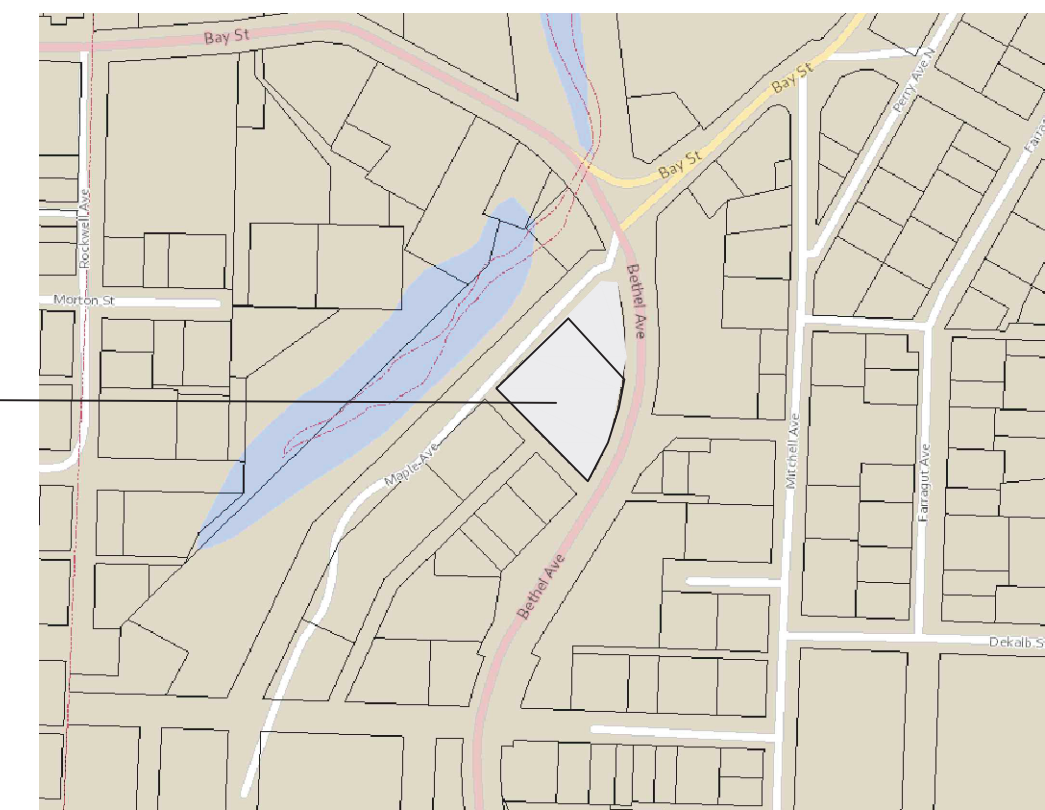


HERONS VIEW

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT (SSDP)

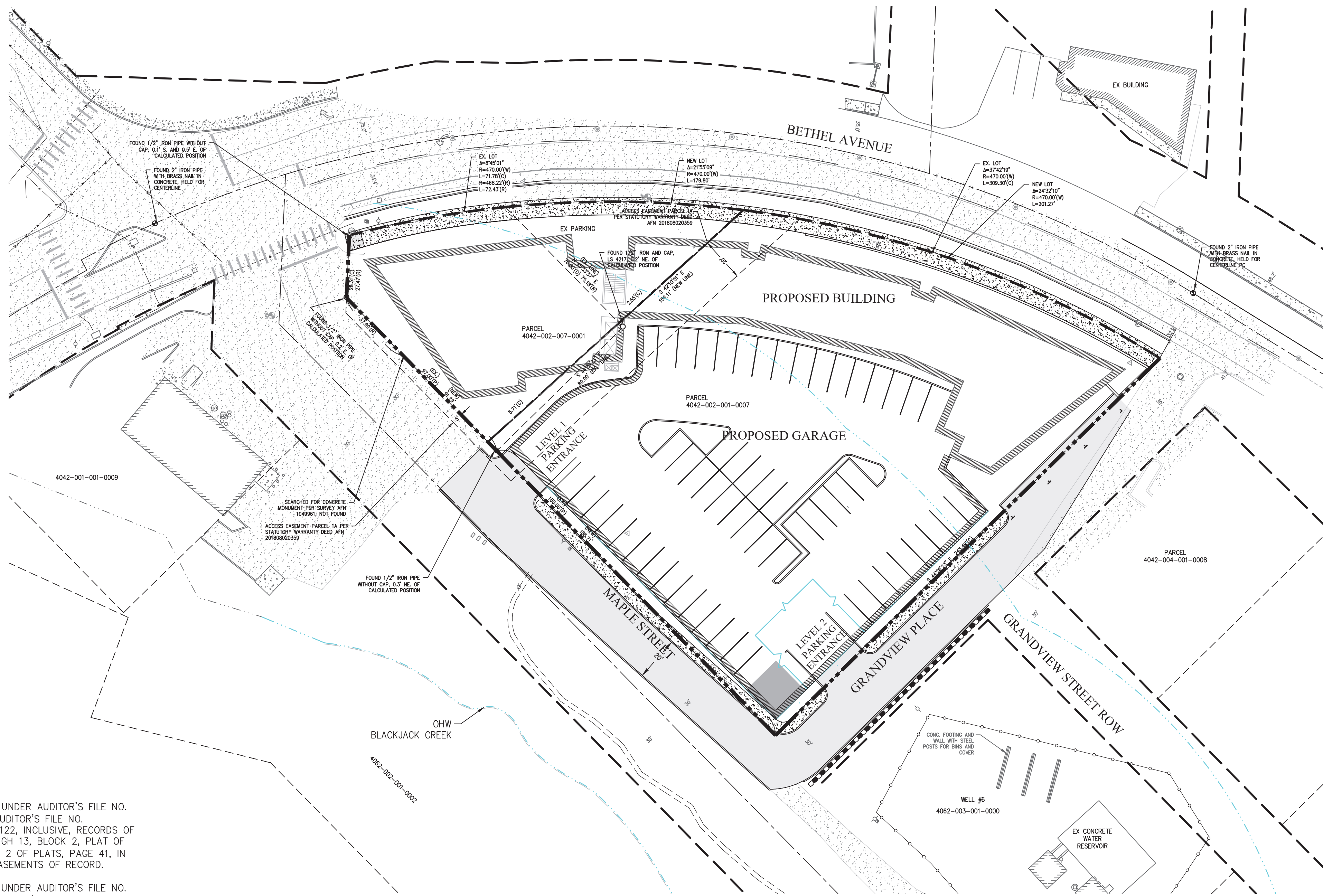


VICINITY MAP
NOT TO SCALE

Portion of the Government Lot 1 (Southwest Quarter of the Northwest Quarter) and the Northwest Quarter of the Southwest Quarter Section 25, Township 24 North, Range 1 East, W.M. in Kitsap County, Washington

COUNTER COMPLETE
Permit Center
MAY 03, 2022
City of Port Orchard
Community Development

- LEGEND**
- PROPOSED ASPHALT CONCRETE
 - PROPOSED CONCRETE
 - SITE BOUNDARY
 - ROW
 - PROPOSED EASEMENT
 - PROPOSED FIRE HYDRANT
 - PROPOSED TYPE 1 CATCH BASIN
 - PROPOSED TYPE 2 CATCH BASIN
 - PROPOSED STORM PIPE
 - PROPOSED SECONDARY STORM DRAIN
 - PROPOSED ROOF DRAIN
 - PROPOSED RIP-RAP
 - PROPOSED MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER
 - EXISTING SURVEYED GROUND CONTOUR (2' INTERVAL)
 - PROPOSED GROUND CONTOUR (2' INTERVAL)
 - EXISTING CATCH BASIN
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING UTILITY POLE
 - EXISTING ELECTRICAL BOX
 - EXISTING GUY ANCHOR
 - EXISTING GAS VALVE
 - EXISTING TELEPHONE RISER
 - EXISTING WATER METER
 - EXISTING SIGN
 - EXISTING OVERHEAD UTILITY LINES
 - EXISTING CULVERT
 - BURIED UTILITIES PER LOCATOR PAINT MARKS
 - EXISTING GAS LINE
 - EXISTING TELEPHONE CABLE
 - EXISTING WATER LINE
 - PROPOSED LANDSCAPING
 - TP-1 TEST PIT LOCATION
 - LIDAR 5' CONTOUR
 - PROPOSED STORM DRAIN LINE
 - PROPOSED GRAVEL SURFACE
 - ROOF DRAIN TIGHT LINE
 - PROPOSED ROCK WALL
 - PIPE FLOW DIRECTION ARROW



SITE DATA

TAX ACCOUNT NOS.	4042-002-001-0007 and 4042-002-007-0001
SITE ADDRESS	100 Bethel Avenue
DISTURBED AREA	~59,150 SF (1.36 AC)
PARCEL AREA (007)	~10,658 SF (0.24 AC)
PARCEL AREA (001)	~37,777 SF (0.87 AC)
ZONING	COMMERCIAL MIXED USE
COMPREHENSIVE PLAN	COMMERCIAL MIXED USE
WATER	WEST SOUND UTILITY DISTRICT
SANITARY SEWER	PORT ORCHARD UGA
BUILDING SETBACKS	STREET RIGHT-OF-WAY - 10 FEET SIDE/REAR YARD - 0 FEET

PARKING DATA

STANDARD STALLS	108
ADA STALLS	5
ON STREET PARALLEL	3
TOTAL STALL PROVIDED	116

***SITE CUT AND FILL QUANTITY TABLE**

CUT/FILL1,000/1,000± CY

QUANTITIES DO NOT INCLUDE STRIPPING

* QUANTITIES ARE APPROXIMATE

NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE MATERIAL QUANTITIES. THE ESTIMATES PROVIDED MUST NOT BE USED FOR BIDDING PURPOSES.

PRELIMINARY PLAN INDEX	
SHEET	DESCRIPTION
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS 1
C2.1	EXISTING CONDITIONS 2
C3.0	PRELIMINARY SITE PLAN
C3.1	PRELIMINARY ROAD SECTIONS
C4.0	PRELIMINARY STORM & GRADING PLAN
C5.0	PRELIMINARY SEWER AND WATER PLAN

C1.0 COVER SHEET JOB# 11879

LEGAL DESCRIPTION:
RESULTANT PARCEL A OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 202106080047, AND AS DEPICTED ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 202106080042, IN VOLUME 93 OF SURVEYS, PAGES 120 THROUGH 122, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON, BEING A PORTION OF LOTS 7 THROUGH 13, BLOCK 2, PLAT OF MANKOWSKI'S FIRST ADDITION TO SIDNEY, AS RECORDED IN VOLUME 2 OF PLATS, PAGE 41, IN KITSAP COUNTY, WASHINGTON, TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

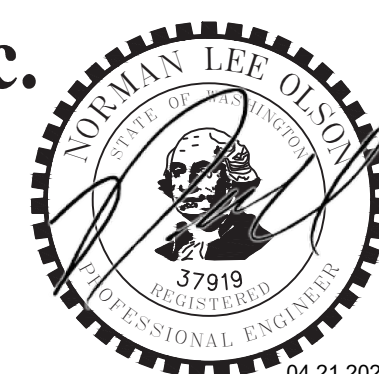
RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 202106080047, AND AS DEPICTED ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 202106080042, IN VOLUME 93 OF SURVEYS, PAGES 120 THROUGH 122, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON, BEING LOTS 1 THROUGH 6, AND A PORTION OF LOT 7, AND A PORTION OF LOTS 13 THROUGH 18, BLOCK 2, PLAT OF MANKOWSKI'S FIRST ADDITION TO SIDNEY, AS RECORDED IN VOLUME 2 OF PLATS, PAGE 41, IN KITSAP COUNTY, WASHINGTON, TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

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**

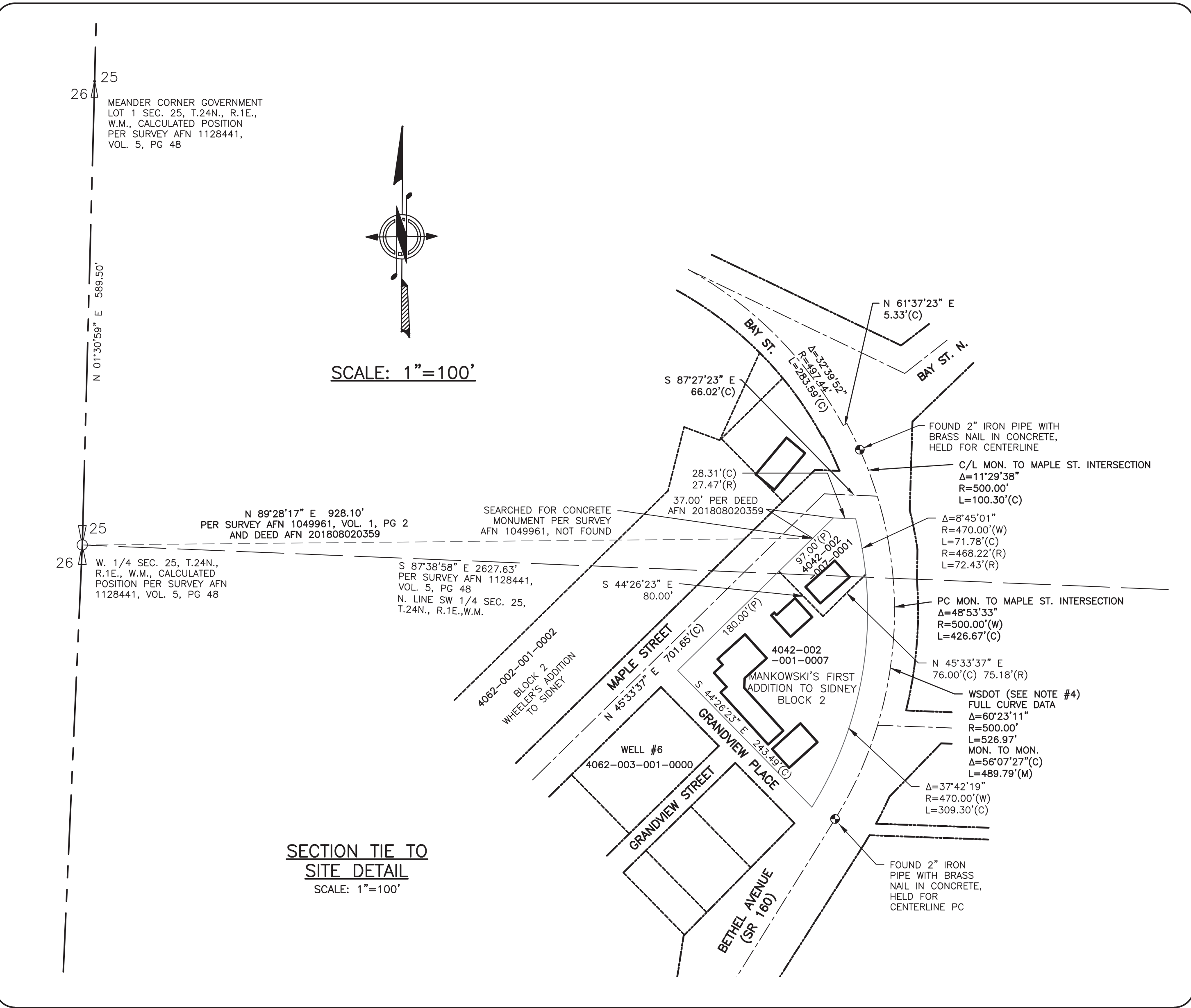
N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 895-2350 or (360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98386



FOR:
100 Bethel Investment Partners, LLC
Attn: Steve Sego
3599 NW Carlton Street, Suite 201
Silverdale, WA 98383

04.21.2022

\\server-host\AutoCAD Projects\11879 HERONS VIEW\11879 C1.0 COVER SHEET SDP.dwg, 4/21/2022 9:11:25 AM, RHL



DESCRIPTIONS
(PER STATUTORY WARRANTY DEED AFN 201808020359)

PARCEL 1
4042-002-007-0001
LOT 7 AND 8 AND A PORTION OF LOTS 9 AND 10, BLOCK 2, PLAT OF MANKOWSKI'S FIRST ADDITION TO SIDNEY, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 41, IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON PIPE CONCRETE MONUMENT BEING THE ONE QUARTER SECTION CORNER COMMON TO SECTIONS 25 AND 26, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, AND WHICH BEARS SOUTH 1°30'06" WEST 589.11 FEET FROM A GRANITE STONE MONUMENT, BEING THE MEANDER CORNER COMMON TO SECTIONS 25 AND 26, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°27'44" EAST 928.10 FEET TO A CONCRETE MONUMENT AT THE CORNER COMMON TO LOTS 8 AND 9 ON THE SOUTH MARGIN OF MAPLE STREET, THE POINT OF BEGINNING; THENCE SOUTH 45°33'04" WEST ALONG THE SOUTHEASTERLY LINE OF MAPLE STREET AND THE NORTHWESTERLY SIDE OF LOTS 7 AND 8 OF SAID PLAT, A DISTANCE OF 60.00 FEET; THENCE SOUTH 44°26'56" EAST ALONG THE SOUTHWESTERLY SIDE OF LOT 7, A DISTANCE OF 80.00 FEET; THENCE NORTH 45°33'04" EAST ALONG THE SOUTHEASTERLY SIDE OF LOTS 7 AND 8 AND THE NORTHEASTERLY EXTENSION THEREOF, A DISTANCE OF 75.18 FEET, TO A POINT ON A CURVE ON THE SOUTHWESTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 14, WHOSE RADIUS POINT BEARS SOUTH 84°04'55" WEST 468.22 FEET; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE 72.43 FEET TO THE SOUTH MARGIN OF MAPLE STREET; THENCE NORTH 87°27'56" WEST ALONG THE SOUTH MARGIN OF MAPLE STREET AND THE NORTH MARGIN OF LOT 9, A DISTANCE OF 27.47 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF MAPLE STREET AND ON THE NORTHWESTERLY LINE OF LOT 9 SOUTH 45°33'04" WEST 37.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 1A
TOGETHER WITH A PERMANENT NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER A STRIP OF LAND 5 FEET IN WIDTH WEST OF AND ADJOINING THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY AND RUNNING SOUTH TO THE SOUTHERLY LINE OF THE EASEMENT DESCRIBED BELOW;

ALSO A PERMANENT NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC AND FOR PARKING OVER A STRIP OF LAND 20 FEET IN WIDTH, BOUNDED ON THE WEST BY THE PROLONGATION OF THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, ON THE EAST BY THE WEST LINE OF STATE HIGHWAY NO. 14, ON THE SOUTH BY A LINE 20 FEET SOUTHERLY FROM AND PARALLEL WITH THE SOUTHERLY LINE OF AN EXISTING CONCRETE WALK, ON THE SOUTH SIDE OF THE EXISTING BUILDING ON THE ABOVE DESCRIBED LAND;

ALSO A PERMANENT EASEMENT IN COMMON WITH THE OWNERS, CUSTOMERS OR LICENSEES OF THE REMAINING PROPERTY IN SOUTH KITSAP MEDICAL CENTER FOR INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED PROPERTY OVER EXISTING ACCESSES TO SAID PROPERTY FROM STATE HIGHWAY NO. 14 AND MAPLE STREET.

PARCEL 2
4042-002-001-0007
THE PORTION OF BLOCK 2, MANKOWSKI'S FIRST ADDITION TO SIDNEY, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 41, KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
LOT 1 THROUGH 6, INCLUSIVE, AND LOTS 10 THROUGH 18;
EXCEPT THAT PORTION THEREOF LYING WITHIN STATE HIGHWAY NO. 14;
AND EXCEPT THAT PORTION OF LOT 10 LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF LOT 8, EXTENDING NORTHEASTERLY TO STATE HIGHWAY NO. 14.

- NOTES**
- HORIZONTAL DATUM:
WASHINGTON STATE PLANE COORDINATE SYSTEM NAD83/2011, NORTH ZONE PER GPS TIES TO THE WASHINGTON STATE RESOURCE NETWORK (WSRN)
 - VERTICAL DATUM: NAVD88 PER GPS TIE TO WSRN
 - REFERENCE: AUDITOR'S RECORDS OF KITSAP COUNTY, WASHINGTON
A. PLATS:
A.1. WHEELER'S ADDITION TO SIDNEY, VOL. 1, PG. 61
A.2. MANKOWSKI'S FIRST ADDITION TO SIDNEY, VOL. 2, PG. 41
B. RECORDS OF SURVEY:
VOL. 1, PG. 2 AFN 1049961; VOL. 1, PG. 43, AFN 1058436; VOL. 5, PG. 48, AFN 1128441
C. STATUTORY WARRANTY DEED AFN 201808020359
 - REFERENCE: WASHINGTON STATE DEPT. OF TRANSPORTATION RIGHT OF WAY PLANS TITLED "BLACKJACK CREEK TO BETHEL ROAD; MP 3.39 TO 3.79" PAGES 1 AND 2 OF 2, DATED FEB. 1, 1980.
 - SUBJECT TO HAZARDOUS SUBSTANCES AGREEMENT AFN 201312300142, RECORDS OF KITSAP COUNTY, WASHINGTON. AFFECTS PARCEL 4042-002-001-0007 (SEE PARCEL II OF DESCRIPTIONS)
 - REFERENCE: ALTA COMMITMENT ORDER NO. PRE-2020-699 ISSUED BY PACIFIC NORTHWEST TITLE, DATED 9-15-2020.

PRACTICE/PROCEDURES

SP80 GPS AND RANGER 3 CONTROLLER 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.

- UTILITY NOTES:**
- UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY.
 - THE LOCATION OF UNDERGROUND UTILITIES ARE BASED UPON FIELD TIES OF OBSERVABLE EVIDENCE, AS-BUILT DRAWING PROVIDED BY THE CITY OF PORT ORCHARD, AND PAINTED LOCATES PERFORMED BY VARIOUS UTILITY PURVEYORS.
 - THIS DRAWING MAY NOT SHOW ALL EXISTING UTILITIES OR UTILITY CROSSINGS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ONE-CALL BEFORE ANY EXCAVATION OCCURS.

ABBREVIATIONS

(C) CALCULATED
(P) PER PLAT MANKOWSKI'S FIRST ADDITION TO SIDNEY, VOL. 2, PG. 41
(R) PER SURVEY VOL. 1, PG. 2
(D) PER STATUTORY WARRANTY DEED AFN 201808020359
(W) PER WSDOT RIGHT OF WAY PLANS SEE NOTE #4

PARCEL AREAS

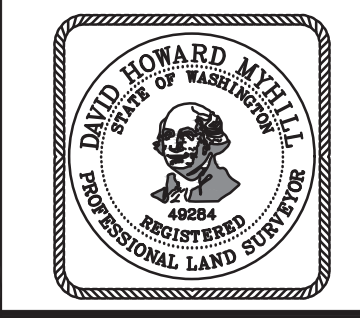
EXISTING PARCEL AREAS
PARCEL I (NORTH) - 7,975 S.F., 0.18 AC.
PARCEL II (SOUTH) - 40,460 A.F., 0.93 AC.

REVISED PARCELS AREAS
NEW NORTH PARCEL - 10,658 S.F., 0.24 AC.
NEW SOUTH PARCEL - 37,777 S.F., 0.87 AC.



REVISIONS			
NO.	DATE	BY	DESCRIPTION

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

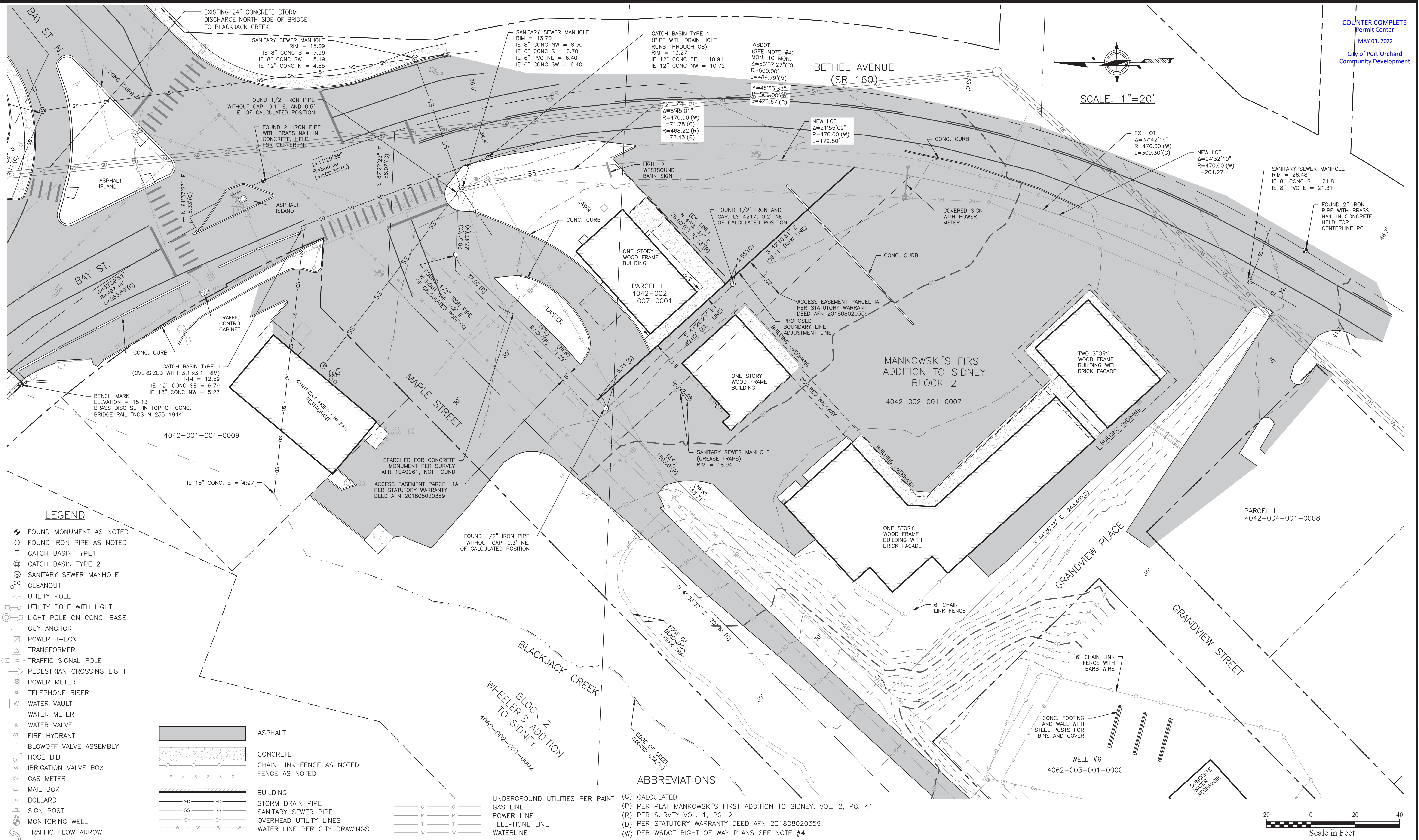
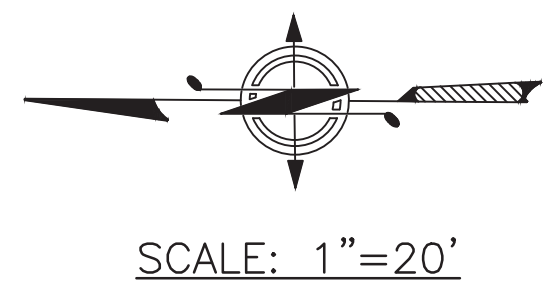


TOPOGRAPHIC SURVEY
HERONS VIEW
Shoreline Substantial Development Permit (SSDP)
Portion of the Government Lot 1 (Southwest Quarter of the Northwest Quarter) and the Northwest Quarter of the Southwest Quarter Section 25, Township 24 North, Range 1 East, W.M. in Kitsap County, Washington

FOR:
100 Bethel Investment Partners, LLC
Attn: Steve Sego
3599 NW Carlton Street
Silverdale, WA 98383

SCALE: 1"=100'
DATE: Oct. 28, 2020
DRAWING NUMBER
11334-20
SHEET C2.0 OF

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LEGEND

- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE AS NOTED
- CATCH BASIN TYPE 1
- ⊙ CATCH BASIN TYPE 2
- ⊙ SANITARY SEWER MANHOLE
- CLEANOUT
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- LIGHT POLE ON CONC. BASE
- ⊙ GUY ANCHOR
- ⊙ POWER J-BOX
- ⊙ TRANSFORMER
- ⊙ TRAFFIC SIGNAL POLE
- ⊙ PEDESTRIAN CROSSING LIGHT
- ⊙ POWER METER
- ⊙ TELEPHONE RISER
- ⊙ WATER VAULT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ BLOWOFF VALVE ASSEMBLY
- ⊙ HOSE BIB
- ⊙ IRRIGATION VALVE BOX
- ⊙ GAS METER
- ⊙ MAIL BOX
- BOLLARD
- ⊙ SIGN POST
- ⊙ MONITORING WELL
- ➔ TRAFFIC FLOW ARROW

- ASPHALT
- CONCRETE
- CHAIN LINK FENCE AS NOTED
- FENCE AS NOTED
- BUILDING
- STORM DRAIN PIPE
- SANITARY SEWER PIPE
- OVERHEAD UTILITY LINES
- WATER LINE PER CITY DRAWINGS
- UNDERGROUND UTILITIES PER PAINT
- GAS LINE
- POWER LINE
- TELEPHONE LINE
- WATERLINE

ABBREVIATIONS

- (C) CALCULATED
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- (R) PER SURVEY VOL. 1, PG. 2
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- (W) PER WSDOT RIGHT OF WAY PLANS SEE NOTE #4

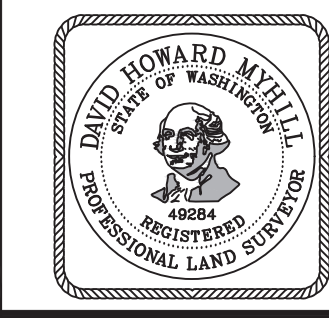


REVISIONS

NO.	DATE	BY	DESCRIPTION

BY	DATE
DESIGNED	
DRAWN	DGP 10/20
CHECKED	DHM 10/20
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



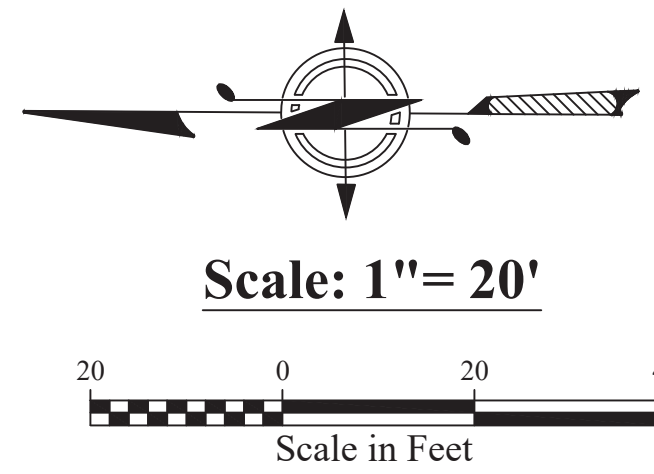
TOPOGRAPHIC SURVEY

HERONS VIEW - Bethel Avenue
Shoreline Substantial Development Permit (SSDP)
Portion of the Government Lot 1 (Southwest Quarter of the Northwest Quarter) and the Northwest Quarter of the Southwest Quarter Section 25, Township 24 North, Range 1 East, W.M. in Kitsap County, Washington

FOR:
100 Bethel Investment Partners, LLC
Attn: Steve Sego
3599 NW Carlton Street
Silverdale, WA 98383

SCALE: 1"=20'
DATE: Oct. 28, 2020
DRAWING NUMBER
11334-20
SHEET C2.1 OF

\\server-host\AutoCAD\Projects\11879 HERONS VIEW\LDAP\11879 C2.0.C2.1 TOPO SURVEY SDP.dwg, 4/21/2022 9:14:00 AM, RHL



N.A.V.D. 88

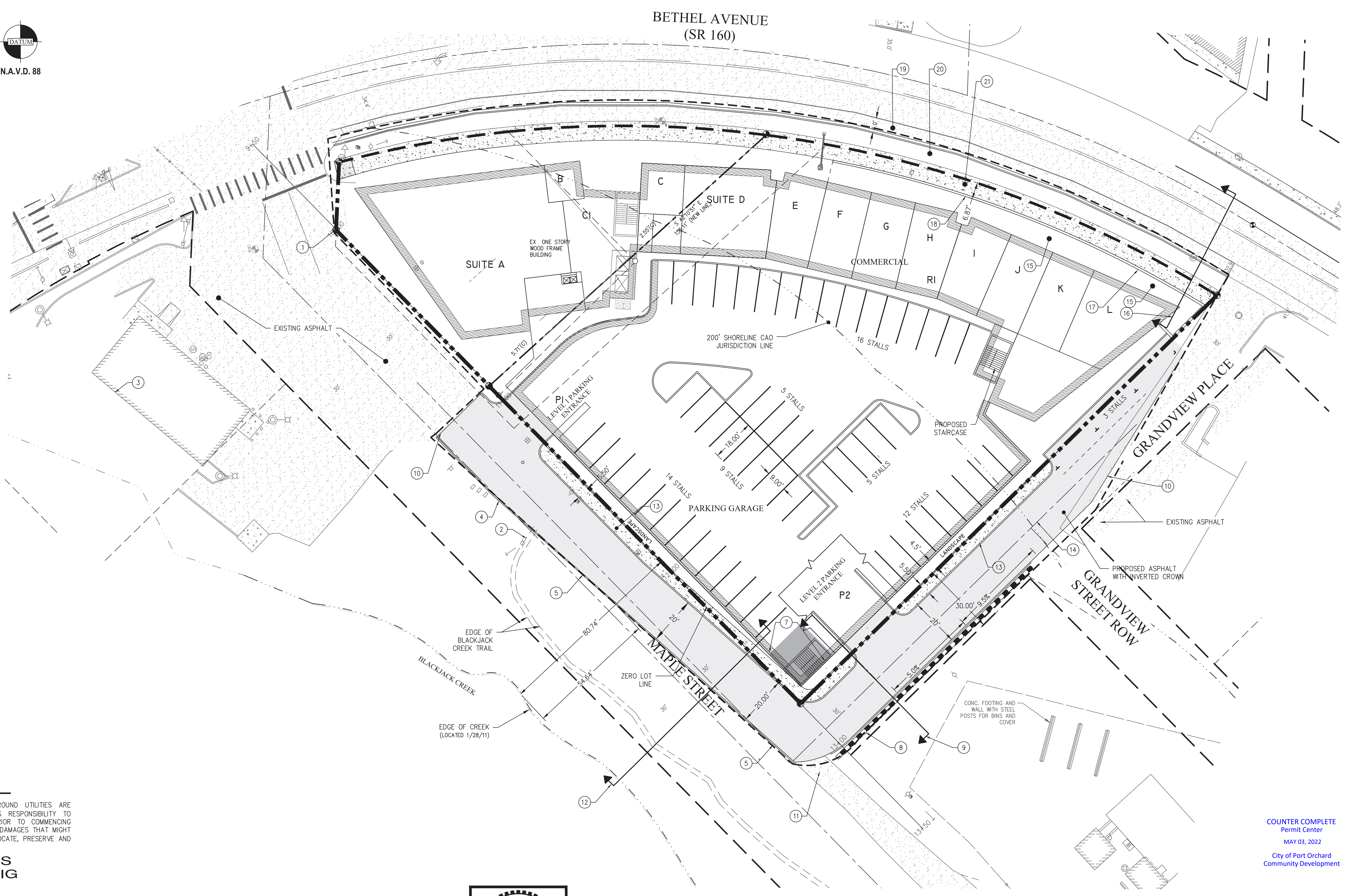
SITE SCHEDULE

- 1 BEGIN SITE STATIONING LINE STA 10+00 LOCATED AT NW PROPERTY CORNER PROJECTED SOUTH EAST ALONG PROPERTY LINE
- 2 END OF BLACK JACK CREEK TRAIL
- 3 EX BUILDING (KFC) TO BE DEMOLISHED
- 4 CLEARING LIMITS
- 5 MATCHING EXISTING EDGE OF PAVEMENT
- 6 GARAGE LEVEL P1 AND P2 WALL
- 7 BUILDING CANTILEVER OVER LANDSCAPING
- 8 100 LF RETAINING WALL TW = 46.0 BW = 37.0
- 9 GRAND VIEW PLACE ROAD SECTION SEE DETAIL SHEET C3.1
- 10 MATCH EXISTING ASPHALT
- 11 MAINTAIN EXISTING ACCESS
- 12 MAPLE STREET ROAD SECTION SEE DETAIL SHEET C3.1
- 13 PLANTER SEE DETAIL SHEET C3.1
- 14 PROPOSED ASPHALT WITH INVERTED CROWN
- 15 DEPRESSED ENTRANCE COURT YARD
- 16 BETHEL ROAD SECTION SEE DETAIL SHEET C3.1
- 17 CONCRETE WALL WITH RAIL
- 18 BACK OF WALK NEW ROW
- 19 6' WIDE BIKE LANE
- 20 6' WIDE LANDSCAPING STRIP
- 21 8' WIDE SIDEWALK
- 22 CURB AND GUTTER

NOTE

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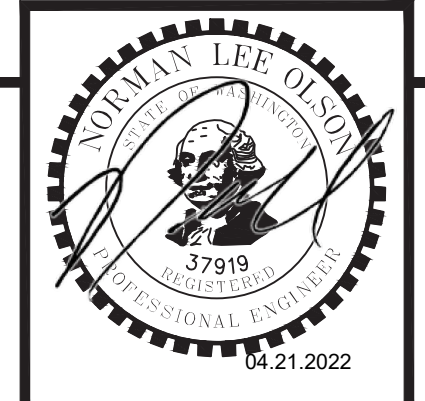
CALL 48 HOURS BEFORE YOU DIG 811



\\server-host\AutoCAD\Projects\11879 HERONS VIEW\LDAP\11879 C3.00 SITE PLAN, C3.1 ROAD SECTIONS SDR.dwg, 4/21/2022 9:14:44 AM, RHL

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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

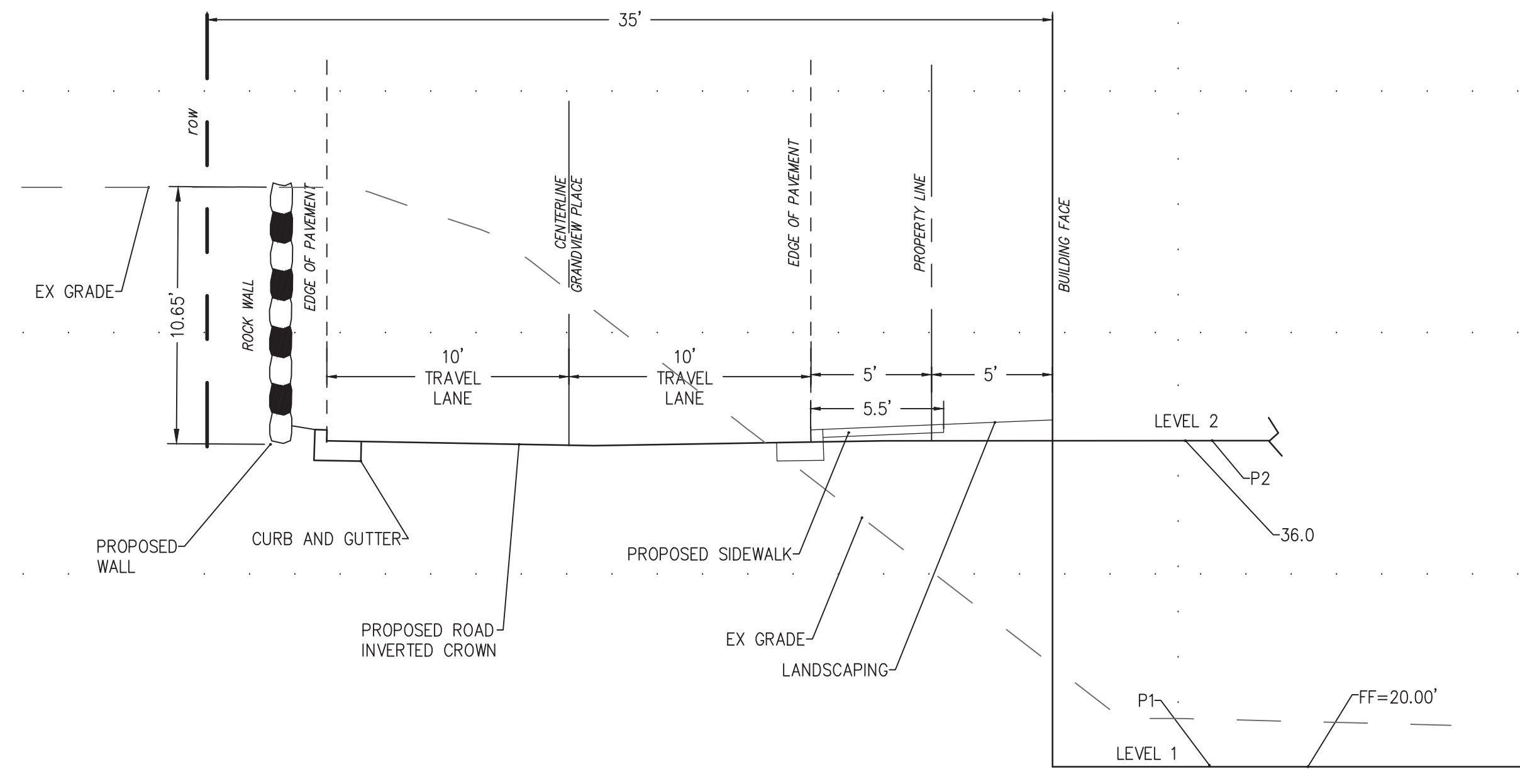


PRELIMINARY SITE PLAN
HERONS VIEW
Shoreline Substantial Development Permit (SSDP)
 Portion of the Government Lot 1 (Southwest Quarter of the Northwest Quarter) and the Northwest Quarter of the Southwest Quarter Section 25, Township 24 North, Range 1 East, W.M. in Kitsap County, Washington

FOR:
100 Bethel Investment Partners, LLC
 Attn: Steve Sego
 3599 NW Carlton Street, Suite 201
 Silverdale, WA 98383

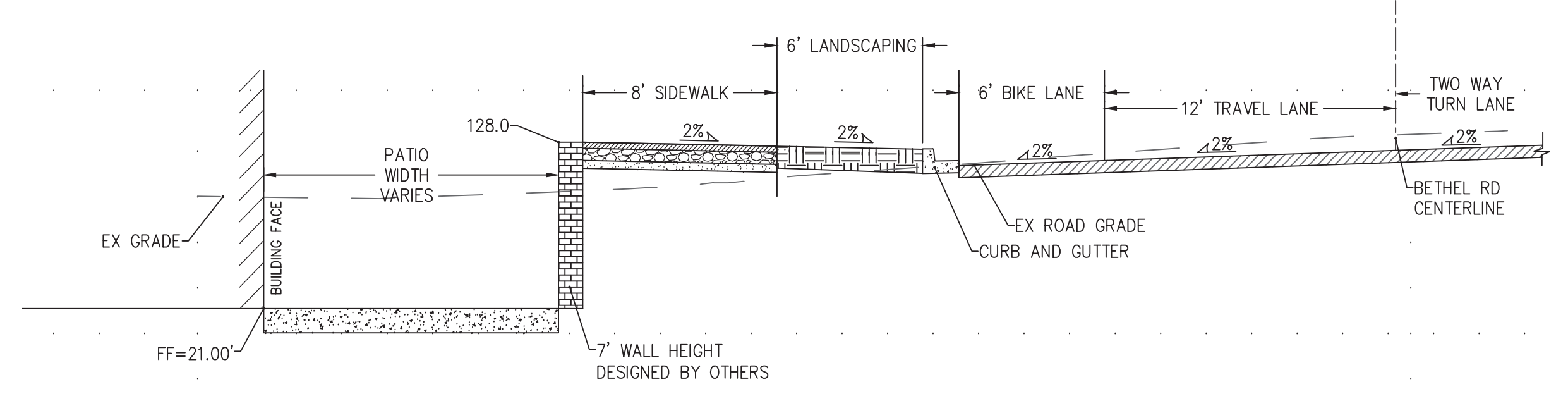
SCALE: 1"=20'
DATE: February 15, 2022
PROJECT NUMBER: 11879
SHEET C3.00

COUNTER COMPLETE
 Permit Center
 MAY 03, 2022
 City of Port Orchard
 Community Development



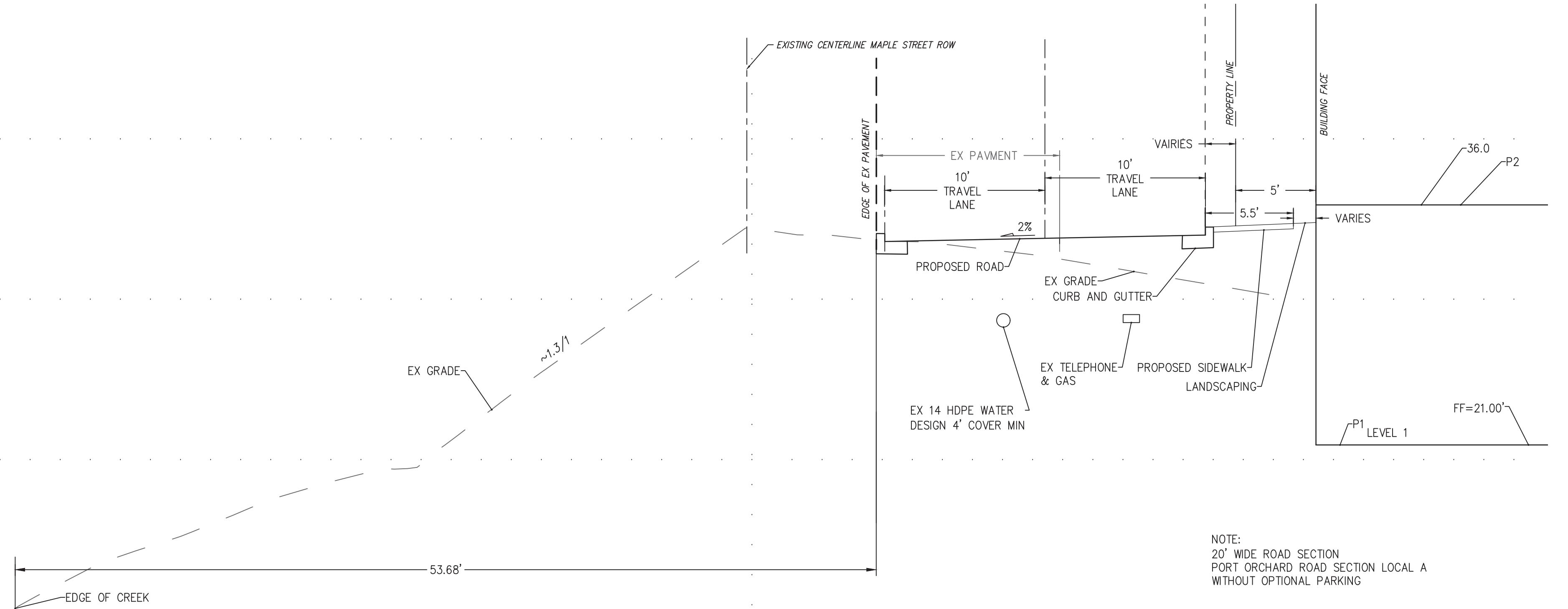
GRANDVIEW PLACE SECTION

ROAD SURFACE
SCALE: 1" = 5'



BETHEL AVENUE SECTION

SCALE: 1" = 5'



MAPLE STREET SECTION

SCALE: 1" = 5'

NOTE:
20' WIDE ROAD SECTION
PORT ORCHARD ROAD SECTION LOCAL A
WITHOUT OPTIONAL PARKING

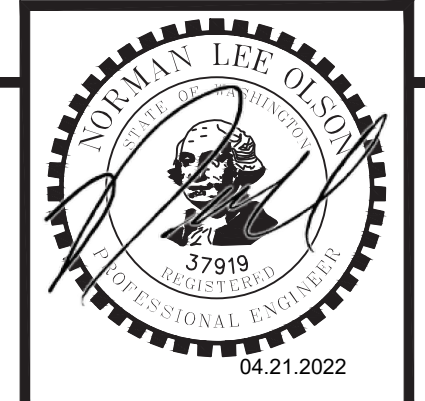
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**CALL 48 HOURS
BEFORE YOU DIG
811**

REVISIONS				BY	DATE
NO.	DATE	BY	DESCRIPTION		
			DESIGNED		
			DRAWN		
			CHECKED		
			APPROVED		
			ACCEPTED		

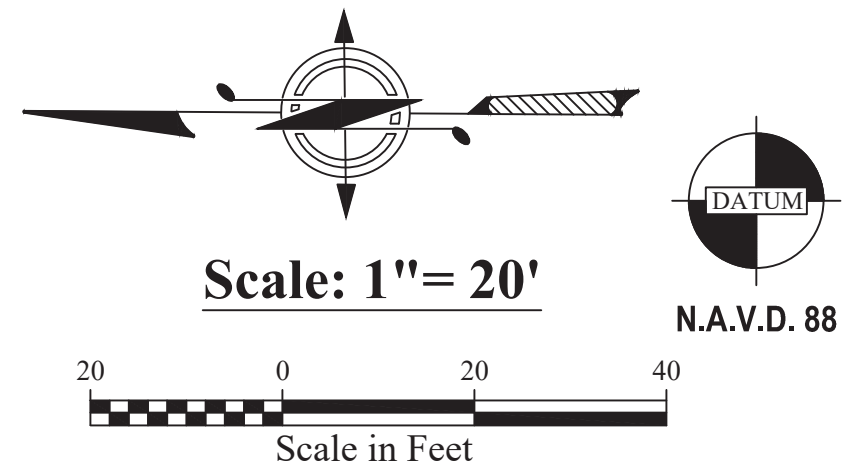
N.L.Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



PRELIMINARY ROAD SECTIONS
HERONS VIEW
Shoreline Substantial Development Permit (SSDP)
Portion of the Government Lot 1 (Southwest Quarter of the Northwest Quarter) and the Northwest Quarter of the Southwest Quarter Section 25, Township 24 North, Range 1 East, W.M. in Kitsap County, Washington

FOR:
100 Bethel Investment Partners, LLC
Attn: Steve Sego
3599 NW Carlton Street, Suite 201
Silverdale, WA 98383

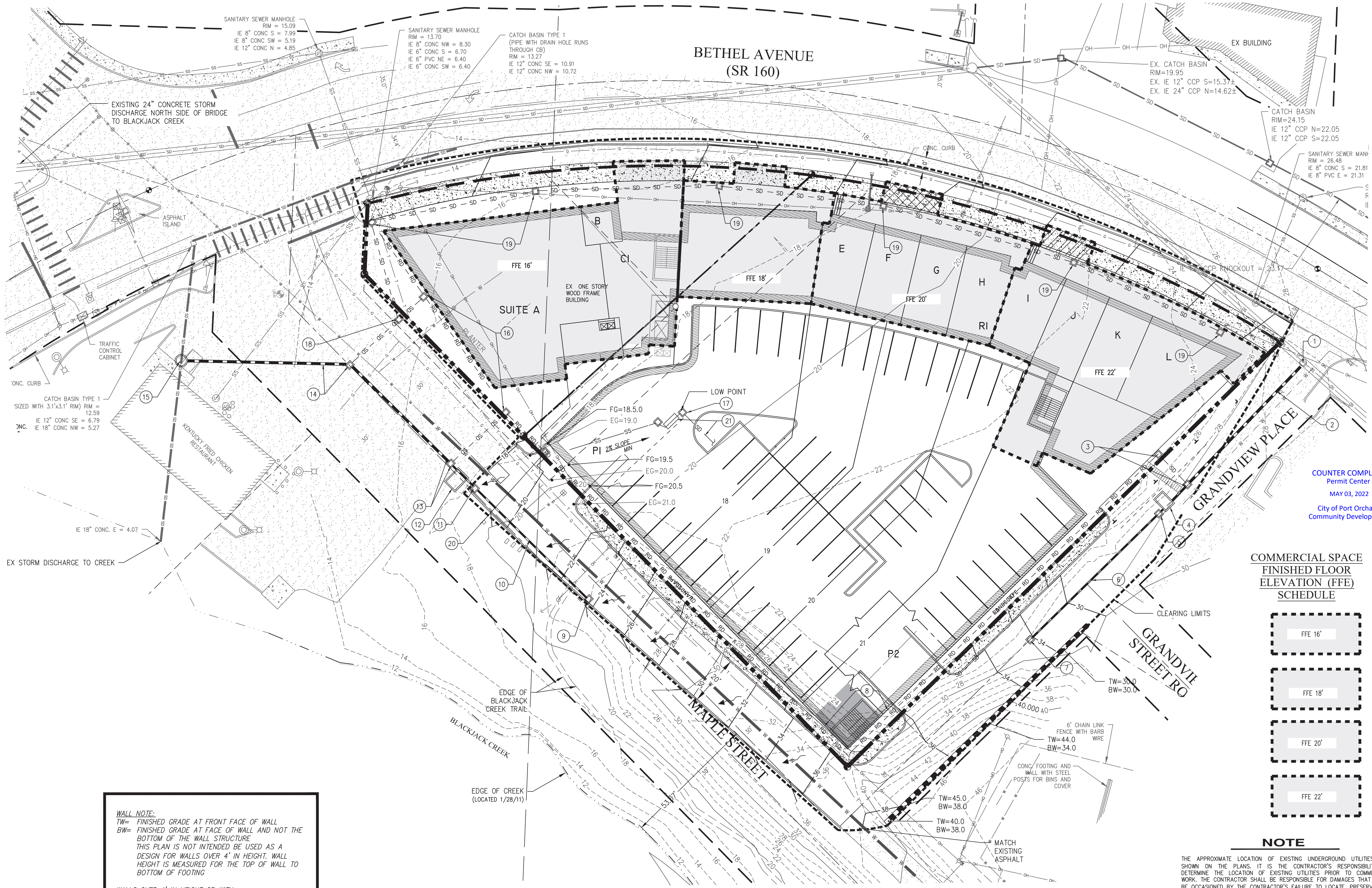
SCALE:	1"=5'
DATE:	February 15, 2022
PROJECT NUMBER:	11879
SHEET	C3.1



STORM SCHEDULE

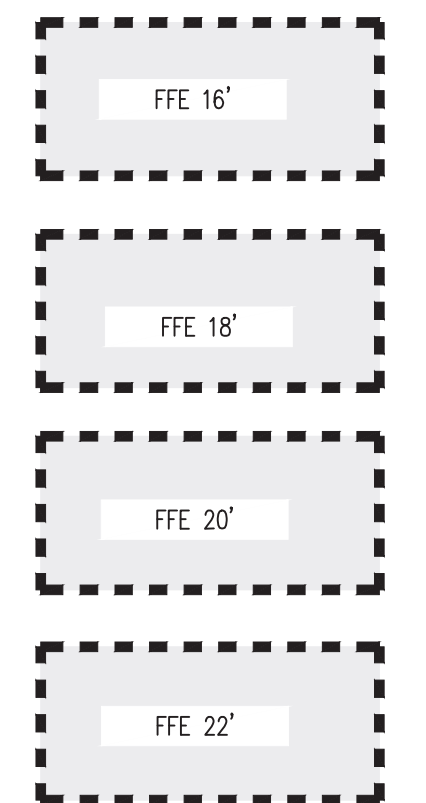
- 1 CONNECT TO EXISTING CB TYPE I
RIM=27.50
IE=RIM-7.5'
- 2 75LF 12" CPEP
- 3 (2) CB TYPE I
ROOF DISCHARGE CONVEYANCE
~175 LF 6" PVC
- 4 BIOPOD BPU-IB-46 , VAULT OD = 5'X7'
WATER QUALITY AREA = ~5000 SF 0.13 AC
WQ FLOW = 0.017 CFS
RIM 28.3
IE IN =25.47
IE OUT = 23.30
- 5 CB TYPE I
RIM=29.2
IE=26.45, 8" CPEP
- 6 75LF 8" CPEP
- 7 CB TYPE I
RIM=30
IE=26.60, 8" CPEP
- 8 ROOF DISCHARGE CONVEYANCE
~175 LF 6" PVC
- 9 CB TYPE I
RIM=23.8
IE=20.8, 8" CPEP
- 10 CB TYPE II
RIM=20.2
IE=14.5, 8" CPEP
- 11 CB TYPE I
RIM=18.0
IE=14.0, 8" CPEP
- 12 BIOPOD BPU-IB-46 , VAULT OD = 5'X7'
WATER QUALITY AREA = ~6,500 SF 0.15 AC
WQ FLOW = 0.021 CFS
- 13 CB TYPE I
WITH 55 LF 12" CPEP
- 14 CB TYPE I
RIM 14.9
65 LF 12" CPEP
- 15 CB TYPE II
OUT EXISTING 18" CONC.
INSTALL CB
- 16 (2) CB TYPE I,
RIM=18.0
IE=~15.0
CLEAN WATER
- 17 CB TYPE I
RIM=17.6
IE=14.8, 8", CPEP
- 18 NOTE
BUILDING COURT YARD DRAINAGE
CONNECTION TO EXISTING DRAINAGE SYSTEM
- 19 SMALL AREA GRATED INLET
6" PCV TIGHTLINE (TYP)
- 20 CB TYPE I (ROOF DRAIN)
RIM=19.2
IE=14.5, 8", CPEP
- 21 OIL WATER SEPARATOR W/6" PVC
FOR PARKING FLOOR DRAINAGE
FLOOR DRAINAGE INLET LOCATIONS BY ARCHITECT
OIL WATER SEPARATOR WILL BE NEEDED
PRIOR TO DISCHARGE
GARAGE FLOOR DISCHARGE UTILITY CONNECTION
TO BE APPROVED BY CITY & UTILITY PRIOR TO
CONSTRUCTION

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 FOR THE TOP OF WALL TO
 BOTTOM OF FOOTING
 WALLS OVER 4' IN HEIGHT OR WITH
 SURCHARGE REQUIRE A SEPARATE BUILDING PERMIT



COUNTER COMPLETE
 Permit Center
 MAY 03, 2022
 City of Port Orchard
 Community Development

**COMMERCIAL SPACE
 FINISHED FLOOR
 ELEVATION (FFE)
 SCHEDULE**



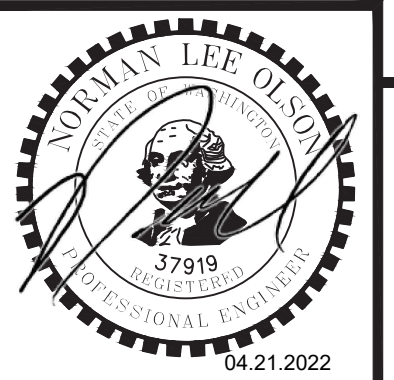
NOTE

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	NLO/II 11/21
				APPROVED	
				ACCEPTED	

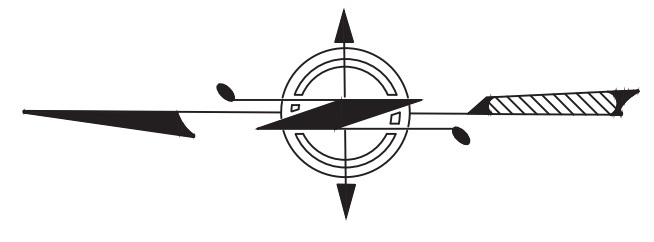
N.L.Olson & Associates, Inc.
 Engineering, Planning and Surveying
 (360) 876-2284
 2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



PRELIMINARY STORM & GRADING PLAN
HERONS VIEW
Shoreline Substantial Development Permit (SSDP)
 Portion of the Government Lot 1 (Southwest Quarter of the Northwest Quarter) and the Northwest Quarter of the Southwest Quarter Section 25, Township 24 North, Range 1 East, W.M. in Kitsap County, Washington

FOR:
100 Bethel Investment Partners, LLC
 Attn: Steve Sego
 3599 NW Carlton Street, Suite 201
 Silverdale, WA 98383

SCALE:	1"=20'
DATE:	February 15, 2022
PROJECT NUMBER:	11879
SHEET	C4.00

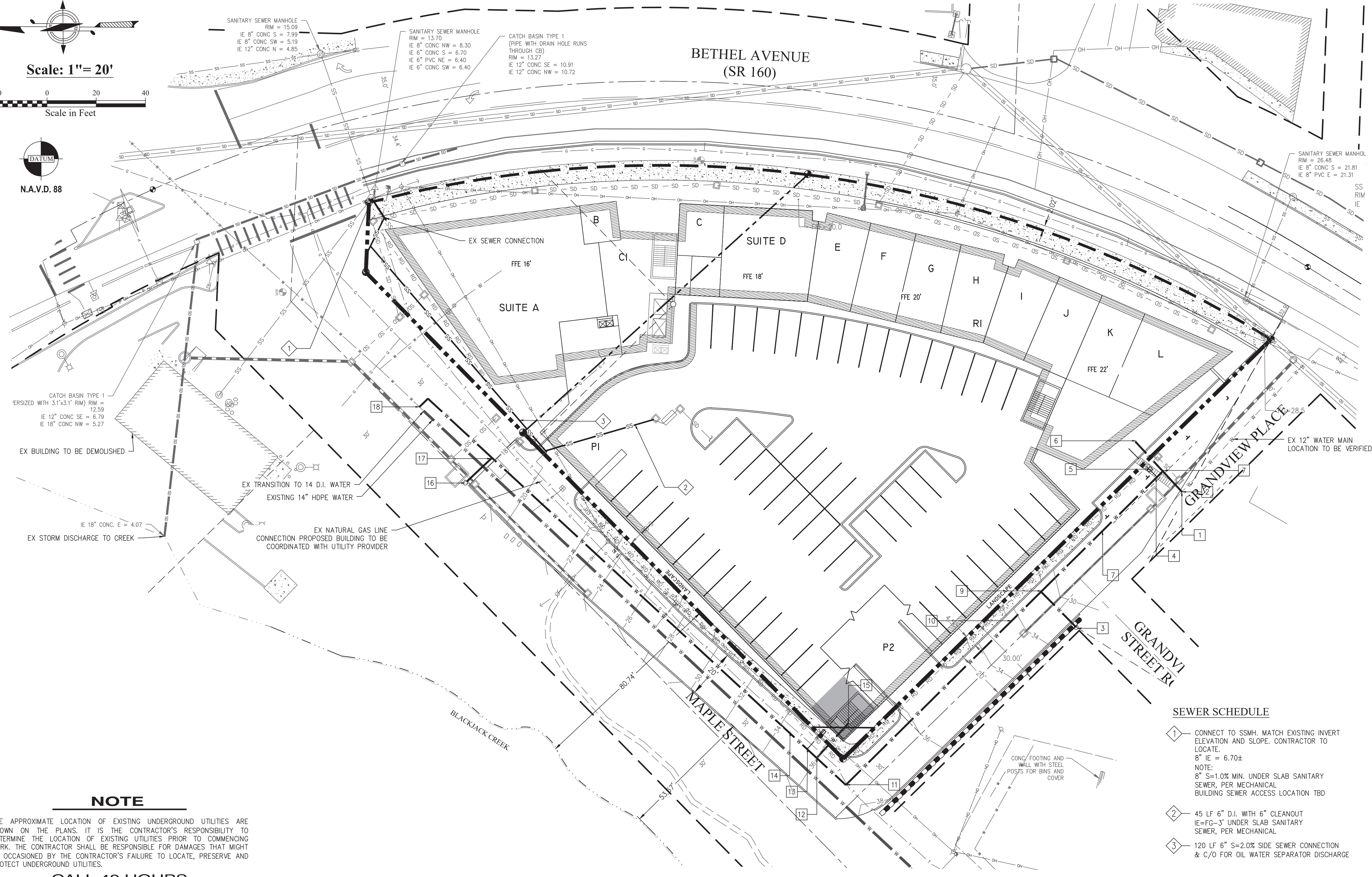


Scale: 1" = 20'



N.A.V.D. 88

BETHEL AVENUE
(SR 160)



CATCH BASIN TYPE 1
ERSIZED WITH 3.1'x3.1' RIM) RIM = 12.59
IE 12" CONC SE = 6.79
IE 18" CONC NW = 5.27

SANITARY SEWER MANHOLE
RIM = 15.09
IE 8" CONC S = 7.99
IE 8" CONC SW = 5.19
IE 12" CONC N = 4.85

SANITARY SEWER MANHOLE
RIM = 13.70
IE 8" CONC NW = 8.30
IE 6" CONC S = 6.70
IE 6" PVC NE = 6.40
IE 6" CONC SW = 6.40

CATCH BASIN TYPE 1
(PIPE WITH DRAIN HOLE RUNS
THROUGH CB)
RIM = 13.27
IE 12" CONC SE = 10.91
IE 12" CONC NW = 10.72

SANITARY SEWER MANHOL
RIM = 26.48
IE 8" CONC S = 21.81
IE 8" PVC E = 21.31

EX BUILDING TO BE DEMOLISHED

EX TRANSITION TO 14 D.I. WATER
EXISTING 14" HDPE WATER

IE 18" CONC. E = 4.07
EX STORM DISCHARGE TO CREEK

EX NATURAL GAS LINE
CONNECTION PROPOSED BUILDING TO BE
COORDINATED WITH UTILITY PROVIDER

EX 12" WATER MAIN
LOCATION TO BE VERIFIED

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**

WATER SCHEDULE

- 1 8"x12"x12" TAPPING TEE (MxMxJFL)
8" GATE VALVE (FLxMJ)
THRUST BLOCKING
- 2 TAP EX 12" WATER
FOR FIRE SERVICE CONNECTION
WITH METER
- 3 FIRE HYDRANT ASSEMBLY 1
(3' CLEARANCE RADIUS)
20 LF 6" DI CL-52 FIRE HYDRANT LINE
- 4 2" DOMESTIC SERVICE TAP PER CITY OF
PORT ORCHARD STANDARDS.
- 5 POTABLE WATER 1.5" METER
- 6 20 LF 6" D.I.
FIRE SERVICE CONNECTION.
- 7 8" TEE (MxMxJFL)
6" ADAPTER (FL)
6" GATE VALVE (FLxMJ)
THRUST BLOCKING
- 8 70 LF 8" D.I. WATER
- 9 8"x6" TEE (MxMxJFL)
6" GATE VALVE (FLxMJ)
THRUST BLOCKING
- 10 100 LF 8" D.I. WATER
- 11 8" 90° BEND (M) W/ THRUST BLOCKING
20 LF 8" D.I.
- 12 8"x6" TEE (MxMxJFL)
6" GATE VALVE (FLxMJ)
THRUST BLOCKING
- 13 2" DOMESTIC SERVICE TAP PER CITY OF
PORT ORCHARD STANDARDS.
W/ POTABLE WATER 1.5" METER
- 14 220 LF 8" D.I.
- 15 20 LF 6" D.I.
FIRE SERVICE CONNECTION.
- 16 FIRE HYDRANT ASSEMBLY 2
(3' CLEARANCE RADIUS)
20 LF 6" DI CL-52 FIRE HYDRANT LINE
- 17 8"x6" TEE (MxMxJFL)
6" GATE VALVE (FLxMJ)
THRUST BLOCKING
- 17 8"x14"x14" TAPPING TEE (MxMxJFL)
8" GATE VALVE (FLxMJ)
THRUST BLOCKING
TAP EX DI WATER

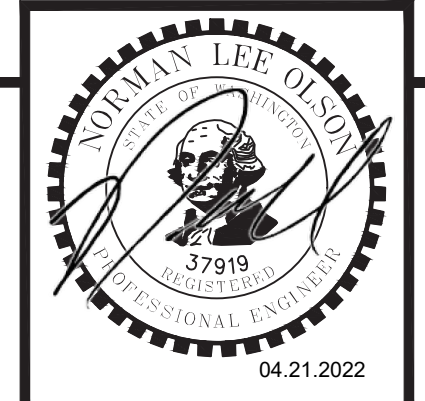
SEWER SCHEDULE

- 1 CONNECT TO SSMH. MATCH EXISTING INVERT
ELEVATION AND SLOPE. CONTRACTOR TO
LOCATE.
8" IE = 6.70±
NOTE:
8" S=1.0% MIN. UNDER SLAB SANITARY
SEWER, PER MECHANICAL
BUILDING SEWER ACCESS LOCATION TBD
- 2 45 LF 6" D.I. WITH 6" CLEANOUT
IE=FG-3' UNDER SLAB SANITARY
SEWER, PER MECHANICAL
- 3 120 LF 6" S=2.0% SIDE SEWER CONNECTION
& C/O FOR OIL WATER SEPARATOR DISCHARGE

REVISIONS

NO.	DATE	BY	DESCRIPTION	DESIGNED	BY	DATE

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



PRELIMINARY WATER & SANITARY SEWER PLAN
HERONS VIEW
Shoreline Substantial Development Permit (SSDP)
Portion of the Government Lot 1 (Southwest Quarter of the Northwest Quarter) and the Northwest Quarter of the Southwest Quarter Section 25, Township 24 North, Range 1 East, W.M. in Kitsap County, Washington

FOR:
100 Bethel Investment Partners, LLC
Attn: Steve Sego
3599 NW Carlton Street, Suite 201
Silverdale, WA 98383

SCALE: 1"=20'
DATE: PROJECT NUMBER:
21-11684
SHEET C5.00