

THE RAMSEY GRADING PERMIT

Legal Descriptions

THE WEST 3 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;

EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KITSAP COUNTY FOR GEIGER ROAD (NOW SEDGWICK ROAD) BY DEEDS RECORDED UNDER RECORDING NOS. 180722 AND 951950;

AND EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO KITSAP COUNTY FOR EXTENSION OF COUNTY ROAD NO. 256 BY DEED RECORDED UNDER RECORDING NO. 304246;

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 200509090134;

SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON.

PRACTICE/PROCEDURES

TRIMBLE R4 GPS ROVER AND SLATE 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.

SURVEY NOTES

- HORIZONTAL DATUM: WASHINGTON STATE PLANE COORDINATES NAD83/2011, NORTH ZONE PER GPS TIES TO WSRN.
- VERTICAL DATUM: NAVD 88 PER GPS TIES TO WSRN.

LEGEND

- FOUND CORNER AS NOTED
- SET 5/8" REBAR AND CAP, LS 41078
- ◇ UTILITY POLE
- ⊥ SIGN AS NOTED
- ▢ CATCH BASIN
- ⊞ WATER METER
- ⊞ WATER VALVE
- ⊞ POWER JUNCTION BOX
- ⊞ SEWER MANHOLE
- ▢ TELEPHONE RISER
- ⊞ LUMINAIRE
- X FENCE AS NOTED
- SS SEWER PAINT MARK LINE
- SD STORM DRAIN PAINT MARK LINE
- W WATER PAINT MARK LINE
- P POWER PAINT MARK LINE
- GAS GAS PAINT MARK LINE
- OH OVERHEAD POWER LINE

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.

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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



SITE DATA

EXISTING SITE AREA

PARCEL # 022301-4-039-2003108,112 SF (2.48 AC)

RAMSEY ROAD AND SE SEDGWICK ROAD RIGHT-OF WAY DEDICATION AREAS

RAMSEY ROAD1,333 SF (0.03 AC)

SE SEDGWICK ROAD4,703 SF (0.11 AC)

TOTAL SITE ROW AREA6,036 SF (0.14 AC)

PROPOSED SITE AREA

PARCEL # 022301-4-039-2003102,076 SF (2.34 AC)

APPROXIMATE EARTHWORK QUANTITY:

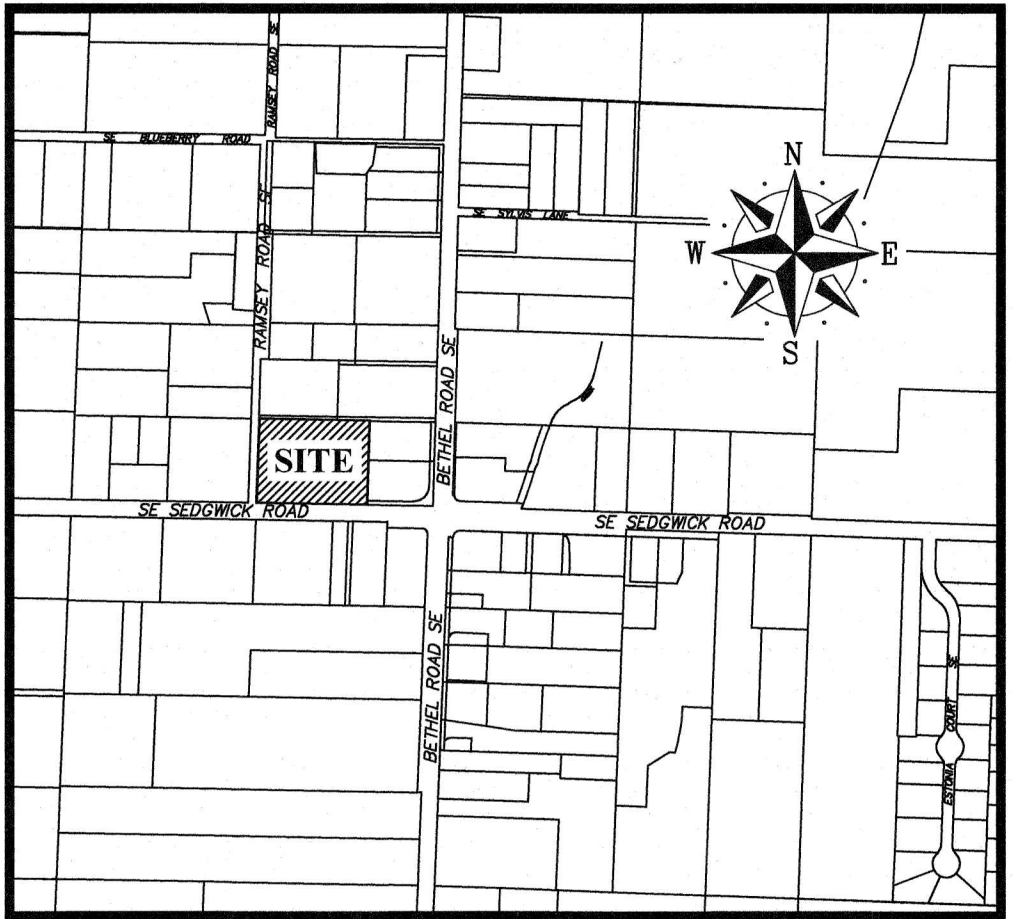
CUT QUANTITY = 11,100 C.Y.± (2,100 C.Y.± SUITABLE FOR FILL)
FILL QUANTITY = 3,100 C.Y.±
UNCONTROLLED FILL REMOVAL AND OFFHAUL QUANTITY = 9,000 C.Y.±

(FOR INFORMATION ONLY - NOT FOR BIDDING PURPOSES.
CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION)

* NOTE:
SITE DATA AND EARTHWORK QUATITIES FOR
INFORMATION ONLY - NOT FOR CONSTRUCTION.

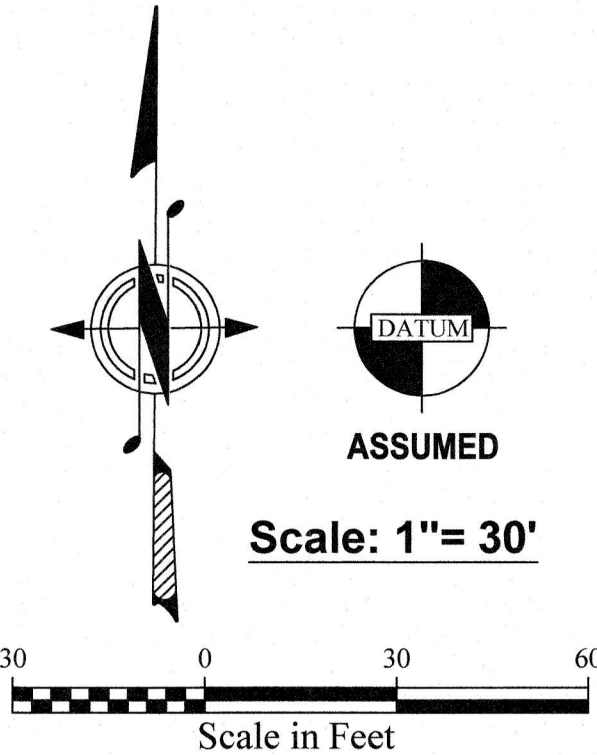
ZONING

COMMERCIAL



VICINITY MAP

PORTION OF SECTION 2 TOWNSHIP 23N, RANGE 1 EAST, WM
NOT TO SCALE



SHEET INDEX - GRADING PERMIT

SHEET	DESCRIPTION
C1.00	COVER SHEET
C2.00	GRADING PLAN
C3.00	T.E.S.C. & DEMOLITION PLAN
C3.10	T.E.S.C. NOTES & DETAILS
C3.20	T.E.S.C. DETAILS

GRADING NOTES

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT OR DISCOVERY OF POOR SOILS, GROUNDWATER OR DISCREPANCIES IN THE EXISTING CONDITIONS AS NOTED ON THE PLANS.
2. MAXIMUM SLOPE STEEPNESS SHALL BE 2:1 HORIZONTAL:VERTICAL FOR CUT AND FILL SLOPES.
3. UNLESS OTHERWISE SPECIFIED, ALL EMBANKMENTS IN THE PLAN SET SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2-03.3(14)B OF THE WSDOT STANDARD SPECIFICATIONS. EMBANKMENT COMPACTIONS SHALL CONFORM TO SECTION 2-03.3(14)C, METHOD B OF SAID STANDARD SPECIFICATION.
4. EMBANKMENTS DESIGNED TO IMPOUND WATER SHALL BE COMPACTED TO 95% MAXIMUM DENSITY PER SECTION 2-03.3(14)C, METHOD C OF WSDOT STANDARD SPECIFICATIONS.
5. ALL AREAS RECEIVING FILL MATERIAL SHALL BE PREPARED BY REMOVING VEGETATION, NONCOMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIAL, BY SCARIFYING THE SURFACE TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE THE SLOPES ARE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL AND THE HEIGHT IS GREATER THAN 5 FT., BY BENCHING INTO SOUND COMPETENT MATERIAL AS DETERMINED BY THE ENGINEER.
6. ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST REVISION OF THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS JOINTLY ADOPTED BY WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION (WASHINGTON STATE CHAPTER).
7. ANY REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED BY CITY OF PORT ORCHARD PUBLIC WORKS PRIOR TO ANY IMPLEMENTATION IN THE FIELD.
8. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT THE "UNDERGROUND LOCATE" CENTER AND NON-SUBSCRIBING INDIVIDUAL UTILITY COMPANIES 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY (PHONE #1-800-424-5555). THE CONTRACTOR SHALL PROVIDED PROTECTION OF EXISTING UTILITIES FROM DAMAGED CAUSED BY CONTRACTOR OPERATIONS.
9. CONTRACTOR SHALL HAVE AVAILABLE, AT THE SITE AT ALL TIMES DURING GRADING OPERATIONS, A SET OF APPROVED GRADING PLANS.
10. BEFORE WORKING IN COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY THE CITY.
11. CONTRACTOR WILL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL REQUIRED AS A RESULT OF HIS/HER OPERATIONS.
12. CONTRACTOR SHALL USE A PROFESSIONAL LAND SURVEYOR FOR ALL GRADE STAKING.
13. GRADING SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING INVESTIGATION PREPARED BY N.L. OLSON AND ASSOCIATES DATED JANUARY, 2019.

INSPECTION REQUIREMENTS AND SCHEDULES

1. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER TO ARRANGE INSPECTION SCHEDULES FOR THOSE PHASES OF WORK CHECKED BELOW. INSPECTION SCHEDULES SHALL BE ARRANGED PRIOR TO PROCEEDING TO THE NEXT PHASE OF WORK. INSPECTIONS IN ADDITION TO THOSE INDICATED MAY BE REQUIRED BY THE CITY. THE CONTRACTOR SHALL VERIFY THE INSPECTIONS REQUIRED WITH THE CITY AND SHALL ARRANGE INSPECTIONS SCHEDULES BY CONTACTING THE CITY OF PORT ORCHARD.
 - A. IMPLEMENTATION OF VARIOUS PHASES OF TEMPORARY EROSION AND SEDIMENTATION CONTROL PLANS.
 - B. PLACEMENT OF THE MAJOR DRAINAGE STRUCTURES PRIOR TO BACKFILLING, INCLUDING DETENTION POND DIKES.
 - C. PRIOR TO THE INSTALLATION OF ORIFICE CONTROL STRUCTURE.
 - D. COMPLETION OF SUBGRADE PREPARATION
 - E. COMPLETION OF PLACEMENT OF GRAVEL BASE.
 - F. COMPLETION OF FINE GRADING PRIOR TO PAVING.
 - G. COMPLETION OF PAVEMENT INSTALLATIONS.

NOTE

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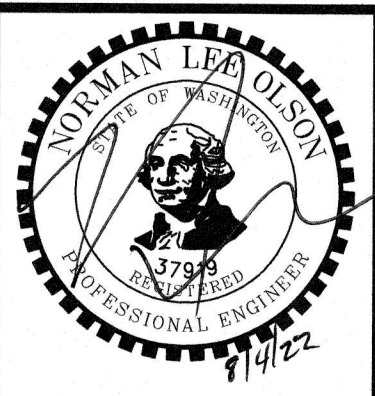
REVISIONS

NO.	DATE	BY	DESCRIPTION	DESIGNED	BY	DATE
				JFK		8/22
				AUE		8/22
				NLOII		8/22



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2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



GRADING PLAN

THE RAMSEY
GRADING PERMIT

Portion of the Southeast Quarter of the Southeast Quarter Section 2,
Township 23 North, Range 1 East, W.M. in Kitsap County, Washington

FOR:

TOM AND LAURIE LLC
PO Box 997
Port Orchard, WA 98366
Phone: (360) 204-0214

SCALE: 1"=20'

DATE: August 1, 2022

PROJECT NUMBER:

19-10581

SHEET GP2.00

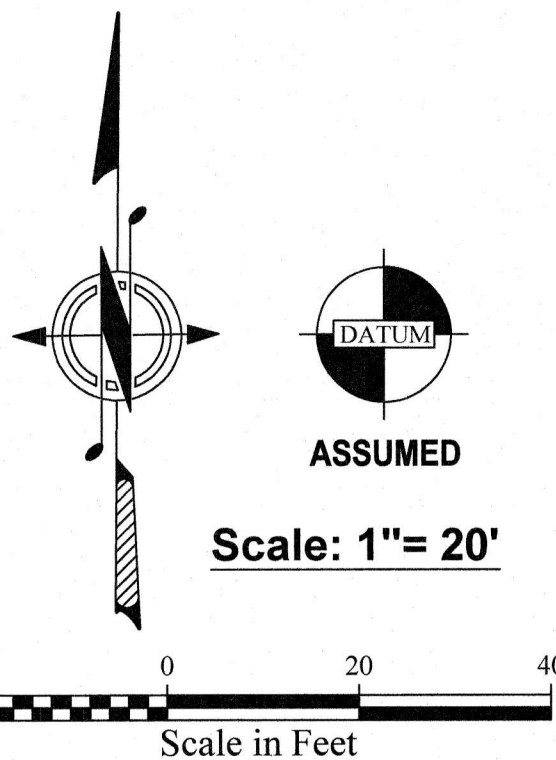
NOTES:

1. TESC MEASURES AND BMPs SHOWN ON THESE PLANS ASSUME GRADING TO OCCUR DURING DRY CONSTRUCTION SEASON. IF GRADING AND CONSTRUCTION IS TO OCCUR BETWEEN THE PERIOD OF OCTOBER 1ST THROUGH APRIL 30TH, ADDITIONAL TESC MEASURES MAY BE REQUIRED TO COMPLY WITH KITSAP COUNTY AND WASHINGTON DEPARTMENT OF ECOLOGY STANDARDS FOR WATER QUALITY. AT ALL TIMES WHILE THIS SITE IS UNDER CONSTRUCTION, ENSURE WATER QUALITY STANDARDS ARE MET. FILTERING OF STORM WATER PRIOR TO DISCHARGE MAY BE REQUIRED. REFER TO ALL NOTES REGARDING WATER QUALITY.
2. EROSION MEASURES CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES. NO SILTATION OF EXISTING OR PROPOSED DRAINAGE FACILITIES SHALL BE ALLOWED, CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SILTS TO OFF-SITE PROPERTIES.
3. ANTI-DUMP MESSAGE DISKS SHALL BE INSTALLED ADJACENT TO ALL PROPOSED CATCH BASINS.
4. INLET CONTROL TO BE PROVIDED TO CATCH BASINS EXPOSED TO SEDIMENT.
5. NO KNOWN FUEL STORAGE TANKS, WELLS, SEPTIC SYSTEMS, TANKS AND/OR DRAINFIELDS ARE LOCATED ON-SITE OR WITHIN 100' OF PROJECT BOUNDARIES.
6. THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN/KNOWN OR ARE SHOWN IN APPROXIMATE LOCATIONS ONLY BASED UPON TIE'S TO SURFACE STRUCTURES, SURFACE MARKING OF UTILITY LOCATE SERVICE, AND AS-BUILT DRAWINGS. BEFORE ANY CONSTRUCTION ACTIVITIES OCCUR, CONTACT THE LOCAL LOCATE SERVICE FOR UTILITY LOCATIONS.
7. COORDINATE WITH APPROPRIATE UTILITY PURVEYOR PRIOR TO REMOVAL OR ABANDONMENT OF EXISTING UTILITIES ON SITE.
8. REMOVAL OF SURFACE STRUCTURES TO BE COORDINATED WITH OWNER.
9. SEE SHEETS C4.10 AND C4.20 FOR T.E.S.C. NOTES AND DETAILS.
10. TEMPORARY SEDIMENT TRAP(S) TO BE CONSTRUCTED IF EXTENDED PERIODS OF INACTIVITY OCCUR BEFORE RECLAMATION GRADING AND HYDROSEEDING.
11. SEE SHEET C5.10 FOR GRADING AND COMPACTION NOTES.
12. UNLESS OTHERWISE NOTED, ALL EXISTING SURFACE IMPROVEMENTS AND UNDERGROUND UTILITIES WITHIN THE LIMIT OF DISTURBANCE ARE TO BE DEMOLISHED/REMOVED.
13. SEE LANDSCAPE PLANS FOR SIGNIFICANT TREE PLAN.
14. STRAW NOT ALLOWED BY THE CITY OF PORT ORCHARD FOR SOIL STABILIZATION. MULCH SHOULD BE CONSIDERED AS AN ALTERNATIVE.

SEDIMENT TRAP NOTE:

SIZE OF TRAP IS BASED ON 2 YR 24 HR
STORM FLOW OF 1 ACRE CAPTURED AREA
TRAP BASIN AREA = 1.00 ACRES
FLOW PER RATIONAL METHOD (Q=CIA):
C (RUNOFF COEFFICIENT) = 0.20 (LAWN FLAT, 0%-5%)
I (INTENSITY) = 1.80 IN/HR
A (AREA) = 1.00 ACRE
Q (FLOW, CFS) = CIA
= (0.20)(1.75)(1.0)
= 0.36 CFS

SIZE IS CALCULATED AS FOLLOWS:
(0.36 CFS x 2080 SF/CFS)
= ~750 SF MIN. SURFACE AREA/ACRE



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REVISIONS

NO.	DATE	BY	DESCRIPTION

BY	DATE
DESIGNED	JFK 8/22
DRAWN	AUE 8/22
CHECKED	NLOII 8/22
APPROVED	
ACCEPTED	



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T.E.S.C. AND DEMOLITION PLAN

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Portion of the Southeast Quarter of the Southeast Quarter Section 2,
Township 23 North, Range 1 East, W.M. in Kitsap County, Washington

FOR:

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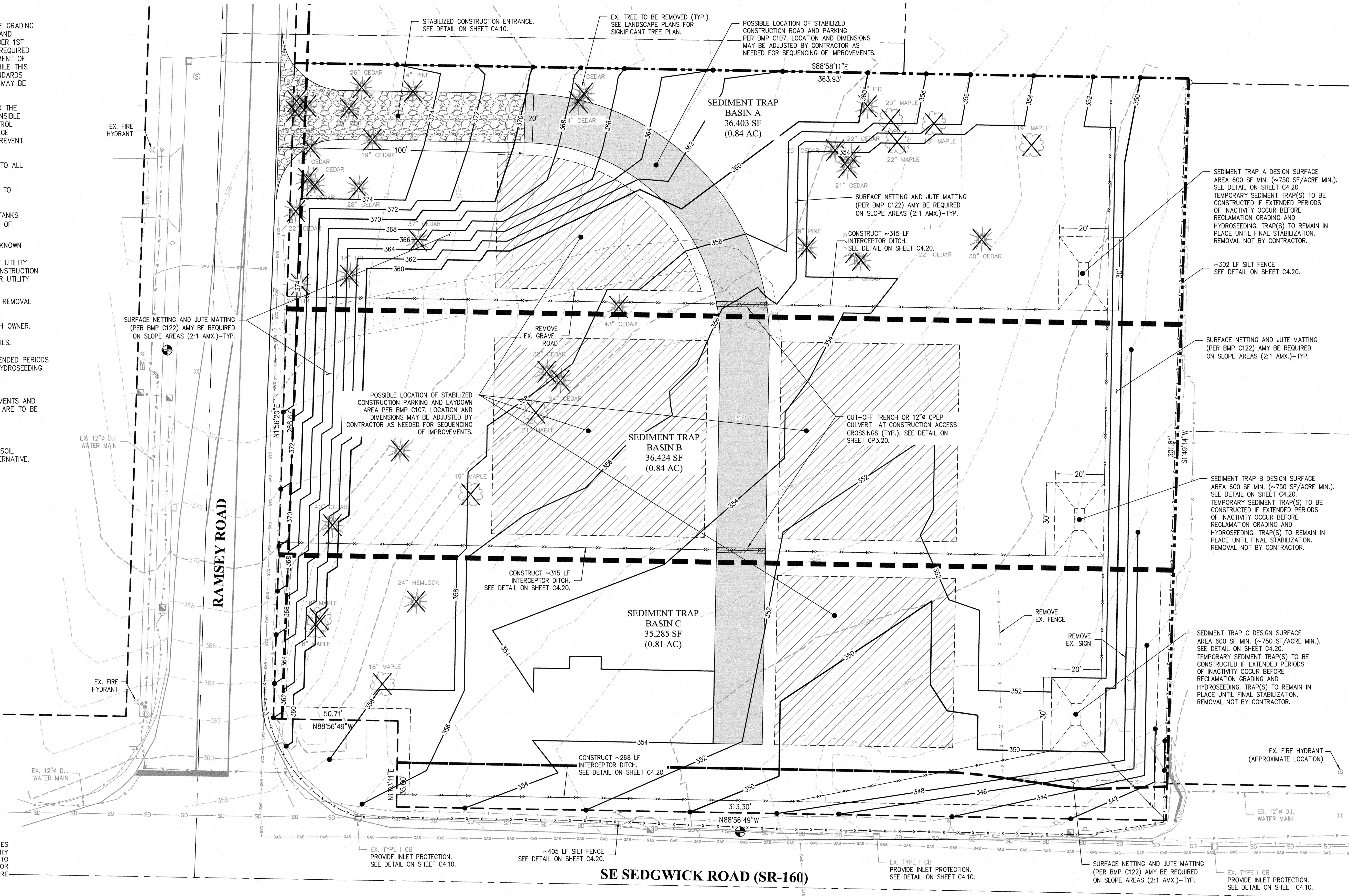
SCALE: 1"=20'

DATE: August 1, 2022

PROJECT NUMBER:

19-10581

SHEET GP3.00



GENERAL EROSION AND SEDIMENTATION CONTROL (ESC) NOTES

THE FOLLOWING EROSION AND SEDIMENTATION CONTROL NOTES APPLY TO ALL CONSTRUCTION SITE ACTIVITIES AT ALL TIMES, UNLESS OTHERWISE SPECIFIED ON THESE PLANS:

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL PLAN DOES NOT CONSTITUTE AN ACCEPTANCE OF THE PERMANENT ROAD OR DRAINAGE DESIGN.
2. THE OWNER AND HIS/HER CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES FOR PREVENTING SILT-LADEN RUNOFF FROM DISCHARGING FROM THE PROJECT SITE. FAILURE BY THE OWNER AND/OR CONTRACTOR CAN RESULT IN A FINE. THE DESIGNATED TEMPORARY CONTACT PERSON NOTED ON THIS PLAN MUST BE AVAILABLE FOR CONTACT BY TELEPHONE ON A 24 HOUR BASIS THROUGHOUT CONSTRUCTION AND UNTIL THE PROJECT HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
3. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR FROM THE BEGINNING OF CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETED AND ACCEPTED BY THE CITY AND THE SITE IS STABILIZED.
4. PRIOR TO BEGINNING ANY WORK ON THE PROJECT SITE, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD, AND SHALL BE ATTENDED BY THE GENERAL CONTRACTOR, THE PROJECT ENGINEER, REPRESENTATIVES FROM THE AFFECTED UTILITIES, AND A REPRESENTATIVE OF THE CITY.
5. THE EROSION AND SEDIMENTATION CONTROL FACILITIES SHOWN ON THIS PLAN ARE TO BE CONSIDERED ADEQUATE BASIC REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION, DEVIATIONS FROM THIS PLAN MAY BE NECESSARY IN ORDER TO MAINTAIN WATER QUALITY. MINOR DEPARTURES FROM THIS PLAN ARE PERMITTED SUBJECT TO THE APPROVAL OF THE CITY INSPECTOR. HOWEVER, EXCEPT FOR EMERGENCY SITUATIONS, ALL OTHER DEVIATIONS FROM THIS PLAN MUST BE DESIGNED BY THE PROJECT ENGINEER AND APPROVED BY CITY PRIOR TO INSTALLATION.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER AND/OR CONTRACTOR ON A FREQUENT BASIS AND IMMEDIATELY AFTER EACH RAINFALL, AND MAINTAINED AS NECESSARY TO INSURE THEIR CONTINUED FUNCTIONING. ALL SEDIMENT MUST BE REMOVED FROM THE SILT FENCES, STRAW BALES, SEDIMENT PONDS, ETC. PRIOR TO THE SEDIMENT REACHING 1/2 ITS MAXIMUM POTENTIAL DEPTH.
7. AT NO TIME SHALL CONCRETE, CONCRETE BYPRODUCTS, VEHICLE FLUIDS, PAINT, CHEMICALS, OR OTHER POLLUTING MATTER BE PERMITTED TO DISCHARGE TO THE TEMPORARY OR PERMANENT DRAINAGE SYSTEM, OR TO DISCHARGE FROM THE PROJECT SITE.
8. PERMANENT DETENTION/RETENTION PONDS, PIPES, TANKS OR VAULTS MAY ONLY BE USED FOR SEDIMENT CONTAINMENT WHEN SPECIFICALLY INDICATED ON THESE PLANS.
9. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE MOST CURRENT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION PREPARED BY WSDOT AND APWA AS ADOPTED BY THE CITY.
10. ANY REVISIONS TO THE ACCEPTED CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO IMPLEMENTATION IN FIELD.
11. THE CONTRACTOR SHALL MAINTAIN A SET OF ACCEPTED CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES WHILE CONSTRUCTION IS IN PROGRESS.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY PRIOR TO COMMENCING ANY WORK WITHIN CITY RIGHT-OF-WAY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE TRAFFIC CONTROL AT ALL TIMES DURING CONSTRUCTION ALONGSIDE OR WITHIN ALL PUBLIC ROADWAYS. TRAFFIC FLOW ON EXISTING PUBLIC ROADWAYS SHALL BE MAINTAINED AT ALL TIMES, UNLESS PERMISSION IS OBTAINED FROM THE CITY FOR ROAD CLOSURE AND/OR DETOURS.
14. CONSTRUCTION SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING INVESTIGATION PREPARED BY N.L. OLSON AND ASSOCIATES DATED OCTOBER, 2020.

CONSTRUCTION SEQUENCE

1. APPLY FOR AND PICK UP ANY REQUIRED ROAD APPROACH, OR RIGHT OF WAY PERMITS FROM THE CITY.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S).
3. CONSTRUCT FILTER FENCE BARRIERS.
4. CONSTRUCT SEDIMENTATION BASINS AND DISCHARGE PIPES.
5. CONSTRUCT RUNOFF INTERCEPTION AND DIVERSION DITCHES.
6. CLEAR AND GRADE THE MINIMUM SITE AREA REQUIRED FOR CONSTRUCTION OF THE VARIOUS PHASES OF WORK.
7. PROVIDE TEMPORARY HYDROSEEDING OR OTHER SOURCE CONTROL STABILIZATION MEASURES ON ALL DISTURBED SOILS.
8. MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL FACILITIES TO PROVIDE THE REQUIRED PROTECTION OF DOWNSTREAM WATER QUALITY.
9. PROVIDE PERMANENT SITE STABILIZATION.
10. EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE AND ACCEPTED BY THE CITY.

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.

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MINIMUM EROSION AND SEDIMENTATION CONTROL REQUIREMENTS

1. STABILIZATION AND SEDIMENT TRAPPING. ALL EXPOSED AND UNWORKED SOILS, INCLUDING SOIL STOCKPILES, SHALL BE STABILIZED BY SUITABLE APPLICATION OF BMP'S WHICH PROTECT SOIL FROM THE EROSIIVE FORCES OF RAINDROP IMPACT AND FLOWING WATER. APPLICABLE PRACTICES INCLUDE, BUT ARE NOT LIMITED TO VEGETATIVE ESTABLISHMENT, MULCHING, PLASTIC COVERING, AND THE EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED. FROM OCTOBER 1 TO APRIL 30, NO SOILS SHALL REMAIN UNSTABILIZED FOR MORE THAN 2 DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN UNSTABILIZED FOR MORE THAN 7 DAYS.
2. AT ALL TIMES OF THE YEAR, THE CONTRACTOR SHALL HAVE SUFFICIENT MATERIALS, EQUIPMENT AND LABOR ON-SITE TO STABILIZE AND PREVENT EROSION FROM ALL DENUDDED AREAS WITHIN 12-HOURS AS SITE AND WEATHER CONDITIONS DICTATE.
3. FROM OCTOBER 1ST TO APRIL 30TH, THE PROJECT ENGINEER SHALL VISIT THE DEVELOPMENT SITE A MINIMUM OF ONCE PER WEEK FOR THE PURPOSE OF INSPECTING THE EROSION AND SEDIMENTATION CONTROL FACILITIES, REVIEWING THE PROGRESS OF CONSTRUCTION, AND VERIFYING THE EFFECTIVENESS OF THE EROSION CONTROL MEASURES BEING UNDERTAKEN. THE PROJECT ENGINEER SHALL IMMEDIATELY INFORM THE CITY OF ANY PROBLEMS OBSERVED DURING SAID SITE VISITS, AND OF ANY RECOMMENDED CHANGES IN THE EROSION CONTROL MEASURES TO BE UNDERTAKEN. WHEN REQUESTED BY THE CITY, THE PROJECT ENGINEER SHALL PROVIDE THE CITY WITH WRITTEN RECORDS OF SAID WEEKLY SITE VISITS, INCLUDING DATES OF VISITS AND NOTED SITE OBSERVATIONS.
4. IN THE EVENT THAT THE GROUND ON A PROJECT SITE IS LEFT BARE AFTER SEPTEMBER 30TH, THE CITY MAY ISSUE A STOP WORK ORDER FOR THE ENTIRE PROJECT UNTIL SATISFACTORY CONTROLS ARE PROVIDED. IN ADDITION, THE OWNER WILL BE SUBJECT TO THE PENALTIES PROVIDED IN CHAPTER 15.30 OF THE CITY OF PORT ORCHARD MUNICIPAL CODE.
5. IN THE EVENT THAT GROUND ON A PROJECT SITE IS LEFT BARE AFTER SEPTEMBER 30TH, AND THE CITY IS UNSUCCESSFUL IN CONTACTING THE OWNER OR HIS/HER DESIGNATED EMERGENCY CONTACT PERSON, THE CITY MAY ENTER THE PROJECT SITE AND INSTALL TEMPORARY GROUND COVER MEASURES AND BILL THE OWNER FOR ALL EXPENSES INCURRED BY THE CITY. THESE COSTS WILL BE IN ADDITION TO ANY MONETARY PENALTIES LEVED AGAINST THE OWNER.
6. DELINEATION OF CLEARING AND EASEMENT LIMITS. CLEARING LIMITS, SETBACKS, BUFFERS AND SENSITIVE OR CRITICAL AREAS SUCH AS STEEP SLOPES, WETLANDS AND RIPARIAN CORRIDORS SHALL BE CLEARLY MARKED IN THE FIELD AND INSPECTED BY CITY PRIOR TO COMMENCEMENT OF LAND CLEARING ACTIVITIES.
7. PROTECTION OF ADJACENT PROPERTIES. ADJACENT PROPERTIES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION BY APPROPRIATE USE OF VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES OR MULCHING, OR BY A COMBINATION OF THESE MEASURES AND OTHER APPROPRIATE BMP'S.
8. TIMING AND STABILIZATION OF SEDIMENT TRAPPING MEASURES. SEDIMENT PONDS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER BMP'S INTENDED TO TRAP SEDIMENT ON-SITE SHALL BE CONSTRUCTED AS A FIRST STEP IN GRADING. THIS BMP'S SHALL BE FUNCTIONAL BEFORE LAND DISTURBING ACTIVITIES TAKE PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS SHALL BE STABILIZED ACCORDING TO THE TIMING INDICATED IN ITEM (1) ABOVE.
9. SLOPE STABILIZATION. CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. ROUGHENED SOIL SURFACES ARE PREFERRED TO SMOOTH SURFACES. INTERCEPTORS SHOULD BE CONSTRUCTED AT THE TOP OF LONG, STEEP SLOPES WHICH HAVE SIGNIFICANT AREAS ABOVE THAT CONTRIBUTE RUNOFF. CONCENTRATED RUNOFF SHOULD NOT BE ALLOWED TO FLOW DOWN THE FACE OF A CUT OR FILL SLOPE UNLESS CONTAINED WITHIN AN ADEQUATE CHANNEL OR PIPE SLOPE DRAIN. WHEREVER A SLOPE FACE CROSSES A WATER SEEPAGE PLANE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHOULD BE PROVIDED. IN ADDITION, SLOPES SHOULD BE STABILIZED IN ACCORDANCE WITH ITEM (1) ABOVE.
10. CONTROLLING OFF-SITE EROSION. PROPERTIES AND WATERWAYS' DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM THE DEVELOPMENT SITE BY THE IMPLEMENTATION OF APPROPRIATE BMP'S TO MINIMIZE ADVERSE DOWNSTREAM IMPACTS.

TEMPORARY & PERMANENT HYDROSEEDING

1. ALL AREAS CLEARED OR OTHERWISE DISTURBED SHALL BE APPROPRIATELY STABILIZED IN ACCORDANCE WITH THE NOTES & DETAILS SPECIFIED HEREWITH, AND THE TIMES SPECIFIED BY SECTION 8-01.3 OF THE CURRENT EDITION OF THE W.S.D.O.T. STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
2. PERMANENT HYDROSEEDING – IN AREAS NOT INCLUDED WITHIN THE PROJECT BOUNDARY OR NOT INCLUDED IN THE PROPOSED LANDSCAPE PLAN SHALL ADHERE TO THE FOLLOWING SPECS:

MINIMUM 80 LBS./ACRE MIXTURE OF:

15% KENTUCKY BLUEGRASS

40% TALL FESCUE

30% PERENNIAL RYE

15% CHEWINGS FESCUE

FERTILIZER – 400 LBS./ACRE OF 10–20–20

MULCH – 2000 LBS./ACRE
3. TEMPORARY HYDROSEEDING – IN ALL AREAS DISTURBED DURING CONSTRUCTION THAT WILL RECEIVE PERMANENT LANDSCAPING SHALL BE SEEDD WITH RYE GRASS AS REQUIRED TO PRODUCE A SUITABLE TEMPORARY GROUND COVER.

INSPECTION SCHEDULE

1. THE CONTRACTOR SHALL NOTIFY THE CITY TO ARRANGE FOR INSPECTION OF THE VARIOUS PHASES OF WORK CHECKED BELOW. ALL INSPECTIONS SHALL BE COMPLETED PRIOR TO PROCEEDING WITH THE NEXT PHASE OF WORK.

✓

LOCATION OF THE ROAD APPROACH

✓

CLEARING LIMITS

✓

IMPLEMENTATION OF THE VARIOUS PHASES OF THE EROSION AND SEDIMENTATION CONTROL PLAN

_____ PLACEMENT OF DRAINAGE STRUCTURES PRIOR TO BACK FILLING, INCLUDING POND EMBANKMENTS

_____ PRIOR TO PLACEMENT OF THE DETENTION OUTLET CONTROL STRUCTURE

_____ INSPECTION OF PREPARED SUB-GRADE

_____ INSPECTION OF GRAVEL BASE PLACEMENT

_____ INSPECTION OF FINE-GRADING PRIOR TO PAVING

_____ INSPECTION OF PAVING OPERATIONS

_____ FINAL INSPECTION
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK PERFORMED AND SHALL ENSURE THAT CONSTRUCTION IS ACCEPTABLE TO THE CITY.
3. IF INSPECTION IS NOT CALLED FOR PRIOR TO COMPLETION OF ANY ITEM OF WORK SO DESIGNATED, SPECIAL DESTRUCTIVE AND/OR NON-DESTRUCTIVE TESTING PROCEDURES MAY BE REQUIRED TO ENSURE THE ACCEPTABILITY OF THE WORK. IF SUCH PROCEDURES ARE REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE TESTING AND/OR RESTORATION OF THE WORK.

T. E. S. C. MAINTENANCE REQUIREMENTS

1. EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL BE INSPECTED AFTER EACH STORM 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 OF 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:

(TO BE PROVIDED AT PRECONSTRUCTION MEETINGS)

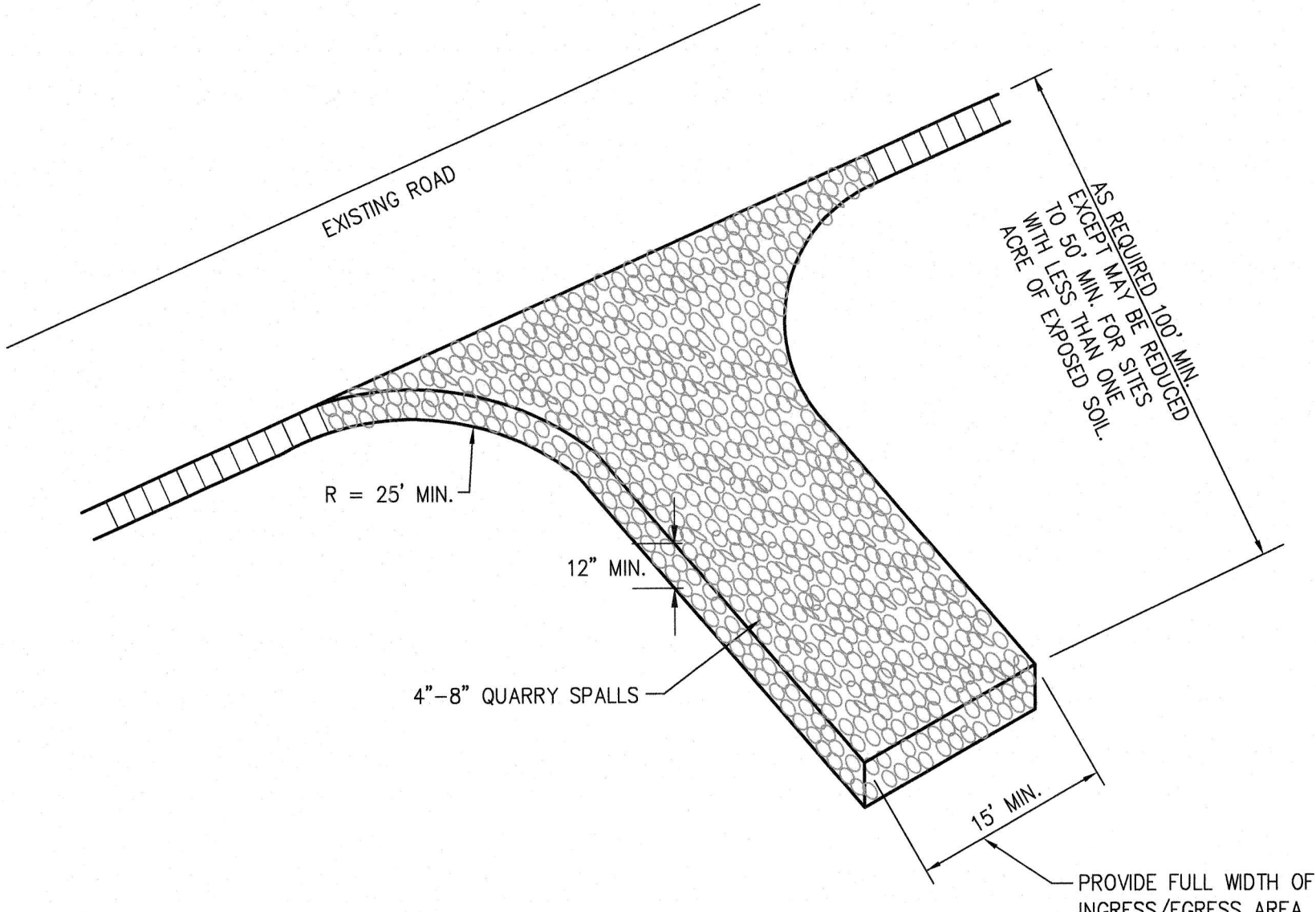
EMERGENCY PHONE NUMBER

THE OWNER'S REPRESENTATIVE SHALL BE:

(TO BE PROVIDED AT PRECONSTRUCTION MEETINGS)

EMERGENCY PHONE NUMBER

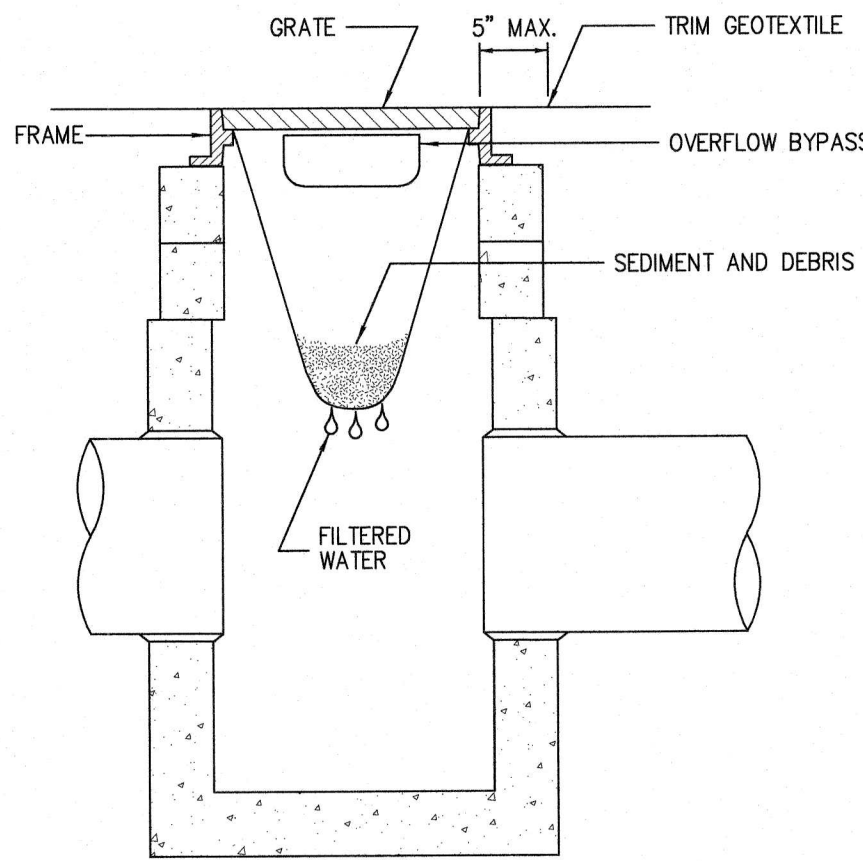
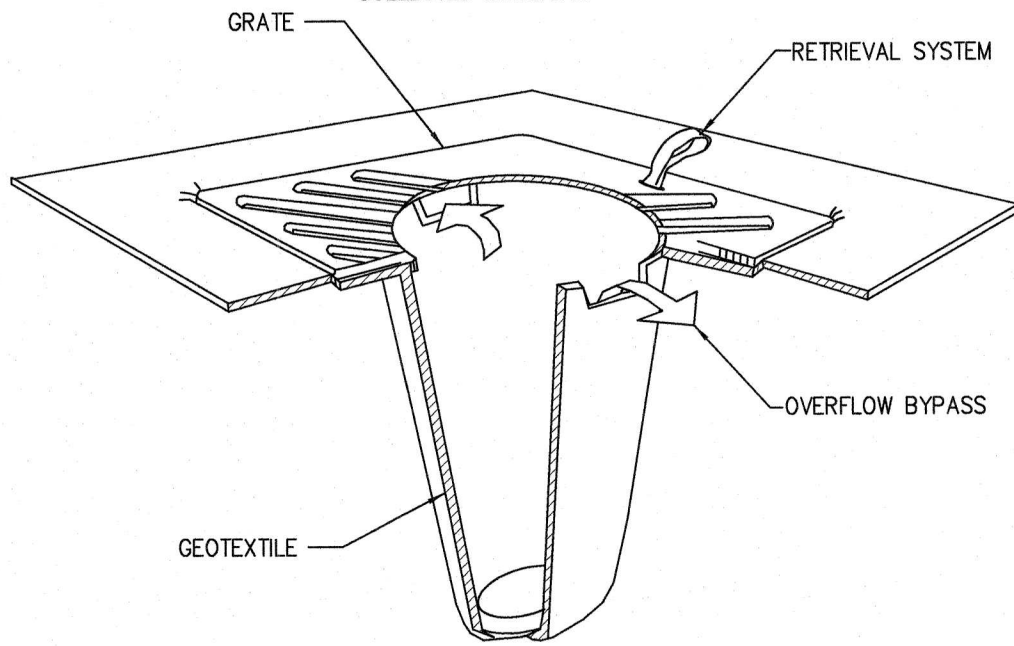
6. THE LOCATIONS OF EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT THE "UNDERGROUND LOCATE" CENTER AT PH: 1–800–424–5555, AND NON-SUBSCRIBING INDIVIDUAL UTILITY COMPANIES 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL PROVIDE FOR PROTECTION OF EXISTING UTILITIES FROM DAMAGE CAUSED BY THE CONTRACTOR'S OPERATIONS.
7. ROCKERIES OR OTHER RETAINING FACILITIES EXCEEDING 4 FT. IN HEIGHT (TOP OF WALL TO BOTTOM OF FOOTING) REQUIRE A SEPARATE PERMIT FROM CITY OF PORT ORCHARD BUILDING DEPARTMENT.
8. A "FORESTRY PRACTICES" PERMIT MAY BE REQUIRED PRIOR TO CLEARING OF THE SITE. CONTACT CITY OF PORT ORCHARD DEPARTMENT OF COMMUNITY DEVELOPMENT FOR FURTHER INFORMATION.



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE
(BMP E2.10)

1. PERFORM MAINTENANCE IN ACCORDANCE WITH W.S.D.O.T. STANDARD SPECIFICATION 8–01.3.(15).
2. SIZE THE BELOW GRATE INLET DEVICE (BGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
3. THE BGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
4. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BGD WITHOUT SPILLING THE COLLECTED MATERIAL.

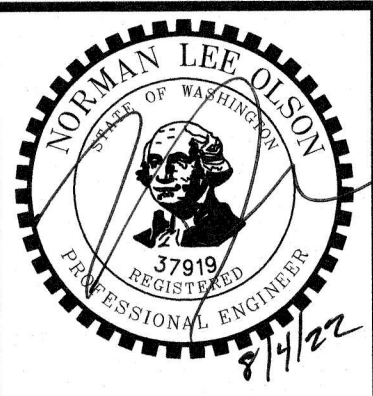


INLET PROTECTION DETAIL

NOT TO SCALE

REVISIONS					BY	DATE
NO.	DATE	BY	DESCRIPTION	DESIGNED	JFK	8/22
				DRAWN	AUE	8/22
				CHECKED	NLOII	8/22
				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



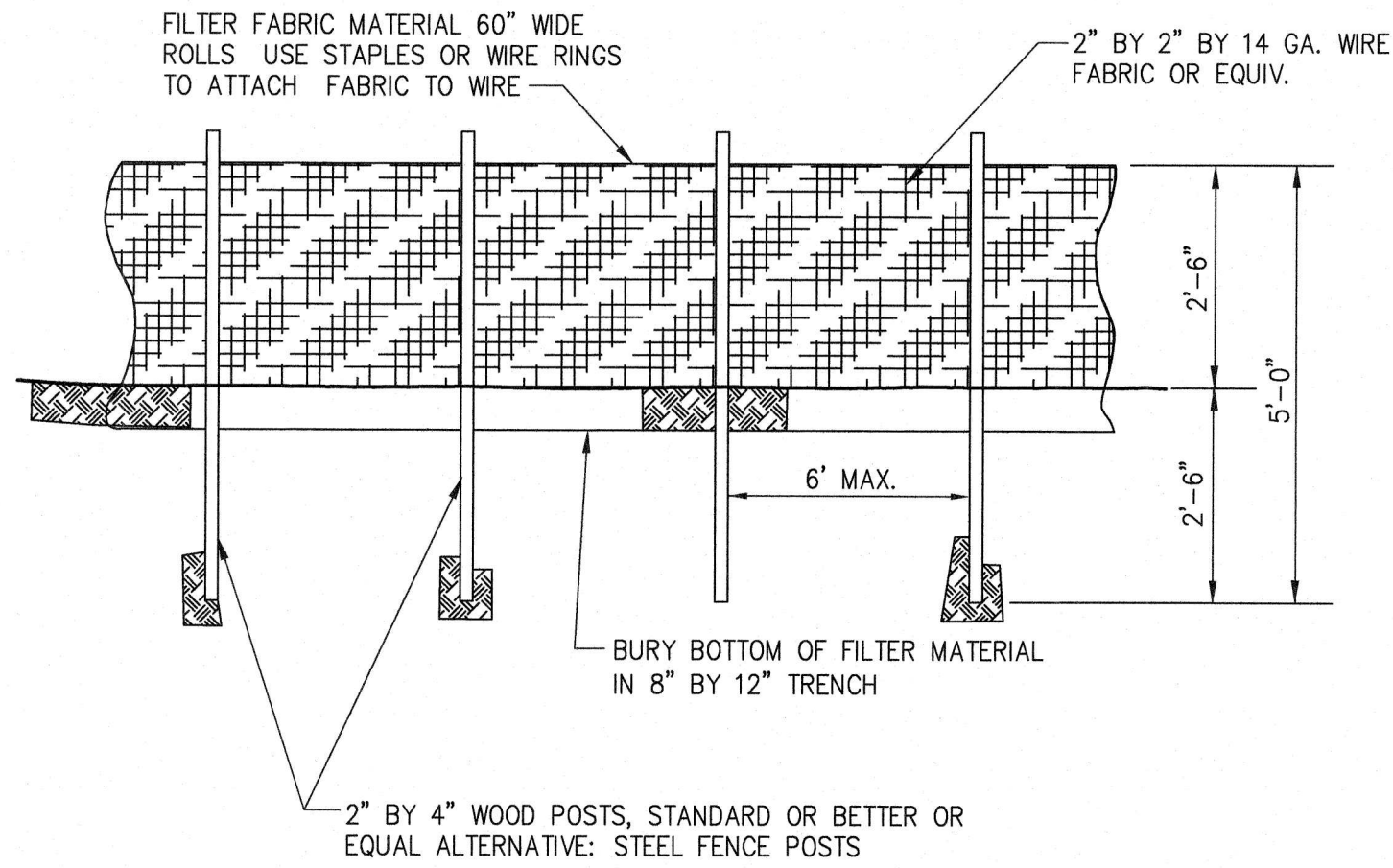
T.E.S.C. NOTES AND DETAILS

THE RAMSEY
GRADING PERMIT
Portion of the Southeast Quarter of the Southeast Quarter Section 2,
Township 23, Range 1 East, W.M. in Kitsap County, Washington

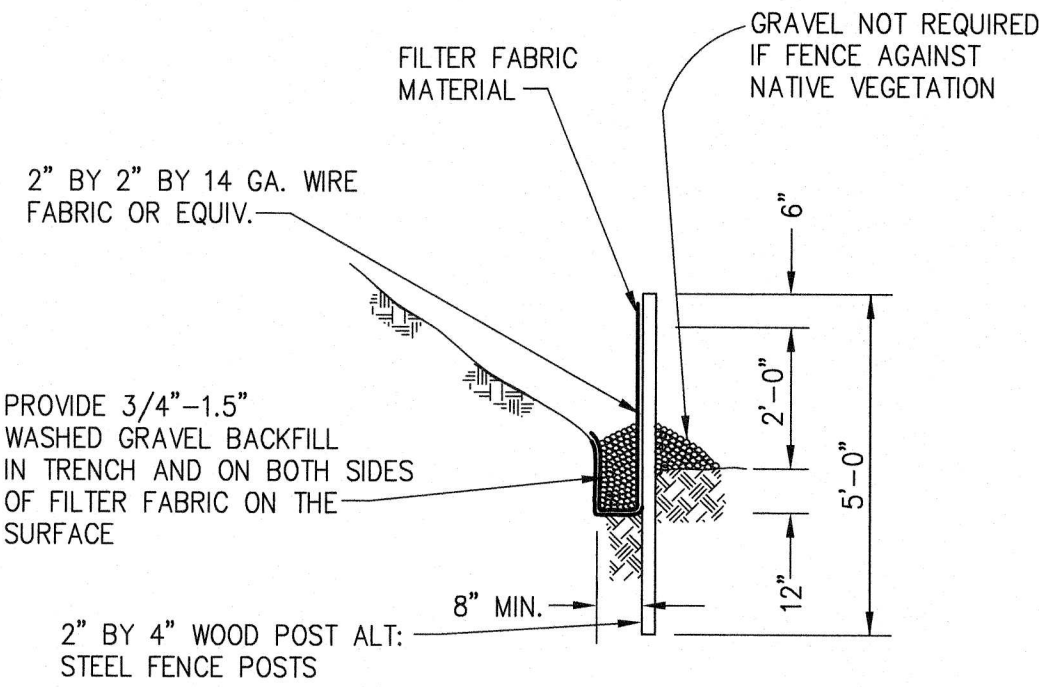
FOR:

TOM AND LAURIE LLC
PO Box 997
Port Orchard, WA 98366
Phone: (360) 204-0214

SCALE: AS SHOWN
DATE: August 1, 2022
PROJECT NUMBER:
19-10581
SHEET GP3.10



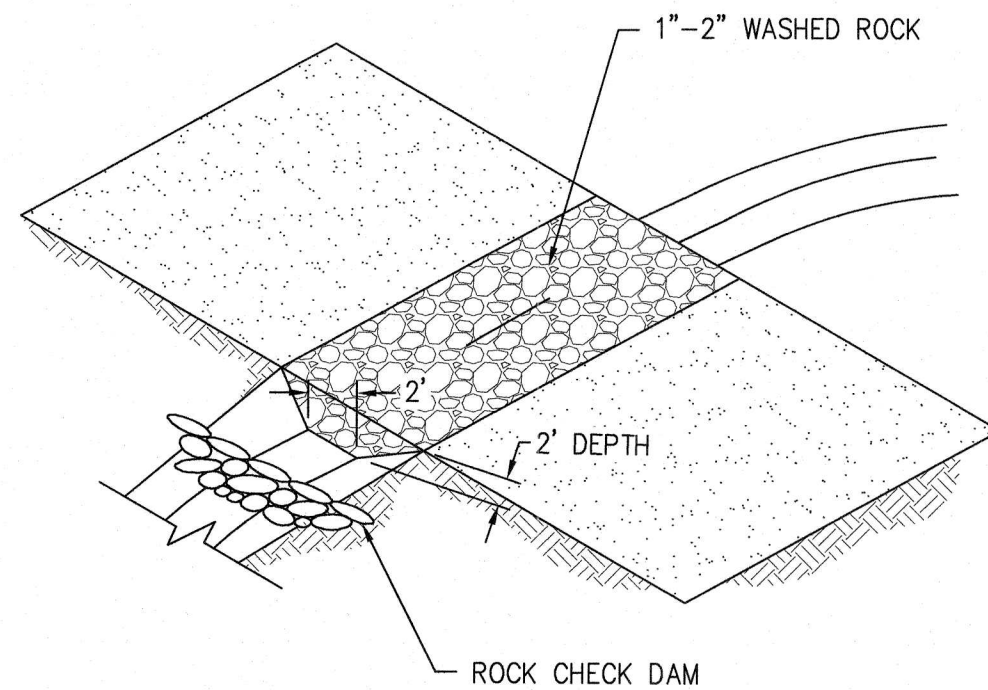
ELEVATION



TYPICAL CROSS SECTION

FILTER FABRIC FENCE

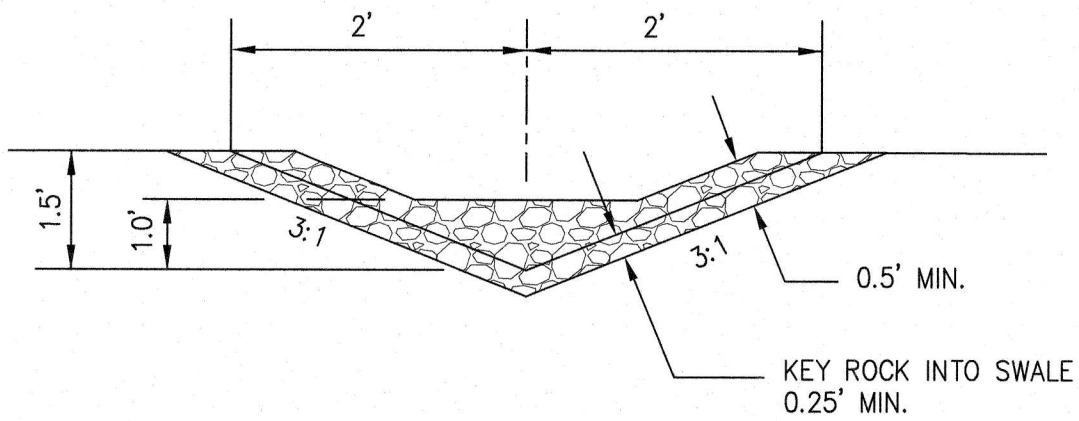
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(BMP E3.10)



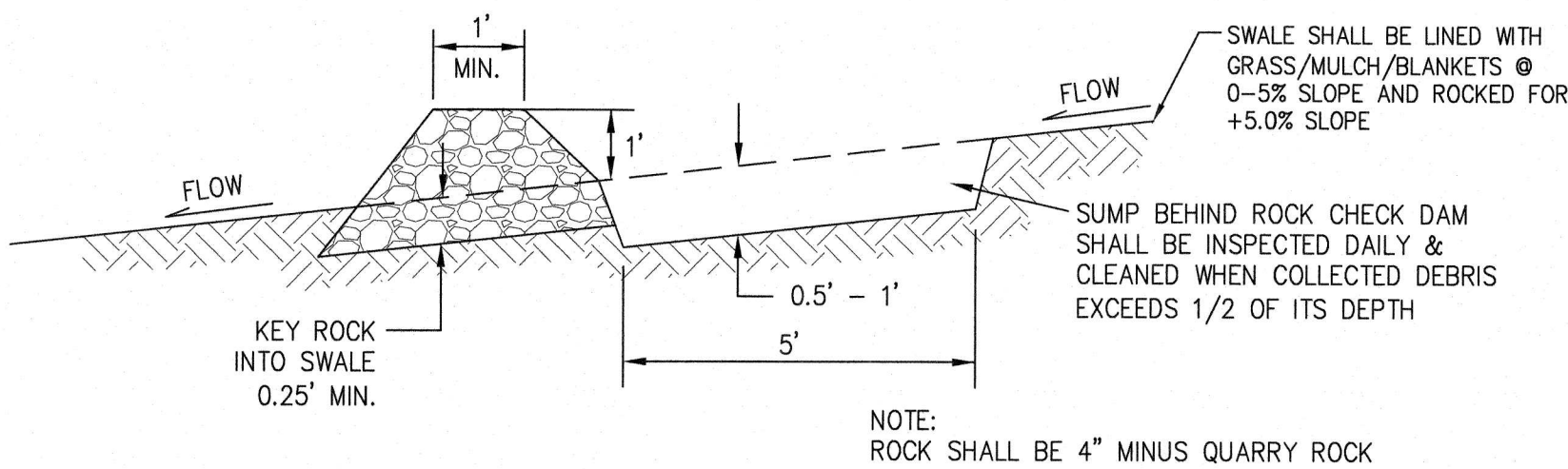
CUT-OFF TRENCH WITH GRAVEL FILTER DIKE DETAIL

NOT TO SCALE

DITCH SLOPE	CHECK DAM SPACING
0 - 5%	150'
5 - 10%	100'
> - 10%	50'



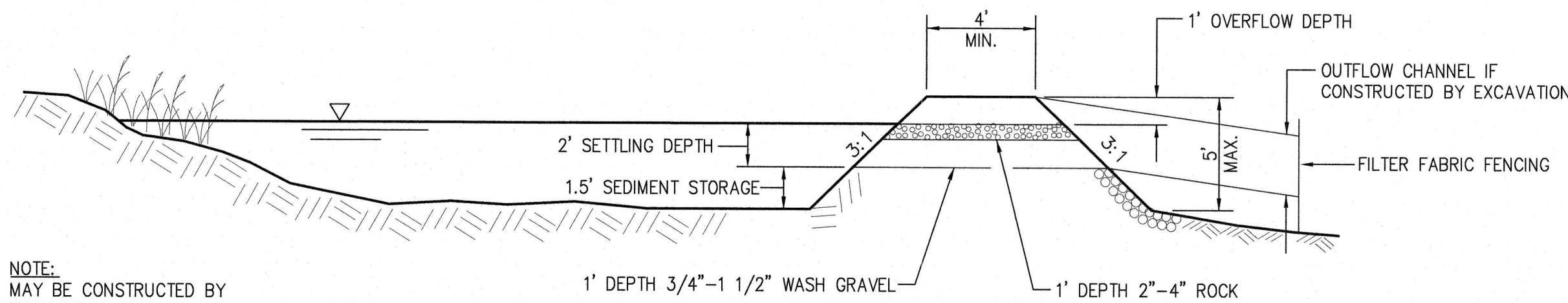
INTERCEPTOR DITCH X-SECTION & ROCK CHECK DAM (FRONT VIEW)



ROCK CHECK DAM X-SECTION (SIDE VIEW)

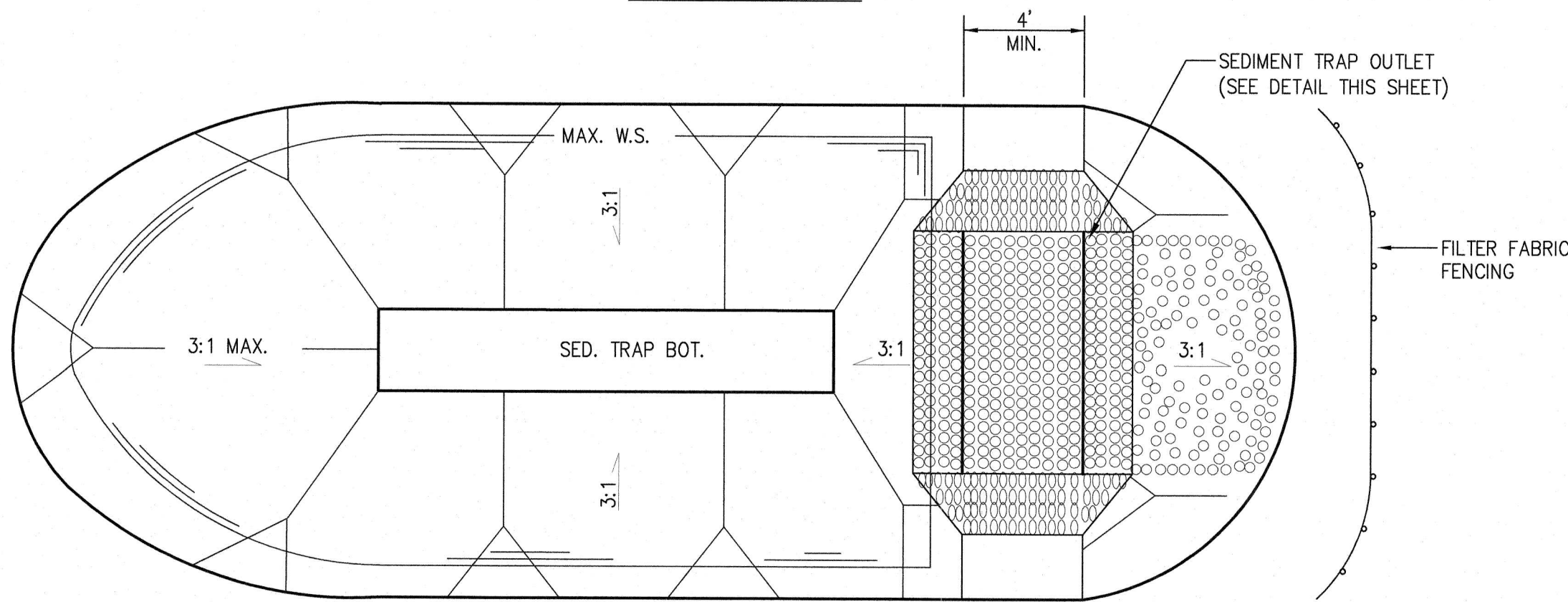
TYPICAL INTERCEPTOR DITCH W/ROCK CHECK DAM

NOT TO SCALE



NOTE:
MAY BE CONSTRUCTED BY EXCAVATION OR BY BUILDING A BERM

CROSS SECTION



PLAN VIEW

SEDIMENT TRAP

NOT TO SCALE

NOTE

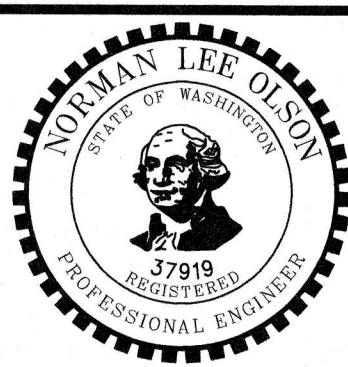
THE APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES THAT MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE, PRESERVE AND PROTECT UNDERGROUND UTILITIES.

**CALL 48 HOURS
BEFORE YOU DIG
811**

REVISIONS					BY	DATE
NO.	DATE	BY	DESCRIPTION			
			DESIGNED		JFK	2/22
			DRAWN		AUE	2/22
			CHECKED		NLOH	2/22
			APPROVED			
			ACCEPTED			

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