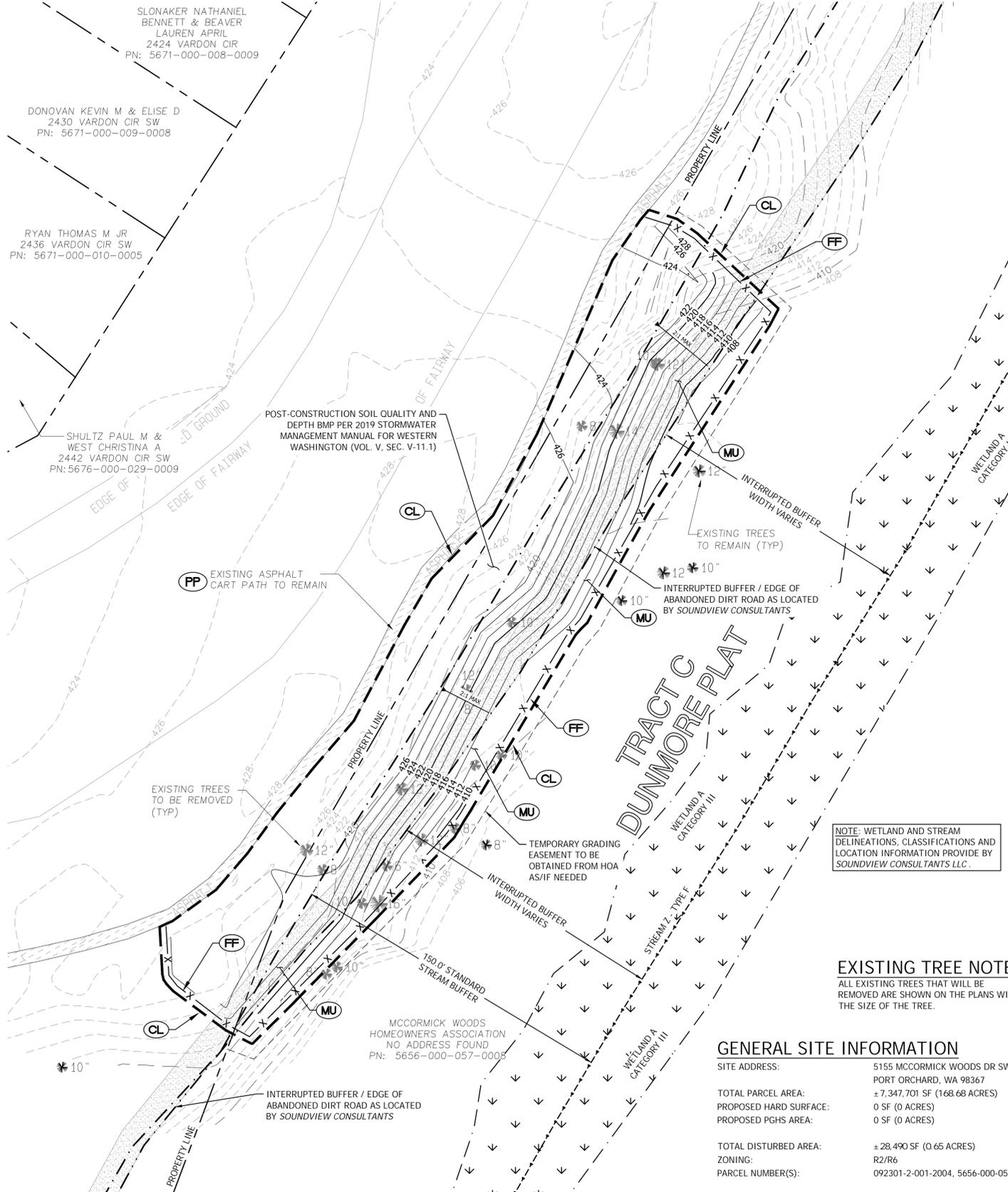


# MCCORMICK WOODS GOLF CLUB HOLE 10 FILL AND GRADE

## A PORTION OF SECTION 09, TOWNSHIP 22 N, RANGE 01E, W.M., PORT ORCHARD, WASHINGTON

**PERMIT NOTE**  
CHANGES OR REVISIONS TO THE ORIGINALLY APPROVED PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.



**APPLICANT**  
MCCORMICK COMMUNITIES LLC  
805 KIRKLAND AVE, SUITE 200  
KIRKLAND, WA 98033  
PHONE: (425) 894-6382

**BIOLOGIST**  
SOUNDVIEW CONSULTANTS LLC  
2907 HARBORVIEW DR, SUITE D  
GIG HARBOR, WA 98335  
PHONE: (253) 514-8952

**ENGINEER/SURVEYOR**

**GEOTECHNICAL**  
RILEY GROUP  
17522 BOTHELL WAY NORTHEAST  
BOTHELL, WA 98011  
PHONE: (425) 415-0551

**VERTICAL DATUM**  
BASE: COUNTY CORRS STATION "PRDY"  
ELEVATION= 345.462' (NAVD 88)

**BASIS OF BEARING**  
GRID NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE NORTH ZONE COORDINATES. THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 192331.85 / 1185648.48 AT A PUNCH IN 3" BRASS DISK AT THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999971363 AND THE GRID SCALE FACTOR OF 0.9999977172 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

**LEGAL DESCRIPTION**

RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200512300304, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 4, AND OF THE EAST HALF OF SECTION 8, AND OF ALL OF SECTION 9, AND OF THE NORTHWEST QUARTER OF SECTION 16, AND OF THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: TRACT B SECOND AMENDED PLAT OF MCCORMICK WOODS AS RECORDED IN VOLUME 26 OF PLATS, PAGES 189 THROUGH 196, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON. TOGETHER WITH TRACT D OF SAID SECOND AMENDED PLAT OF MCCORMICK WOODS EXCEPT ANY PORTION THEREOF LYING NORTHERLY OF KITSAP COUNTY DEED RIGHT-OF-WAY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 94072

**SURVEY NOTES**

1. THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A ONE (1) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (GEODIMETER 600) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (GPS TRIMBLE R8). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
2. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
3. THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED JULY 21, 2021, THE DATE OF THIS FIELD SURVEY.
4. THIS IS NOT A BOUNDARY SURVEY.
5. IT IS NOT THE INTENT OF THIS SURVEY TO SHOW EASEMENTS OR RESERVATIONS WHICH MAY AFFECT THIS SITE.
6. THE PURPOSE OF THIS SURVEY IS TO SUPPORT FUTURE POTENTIAL DEVELOPMENT.
7. ELEVATION CONTOURS SHOWN HEREON ARE DERIVED FROM FIELD MEASUREMENTS AND MEET OR EXCEED THE MINIMUM ACCURACY CRITERIA OF THE NATIONAL MAPPING STANDARD, BEING ONE-HALF THE CONTOUR INTERVAL.

**CONSTRUCTION SEQUENCE**

1. OBTAIN REQUIRED PERMITS.
2. HOLD A PRE-CONSTRUCTION MEETING WITH THE CITY.
3. FIELD LOCATE AND VERIFY ALL EXISTING SERVICES AND UTILITIES WITHIN PROJECT AREA. SEE VERIFICATION NOTE.
4. ESTABLISH CLEARING AND GRADING LIMITS.
5. CONSTRUCT PERIMETER SILT FENCES AND OTHER EROSION CONTROL MEASURES AS NEEDED.
6. SCHEDULE AN EROSION CONTROL INSPECTION WITH THE CITY.
7. CONSTRUCT IMPROVEMENTS PER PLANS.
8. STABILIZE ALL EXPOSED SOILS.
9. ARRANGE FINAL INSPECTION WITH CITY.
10. ON-SITE SILTATION FENCE TO REMAIN UNTIL THE SITE IS STABILIZED TO THE APPROVAL OF THE CITY INSPECTOR.
11. REMOVE TESC MEASURES WHEN ALLOWED BY CITY INSPECTOR.

**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.

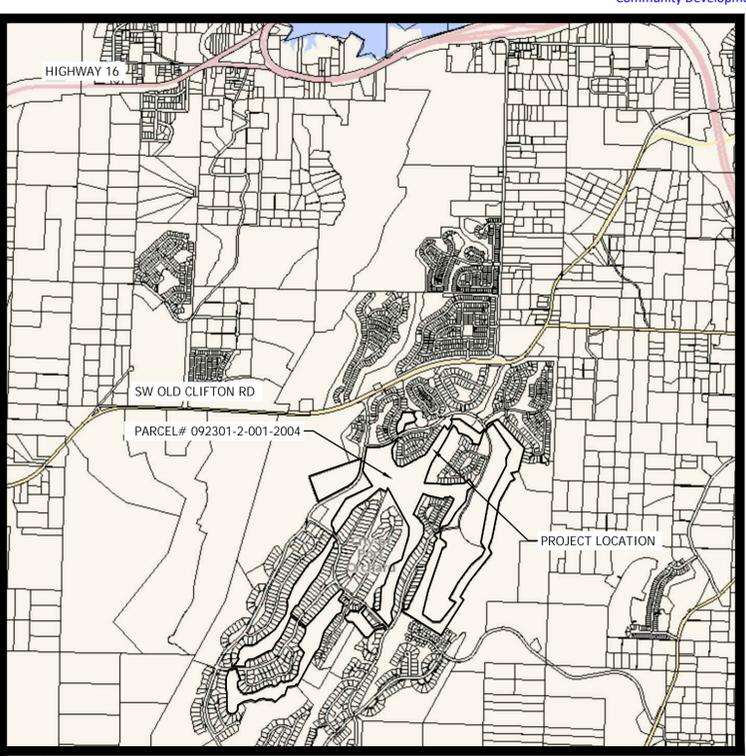
**UTILITY NOTES**

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.

**EXISTING TREE NOTE**  
ALL EXISTING TREES THAT WILL BE REMOVED ARE SHOWN ON THE PLANS WITH THE SIZE OF THE TREE.

**GENERAL SITE INFORMATION**

SITE ADDRESS: 5155 MCCORMICK WOODS DR SW  
PORT ORCHARD, WA 98367  
TOTAL PARCEL AREA: ±7,347,701 SF (168.68 ACRES)  
PROPOSED HARD SURFACE: 0 SF (0 ACRES)  
PROPOSED PGHS AREA: 0 SF (0 ACRES)  
TOTAL DISTURBED AREA: ±28,490 SF (0.65 ACRES)  
ZONING: R2/R6  
PARCEL NUMBER(S): 092301-2-001-2004, 5656-000-057-0008



VICINITY MAP  
NOT TO SCALE

**LEGEND**

EXISTING	PROPOSED
	CONTOURS
	PROPERTY LINE
	ASPHALT
	DIRT ROAD
	EASEMENT
	TREE TO BE REMOVED
	TREE TO REMAIN

**TESC LEGEND**

	CL CLEARING/GRADING/DISTURBED LIMITS
	FF SILT FENCE (1/2)
	MU MULCHING PER BMP C121 SEE MULCHING NOTE ON SHEET C2
	PP PRESERVE AND PROTECT

**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.

**SHEET INDEX**

C1	COVER SHEET & TESC PLAN
C2	TESC NOTES & DETAILS
C3	GRADING PLAN

**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**

BY	DATE	DESCRIPTION	REVISION

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

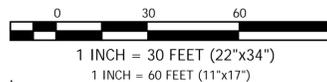
**DESIGNER:** M. GOULARTE  
**ENGINEER:** J. HAUG  
**DRAWN:** R. HENRETTA  
**S09 T23N R01E WM**  
**DATE:** 05.23.2022  
**REVISED:**  
**PROJECT:** 21-167  
**DWG NAME:** 21-167-CIVIL

SHEET	REV.
C1	1

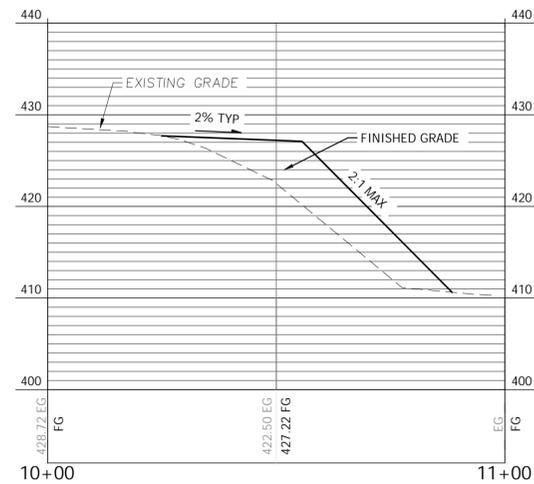
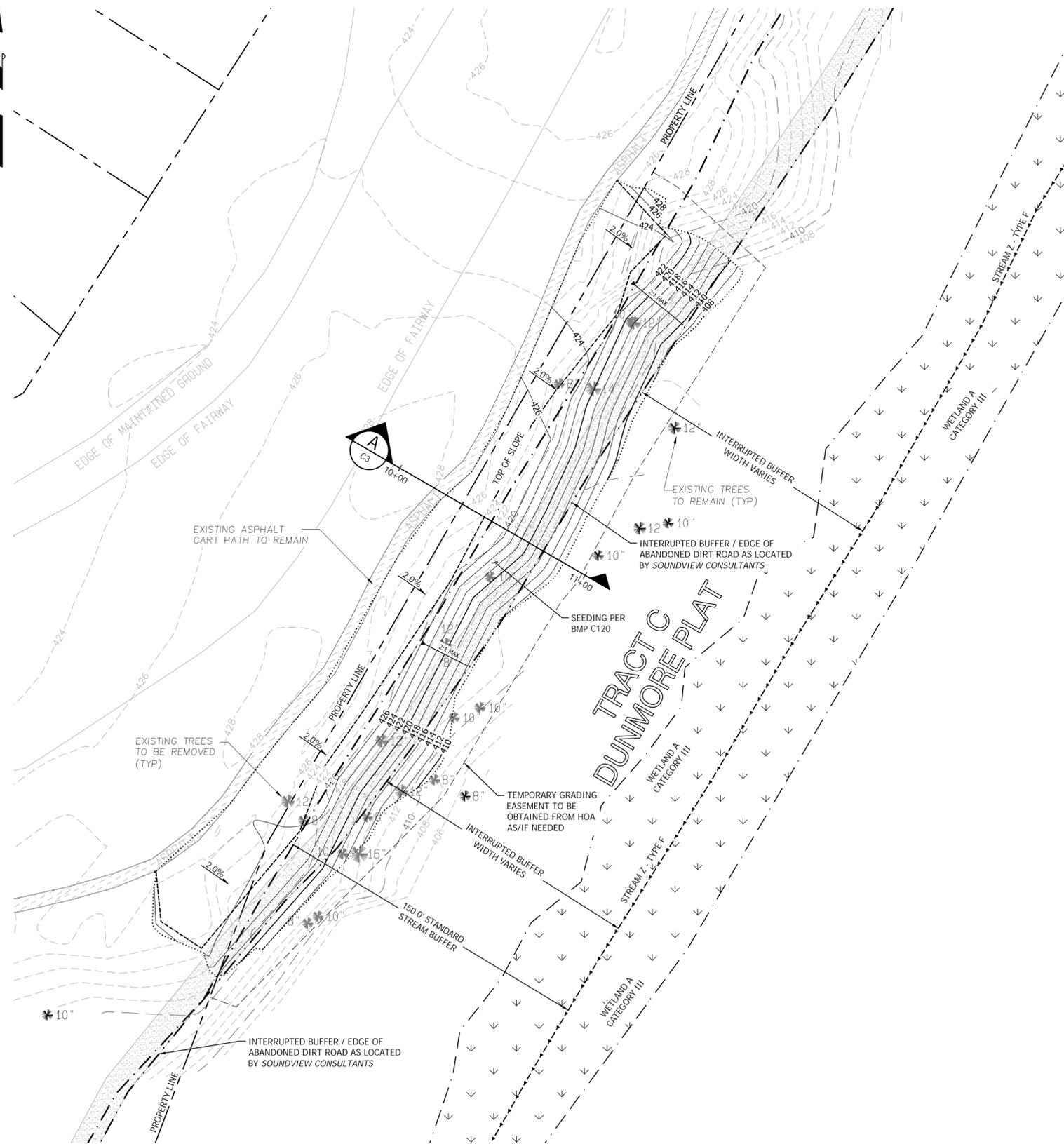
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GRAPHIC SCALE



MCCORMICK WOODS GOLF CLUB HOLE 10 FILL AND GRADE  
A PORTION OF SECTION 09, TOWNSHIP 22 N, RANGE 01E, W.M.,  
PORT ORCHARD, WASHINGTON



**A** TYPICAL FILL SECTION  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=10'

**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.

**GRADING QUANTITIES**

CUT = 350 CU YD±  
FILL = 1,300 CU YD±  
NET = 950 CU YD± FILL

THIS CALCULATION IS FOR REVIEW AND PERMITTING PURPOSES ONLY. THE NUMBERS SHOWN ARE GENERATED FROM THE FINISHED GROUND SURFACE (I.E. TOP OF PAVEMENT, TOP OF CONCRETE, TOP OF PAD, ETC.) TO THE EXISTING GROUND SURFACE. CONTRACTOR SHALL DO THEIR OWN CALCULATION BASED ON THE INFORMATION PROVIDED WITHIN THESE PLANS.

THE QUANTITIES MAY VARY BASED ON THE FOLLOWING FACTORS:

1. SHRINK/SWELL OF EXISTING SOILS
2. VARIANCE OF VEGETATION THICKNESS AND UNSUITABLE TOPSOIL
3. SUBBASE REQUIREMENTS FOR THE ROAD SECTIONS
4. SUBBASE REQUIREMENTS FOR THE BUILDING FOUNDATION BASED ON THE FINAL STRUCTURAL DESIGN
5. TRENCHING EXCAVATION FOR PROPOSED UTILITIES
6. ADDITIONAL CUT/FILL MAY BE REQUIRED FOR FUTURE UTILIZATION OF THE SITE
7. SOME AREAS OF THE SITE HAVE ALREADY BEEN STRIPPED FROM PVIOUS PHASES OF DEVELOPMENT. THESE AREAS ARE ACCOUNTED FOR IN THE GRADING QUANTITIES NOTED ABOVE, BUT HAVE NOT BEEN VERIFIED BY A LICENSED SURVEYOR.

**VERIFICATION NOTE**

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Mailing Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



SHEET TITLE: GRADING PLAN  
CLIENT: MCCORMICK COMMUNITIES LLC  
805 KIRKLAND AVE. SUITE 200  
KIRKLAND, WA 98033  
CONTACT: NICK TOSTI  
PHONE: (425) 894-6382

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DWG NAME: 21-167-CIVL  
SHEET: C3  
REV. 0  
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