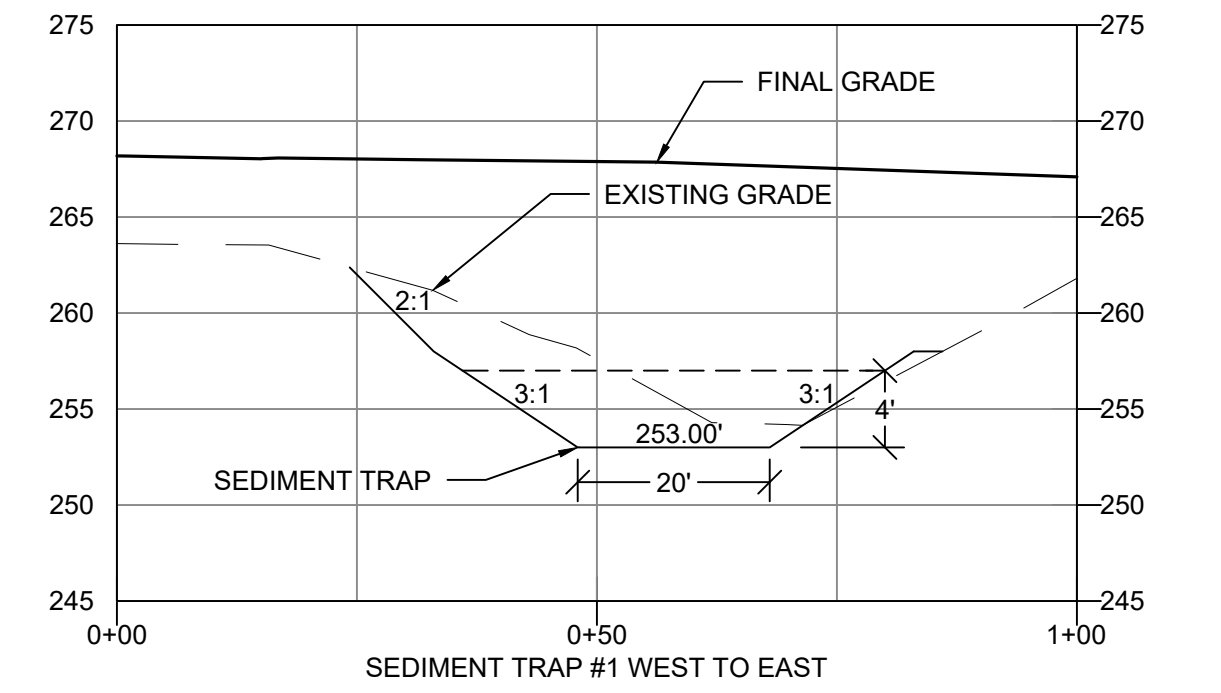
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

1-CARTRIDGE CATCHBASIN STORMFILTER DATA			
STRUCTURE ID	SFCB#1		
WATER QUALITY FLOW RATE (cfs)	0.0215		
PEAK FLOW RATE (<1 cfs)	0.53		
RETURN PERIOD OF PEAK FLOW (yrs)	100		
CATCHBASIN FLOW RATE (gpm)	11.25		
CARTRIDGE HEIGHT (27", 18", 18" DEEP)	27"		
CARTRIDGE FLOW RATE (gpm)	1.67		
MEDIA TYPE (PERLITE, ZPG, PSORB)	ZPG		
RIM ELEVATION	267.54'		
PIPE DATA:	I.E.	DIAMETER	
INLET STUB	264.49'	12"	
OUTLET STUB	264.49'	8"	
CONFIGURATION			
SLOPED LID	NO		
SOLID COVER	NO		
NOTES/SPECIAL REQUIREMENTS:			

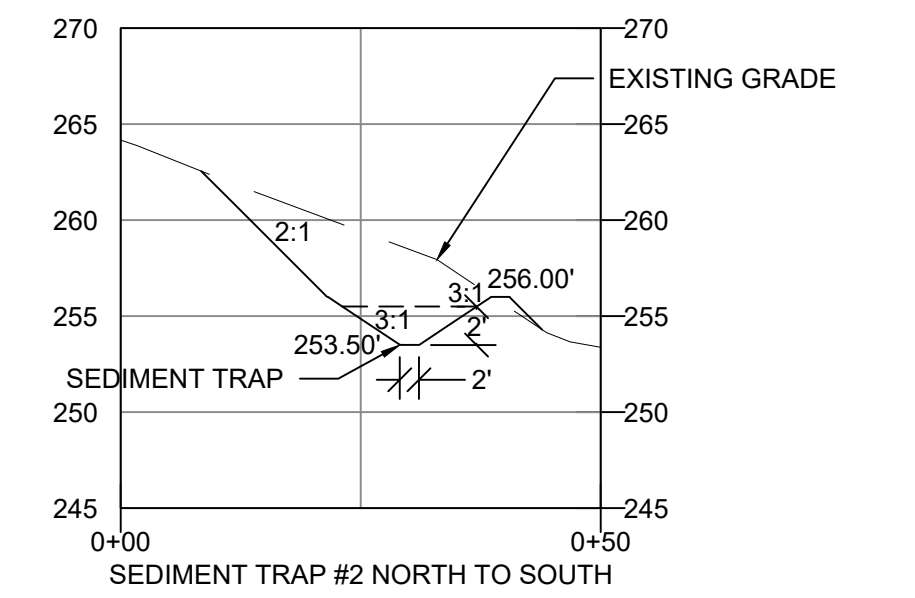
1-CARTRIDGE CATCHBASIN STORMFILTER DATA			
STRUCTURE ID	SFCB#2		
WATER QUALITY FLOW RATE (cfs)	0.0130		
PEAK FLOW RATE (<1 cfs)	0.37		
RETURN PERIOD OF PEAK FLOW (yrs)	100		
CATCHBASIN FLOW RATE (gpm)	7.5		
CARTRIDGE HEIGHT (27", 18", 18" DEEP)	18"		
CARTRIDGE FLOW RATE (gpm)	7.5		
MEDIA TYPE (PERLITE, ZPG, PSORB)	ZPG		
RIM ELEVATION	256.42'		
PIPE DATA:	I.E.	DIAMETER	
INLET STUB	252.79'	12"	
OUTLET STUB	252.79'	8"	
CONFIGURATION			
SLOPED LID	NO		
SOLID COVER	YES		
NOTES/SPECIAL REQUIREMENTS:			



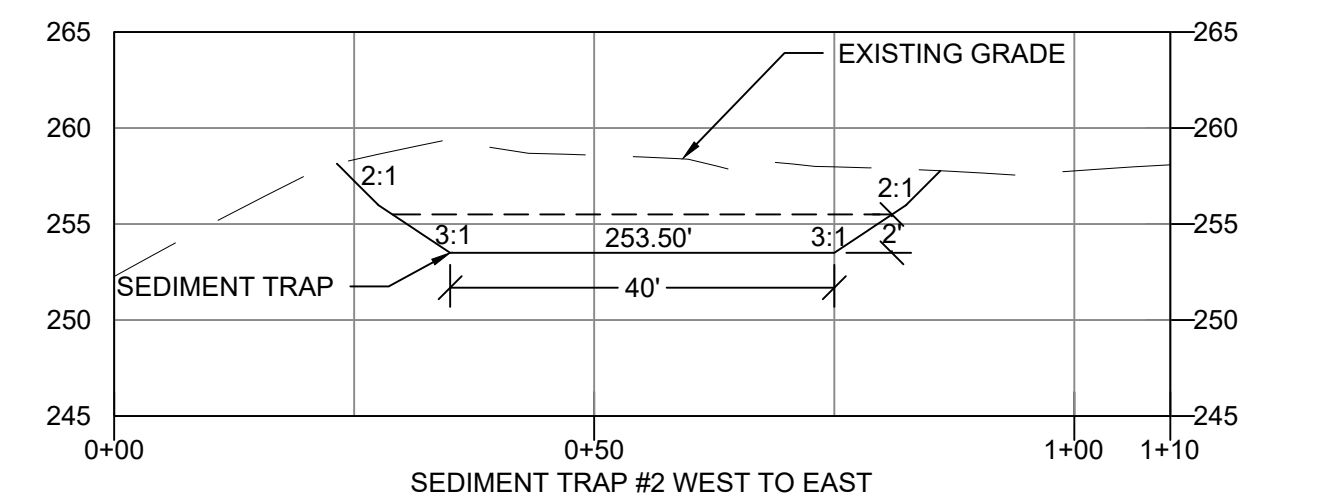
SEDIMENT TRAP #1 NORTH TO SOUTH



SEDIMENT TRAP #1 WEST TO EAST



SEDIMENT TRAP #2 NORTH TO SOUTH

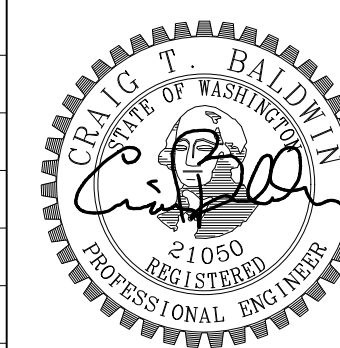


SEDIMENT TRAP #2 WEST TO EAST

1 CONTECH 1-CARTRIDGE STORMFILTER CATCH BASIN

2 TEMPORARY SEDIMENT TRAP CROSS-SECTIONS

DESIGNED BY	CTB				
DRAWN BY	PWB				
CHECKED BY	CTB				
SEC	35	TWN	24N	R	1E
SCALE		REV.	DESCRIPTION	DATE	BY



CONTOUR APARTMENTS REZONE
DRAINAGE NOTES AND DETAILS

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3206 HORSEHEAD BAY DRIVE NW
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DATE SEALED 4/7/2022

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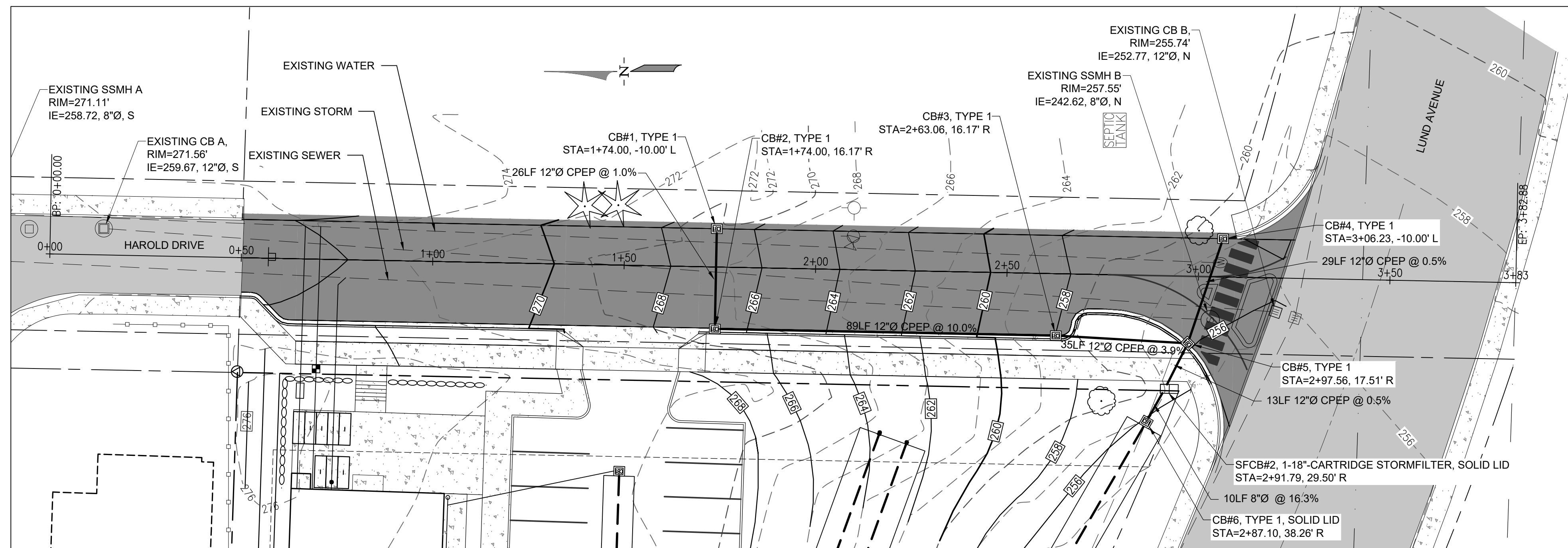
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Fax (360) 876-0439
http://www.wsengineering.com

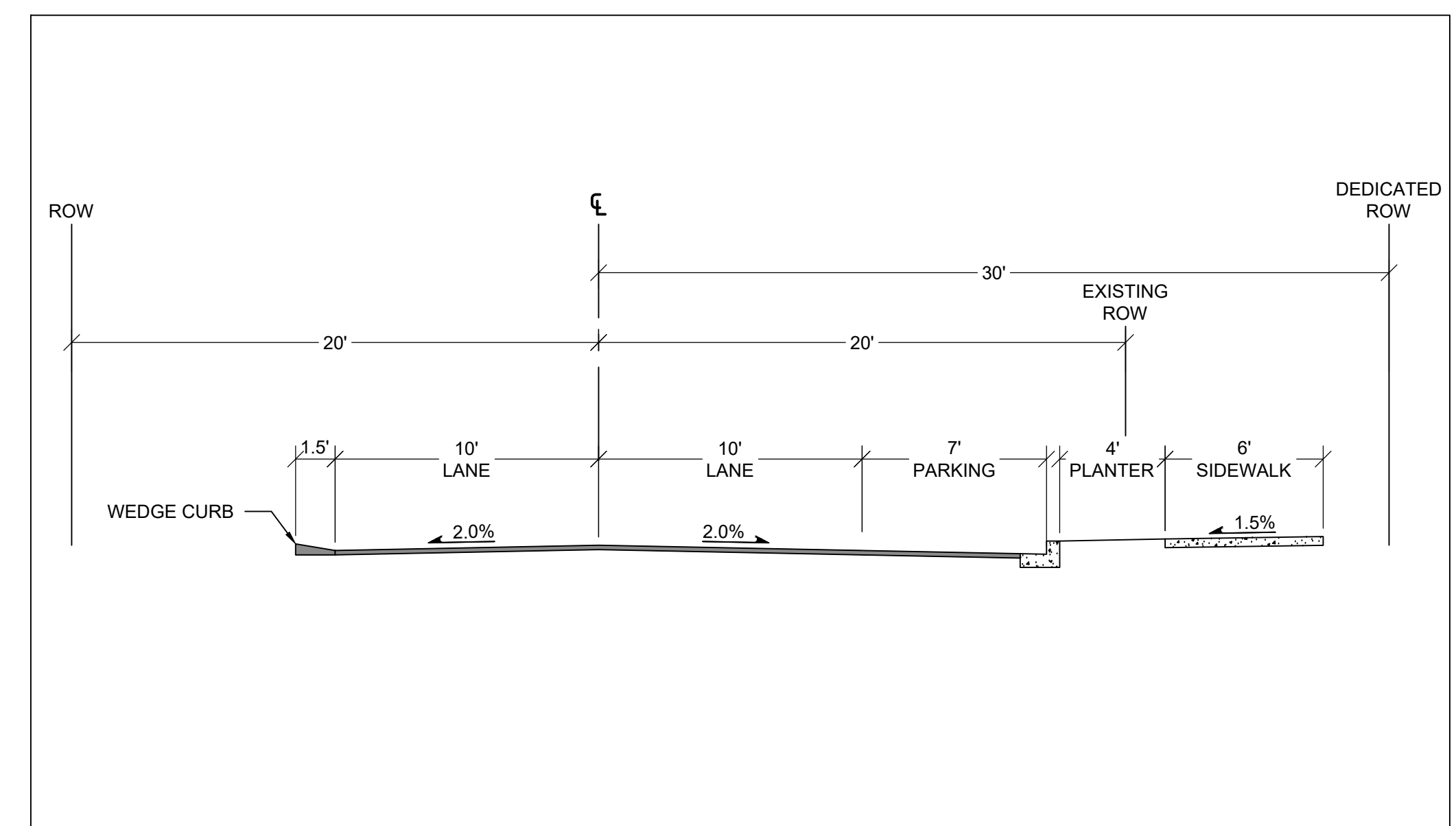
JOB No. 2768.1 SHT C7 OF 11 SHTS

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,
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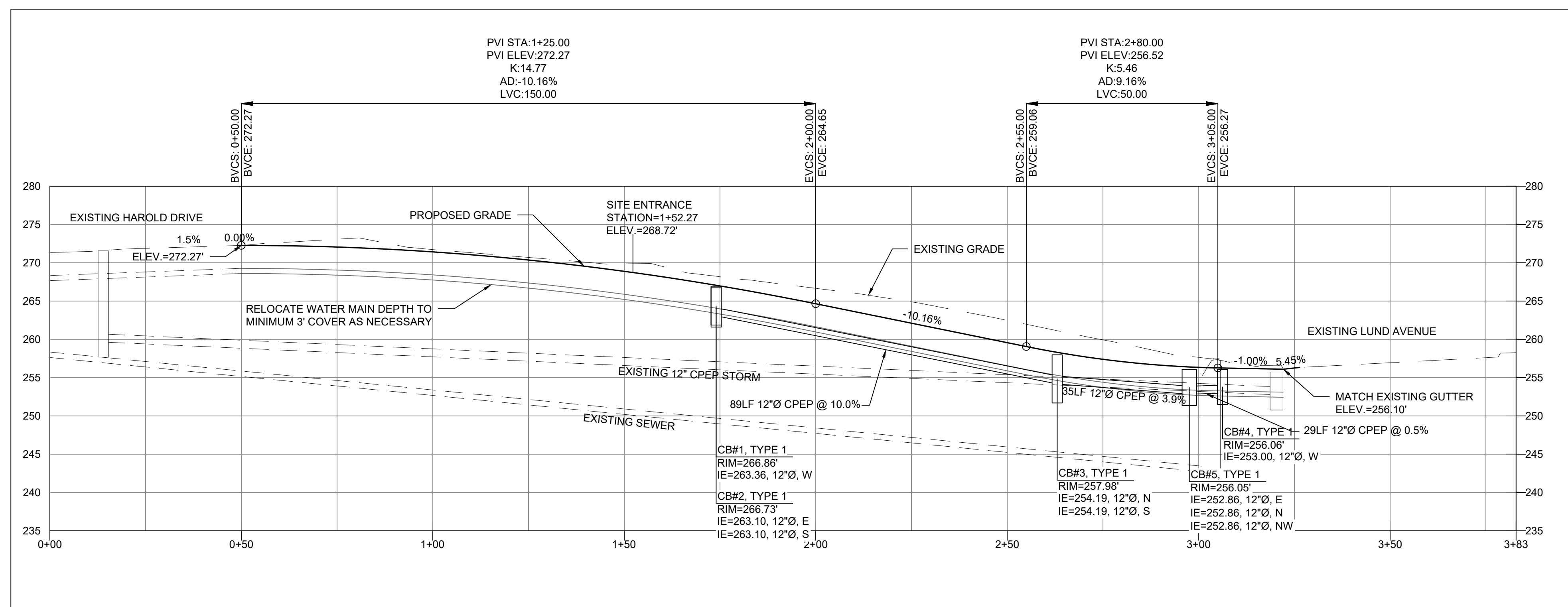
CONTOUR APARTMENTS REZONE HAROLD DRIVE PLAN AND PROFILE



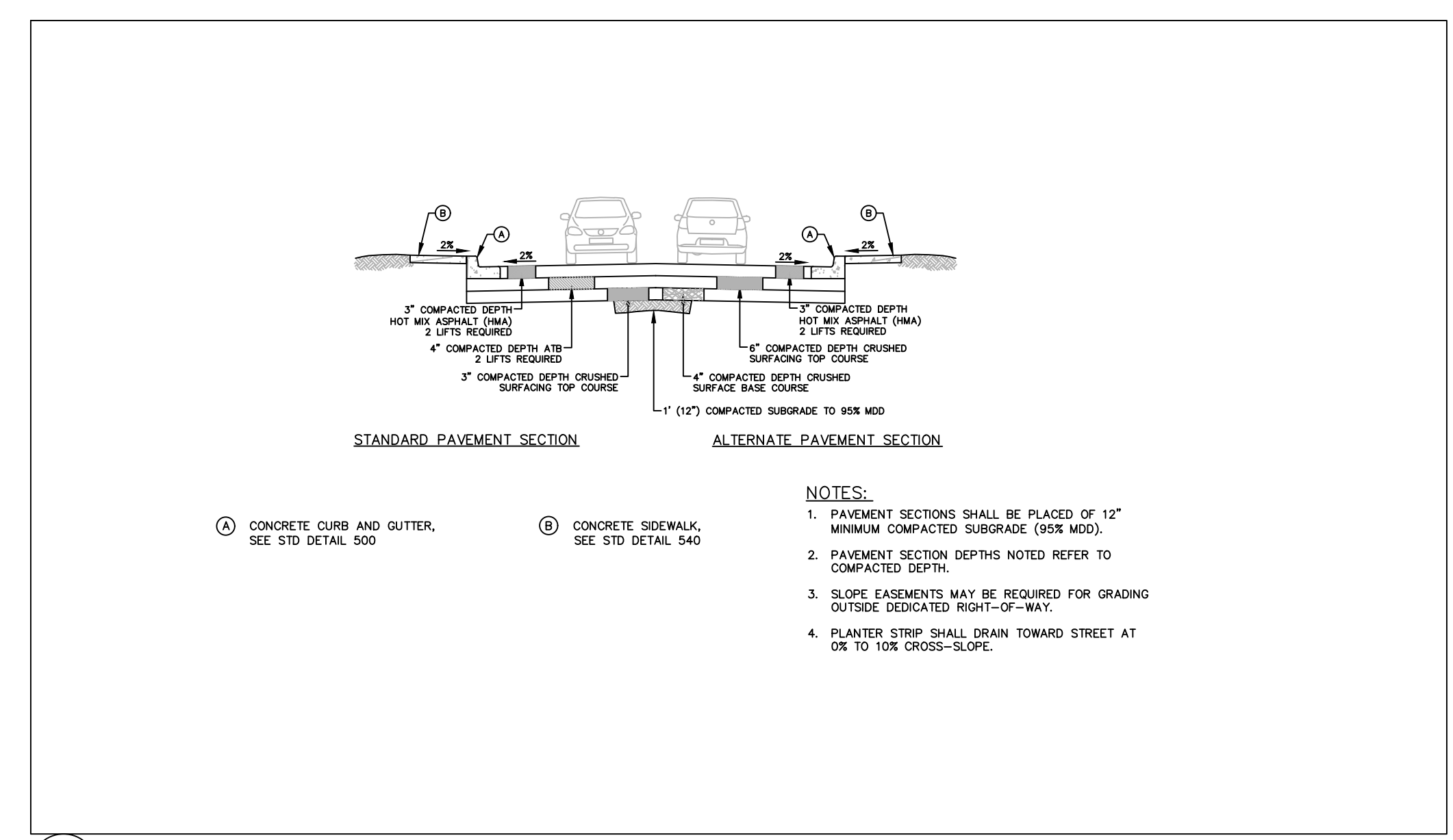
1 HAROLD DRIVE PLAN
 1"=20'



3 HAROLD DRIVE CROSS-SECTION
 1"=5'



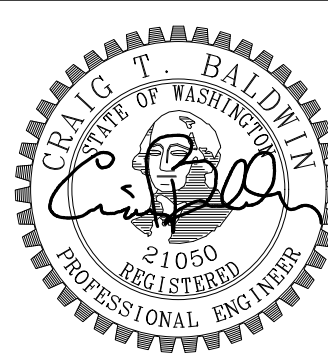
2 HAROLD DRIVE PROFILE
 H: 1"=20', V: 1"=10'



4 HAROLD DRIVE PAVING SPECIFICATIONS (CITY OF PORT ORCHARD LOCAL D)

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"=20'		REV.	DESCRIPTION	DATE
					BY
					DATE SEALED



CONTOUR APARTMENTS REZONE
 HAROLD DRIVE PLAN AND PROFILE

CONTOUR CONSTRUCTION GROUP
 3206 HORSEHEAD BAY DRIVE NW
 GIG HARBOR, WA 98335
 (206) 650-7435

WestSound Engineering, Inc
 ENGINEERING, PLANNING AND SURVEYING

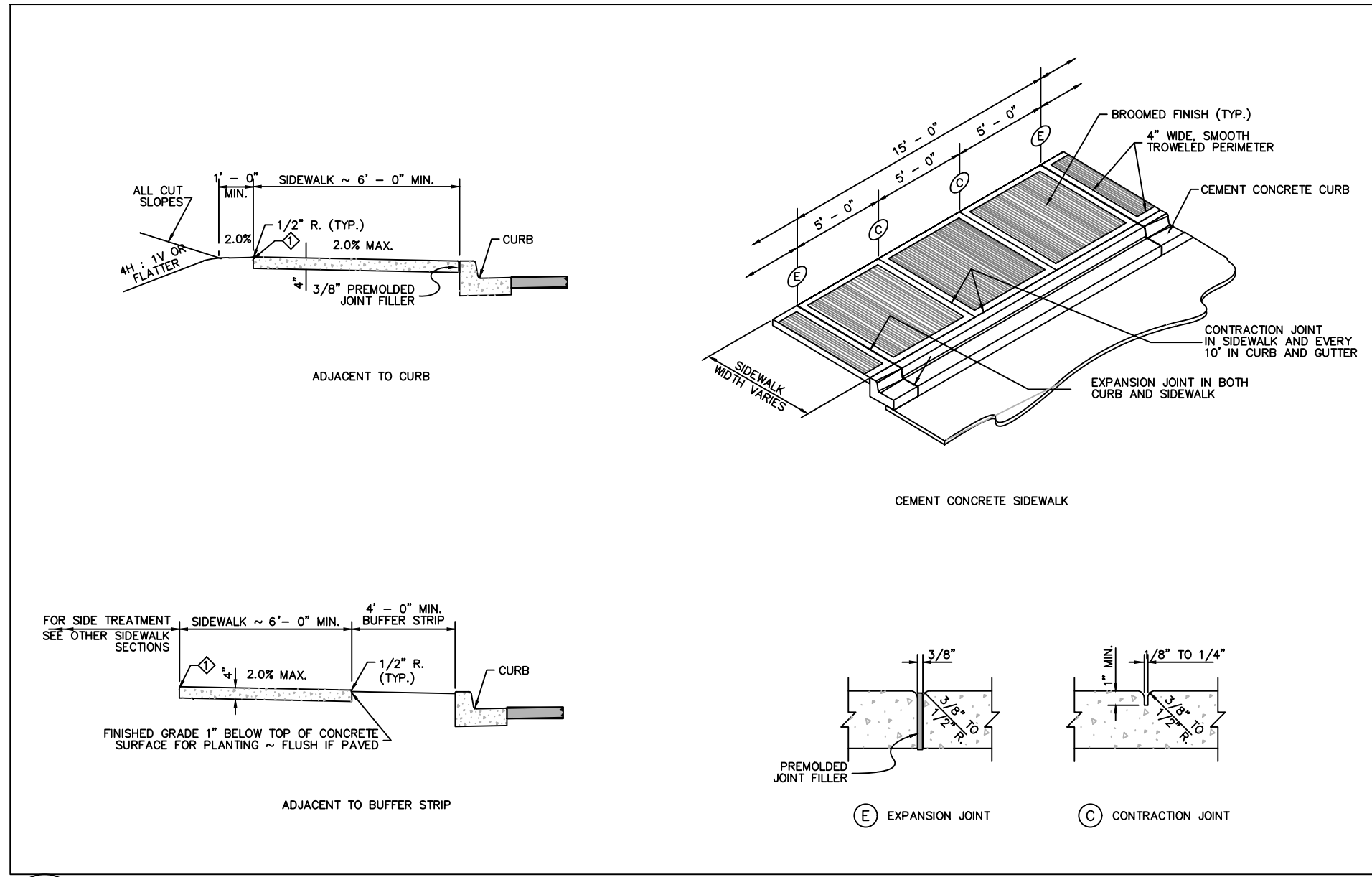
217 S.W. Wilkins Drive
 Phone (360) 876-3770
 E-mail: wse@wseengineering.com

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

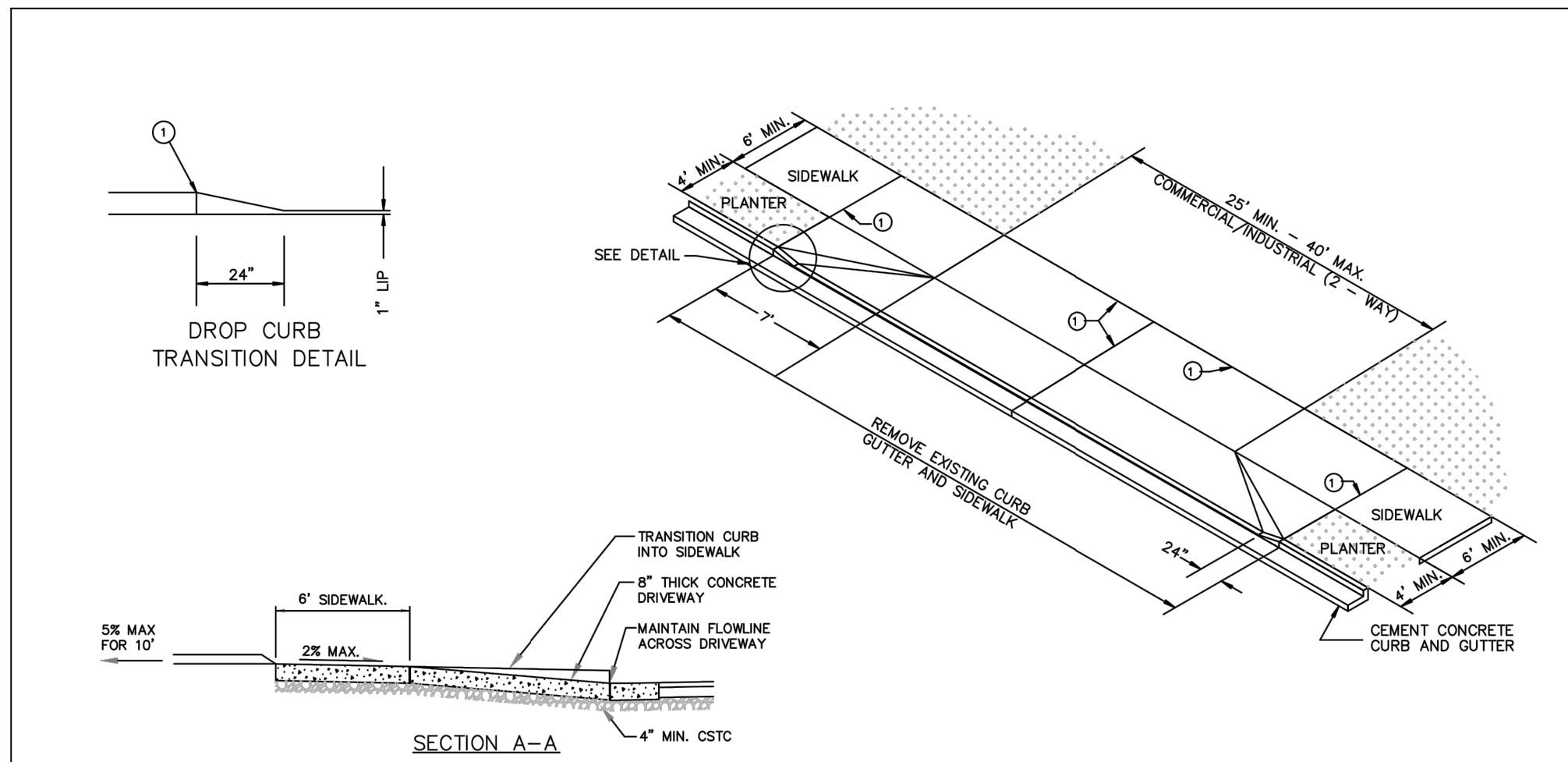
JOB No. **2768.1** SHT **C8** OF **11** SHTS

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CONTOUR APARTMENTS REZONE ROAD NOTES AND DETAILS



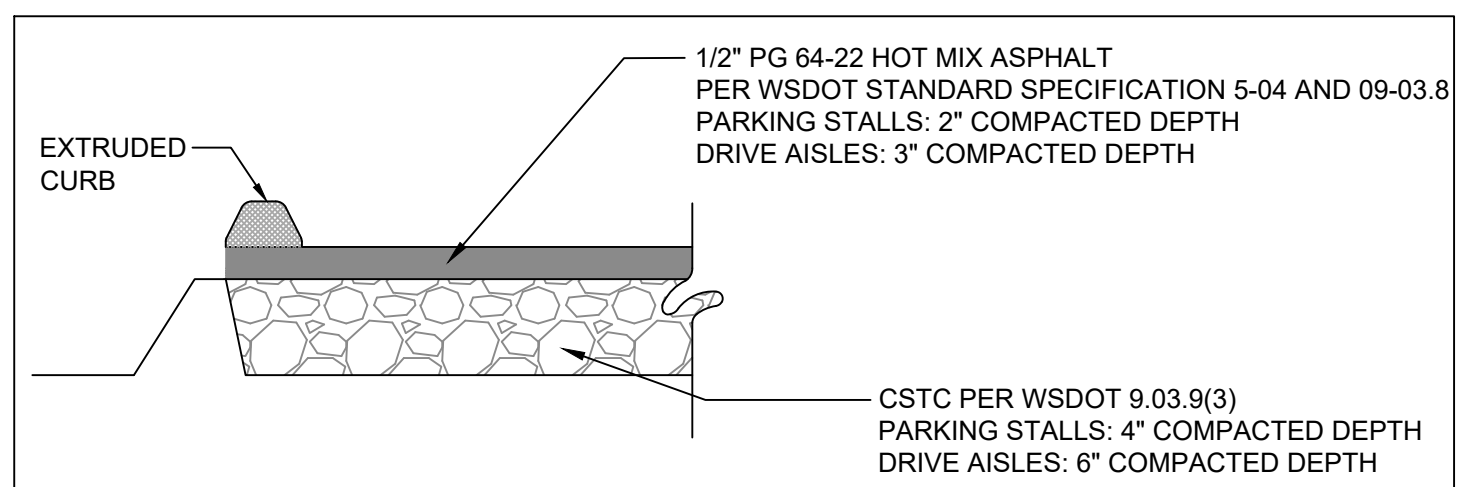
1 CEMENT CONCRETE SIDEWALK
NTS



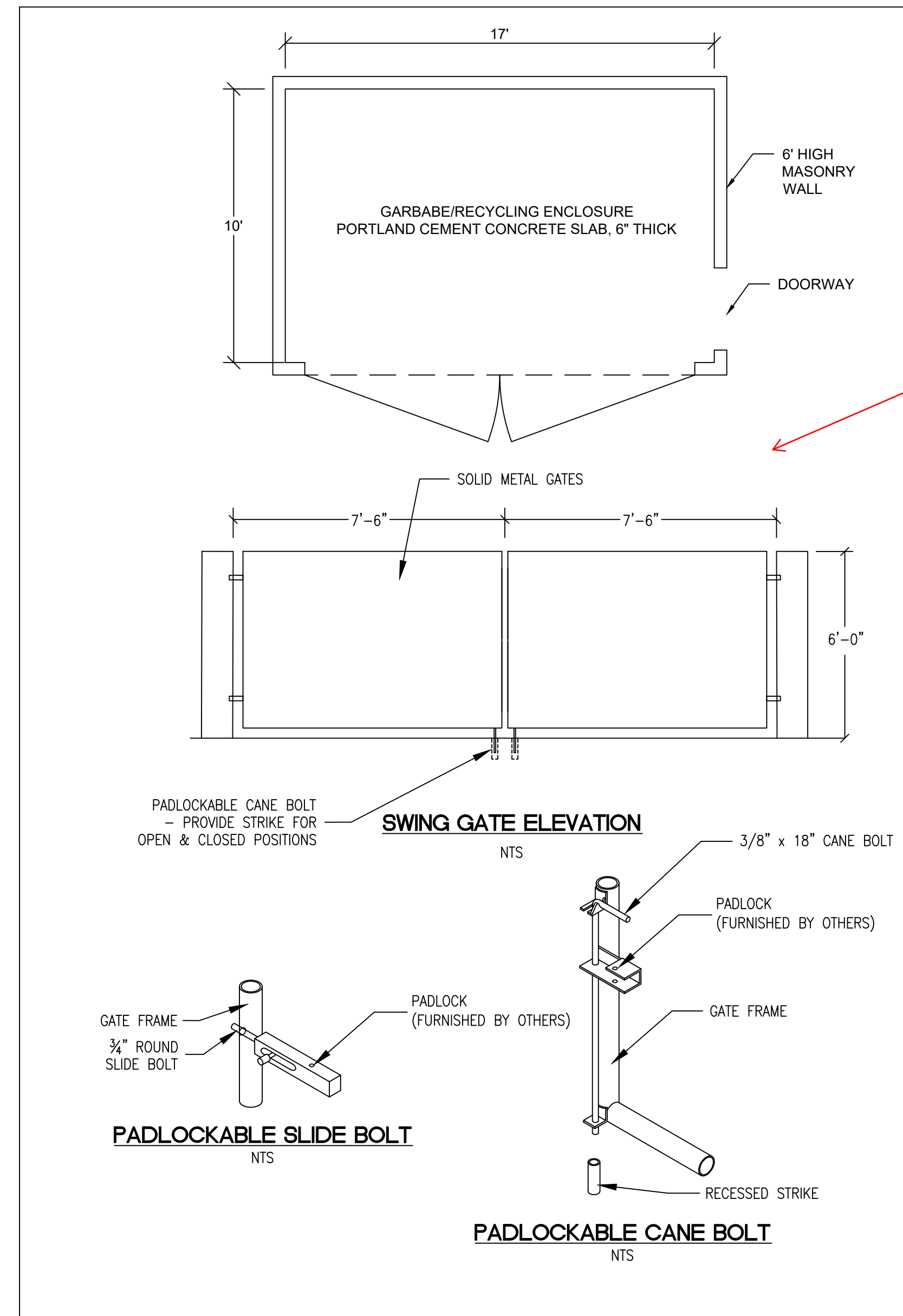
- NOTES:
1. FULL DEPTH EXPANSION JOINT, 3/8" MINIMUM THICKNESS.
 2. DRIVEWAY SECTION WITHIN PUBLIC RIGHT-OF-WAY IS TO BE SURFACED WITH ASPHALT OR CONCRETE.
 3. DRIVEWAY CEMENT CONCRETE DEPTH SHALL BE A MINIMUM OF 6" AND PLACED ON COMPACTED GRADE. DEPENDING ON VEHICLE LOADING, A STRUCTURAL DESIGN OF THE DRIVEWAY MAY BE REQUIRED BY THE ENGINEER.
 4. CONCRETE SHALL BE COMMERCIAL CLASS CONCRETE PER WSDOT/APWA SPECIFICATIONS.
 5. CLEAN AND EDGE ALL JOINTS.
 6. COMMERCIAL AND INDUSTRIAL ACCESS WIDTHS SHOWN ARE FOR TWO-WAY ACCESS ONTO NON-ARTERIALS. MINIMUM WIDTH FOR ACCESS ONTO ARTERIALS IS 35 FEET.

	Est. 1890	DRIVEWAYS C COMMERCIAL DRIVEWAY	DRAWN BY	IDS
			DATE	1/31/2019
			SCALE	NTS
			DRAWING NUMBER	322

2 COPO COMMERCIAL DRIVEWAY
NTS



3 TYPICAL ASPHALT PAVING SECTION FOR PARKING LOT
NTS



4 TRASH ENCLOSURE
NTS

5 BICYCLE PARKING DETAILS
NTS

- (3) Screening of Ground Related Service Areas and Mechanical Equipment.
- (a) Where screening of ground level service areas is called for, adhere to the following:
- (i) A structural enclosure must be constructed of masonry, heavy-gauge metal, or decay-resistant material that is also used with the architecture of the main building. The reviewing authority may allow materials other than those used for the main building if the finishes are similar in color and texture or if the proposed enclosure materials are more durable than those for the main structure. The walls must be sufficient to provide full screening from the affected roadway, pedestrian areas or adjacent use. The enclosure may use overlapping walls to screen dumpsters and other materials (see Figure 20.127.360(3) below).
 - (ii) Gates must be made of heavy-gauge, site-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.
 - (iii) Where the inside of service enclosures are visible from surrounding streets, walkways, and buildings, an opaque or semi-opaque horizontal cover or screen must be used to mitigate unsightly views. The horizontal screen/cover should be integrated into the enclosure design and compatible with adjacent development.
 - (iv) Collection points must be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way. Ensure that screening elements allow for efficient service delivery and removal operations.
 - (v) The service area must be paved.
- (b) The sides and rear of service enclosures must be screened with landscaping at least five feet wide in locations visible from the street, parking lots, and walkways to soften views of the screening element and add visual interest.

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					DATE SEALED
					4/7/2022



CONTOUR APARTMENTS REZONE
ROAD NOTES AND DETAILS

CONTOUR CONSTRUCTION GROUP
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GIG HARBOR, WA 98335
(206) 650 - 7435

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

JOB No. **2768.1** SHT **C9** OF **11** SHTS

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CONTOUR APARTMENTS REZONE UTILITY PLAN



MONUMENT REMOVAL PERMIT PROCESS
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SCALE	1"=20'				
REV.		DESCRIPTION	DATE	BY	



CONTOUR APARTMENTS REZONE
 UTILITY PLAN

CONTOUR CONSTRUCTION GROUP
 3206 HORSEHEAD BAY DRIVE NW
 GIG HARBOR, WA 98335
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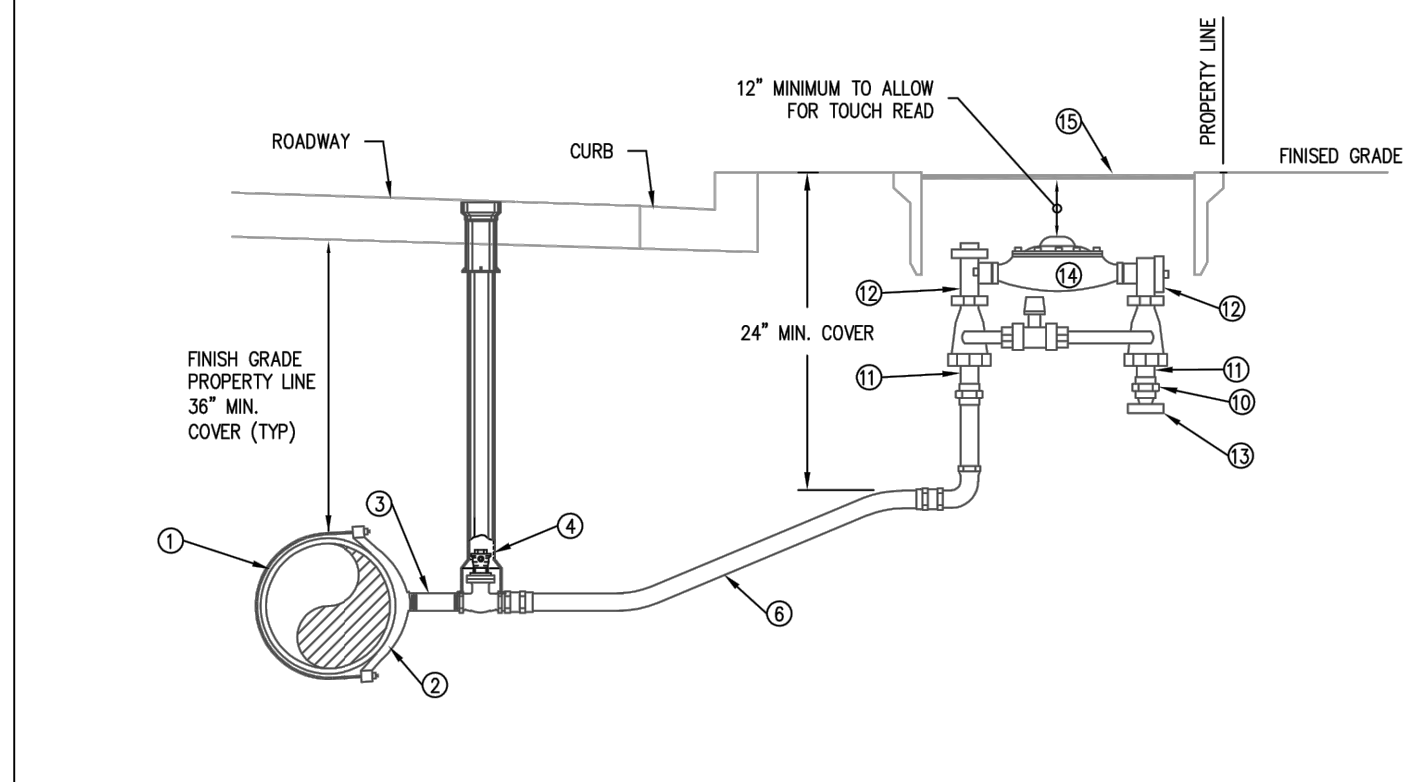
Port Orchard, Wa. 98366
 Fax (360) 876-0439
 http://www.wsengineering.com

JOB No. **2768.1** SHT **C10** OF **11** SHTS

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CONTOUR APARTMENTS REZONE

WATER AND SANITARY SEWER NOTES AND DETAILS



MATERIAL LIST FOR 1 1/2" OR 2" WATER SERVICE

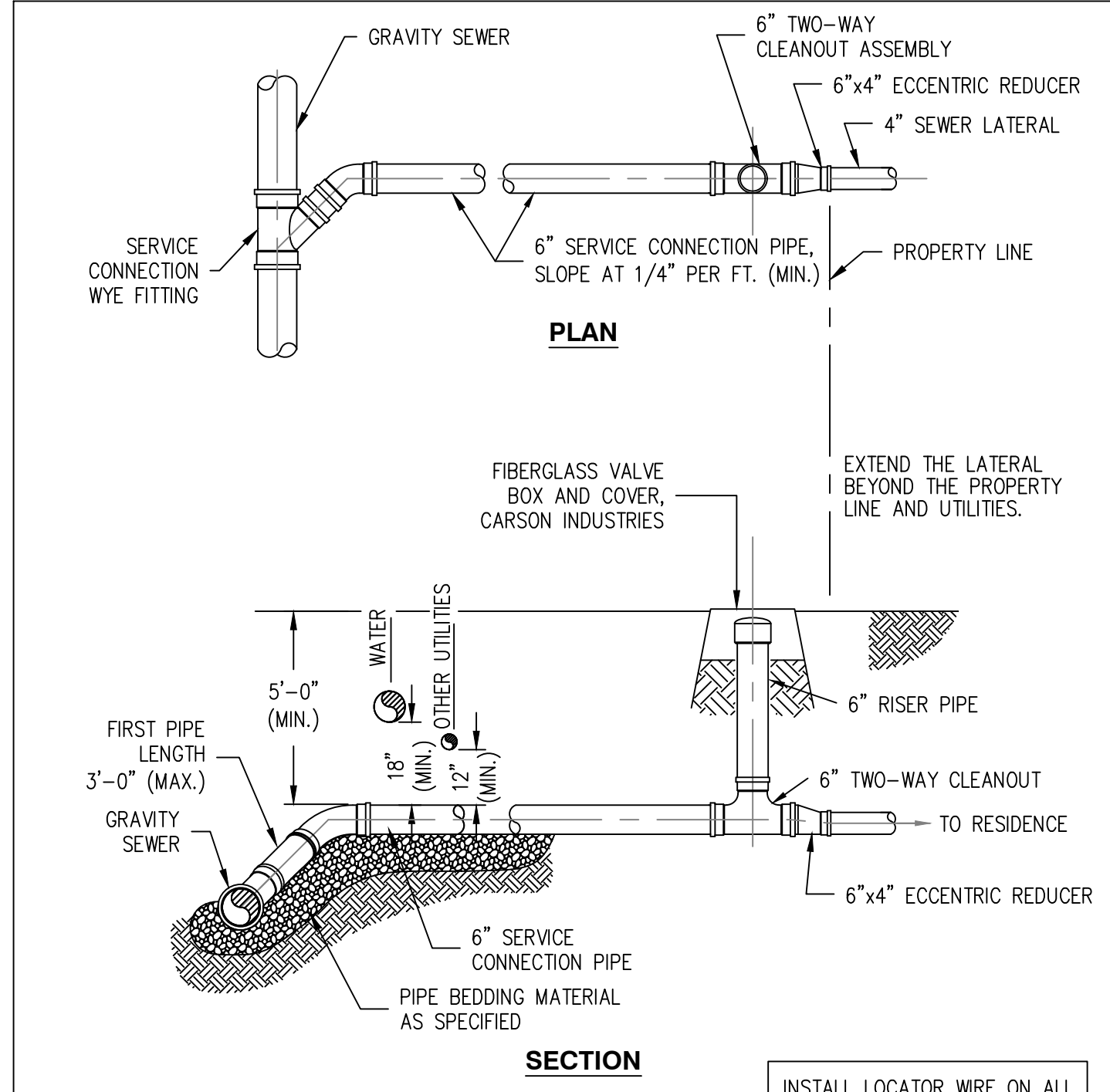
- EXISTING WATER MAIN
- 2" (P) THREAD DOUBLE STRAP SADDLE EQUAL TO ROMAC STYLE 2025
- CORP. STOP
- RSV
- 2" MP1 X CTS GRIP JOINT EQUAL TO FORD C8477G
- 2" HDPE, MAINTAIN 36" COVER FROM WATER MAIN TO WITHIN 48" OF METER BOX.
- MP X COMP
- 2" METER SETTER WITH HIGH BYPASS - FLANGED BALL VALVE WITH LOCK WINGS AND CHECK VALVE.
- SCHEDULE 40 2" PVC THREADED PLUG. REMOVED WHEN CONNECTION MADE TO CUSTOMER LINE
- WATER METER - TO BE SUPPLIED BY THE DISTRICT
- METER BOX SHALL BE EQUAL TO FOG TITE # 2 WITH TRAFFIC COVER AND HINGED INSPECTION LID. PROVIDE TOUGH READ PIT LID. PLACE BACK OF METER BOX FLUSH WITH PROPERTY LINE.
- NOTE: ALL FITTINGS TO BE BRASS.

West Sound Utility District
Standard Water Details

1 1/2" or 2" Water Service

REVISED: MARCH 2019

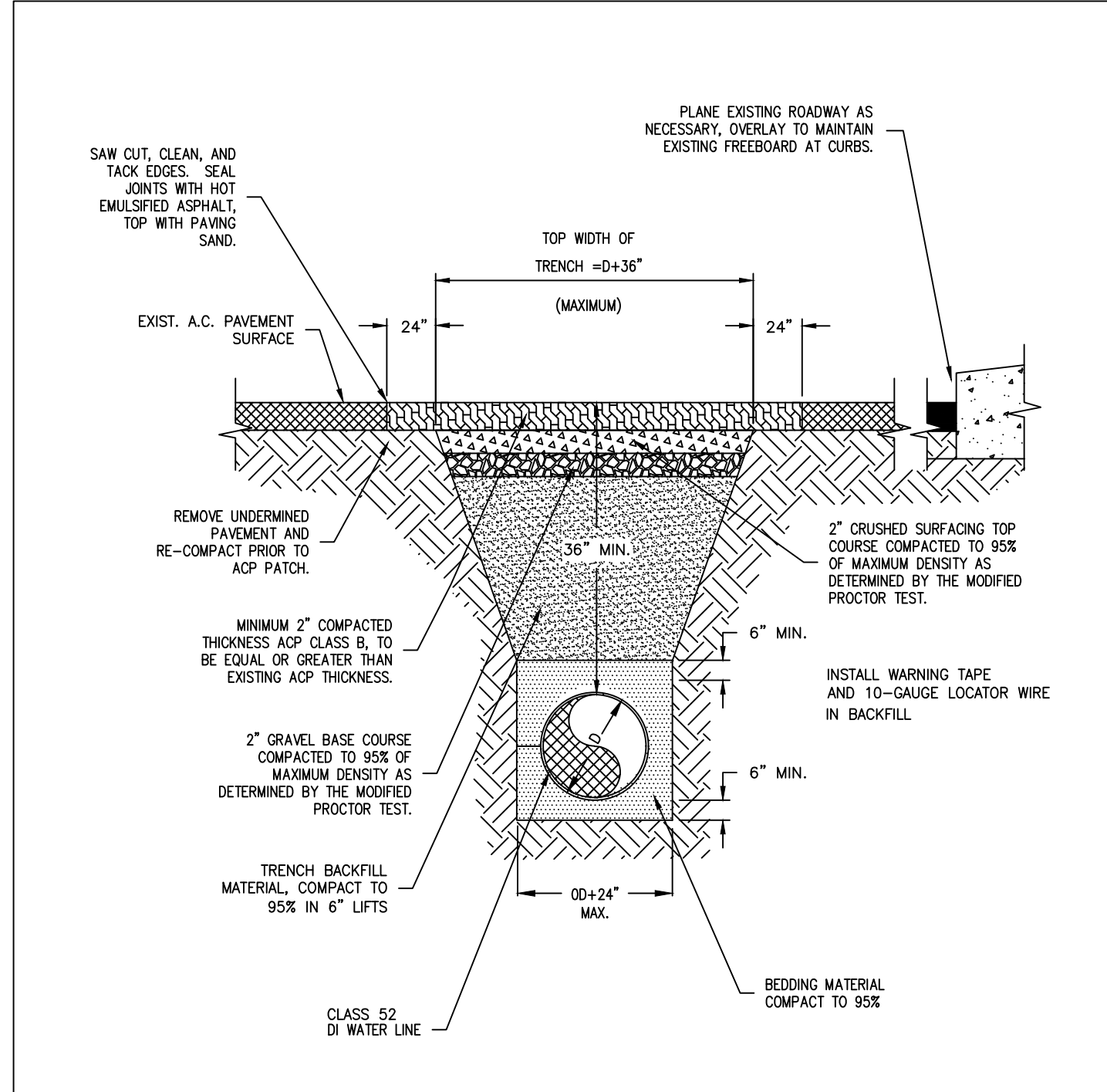
1 1.5" OR 2" WATER SERVICE
NTS



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

INSTALL LOCATOR WIRE ON ALL LATERALS TO THE SEWER MAIN

3 SINGLE SERVICE CONNECTION
NTS



NOTE: SAW OUT, CLEAN, AND TACK EDGES. SEAL JOINTS WITH HOT EMULSIFIED ASPHALT, TOP WITH PAVING SAND.

REMOVE UNDERMINED PAVEMENT AND RE-COMPACT PRIOR TO ACP PATCH.

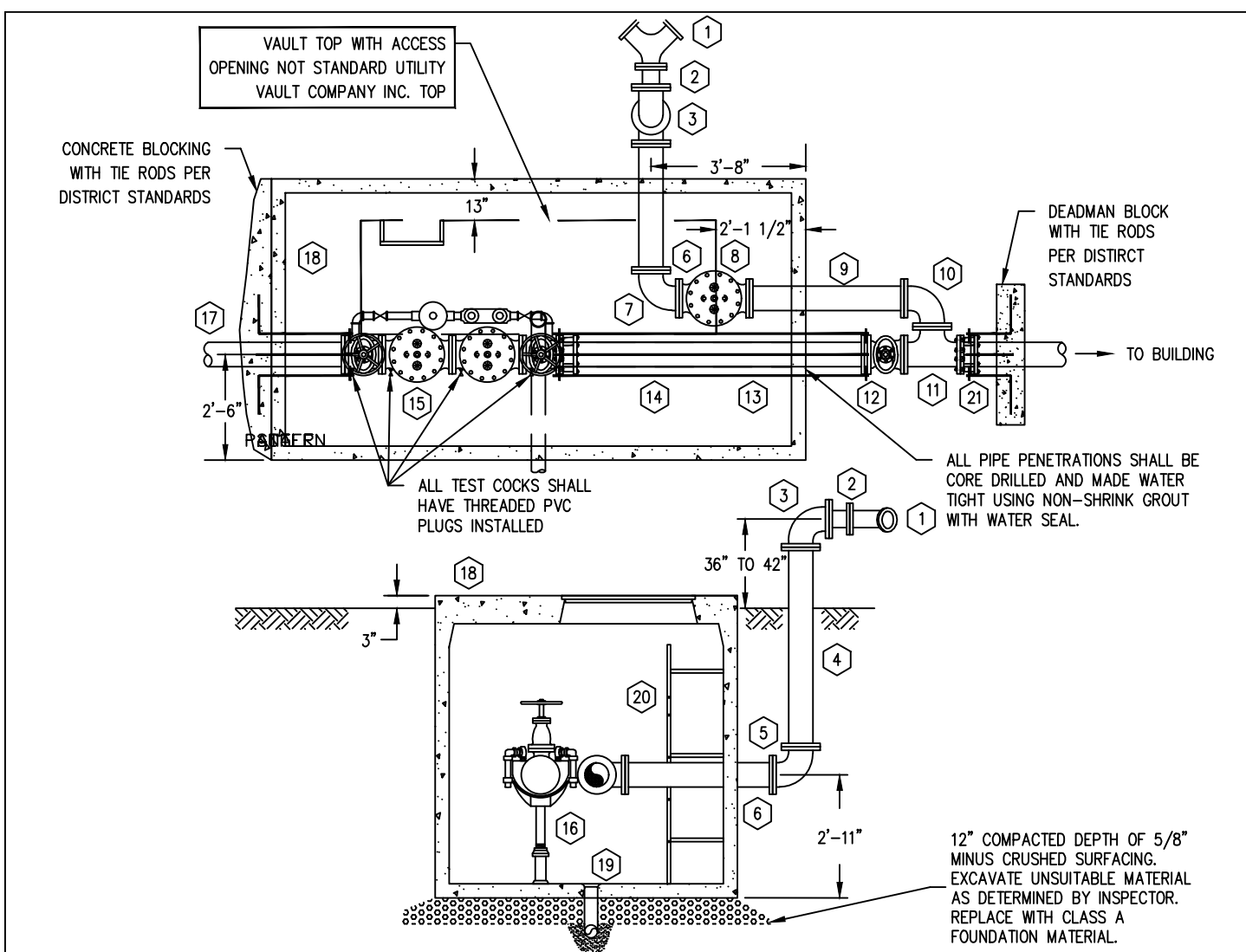
INSTALL WARNING TAPE AND 10-GAUGE LOCATOR WIRE IN BACKFILL.

4 WATER MAIN TRENCH
NTS

West Sound Utility District
Standard Water Details

Water Main Trench

REVISED: FEBRUARY 2008



- ### LEGEND
- 4"x2 1/2" FIRE DEPARTMENT DOUBLE CONNECTION FOR STAND PIPE WITH BREAKABLE CAST IRON HOSE CAPS.
 - 4" ADAPTER (FLANGES)
 - 4" OR 6" 90° BEND (FL)
 - 4" OR 6" PIPE (FL), LENGTH TO FIT
 - 4" OR 6" 90° BEND (FL)
 - 4" OR 6" PIPE (FL), 3'-0" LONG
 - 4" OR 6" 90° BEND (FL)
 - 4" OR 6" SWING TYPE GRAVITY OPERATED CHECK VALVE (FL)
 - 4" OR 6" PIPE (FL), 3'-8" LONG
 - 4" ASSEMBLY: 4" SHORT RADIUS 90° BEND (FL), 6" AND 8" ASSEMBLY: 6" SHORT RADIUS 90° BEND (FL), 10" ASSEMBLY: 8" REDUCING 90° BEND (FL)
 - 4" ASSEMBLY, 4" TEE (FL)
 - 6" ASSEMBLY, 6" TEE (FL)
 - 8" ASSEMBLY, 8"x6" TEE (FL)
 - 10" ASSEMBLY, 10"x10" TEE (FL)
 - 4", 6", 8", OR 10" RESILIENT WEDGE GATE VALVE (FL) WITH INDICATOR POST. INDICATOR POST VALVE SAME SIZE AS DOUBLE CHECK VALVE.
 - 4", 6", 8", OR 10" DI CLASS 52 NIPPLE PIPE, CEMENT LINED, LENGTH TO FIT, WITH TIE RODS PER DISTRICT STANDARDS.
 - 4", 6", 8", OR 10" FLANGED COUPLING ADAPTER
 - DETECTOR DOUBLE CHECK VALVE ASSEMBLY. EACH ASSEMBLY SHALL INCLUDE TWO RESILIENT WEDGE GATE VALVES AND TEST COCKS, BY-PASS ASSEMBLY, AND BE APPROVED CROSS-CONNECTION CONTROL ASSEMBLY PER THE LATEST D.O.H. APPROVED LIST.
 - ADJUSTABLE PIPE SUPPORT UNDER CHECK VALVES EQUAL TO STANDON MOD. #592 (THREE REQUIRED)
 - 4", 6", 8", OR 10" (FL) PIPE WITH COLLAR 18" FROM PE.
 - 4" - 5'-6" LONG
6" - 4'-6" LONG
8" - 3'-6" LONG
10" - 3'-0" LONG
 - PRECAST CONCRETE VAULT WITH LOCKING STEEL COVERS, COVER EQUAL TO L.W. PRODUCTS COMPANY TYPE "HD." VAULT EQUAL TO UTILITY VAULT CO. #12-LA.
 - 6" MIN. DRAIN WITH SCREEN TO DAYLIGHT OR STORM DRAIN SYSTEM. PROVIDE RODENT PROOF SCREEN AT DAYLIGHT.
 - FREE STANDING GALVANIZED STEEL LADDER ATTACH TO FLOOR AND VAULT WALL.
 - 4", 6", 8", OR 10" FLANGED COUPLING ADAPTER

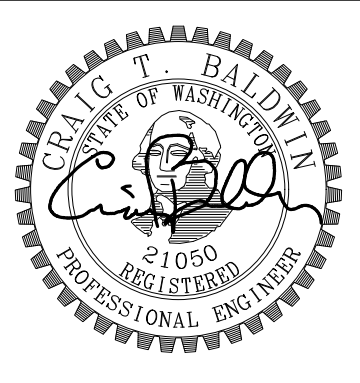
West Sound Utility District
Standard Sewer Details

Fire Service Connection

REVISED: FEBRUARY 2008

2 FIRE SERVICE CONNECTION
NTS

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BY					
DATE SEALED	4/7/2022				



CONTOUR APARTMENTS REZONE
WATER AND SANITARY SEWER NOTES AND DETAILS

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