

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA
COVER SHEET

Counter Complete

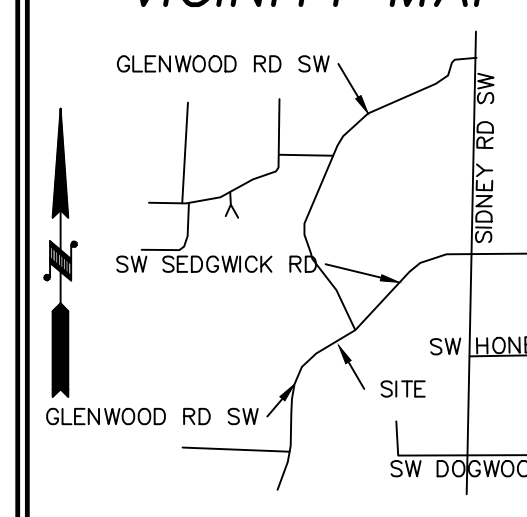
MAR 21 2023

City of Port Orchard
Community Development

VERTICAL DATUM
(WSRN)

SCALE: 1"=60'
0 30 60 120

VICINITY MAP



JOB NUMBER	9416
SCALE	1"=60'
DESIGNED G.M.	
DRAWN JDN	
CHECKED G.M.	
VERT. N/A	

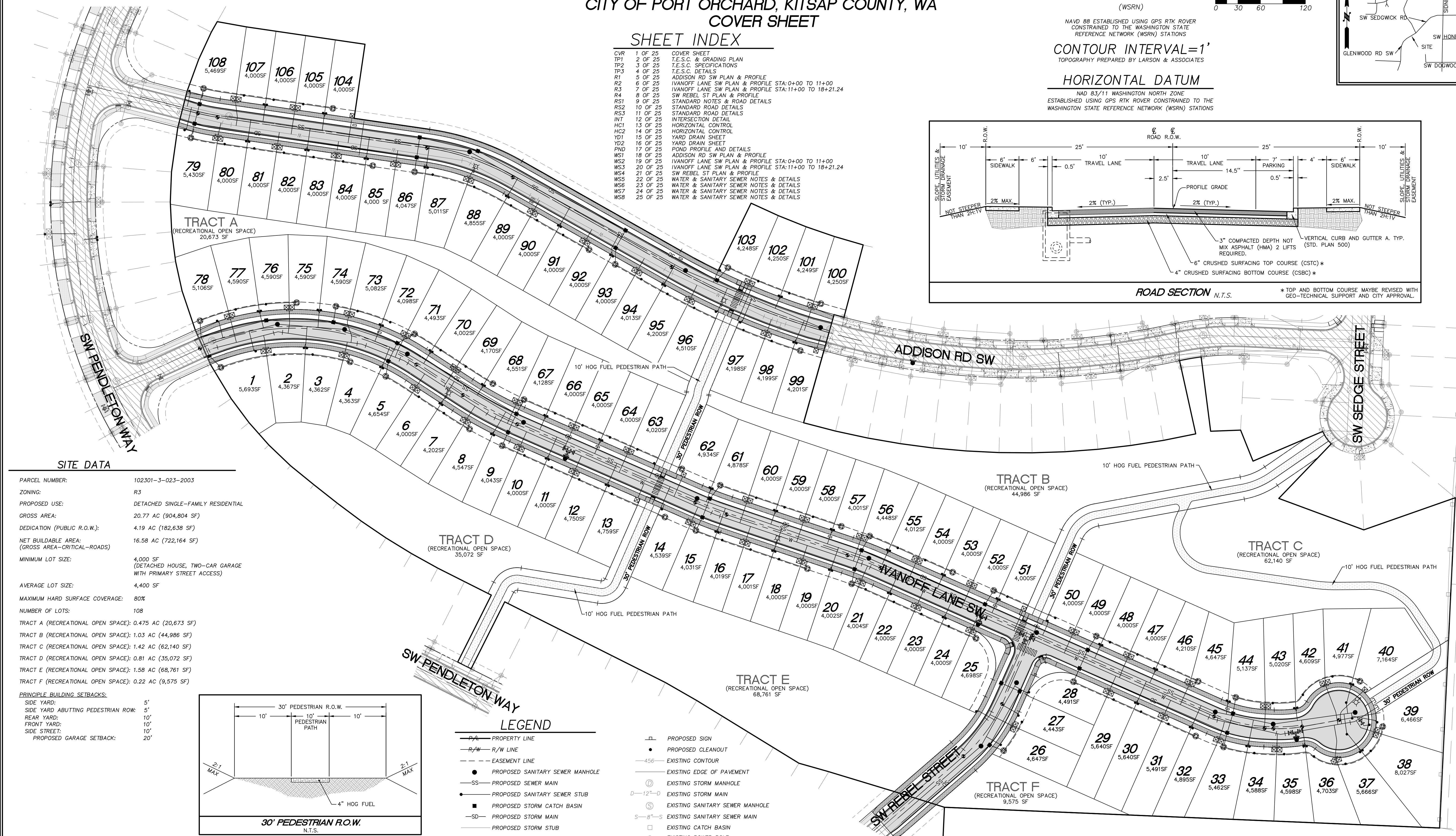
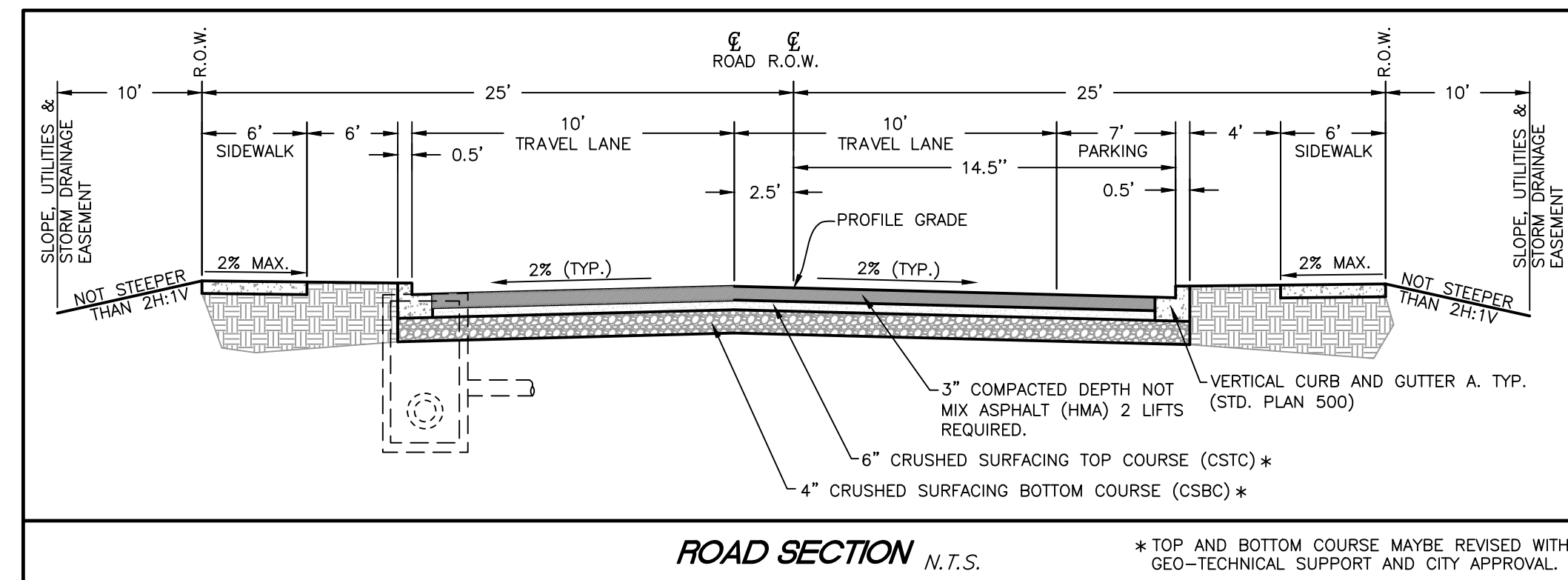
NAVD 88 ESTABLISHED USING GPS RTK ROVER
CONSTRAINED TO THE WASHINGTON STATE
REFERENCE NETWORK (WSRN) STATIONS

CONTOUR INTERVAL=1'
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

HORIZONTAL DATUM
NAD 83/11 WASHINGTON NORTH ZONE
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE
WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

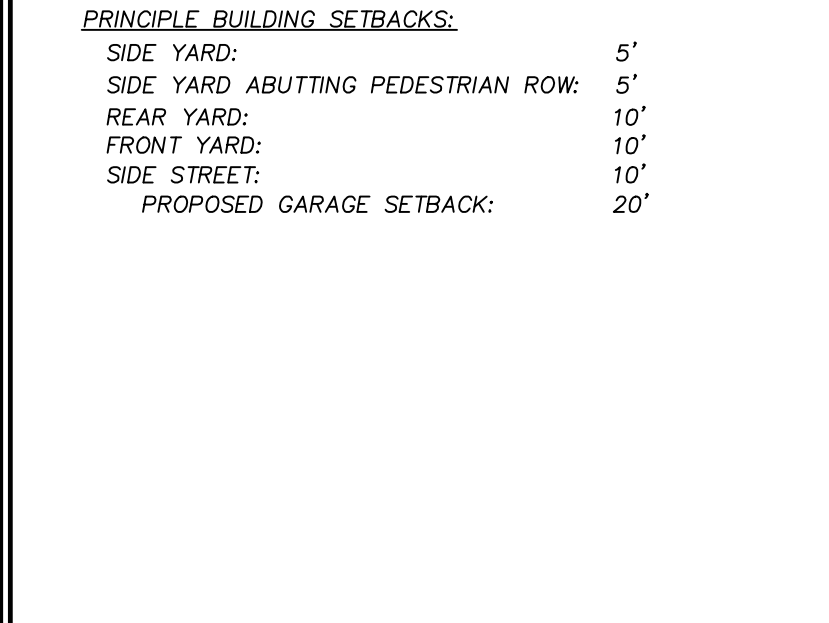
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SITE DATA

PARCEL NUMBER:	102301-3-023-2003
ZONING:	R3
PROPOSED USE:	DETACHED SINGLE-FAMILY RESIDENTIAL
GROSS AREA:	20.77 AC (904,804 SF)
DEDICATION (PUBLIC R.O.W.):	4.19 AC (182,638 SF)
NET BUILDABLE AREA: (GROSS AREA-CRITICAL-ROADS)	16.58 AC (722,164 SF)
MINIMUM LOT SIZE:	4,000 SF (DETACHED HOUSE, TWO-CAR GARAGE WITH PRIMARY STREET ACCESS)
AVERAGE LOT SIZE:	4,400 SF
MAXIMUM HARD SURFACE COVERAGE:	80%
NUMBER OF LOTS:	108
TRACT A (RECREATIONAL OPEN SPACE):	0.475 AC (20,673 SF)
TRACT B (RECREATIONAL OPEN SPACE):	1.03 AC (44,986 SF)
TRACT C (RECREATIONAL OPEN SPACE):	1.42 AC (62,140 SF)
TRACT D (RECREATIONAL OPEN SPACE):	0.81 AC (35,072 SF)
TRACT E (RECREATIONAL OPEN SPACE):	1.58 AC (68,761 SF)
TRACT F (RECREATIONAL OPEN SPACE):	0.22 AC (9,575 SF)



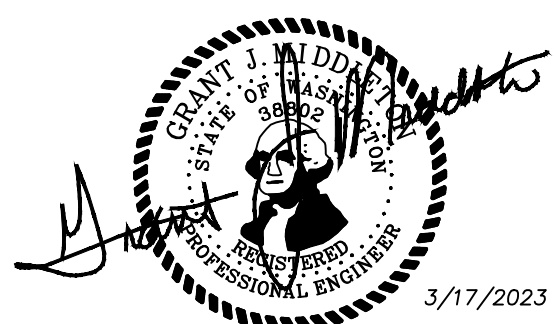
LEGEND

— P —	PROPERTY LINE	— S —	PROPOSED SIGN
— R/W —	R/W LINE	•	PROPOSED CLEANOUT
---	EASEMENT LINE	— 456 —	EXISTING CONTOUR
●	PROPOSED SANITARY SEWER MANHOLE	—	EXISTING EDGE OF PAVEMENT
— SS —	PROPOSED SEWER MAIN	⊙	EXISTING STORM MANHOLE
•	PROPOSED SANITARY SEWER STUB	— 12" —	EXISTING STORM MAIN
■	PROPOSED STORM CATCH BASIN	⊙	EXISTING SANITARY SEWER MANHOLE
— SD —	PROPOSED STORM MAIN	— 8" —	EXISTING SANITARY SEWER MAIN
—	PROPOSED STORM STUB	□	EXISTING CATCH BASIN
— W —	PROPOSED WATER PIPE	—	EXISTING POWER POLE
⊗	PROPOSED WATER SERVICE METER	—	EXISTING WATER VALVE
⊕	PROPOSED WATER VALVE	—	EXISTING FIRE HYDRANT
⊕	PROPOSED FIRE HYDRANT	— W —	EXISTING WATER MAIN
—	PROPOSED SIDEWALK	—	EXISTING TELEPHONE RISER
---	PROPOSED CONTOUR	—	EXISTING POWER J-BOX
⊙	PROPOSED STREET LIGHT	—	EXISTING CABLE J-BOX
⊕	PROPOSED YARD DRAIN	—	EXISTING AIR VACUUM RELEASE VALVE
⊕	PROPOSED MONUMENT	⊙	EXISTING CLEAN OUT
—	EXISTING PAVED ROAD	—	PROPOSED 10' PEDESTRIAN TRAIL
—	EXISTING SIDEWALK	—	PROPOSED PAVED ROAD
⊕	PROPOSED MONUMENT		

CALL BEFORE YOU DIG
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



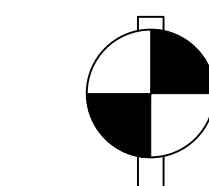
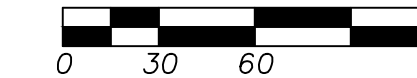
PROPOSED: SHOR, LLC 23735 SW PARKWAY AVE. WILSONVILLE, OR 97070 PH: (503) 655-7933
 LARSON and ASSOCIATES surveyors, engineers & planners 9027 PACIFIC AVE., STE. 4 TACOMA, WA 98444 (253) 474-3404
 COVER SHEET
 DATE 3/17/2023
 DRAWING NO. 9416/RIDGE
 SHEET 1 OF 25

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA
T.E.S.C. & GRADING PLAN



SCALE: 1"=60'



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(WSRN)

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LEGEND

- PROPERTY LINE
- - - - - PROPOSED CONTOUR
- - - - - EXISTING CONTOUR
- - - - - PROPERTY ADJOINER LINE
- SS EXISTING SANITARY SEWER PIPE
- W EXISTING WATER MAIN
- SD EXISTING STORM DRAIN PIPE
- PROPOSED DEDICATION
- EXISTING CATCH BASIN
- EXISTING WATER METER
- EXISTING WATER GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING BLOW OFF
- EXISTING CLEAN OUT
- EXISTING SANITARY SEWER MANHOLE
- CONSTRUCTION ENTRANCE ①
- EXISTING PAVED ROADWAY
- MIRAFI SILT FENCE ②
- MIRAFI SILT FENCE WITH STRAW BALE ③
- CLEARING LIMITS
- INTERCEPTOR SWALE ④
- INLET PROTECTION ⑤
- TEMPORARY 12" CMP CULVERT ⑥
- ROCK CHECK DAM ⑦

JOB NUMBER
9416

SCALE
1"=60'

DESIGNED G.M.
DRAWN JDN
CHECKED G.M.

VERT. N/A

PH: (503) 655-7933

PROPOSITOR:
SHOR, LLC
23735 SW PARKWAY AVE.
WILSONVILLE, OR 97070

CONTACT: JEFF BIVENS

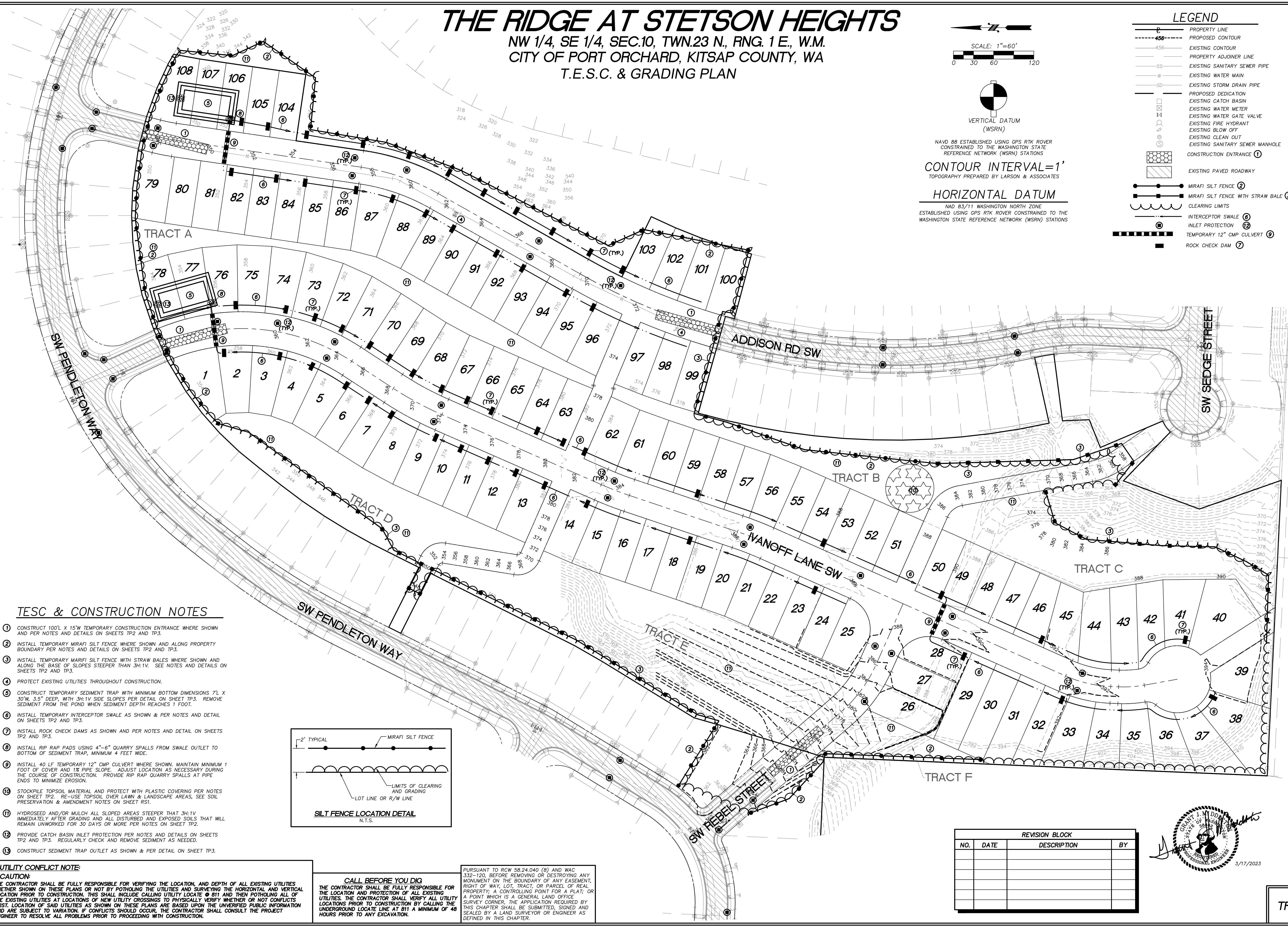
LARSON and ASSOCIATES
surveys, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA 98444 (253) 474-3404

T.E.S.C. & GRADING PLAN

DATE
3/17/2023

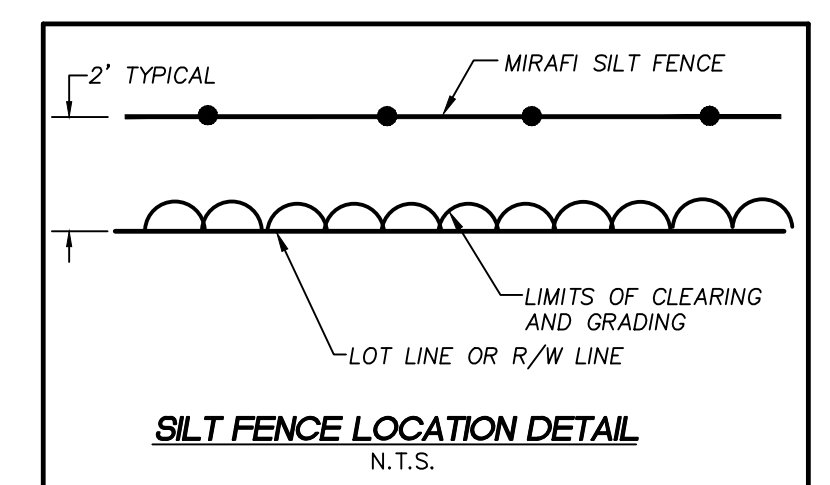
DRAWING NO.
9416RIDGE

SHEET 2 OF 25



TESC & CONSTRUCTION NOTES

- ① CONSTRUCT 100'L X 15'W TEMPORARY CONSTRUCTION ENTRANCE WHERE SHOWN AND PER NOTES AND DETAILS ON SHEETS TP2 AND TP3.
- ② INSTALL TEMPORARY MIRAFI SILT FENCE WHERE SHOWN AND ALONG PROPERTY BOUNDARY PER NOTES AND DETAILS ON SHEETS TP2 AND TP3.
- ③ INSTALL TEMPORARY MIRAFI SILT FENCE WITH STRAW BALES WHERE SHOWN AND ALONG THE BASE OF SLOPES STEEPER THAN 3H:1V. SEE NOTES AND DETAILS ON SHEETS TP2 AND TP3.
- ④ PROTECT EXISTING UTILITIES THROUGHOUT CONSTRUCTION.
- ⑤ CONSTRUCT TEMPORARY SEDIMENT TRAP WITH MINIMUM BOTTOM DIMENSIONS 7'L X 30"W, 3.5' DEEP, WITH 3H:1V SIDE SLOPES PER DETAIL ON SHEET TP3. REMOVE SEDIMENT FROM THE POND WHEN SEDIMENT DEPTH REACHES 1 FOOT.
- ⑥ INSTALL TEMPORARY INTERCEPTOR SWALE AS SHOWN & PER NOTES AND DETAIL ON SHEETS TP2 AND TP3.
- ⑦ INSTALL ROCK CHECK DAMS AS SHOWN AND PER NOTES AND DETAIL ON SHEETS TP2 AND TP3.
- ⑧ INSTALL RIP RAP PADS USING 4"-6" QUARRY SPALLS FROM SWALE OUTLET TO BOTTOM OF SEDIMENT TRAP, MINIMUM 4 FEET WIDE.
- ⑨ INSTALL 40 LF TEMPORARY 12" CMP CULVERT WHERE SHOWN. MAINTAIN MINIMUM 1 FOOT OF COVER AND 1% PIPE SLOPE. ADJUST LOCATION AS NECESSARY DURING THE COURSE OF CONSTRUCTION. PROVIDE RIP RAP QUARRY SPALLS AT PIPE ENDS TO MINIMIZE EROSION.
- ⑩ STOCKPILE TOPSOIL MATERIAL AND PROTECT WITH PLASTIC COVERING PER NOTES ON SHEET TP2. RE-USE TOPSOIL OVER LAWN & LANDSCAPE AREAS, SEE SOIL PRESERVATION & AMENDMENT NOTES ON SHEET TP2.
- ⑪ HYDROSEED AND/OR MULCH ALL SLOPED AREAS STEEPER THAN 3H:1V IMMEDIATELY AFTER GRADING AND ALL DISTURBED AND EXPOSED SOILS THAT WILL REMAIN UNWORKED FOR 30 DAYS OR MORE PER NOTES ON SHEET TP2.
- ⑫ PROVIDE CATCH BASIN INLET PROTECTION PER NOTES AND DETAILS ON SHEETS TP2 AND TP3. REGULARLY CHECK AND REMOVE SEDIMENT AS NEEDED.
- ⑬ CONSTRUCT SEDIMENT TRAP OUTLET AS SHOWN & PER DETAIL ON SHEET TP3.



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PURSUANT TO RCW 58.24.040 (8) AND WAC 332-120, BEFORE REMOVING OR DESTROYING ANY MONUMENT ON THE BOUNDARY OF ANY EASEMENT, RIGHT OF WAY, LOT, TRACT, OR PARCEL OF REAL PROPERTY; A CONTROLLING POINT FOR A PLAT; OR A POINT WHICH IS A GENERAL LAND OFFICE SURVEY CORNER, THE APPLICATION REQUIRED BY THIS CHAPTER SHALL BE SUBMITTED, SIGNED AND SEALED BY A LAND SURVEYOR OR ENGINEER AS DEFINED IN THIS CHAPTER.

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



TP1

EROSION CONTROL NOTES

1. ON-SITE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. ANY PROBLEMS OCCURRING BEFORE FINAL ACCEPTANCE OF THE STORM SYSTEM BY THE MUNICIPALITY SHALL BE CORRECTED BY THE APPLICANT AND/OR THE CONTRACTOR.
 2. IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTY, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL AGGRAVATE THE SITUATION MUST CEASE AND THE APPLICANT/CONTRACTOR SHALL IMMEDIATELY COMMENCE RESTORATION OR MITIGATION MEASURES. RESTORATION ACTIVITY SHALL CONTINUE UNTIL SUCH TIME AS THE PROBLEM IS RECTIFIED.
 3. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHOWN ON THIS DRAWING SHALL BE INSTALLED PRIOR TO OR AT THE FIRST STAGE OF SITE PREPARATION.
 4. SHOULD THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THIS DRAWING NOT PROVE ADEQUATE TO CONTROL EROSION AND SEDIMENTATION, THE APPLICANT/CONTRACTOR SHALL INSTALL ADDITIONAL FACILITIES AS NECESSARY TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
 5. IN ANY AREA WHICH HAS BEEN STRIPPED OF VEGETATION OR EXPERIENCED LAND DISTURBING ACTIVITIES AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD EXCEEDING THE LISTED CRITERIA, ALL DISTURBED AREAS MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER, INCLUSIVE. SEEDING MAY PROCEED, HOWEVER, WHENEVER IT IS IN THE INTEREST OF THE APPLICANT/CONTRACTOR, BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT.
- A. DRY SEASON(MAY 1 TO SEPTEMBER 30):
- LIMITS OF CLEARING EXTENDED TO ONLY ENOUGH LAND AS CAN RECEIVE APPROPRIATE PROTECTIVE COVER OR STABILIZATION BY NO LATER THAN SEPTEMBER 30.
- B. WET SEASON(OCTOBER 1 TO APRIL 30):
1. ALL CLEARED OR DISTURBED AREAS WILL RECEIVE APPROPRIATE COVER OR BE OTHERWISE STABILIZED WITHIN 5 DAYS IF NOT BEING ACTIVELY WORKED.
 2. IF A MAJOR STORM EVENT IS PREDICTED, THE CLEARING OF LAND SHALL BE LIMITED TO ONLY AS MUCH LAND AREA AS CAN BE COVERED OR STABILIZED WITHIN 24 HOURS.
6. THE PROJECT ENGINEER OR PROJECT SURVEYOR WILL BE RESPONSIBLE FOR FIELD LOCATING THE CLEARING LIMITS AND ESTABLISHING THOSE BOUNDARIES WITH BRIGHT COLORED FLAGGING. THE CONTRACTOR SHALL CLEAR TO THE LIMITS AS ESTABLISHED ON THIS PLAN AND AS FLAGGED IN THE FIELD.
7. THE COUNTY SHALL BE RESPONSIBLE FOR THE INSPECTION AND ACCEPTANCE OF ALL CLEARING AND GRADING WORK AND EROSION AND SEDIMENTATION CONTROL FACILITIES. THE APPLICANT AND/OR CONTRACTOR SHALL NOTIFY THE COUNTY FORTY- EIGHT HOURS IN ADVANCE OF EACH REQUIRED EROSION AND SEDIMENT CONTROL INSPECTION.
- INSPECTION NO. 1 - INSTALLATION OF EROSION CONTROL FACILITIES/PRIOR TO CLEARING.
 INSPECTION NO. 2 - COMPLETION OF CLEARING
 INSPECTION NO. 3 - UPON COMPLETION OF EXCAVATION, FILLING, AND EARTHWORK.
 INSPECTION NO. 4 - COMPLETION OF PROJECT.
 INSPECTION NO. 5 - AS NEEDED TO DETERMINE COMPLIANCE WITH APPROVED PLANS AND/OR SPECIFICATIONS. (DOES NOT REQUIRE ADVANCE NOTICE.)

8. ALL WORK ASSOCIATED WITH STABILIZING THE DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE CITY OF CENTRALIA STORMWATER MANAGEMENT MANUAL.
9. ALL NECESSARY FACILITIES SHALL BE MAINTAINED ON SITE TO PREVENT DEBRIS, DUST, AND MUD FROM ACCUMULATING ON THE PUBLIC RIGHT-OF-WAY.

GRADING NOTES

1. THE CONTRACTOR SHALL STRIP THE SURFACE ORGANIC MATERIAL WITHIN THE BUILDING AND LOT AREAS TO BE FILLED AND DISPOSE OF THE UNSUITABLE MATERIAL AS DIRECTED BY THE OWNER.
 2. PRIOR TO THE PLACEMENT OF STRUCTURAL FILL OR BASE ROCK FOR THE BUILDING SITES, PAVED AREAS AND CONCRETE FLATWORK CORRIDORS, THE CONTRACTORS SHALL SCARIFY THE AREAS TO BE FILLED OR ROCKED TO A DEPTH OF 6 INCHES (6") MINIMUM. ONCE SCARIFIED, THE SOILS SHALL BE CONDITIONED TO THE PROPER MOISTURE CONTENT FOR COMPACTION AND COMPACTED TO AT LEAST NINETY-FIVE (95%) OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY THE ASTM COMPACTION TEST PROCEDURE D-1557-70, VERIFY WITH SOILS ENGINEERS' RECOMMENDATIONS.
 3. THE CONTRACTOR SHALL PLACE THE STRUCTURAL FILL MATERIAL IN EIGHT INCH (8") LOOSE LIFTS CONDITIONED TO THE PROPER MOISTURE CONTENT FOR COMPACTION AND COMPACTED TO AT LEAST NINETY-FIVE (95%) OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY THE ASTM COMPACTION TEST PROCEDURE D-1557-70.
 4. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. ALL IMPORTED MATERIAL SHALL BE IMPORTED GRAVEL "CLASS B" BANKRUN OR BETTER.
5. EXCAVATION STANDARDS:
- CUT SLOPES:
 SLOPES SHALL BE NO STEEPER THAN IS SAFE FOR THE INTENDED USE AND SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, OR AS RECOMMENDED BY A SOILS ENGINEER.
- THE CATCH POINT OF THE TOP OF THE SLOPE SHALL BE SETBACK FROM THE SITE BOUNDARY LINE IN ACCORDANCE WITH THE FOLLOWING TABLE UNLESS A RETAINING WALL IS DESIGNED BY THE ENGINEER AND CONSTRUCTED FOR THE PROJECT.
- | | |
|--------------|------------------|
| CUT DEPTH | SETBACK DISTANCE |
| UNDER 5 FEET | 2 FEET |
| 5 - 20 FEET | HEIGHT / 2 |
| OVER 20 FEET | 10 FEET |

6. FILL STANDARDS:
- 1) GENERAL: FILLS WHICH ARE INTENDED FOR BUILDING SITES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE U.B.C., AS ADOPTED BY CITY OF CENTRALIA, AND AN ASSIGNMENT OF ALLOWABLE SOIL-BEARING PRESSURES WILL BE UNDER THE JURISDICTION OF THE CITY OF CENTRALIA BUILDING OFFICIAL IN ACCORDANCE WITH THE U.B.C.
 - 2) FILL LOCATION: SLOPES SHALL BE NO STEEPER THAN IS SAFE FOR THE INTENDED USE AND SHALL NOT BE STEEPER THAN 1-1/2 HORIZONTAL TO 1 VERTICAL, OR AS RECOMMENDED BY A SOILS ENGINEER. FILL SITES MUST BE APPROVED BY THE ENGINEER AS SUITABLE LOCATIONS FOR THE PROPOSED FILL.
 - 3) PREPARATION OF GROUND: THE GROUND SURFACE FOR FILLS OVER FIVE FEET IN HEIGHT SHALL BE PREPARED BY REMOVING VEGETATION, NONCOMPLYING FILL, TOPSOIL, AND OTHER UNSUITABLE MATERIALS; SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL; AND, WHERE EXISTING SLOPES ARE STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL, BY BENCHING INTO COMPETENT MATERIAL AS DETERMINED BY THE ENGINEER. THE BENCH UNDER THE TOE OF A FILL ON A SLOPE STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL SHALL BE AT LEAST 10 FEET WIDE, OR AS RECOMMENDED BY A SOILS ENGINEER.
 - 4) FILL MATERIAL: EXCEPT AS PERMITTED BY THE CITY, NO MATERIAL OTHER THAN EARTH MATERIAL SHALL BE BURIED OR PLACED IN FILLS. PLACEMENT OF OTHER THAN EARTH-MATERIAL IS REGULATED BY STATE STATUTES OR FEDERAL LAWS, AND ADDITIONAL PERMITS MAY BE REQUIRED.
 - 5) SLOPE STABILITY: FILLS SHALL BE CONSTRUCTED USING EARTH MATERIALS, COMPACTION METHODS, AND CONSTRUCTION TECHNIQUES SO THAT STABLE FILLS ARE CREATED.
 - 6) SETBACK FROM PROPERTY LINES: THE TOE OR CATCH POINT OF FILL SLOPES SHALL BE SET BACK FROM THE SITE BOUNDARY LINE IN ACCORDANCE WITH THE FOLLOWING TABLE UNLESS A RETAINING WALL IS DESIGNED BY THE ENGINEER AND CONSTRUCTED FOR THE PROJECT:
- | | |
|--------------|------------------|
| FILL DEPTH | SETBACK DISTANCE |
| UNDER 5 FEET | 2 FEET |
| 5 - 40 FEET | HEIGHT OF FILL/2 |
| OVER 40 FEET | 20 FEET |

SEEDING NOTES

1. SEED MIXTURE SHALL BE 10% RYE, 40% ANNUAL RYE, 40% CHEWING FESCUE, 10% WHITE DUTCH CLOVER, AND SHALL BE APPLIED AT THE RATE OF 225 LBS. PER ACRE.
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.

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
 CITY OF PORT ORCHARD, KITSAP COUNTY, WA

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 SPRICED 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 UPSLOPE 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 UPSLOPE 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 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 DOWNSLOPE OF EXPOSED AREAS.
13. DO NOT DRIVE OVER OR FILL OVER SILT FENCES.

INLET PROTECTION NOTES

1. PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, SO THAT THE OPEN END FACE OUTWARD, NOT UPWARD. THE ENDS OF ADJACENT BLOCKS SHALL ABUT. THE HEIGHT OF THE BARRIER CAN BE VARIED, DEPENDING ON DESIGN NEEDS, BY STACKING COMBINATIONS OF BLOCKS THAT ARE 4 INCHES, AND 12 INCHES WIDE. THE ROW OF BLOCKS SHALL BE AT LEAST 12 INCHES BUT NO GREATER THAN 24 INCHES HIGH.
2. PLACE WIRE MESH OVER THE OUTSIDE VERTICAL FACE (OPEN END) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE BLOCKS. USE HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS.
3. PILE STONE AGAINST THE WIRE MESH TO THE TOP OF THE BLOCKS. USE 3/4-INCH TO 3-INCH GRAVEL.
4. PLACE WIRE MESH OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. USE HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, OVERLAP THE STRIPS. PLACE FILTER FABRIC OVER WIRE MESH.
5. PLACE 3/4 INCH GRAVEL OVER THE WIRE MESH. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. EXTEND THE STONE BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
6. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY FROM THE INLET AND CLEANED OR REPLACED.

SOD NOTES

1. SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4-INCH AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.
2. STANDARD SIZE SECTIONS OF SOD SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED BY THE END OF A 3 FOOT SECTION.
3. SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
4. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

CONSTRUCTION ENTRANCE NOTES

1. MATERIAL SHALL BE 4 INCH TO 8 INCH QUARRY SPALLS (4 TO 6 INCH FOR RESIDENTIAL SINGLE FAMILY LOTS) AND MAY BE TOP-DRESSED WITH 1 INCH TO 3 INCH ROCK. (STATE STANDARD SPECIFICATIONS, SECTION 8-15).
2. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 50 FEET LONG (20 FEET FOR SITES WITH LESS THAN 1 ACRE OF DISTURBED SOIL). WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA. SMALLER PADS MAY BE APPROVED FOR SINGLE-FAMILY RESIDENTIAL AND SMALL COMMERCIAL SITES.
3. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
4. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.

MULCHING NOTES

1. MULCH MATERIALS USED SHALL BE HAY OR STRAW AND SHALL BE APPLIED AT THE RATE OF 1.5 TO 2.5 TONS/AC.
2. MULCHES SHALL BE APPLIED IN ALL AREAS WITH EXPOSED SLOPES GREATER THAN 2:1.
3. MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING OR IN AREAS WHICH CANNOT BE SEEDED BECAUSE OF THE SEASON.
4. ALL AREAS NEEDING MULCH SHALL BE COVERED BY NOVEMBER 1.

STOCKPILE NOTES

1. STOCKPILES SHALL BE STABILIZED (WITH PLASTIC COVERINGS OR OTHER APPROVED DEVICE) DAILY BETWEEN NOVEMBER 1 AND MARCH 31.
2. IN ANY SEASON, SEDIMENT LEACHING FROM STOCK PILES MUST BE PREVENTED.
3. TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBGRADE IS EXCESSIVELY WET, OR WHEN CONDITIONS EXIST THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING.
4. PREVIOUSLY ESTABLISHED GRADES ON THE AREAS TO BE TOPSOILED SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLAN.

PLASTIC COVERING NOTES

1. PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MILS AND SHALL MEET THE REQUIREMENTS OF THE STATE STANDARD SPECIFICATIONS SECTION 9-14.5.
2. COVERING SHALL BE INSTALLED AND MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10-FOOT GRID SPACING IN ALL DIRECTIONS. ALL SEAMS SHALL BE TAPED OR WEIGHTED DOWN FULL LENGTH AND THERE SHALL BE AT LEAST 12 INCH OVERLAP OF ALL SEAMS.
3. CLEAR PLASTIC COVERING SHALL BE INSTALLED IMMEDIATELY ON AREAS SEEDED BETWEEN NOVEMBER 1 AND MARCH 31 AND REMAIN UNTIL VEGETATION IS FIRMLY ESTABLISHED.
4. WHEN THE COVERING IS USED ON UN-SEEDED SLOPES, IT SHALL BE KEPT IN PLACE UNTIL THE NEXT SEEDING PERIOD.
5. PLASTIC COVERING SHEETS SHALL BE BURIED TWO FEET AT THE TOP OF SLOPES IN ORDER TO PREVENT SURFACE WATER FLOW BENEATH SHEETS.
6. PROPER MAINTENANCE INCLUDES REGULAR CHECKS FOR RIPS AND DISLODGED ENDS.

CHECK DAM NOTES

1. THE MAXIMUM SPACING BETWEEN THE DAMS SHALL BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.
2. ROCK CHECK DAMS SHALL BE CONSTRUCTED OF 2-INCH TO 4-INCH DIAMETER QUARRY SPALLS. THE QUARRY SPALLS MUST BE PLACED BY HAND OR MECHANICAL PLACEMENT (NO DUMPING OF SPALLS TO FORM DAM) TO ACHIEVE COMPLETE COVERAGE OF THE DITCH OR SWALE AND TO ENSURE THAT THE CENTER OF THE DAM IS LOWER THAN THE EDGES.
3. LOG CHECK DAMS SHALL BE CONSTRUCTED OF 4- TO 6-INCH DIAMETER LOGS. THE LOGS SHALL BE EMBEDDED INTO THE SOIL AT LEAST 18 INCHES.
4. IN THE CASE OF GRASS-LINED DITCHES AND SWALES, CHECK DAMS SHALL BE REMOVED WHEN THE GRASS HAS MATURED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE. THE AREA BENEATH THE CHECK DAMS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER DAM REMOVAL.
5. CHECK DAMS SHALL BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE HALF OF THE ORIGINAL DAM HEIGHT OR BEFORE.

TEMPORARY DIKES AND SWALES

1. SEED AND MULCH SHALL BE APPLIED WITHIN 5 DAYS OF DIKE CONSTRUCTION (SEE VEGETATION).
2. THE UPSLOPE SIDE OF THE DIKE SHALL PROVIDE POSITIVE DRAINAGE TO THE DIKE OUTLET.
3. NO EROSION SHALL OCCUR AT THE DIKE OUTLET. PROVIDE ENERGY DISSIPATION MEASURES AS NECESSARY.
4. SEDIMENT LADEN RUNOFF MUST BE RELEASED THROUGH A SEDIMENT TRAPPING FACILITY SUCH AS A POND, TRAP, OR SILT FENCE AS APPROPRIATE TO DRAINAGE AREA SIZE.

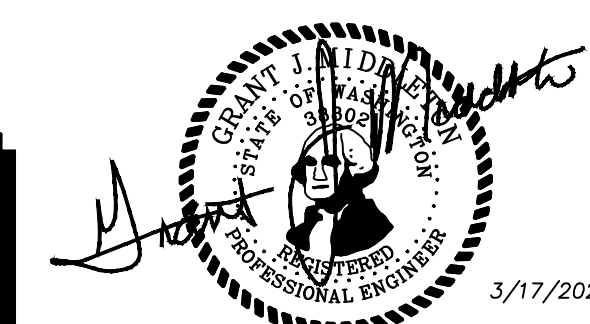
EROSION CONTROL BLANKET NOTES

1. WHERE SOIL IS HIGHLY ERODIBLE, NET SHALL ONLY BE USED IN CONJUNCTION WITH ANY ORGANIC MULCH SUCH AS STRAW AND WOOD FIBER.
2. JUTE NET SHALL BE HEAVY, UNIFORM CLOTH WOVEN OF SINGLE JUTE YARN, WHICH IF 36- TO 48-INCHES WIDE, SHALL WEIGH AN AVERAGE OF 1.2 LBS/ LINEAR YARD. IT MUST BE SO APPLIED THAT IT IS IN COMPLETE CONTACT WITH THE SOIL.
3. NETTING SHALL BE SECURELY ANCHORED TO THE SOIL WITH NO. 11 GAUGE WIRE STAPLES AT LEAST 6 INCHES LONG.
4. EACH BALE SHALL BE ANCHORED BY AT LEAST TWO (2) STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARDS THE PREVIOUSLY LAID BALE IN ORDER TO FORCE THE BALES TOGETHER.

STRAW/HAY BALE NOTES

1. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ON THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
2. ALL BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH BINDINGS ORIENTED AROUND THE SIDES RATHER THAN THE TOPS AND BOTTOMS OF THE BALES. THIS WILL PREVENT RAPID DETERIORATION OF THE BINDINGS.
3. THE BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE LENGTH AND WIDTH OF THE PROPOSED BARRIER TO A DEPTH OF AT LEAST 4 INCHES. AFTER THE BALES ARE STAKED AND CRACKS BETWEEN BALES CHINKED WITH EXTRA STRAW AS NECESSARY, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER. BACKFILL SOIL SHALL CONFORM TO THE GROUND LEVEL ON THE DOWNHILL SIDE AND SHALL BE BUILT UP TO 4 INCHES AGAINST THE UPHILL SIDE OF THE BARRIER.
4. EACH BALE SHALL BE ANCHORED BY AT LEAST TWO (2) STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARDS THE PREVIOUSLY LAID BALE IN ORDER TO FORCE THE BALES TOGETHER.

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



JOB NUMBER
9416

SCALE	HOR. N/A	VERT. N/A
DESIGNED G.M.	DRAWN JDN	CHECKED G.M.

PH: (509) 655-7933

PROPOSITOR:
 SHOR, LLC
 23735 SW PARKWAY AVE.
 WILSONVILLE, OR 97070

CONTACT: JEFF BIVENS

LARSON and ASSOCIATES
surveyors, engineers & planners

9027 PACIFIC AVE., STE. 4 TACOMA, WA 98444 (253) 474-3404

T.E.S.C. SPECIFICATIONS

DATE
3/17/2023

DRAWING NO.
9416RIDGE

SHEET 3 OF 25

TP2

THE RIDGE AT STETSON HEIGHTS

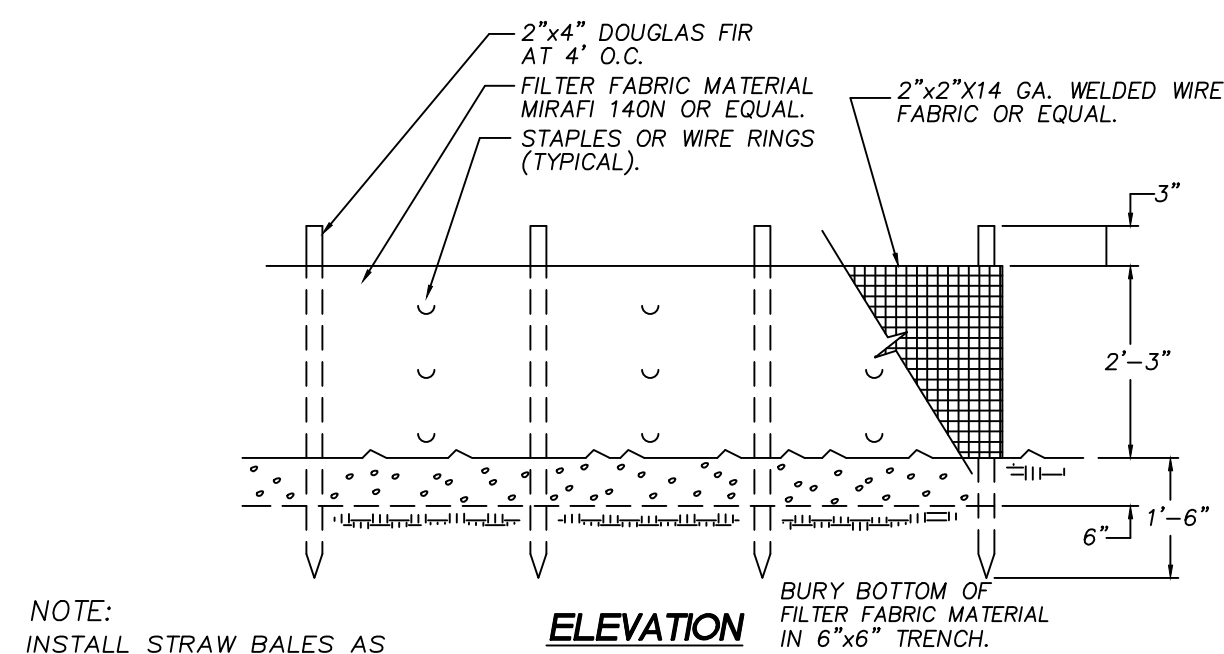
NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA

JOB NUMBER
9416
SCALE
HOR. N/A
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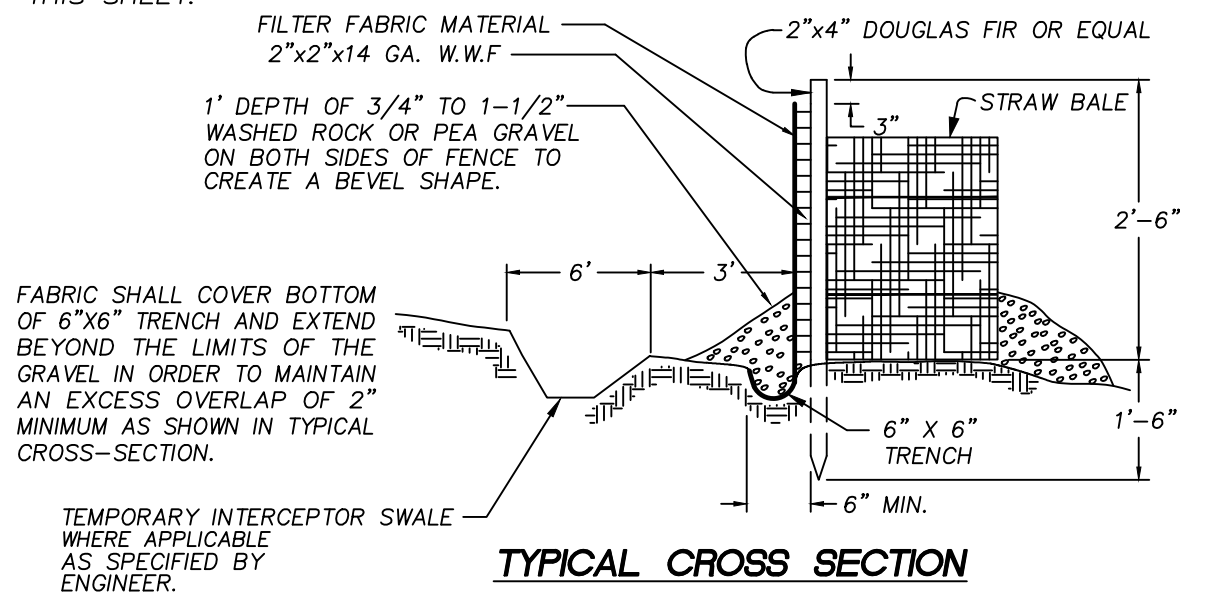
LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474-3404

T.E.S.C. DETAILS

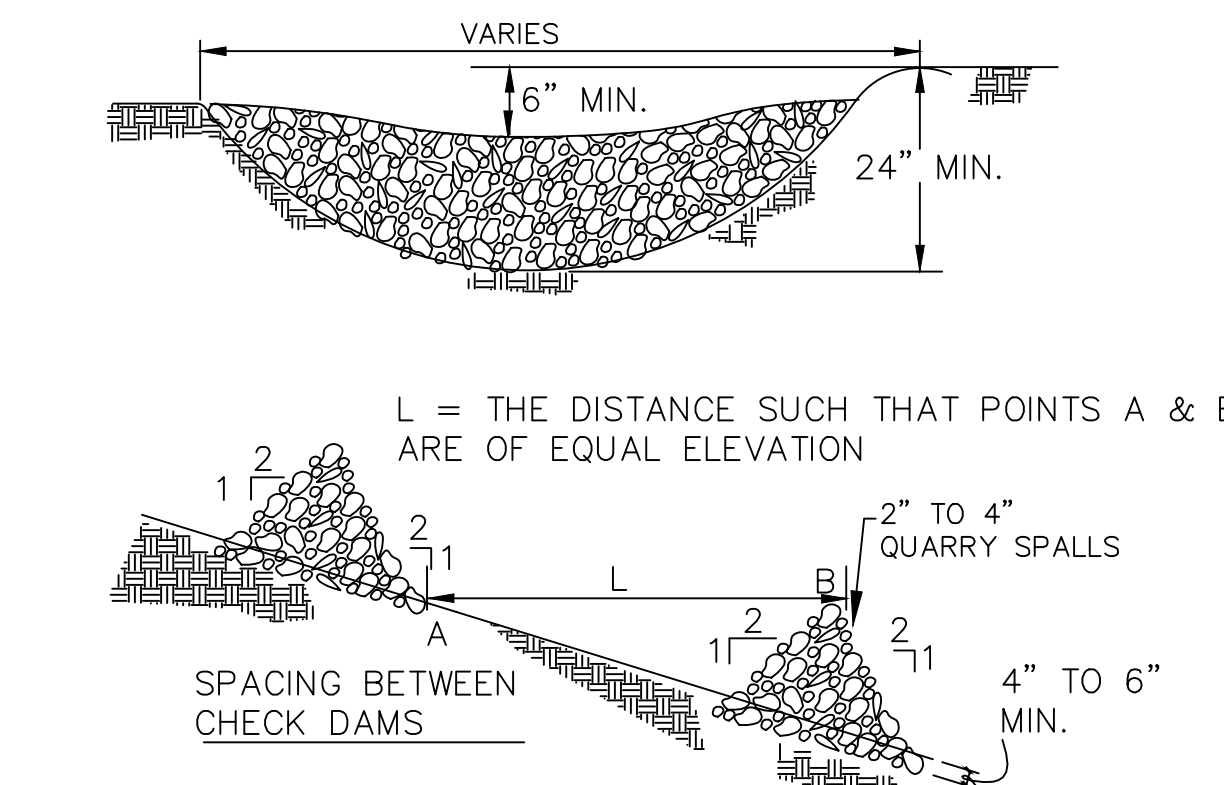
DATE
3/17/2023
DRAWING NO.
9416RIDGE
SHEET 4 OF 25



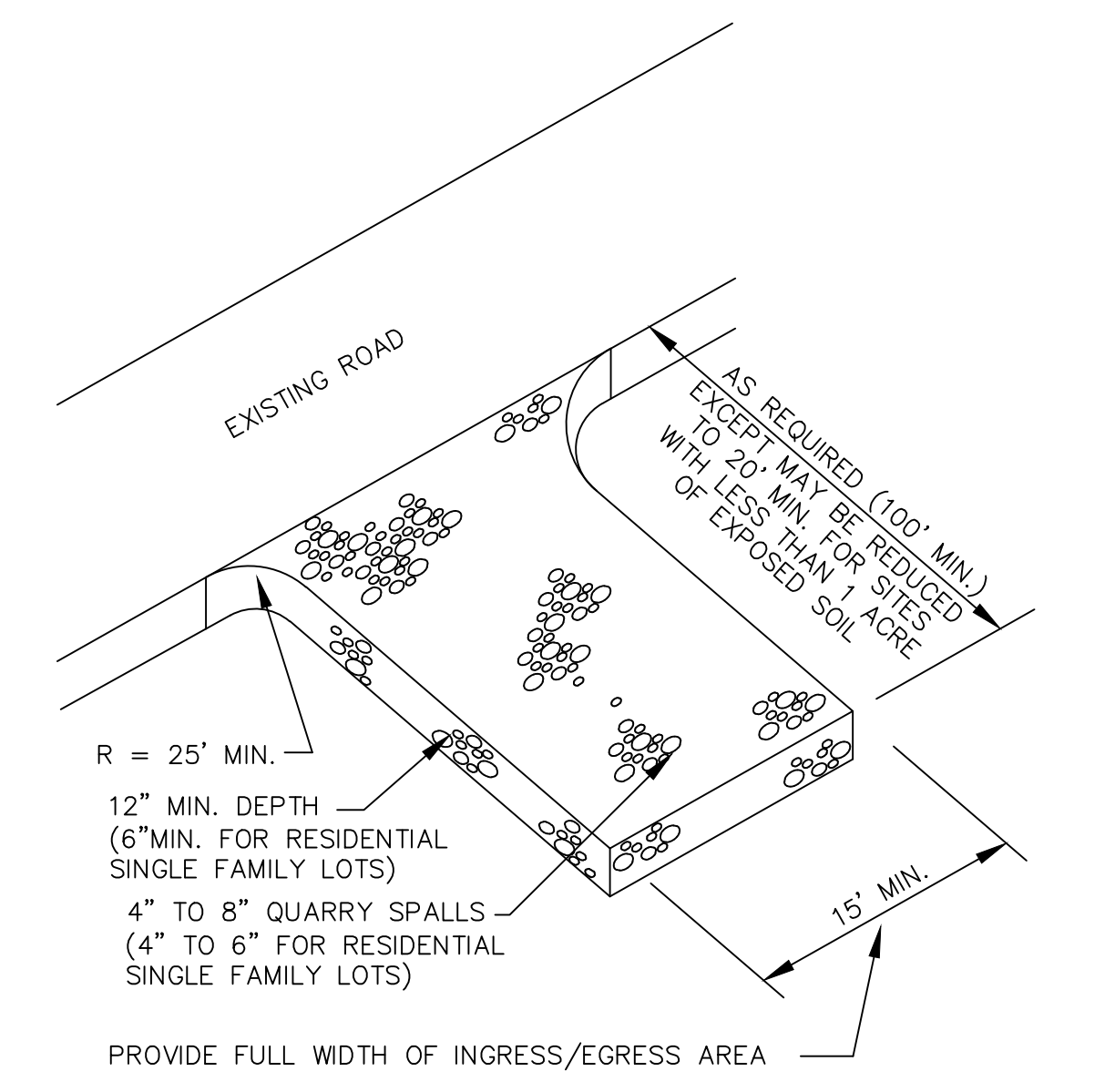
NOTE:
INSTALL STRAW BALES AS SHOWN AND PER DETAIL THIS SHEET.



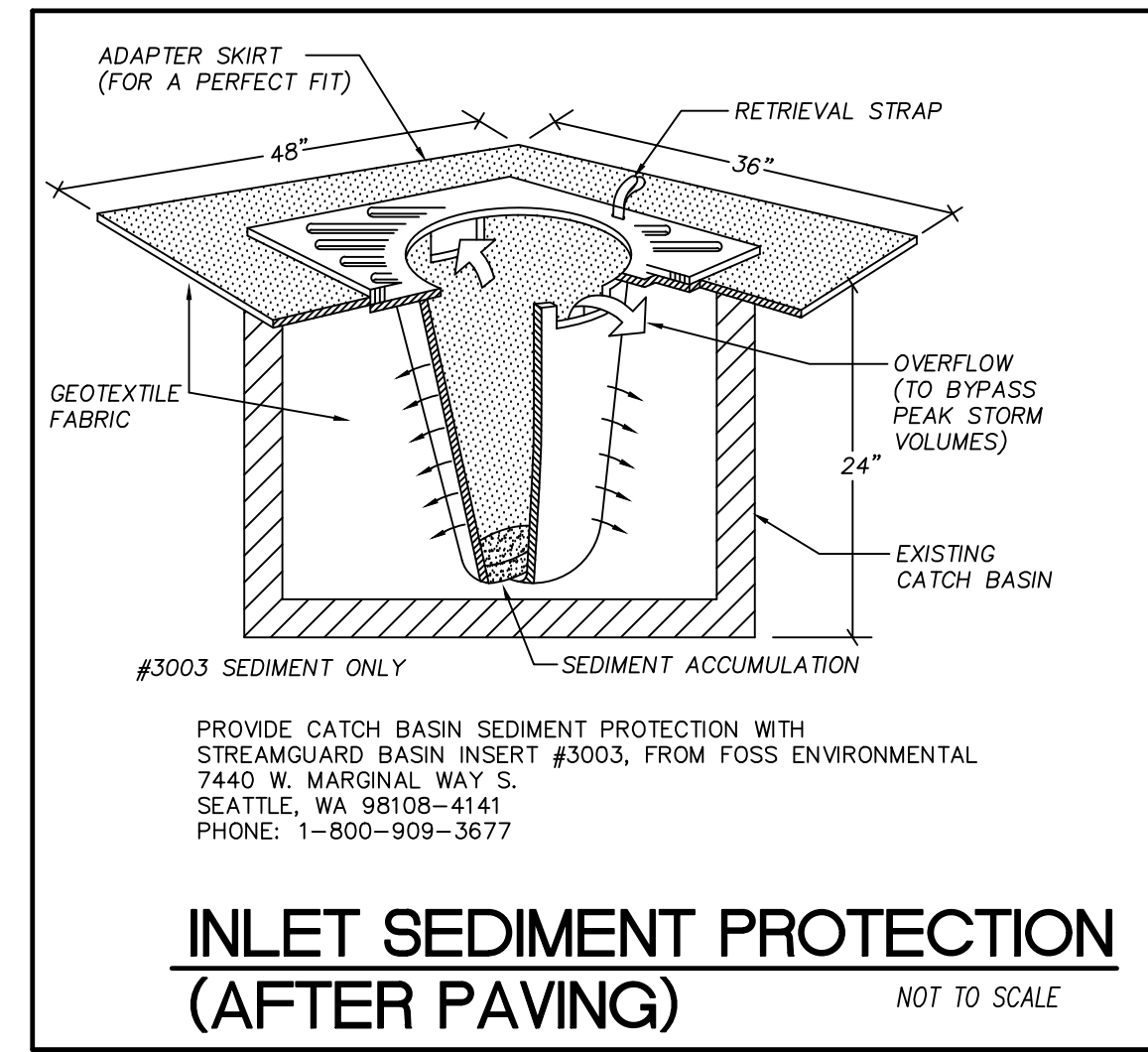
STRAW BALE BACKED SILTATION FILTER FENCE
N.T.S.



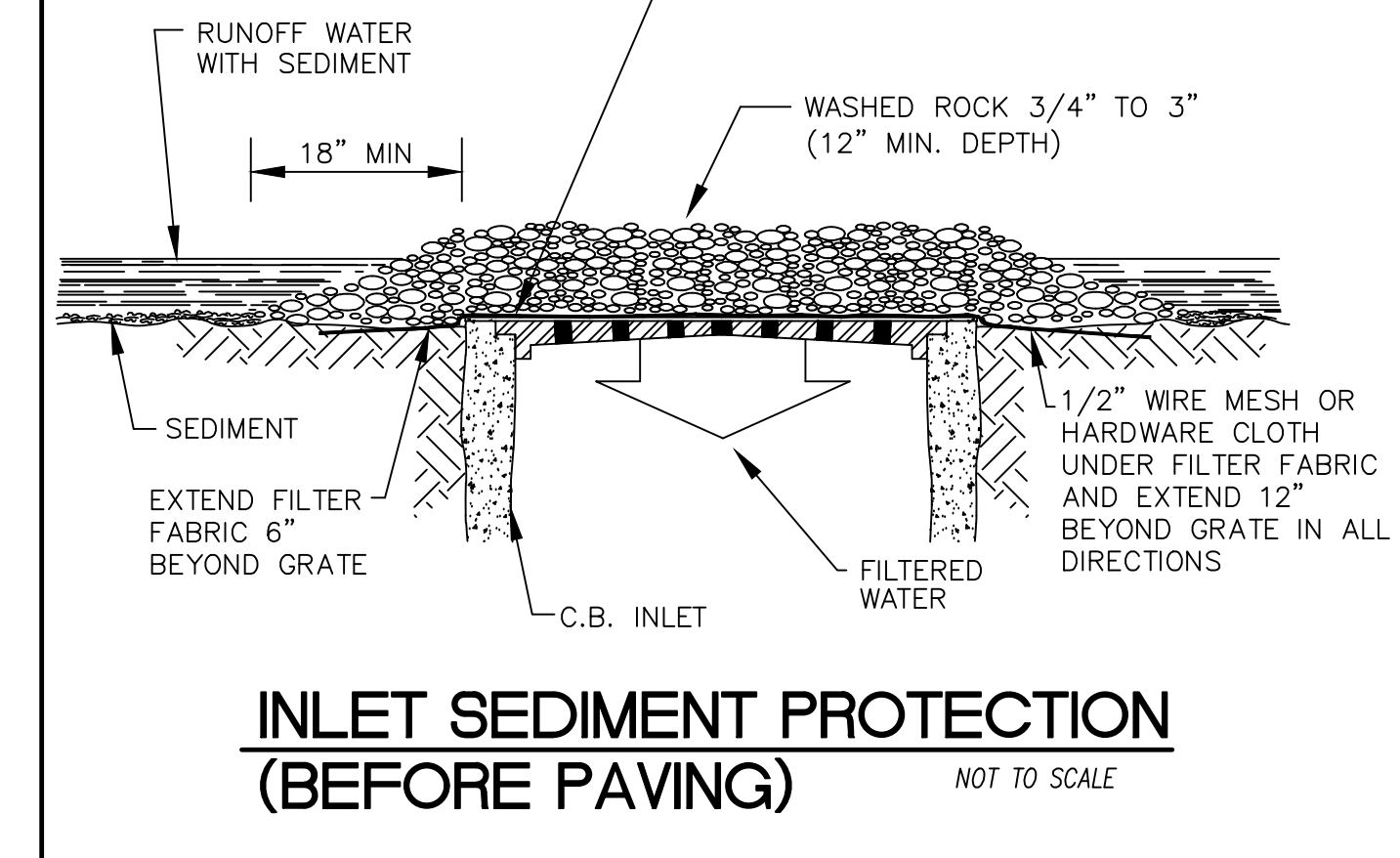
ROCK CHECK DAMS
N.T.S.



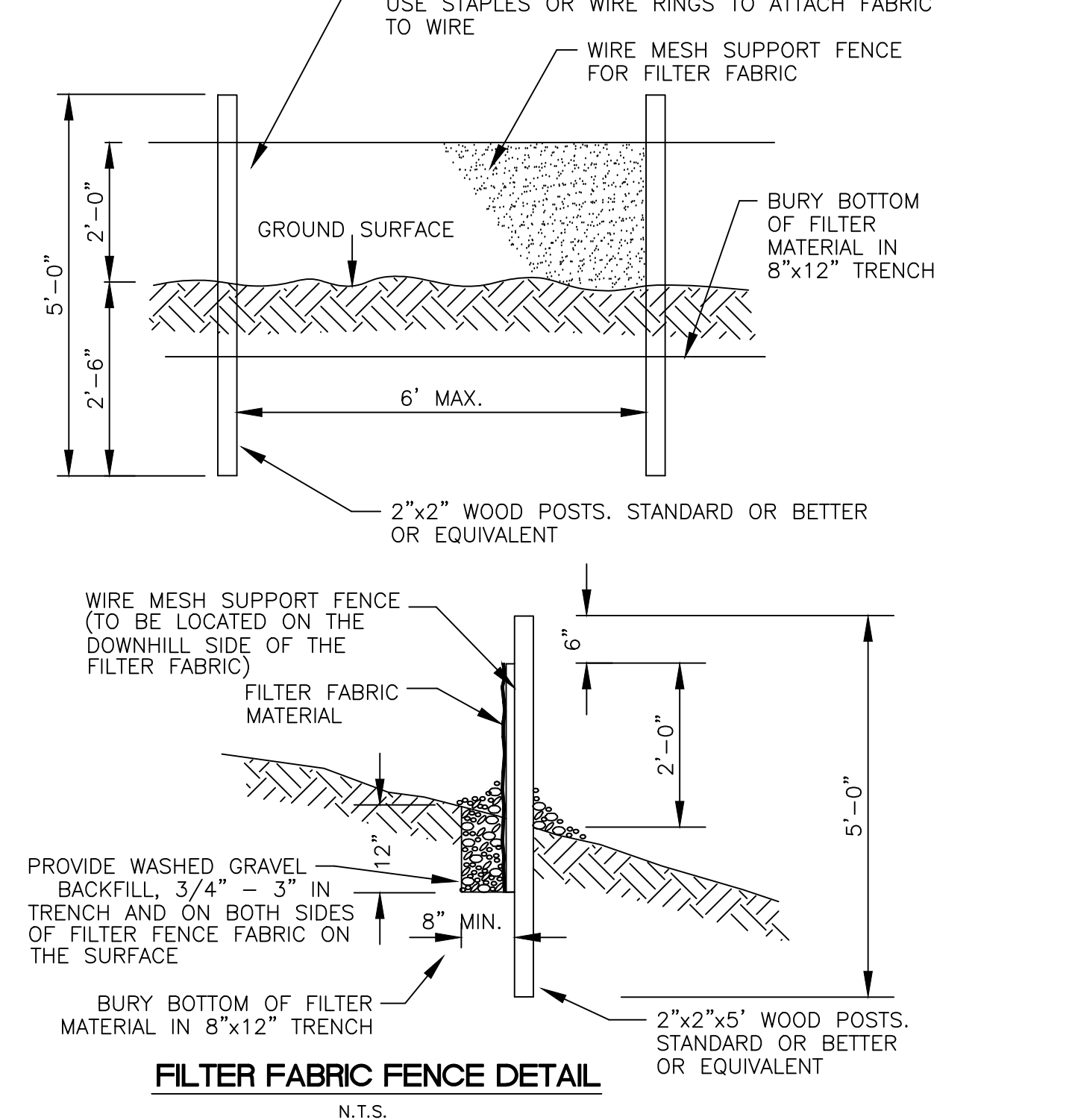
CONSTRUCTION ENTRANCE ROCK PAD
N.T.S.



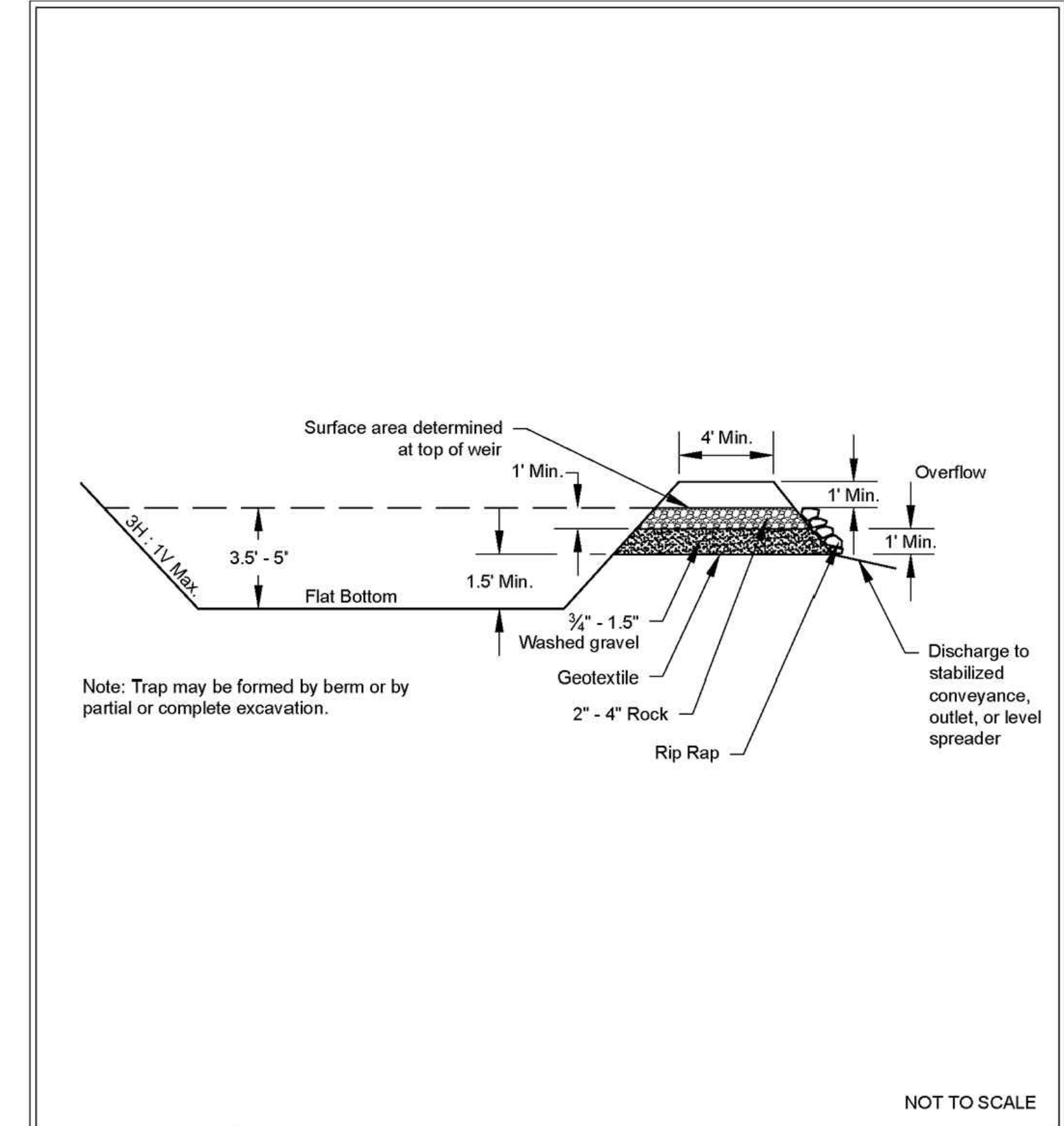
INLET SEDIMENT PROTECTION (AFTER PAVING)
NOT TO SCALE



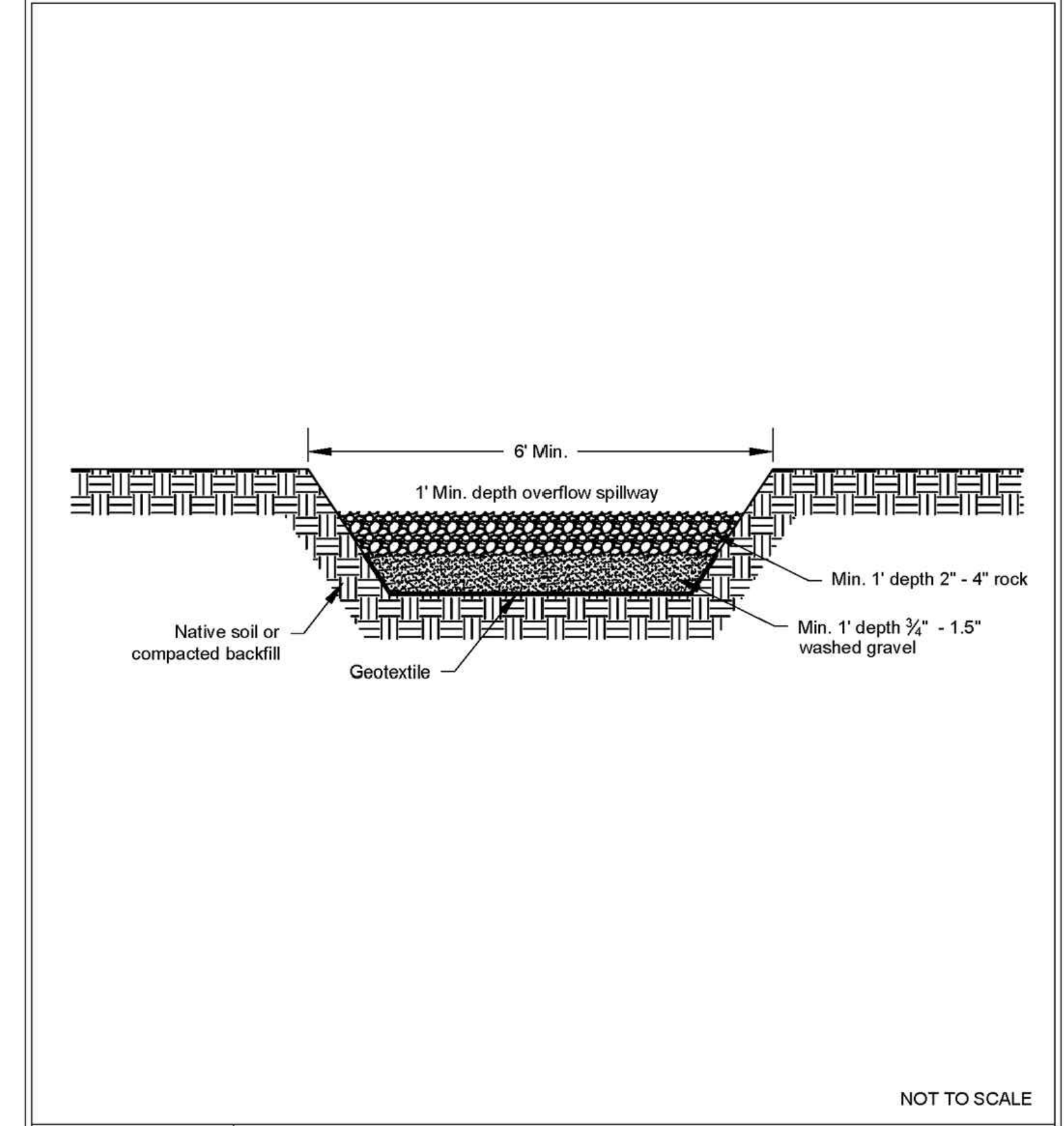
INLET SEDIMENT PROTECTION (BEFORE PAVING)
NOT TO SCALE



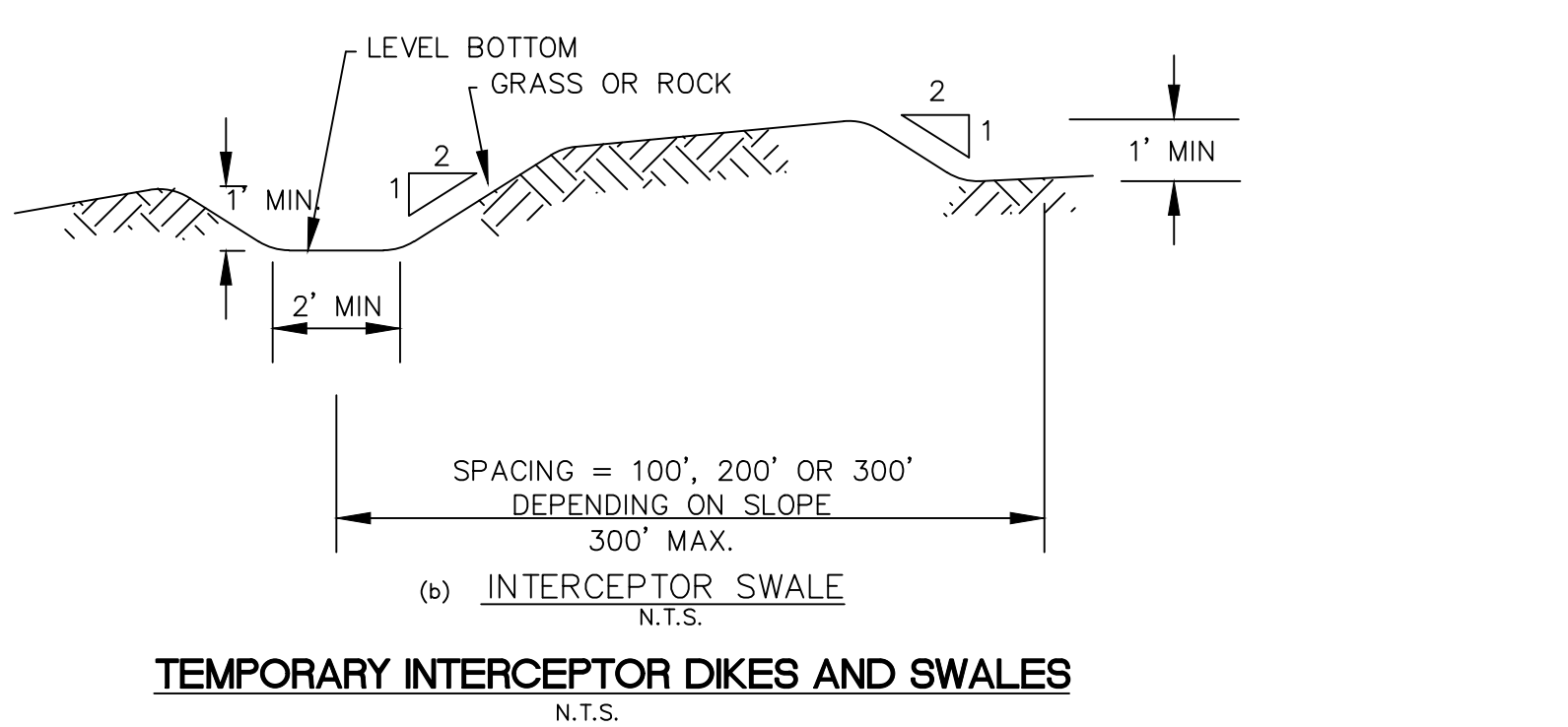
FILTER FABRIC FENCE DETAIL
N.T.S.



Cross Section of Sediment Trap
Revised June 2016
DEPARTMENT OF ECOLOGY
State of Washington
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Sediment Trap Outlet
Revised June 2016
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TEMPORARY INTERCEPTOR DIKES AND SWALES
N.T.S.

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



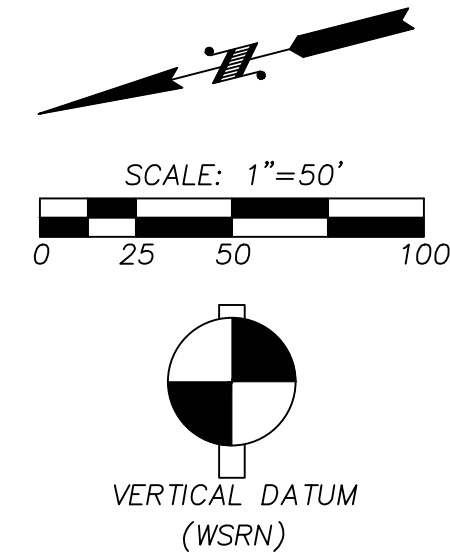
CONSTRUCTION NOTES:

- ◆ INSTALL STANDARD ROAD MONUMENT PER CITY OF PORT ORCHARD STD. DWG. 460 ON SHEET RS2.
- ◆ SEE SHEET CVR FOR TYPICAL ROAD SECTION, CURB, GUTTER AND SIDEWALK CONSTRUCTION. FOR PAVEMENT CONSTRUCTION, SEE CITY OF PORT ORCHARD STD. DWG. 403 ON SHEET RS2. FOR CUR, GUTTER AND SIDEWALK DETAILS, SEE STD. DWGS. 300 AND 340 ON SHEET RS1. SEE STD. DWG. 321 ON SHEET RS2 FOR TYPICAL LOT DRIVEWAY APPROACH.
- ◆ FOR YARD DRAIN LOCATIONS, RIM AND INVERT ELEVATIONS, AND PRIVATE STORM SYSTEM, SEE SHEET YD.
- ◆ INSTALL CURB RAMPS WITH DETECTABLE WARNING SURFACES PER CITY OF PORT ORCHARD STD. DWG. 341 ON SHEET RS1.
- ◆ NOT USED
- ◆ INSTALL PEDESTRIAN CROSSWALK STRIP PER CITY OF PORT ORCHARD STD. DWGS. 427 AND 429 ON SHEET RS1.
- ◆ SEE ELECTRICAL POWER DRAWINGS PREPARED BY PUGET SOUND ENERGY FOR INSTALLATION OF STREET LIGHTS, PAD TRANSFORMER AND OTHER POWER FACILITIES. LIGHTING DESIGN LEVELS SHALL CONFORM TO THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IES) STANDARDS SPECIFICATION FOR ROADWAY LIGHTING. THE MINIMUM AVERAGE MAINTAINED LIGHTING LEVEL SHALL BE 0.6 FOOT-CANDELES WITH AN AVERAGE TO MINIMUM UNIFORMITY RATION OF 6:1. LUMINAIRE FIXTURES SHALL BE AAL PROVIDENCE LED CORIEN POST TOP, FIXTURE WATTAGE BASED ON DESIGN. LED COLOR TEMPERATURE SHALL BE 4000K. LUMINAIRE POLES SHALL BE STRESSCONCRETE ROUND, 18 FEET MOUNTING HEIGHT, TAN & BURGUNDY CONCRETE.
- ◆ INSTALL MAIL CLUSTER BOX UNIT (CBU), SALSBUURY MODEL #3316SAN-U, OR EQUIVALENT UNIT APPROVED BY PORT ORCHARD POSTMASTER WHERE SHOWN AND PER DETAIL ON SHEET RS2.
- ◆ FOR ALL NON-LOT LANDSCAPE AREAS, PROVIDE COMPOST AMENDED TOPSOIL IN ACCORDANCE WITH THE SOIL PRESERVATION AND AMENDMENT NOTES ON SHEET RS1.

STA: 0+00.00 R.O.W. @ INTERSECTION OF ADDISON RD SW AND SW PENDLETON WAY ELEV. = 345.64

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA



NAVD 88 ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

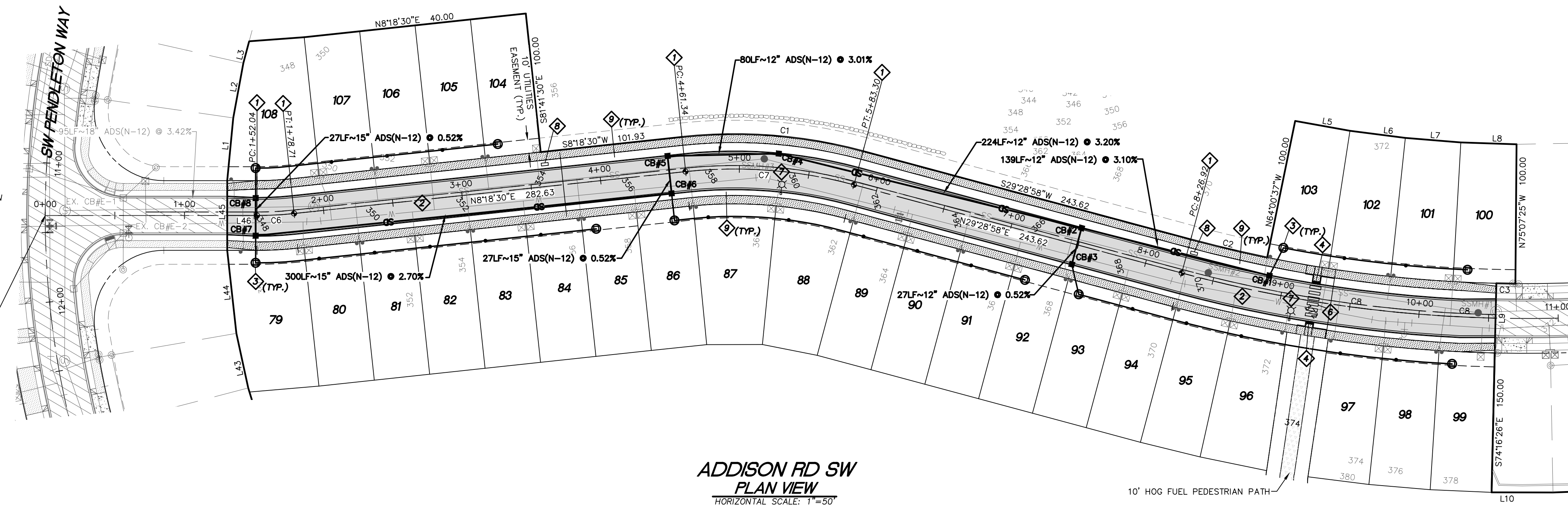
CONTOUR INTERVAL=1'
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

HORIZONTAL DATUM

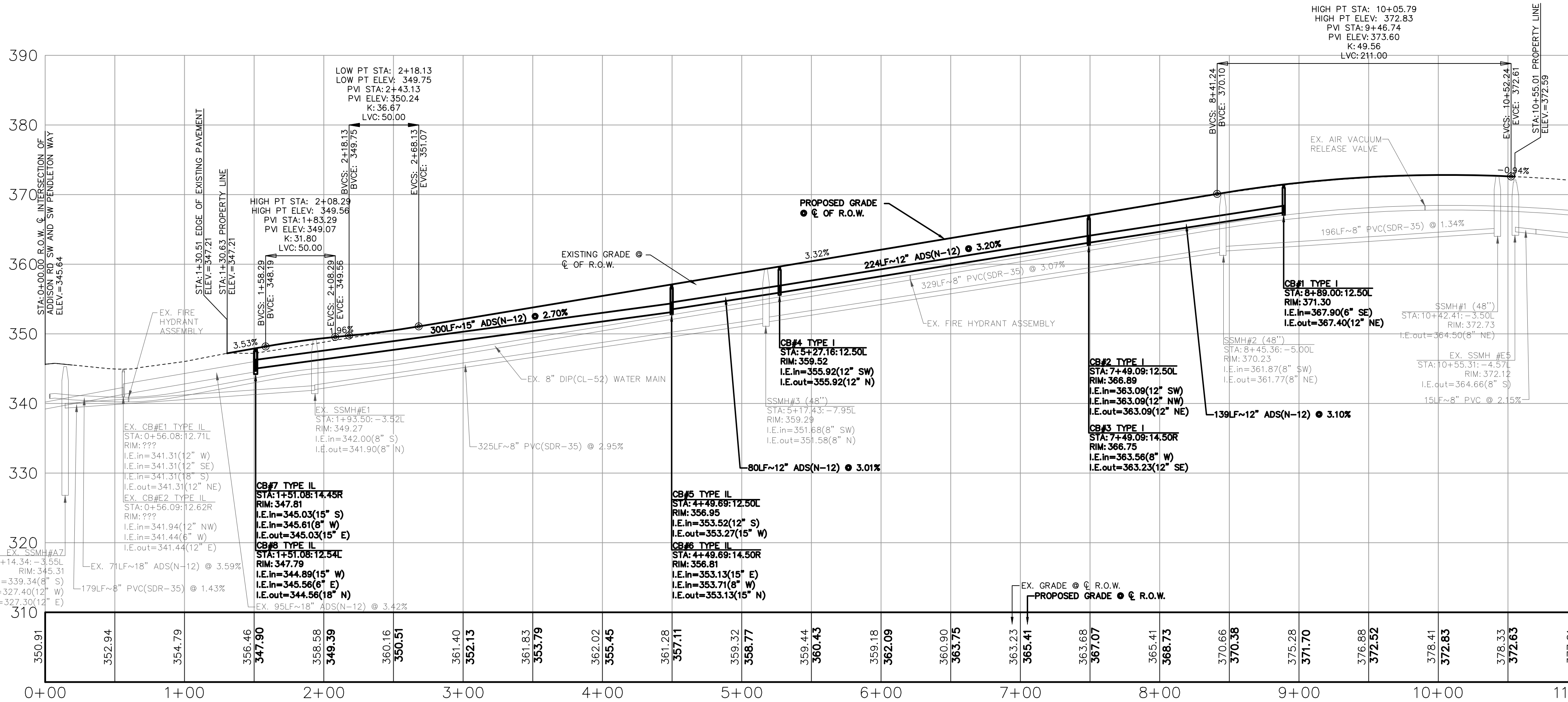
NAD 83/11 WASHINGTON NORTH ZONE ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

LEGEND

- P/L — PROPERTY LINE
- R/W — R/W LINE
- EASEMENT LINE
- PROPOSED SANITARY SEWER MANHOLE
- SS — PROPOSED SEWER MAIN
- S — PROPOSED SANITARY SEWER STUB
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM CATCH BASIN
- SD — PROPOSED STORM MAIN
- S — PROPOSED STORM STUB
- ▨ PROPOSED SIDEWALK
- 456 --- PROPOSED CONTOUR
- ⊙ PROPOSED STREET LIGHT
- ⊙ PROPOSED YARD DRAIN
- PROPOSED MONUMENT
- ⊙ PROPOSED SIGN
- PROPOSED CLEANOUT
- 456 --- EXISTING CONTOUR
- EXISTING EDGE OF PAVEMENT
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING STORM MAIN
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING SANITARY SEWER MAIN
- EXISTING CATCH BASIN
- EXISTING POWER POLE
- ⊙ EXISTING WATER GATE VALVE
- ⊙ EXISTING FIRE HYDRANT
- W-4"-W EXISTING WATER MAIN
- ⊙ EXISTING TELEPHONE RISER
- ⊙ EXISTING POWER J-BOX
- ⊙ EXISTING CABLE J-BOX
- ▨ EXISTING PAVED ROAD
- ▨ EXISTING SIDEWALK
- ▨ EXISTING CONCRETE
- ▨ PROPOSED 10' PEDESTRIAN TRAIL
- ▨ PROPOSED PAVED ROAD



**ADDISON RD SW
PLAN VIEW**
HORIZONTAL SCALE: 1"=50'



**ADDISON RD SW
PROFILE VIEW**
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

Curve #	Length	Radius	Delta
C1	131.20	355.00	21°10'28"
C2	56.39	926.06	3°29'21"
C3	13.72	925.00	0°50'59"
C6	26.67	250.00	6°06'44"
C7	121.96	330.00	21°10'28"
C8	228.09	950.00	13°45'24"

Line #	Length	Direction
L1	45.23	S70°03'50"E
L2	40.00	S65°07'55"E
L3	16.19	N60°30'02"W
L5	40.00	N24°36'02"E
L6	40.00	N21°49'20"E
L7	40.00	N19°02'38"E
L8	40.00	N16°15'56"E
L9	50.00	S74°16'12"E
L10	44.10	N14°33'03"E
L43	40.07	N87°46'27"W
L44	59.94	N81°56'49"W
L45	50.00	N75°34'46"W
L46	21.41	N14°25'14"E

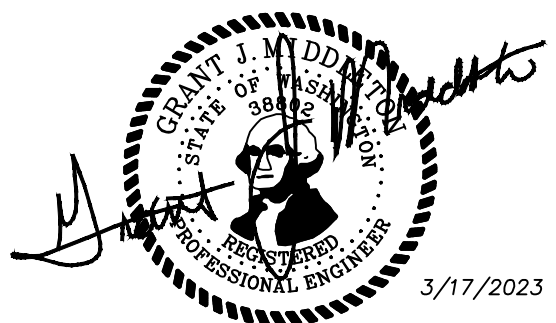
PURSUANT TO RCW 58.24.040 (8) AND WAC 332-120, BEFORE REMOVING OR DESTROYING ANY MONUMENT ON THE BOUNDARY OF ANY EASEMENT, RIGHT OF WAY, LOT, TRACT, OR PARCEL OF REAL PROPERTY; A CONTROLLING POINT FOR A PLAT; OR A POINT WHICH IS A GENERAL LAND OFFICE SURVEY CORNER, THE APPLICATION REQUIRED BY THIS CHAPTER SHALL BE SUBMITTED, SIGNED AND SEALED BY A LAND SURVEYOR OR ENGINEER AS DEFINED IN THIS CHAPTER.

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL BEFORE YOU DIG
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

CALL BEFORE YOU DIG
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



JOB NUMBER: 9416
SCALE: 1"=50'
DESIGNED G.M. JDN
DRAWN JDN
CHECKED G.M. JDN
VERT. 1"=10'
PH: (503) 655-7933
CONTACT: JEFF BIVENS
PROPOSER: SHOR, LLC
23735 SW PARKWAY AVE.
WILSONVILLE, OR 97070
CONTACT: JEFF BIVENS
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474-3404
LARSON and ASSOCIATES
surveyors, engineers & planners
ADDISON RD SW
PLAN & PROFILE
DATE: 3/17/2023
DRAWING NO.: 9416RIDGE
SHEET 5 OF 25

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA

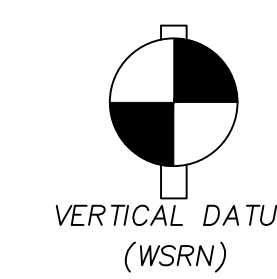
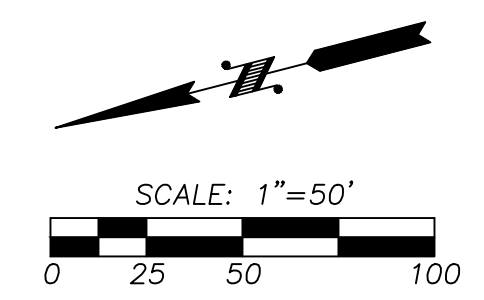
JOB NUMBER

9416

SCALE

HOR. 1"=50'

VERT. 1"=10'



VERTICAL DATUM (WSRN)

NAVD 88 ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

CONTOUR INTERVAL=1'

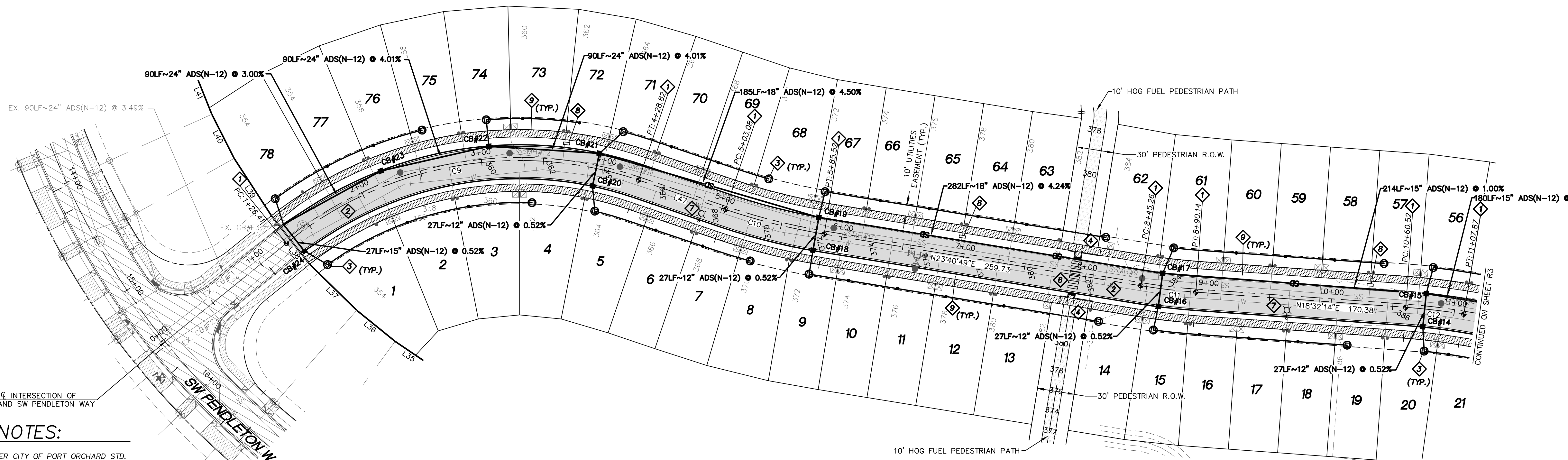
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

HORIZONTAL DATUM

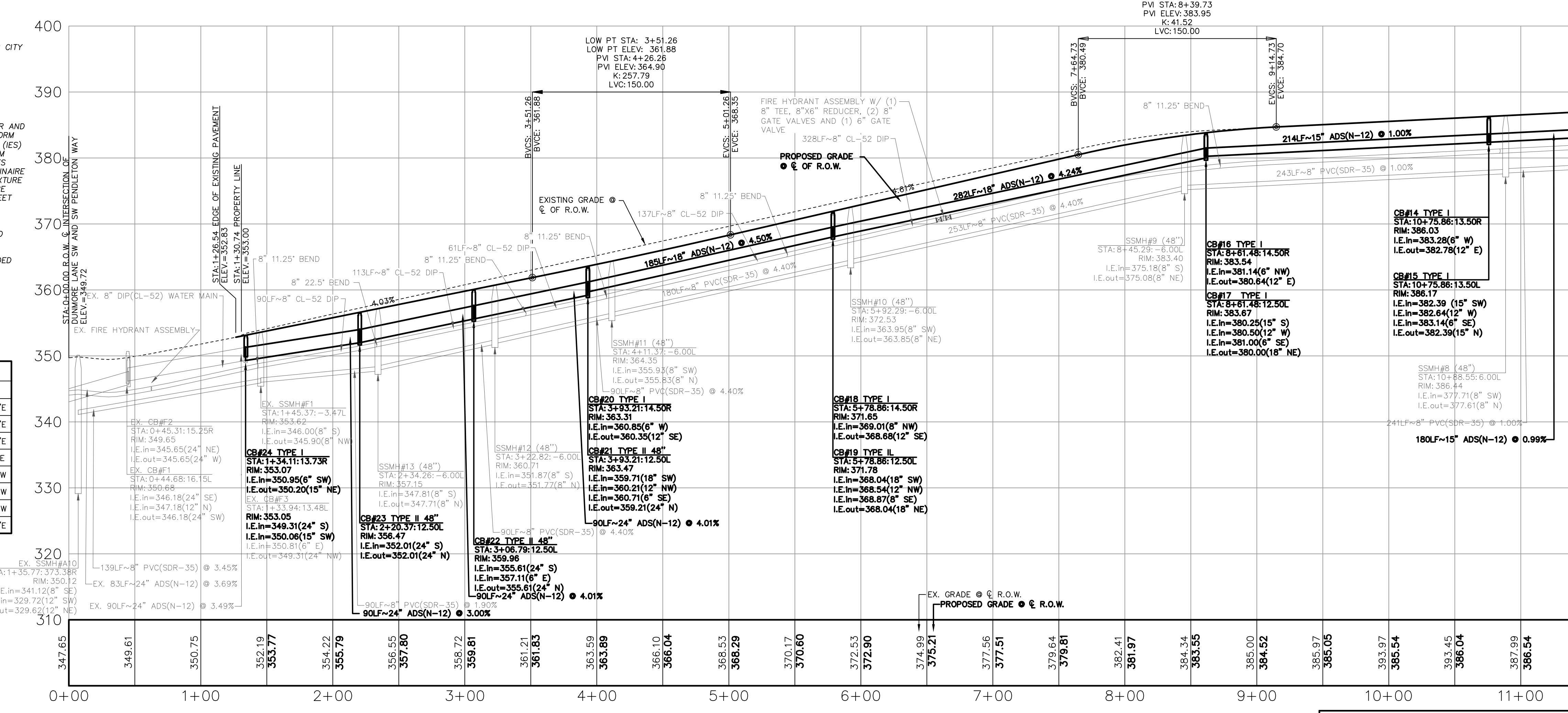
NAD 83/11 WASHINGTON NORTH ZONE
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

LEGEND

- - - PROPERTY LINE
- - - EASEMENT LINE
- - - R/W LINE
- - - PROPOSED SANITARY SEWER MANHOLE
- - - PROPOSED SEWER MAIN
- - - PROPOSED SANITARY SEWER STUB
- - - PROPOSED STORM DRAIN MANHOLE
- - - PROPOSED STORM CATCH BASIN
- - - PROPOSED STORM MAIN
- - - PROPOSED STORM STUB
- - - PROPOSED SIDEWALK
- - - PROPOSED CONTOUR
- - - PROPOSED STREET LIGHT
- - - PROPOSED YARD DRAIN
- - - PROPOSED MONUMENT
- - - PROPOSED SIGN
- - - PROPOSED CLEANOUT
- - - EXISTING CONTOUR
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING STORM MANHOLE
- - - EXISTING SANITARY SEWER MANHOLE
- - - EXISTING SANITARY SEWER MAIN
- - - EXISTING CATCH BASIN
- - - EXISTING POWER POLE
- - - EXISTING WATER GATE VALVE
- - - EXISTING FIRE HYDRANT
- - - EXISTING WATER MAIN
- - - EXISTING TELEPHONE RISER
- - - EXISTING POWER J-BOX
- - - EXISTING CABLE J-BOX
- - - EXISTING PAVED ROAD
- - - EXISTING SIDEWALK
- - - EXISTING CONCRETE
- - - PROPOSED 10' PEDESTRIAN TRAIL
- - - PROPOSED PAVED ROAD



IVANOFF LANE SW
STA: 0+00 TO 11+00
PLAN VIEW
HORIZONTAL SCALE: 1"=50'



IVANOFF LANE SW
STA: 0+00 TO 11+00
PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

CONSTRUCTION NOTES:

1. INSTALL STANDARD ROAD MONUMENT PER CITY OF PORT ORCHARD STD. DWG. 460 ON SHEET RS2.
2. SEE SHEET CWR FOR TYPICAL ROAD SECTION, CURB, GUTTER AND SIDEWALK CONSTRUCTION. FOR PAVEMENT CONSTRUCTION, SEE CITY OF PORT ORCHARD STD. DWG. 403 ON SHEET RS2. FOR CUR, GUTTER AND SIDEWALK DETAILS, SEE STD. DWGS. 300 AND 340 ON SHEET RS1. SEE STD. DWG. 321 ON SHEET RS2 FOR TYPICAL LOT DRIVEWAY APPROACH.
3. FOR YARD DRAIN LOCATIONS, RIM AND INVERT ELEVATIONS, AND PRIVATE STORM SYSTEM, SEE SHEET YD.
4. INSTALL CURB RAMPS WITH DETECTABLE WARNING SURFACES PER CITY OF PORT ORCHARD STD. DWG. 341 ON SHEET RS1.
5. NOT USED
6. INSTALL PEDESTRIAN CROSSWALK STRIPING PER CITY OF PORT ORCHARD STD. DWGS. 427 AND 429 ON SHEET RS2.
7. SEE ELECTRICAL POWER DRAWINGS PREPARED BY PUGET SOUND ENERGY FOR INSTALLATION OF STREET LIGHTS, PAD TRANSFORMER AND OTHER POWER FACILITIES. LIGHTING DESIGN LEVELS SHALL CONFORM TO THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IES) STANDARDS SPECIFICATION FOR ROADWAY LIGHTING. THE MINIMUM AVERAGE MAINTAINED LIGHTING LEVEL SHALL BE 0.6 FOOTCANDLES WITH AN AVERAGE TO MINIMUM UNIFORMITY RATION OF 6:1. LUMINAIRE FIXTURES SHALL BE ALL PROVIDENCE LED COFFIN POST TOP. FIXTURE WATTAGE BASED ON DESIGN. LED COLOR TEMPERATURE SHALL BE 4000K. LUMINAIRE POLES SHALL BE STRESSCORE ROUND, 18 FEET MOUNTING HEIGHT, TAN & BURGUNDY CONCRETE.
8. INSTALL MAIL CLUSTER BOX UNIT (CBU), SALSBURY MODEL #3316SAN-U, OR EQUIVALENT UNIT APPROVED BY PORT ORCHARD POSTMASTER WHERE SHOWN AND PER DETAIL ON SHEET RS2.
9. FOR ALL NON-LOT LANDSCAPE AREAS, PROVIDE COMPOST AMENDED TOPSOIL IN ACCORDANCE WITH THE SOIL PRESERVATION AND AMENDMENT NOTES ON SHEET RS1.

Curve #	Length	Radius	Delta
C9	298.08	300.00	56°55'42"
C10	82.44	500.00	9°26'51"
C11	44.88	500.00	5°08'35"
C12	47.35	500.00	5°25'34"

Line #	Length	Direction
L35	40.00	N48°30'03"E
L36	40.00	N53°22'43"E
L37	53.34	N58°45'56"E
L38	50.00	N66°11'31"E
L39	55.35	S71°20'57"W
L40	40.00	S77°36'48"W
L41	40.00	S82°29'27"W
L47	74.26	N33°07'39"E

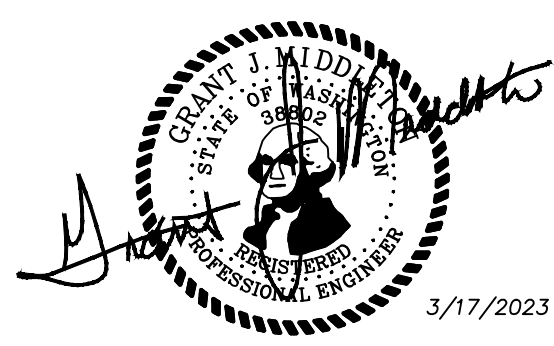
PURSUANT TO RCW 58.24.040 (8) AND WAC 332-120, BEFORE REMOVING OR DESTROYING ANY MONUMENT ON THE BOUNDARY OF ANY EASEMENT, RIGHT OF WAY, LOT, TRACT, OR PARCEL OF REAL PROPERTY; A CONTROLLING POINT FOR A PLAT; OR A POINT WHICH IS A GENERAL LAND OFFICE SURVEY CORNER, THE APPLICATION REQUIRED BY THIS CHAPTER SHALL BE SUBMITTED, SIGNED AND SEALED BY A LAND SURVEYOR OR ENGINEER AS DEFINED IN THIS CHAPTER.

UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL BEFORE YOU DIG
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REVISION BLOCK		
NO.	DATE	DESCRIPTION



LARSON AND ASSOCIATES
 engineers & planners
 9027 PACIFIC AVE., STE. 4 TACOMA, WA 98444
 CONTACT: JEFF BIVENS
 (253) 474-3404
IVANOFF LANE SW PLAN & PROFILE
STA: 0+00 TO 11+00
 DATE: 3/17/2023
 DRAWING NO.: 9416RIDGE
 SHEET 6 OF 25

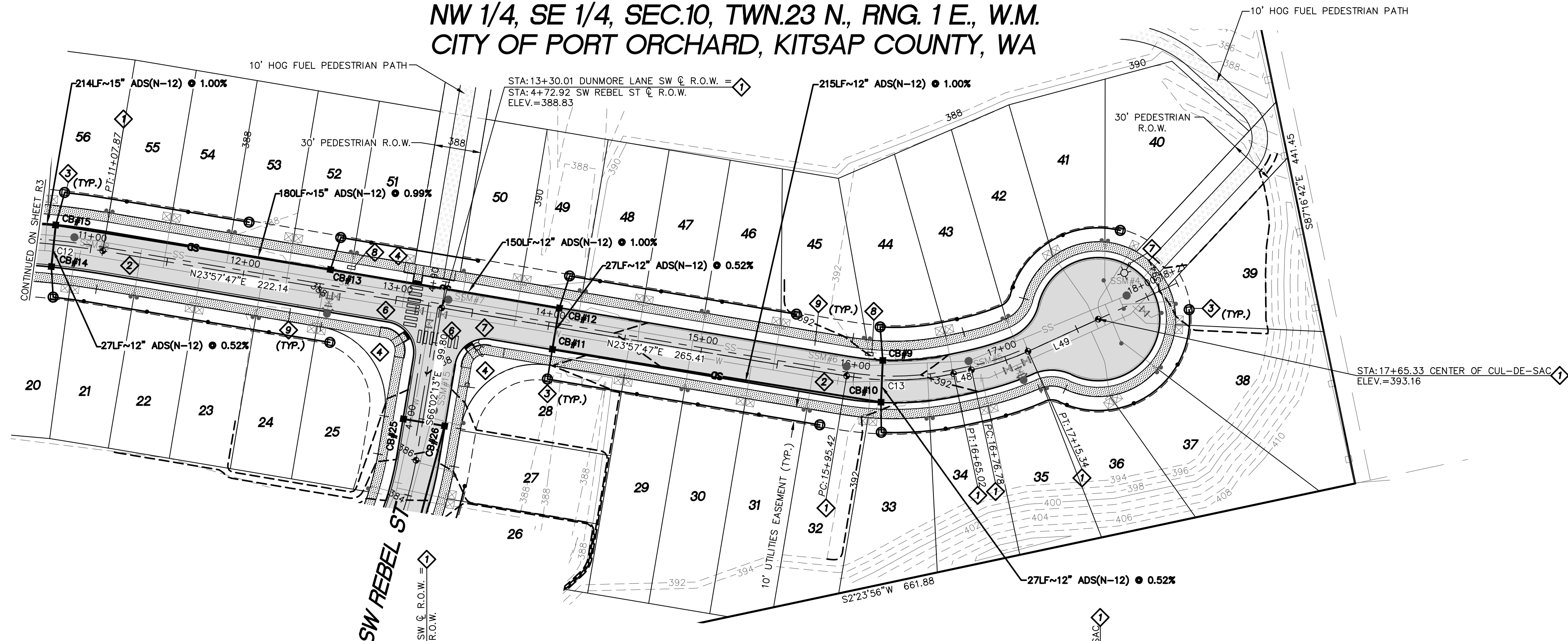
R2

CONSTRUCTION NOTES:

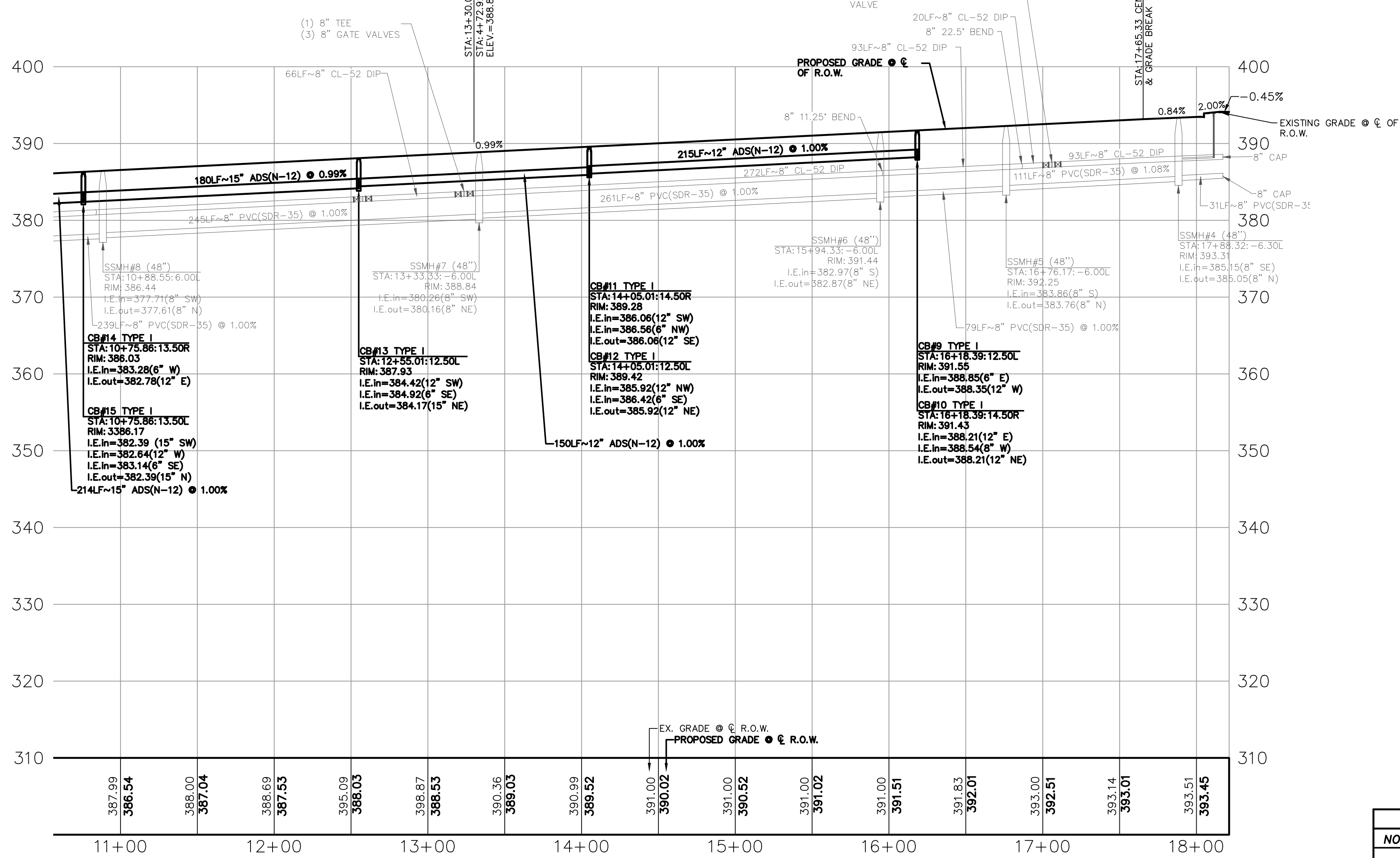
- INSTALL STANDARD ROAD MONUMENT PER CITY OF PORT ORCHARD STD. DWG. 460 ON SHEET RS2.
- SEE SHEET CVR FOR TYPICAL ROAD SECTION, CURB, GUTTER AND SIDEWALK CONSTRUCTION. FOR PAVEMENT CONSTRUCTION, SEE CITY OF PORT ORCHARD STD. DWG. 403 ON SHEET RS2. FOR CURB, GUTTER AND SIDEWALK DETAILS, SEE STD. DWGS. 300 AND 340 ON SHEET RS1. SEE STD. DWG. 321 ON SHEET RS2 FOR TYPICAL LOT DRIVEWAY APPROACH.
- FOR YARD DRAIN LOCATIONS, RIM AND INVERT ELEVATIONS, AND PRIVATE STORM SYSTEM, SEE SHEET YD.
- INSTALL CURB RAMPS WITH DETECTABLE WARNING SURFACES PER CITY OF PORT ORCHARD STD. DWG. 341 ON SHEET RS1.
- NOT USED
- INSTALL PEDESTRIAN CROSSWALK STRIPING PER CITY OF PORT ORCHARD STD. DWGS. 427 AND 429 ON SHEET RS2.
- SEE ELECTRICAL POWER DRAWINGS PREPARED BY PUGET SOUND ENERGY FOR INSTALLATION OF STREET LIGHTS, PAD TRANSFORMER AND OTHER POWER FACILITIES. LIGHTING DESIGN LEVELS SHALL CONFORM TO THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IES) STANDARDS SPECIFICATION FOR ROADWAY LIGHTING. THE MINIMUM AVERAGE MAINTAINED LIGHTING LEVEL SHALL BE 0.6 FOOTCANDLES WITH AN AVERAGE TO MINIMUM UNIFORMITY RATION OF 6:1. LUMINAIRE FIXTURES SHALL BE AAL PROVIDENCE LED CORTEN POST TOP, FIXTURE WATTAGE BASED ON DESIGN. LED COLOR TEMPERATURE SHALL BE 4000K. LUMINAIRE POLES SHALL BE STRESSCRETE ROUND, 18 FEET MOUNTING HEIGHT, TAN & BURGUNDY CONCRETE.
- INSTALL MAIL CLUSTER BOX UNIT (CBU), SALSBUURY MODEL #3316SAN-U, OR EQUIVALENT UNIT APPROVED BY PORT ORCHARD POSTMASTER WHERE SHOWN AND PER DETAIL ON SHEET RS2.
- FOR ALL NON-LANDSCAPE AREAS, PROVIDE COMPOST AMENDED TOPSOIL IN ACCORDANCE WITH THE SOIL PRESERVATION AND AMENDMENT NOTES ON SHEET RS1.

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA



**IVANOFF LANE SW
STA: 11+00 TO 18+21.24
PLAN VIEW**
HORIZONTAL SCALE: 1"=50'



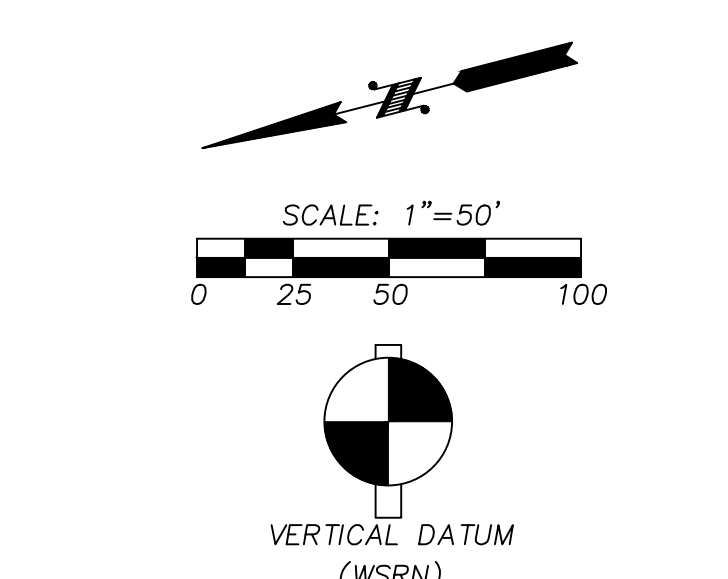
**IVANOFF LANE SW
STA: 11+00 TO 18+21.24
PROFILE VIEW**
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

Curve Table

Curve #	Length	Radius	Delta
C12	47.35	500.00	5°25'34"
C13	69.60	185.00	21°33'19"

Parcel Line Table

Line #	Length	Direction
L48	11.76	N2°24'28"E
L49	50.00	N10°10'13"W



NAVD 88 ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS
CONTOUR INTERVAL=1'
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES
HORIZONTAL DATUM
NAD 83/11 WASHINGTON NORTH ZONE
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

- LEGEND**
- PROPERTY LINE
 - R/W LINE
 - EASEMENT LINE
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED SEWER MAIN
 - PROPOSED SANITARY SEWER STUB
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM CATCH BASIN
 - PROPOSED STORM MAIN
 - PROPOSED STORM STUB
 - PROPOSED SIDEWALK
 - PROPOSED CONTOUR
 - PROPOSED STREET LIGHT
 - PROPOSED YARD DRAIN
 - PROPOSED MONUMENT
 - PROPOSED SIGN
 - PROPOSED CLEANOUT
 - EXISTING CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING STORM MANHOLE
 - EXISTING STORM MAIN
 - EXISTING SANITARY SEWER MANHOLE
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 - EXISTING SIDEWALK
 - EXISTING CONCRETE
 - PROPOSED 10' PEDESTRIAN TRAIL
 - PROPOSED PAVED ROAD

PURSUANT TO RCW 58.24.040 (8) AND WAC 332-120, BEFORE REMOVING OR DESTROYING ANY MONUMENT ON THE BOUNDARY OF ANY EASEMENT, RIGHT OF WAY, LOT, TRACT, OR PARCEL OF REAL PROPERTY; A CONTROLLING POINT FOR A PLAT; OR A POINT WHICH IS A GENERAL LAND OFFICE SURVEY CORNER, THE APPLICATION REQUIRED BY THIS CHAPTER SHALL BE SUBMITTED, SIGNED AND SEALED BY A LAND SURVEYOR OR ENGINEER AS DEFINED IN THIS CHAPTER.

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL BEFORE YOU DIG
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

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REVISION BLOCK

NO.	DATE	DESCRIPTION	BY



3/17/2023
R3

LARSON and ASSOCIATES
surgeons, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474-3404
CONTACT: JEFF BIVENS

**IVANOFF LANE SW PLAN & PROFILE
STA: 11+00 TO 18+21.24**

DATE: 3/17/2023
DRAWING NO.: 9416RIDGE
SHEET 2 OF 25

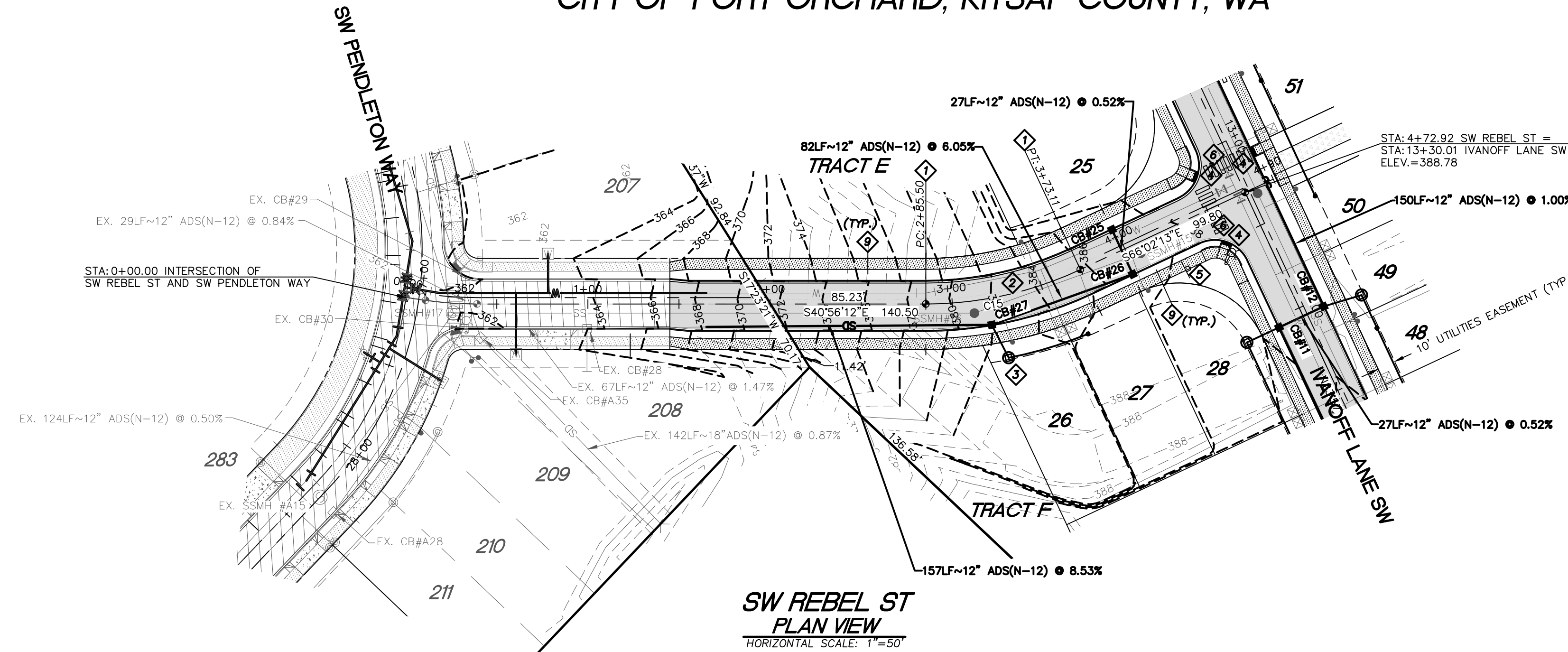
PROPOSED: SHOR, LLC 27375 SW PARKWAY AVE. WILSONVILLE, OR 97070
JOB NUMBER: 9416
SCALE: 1"=50'
DESIGNED: GJM
DRAWN: JDN
CHECKED: GJM
VERT. 1"=10'

CONSTRUCTION NOTES:

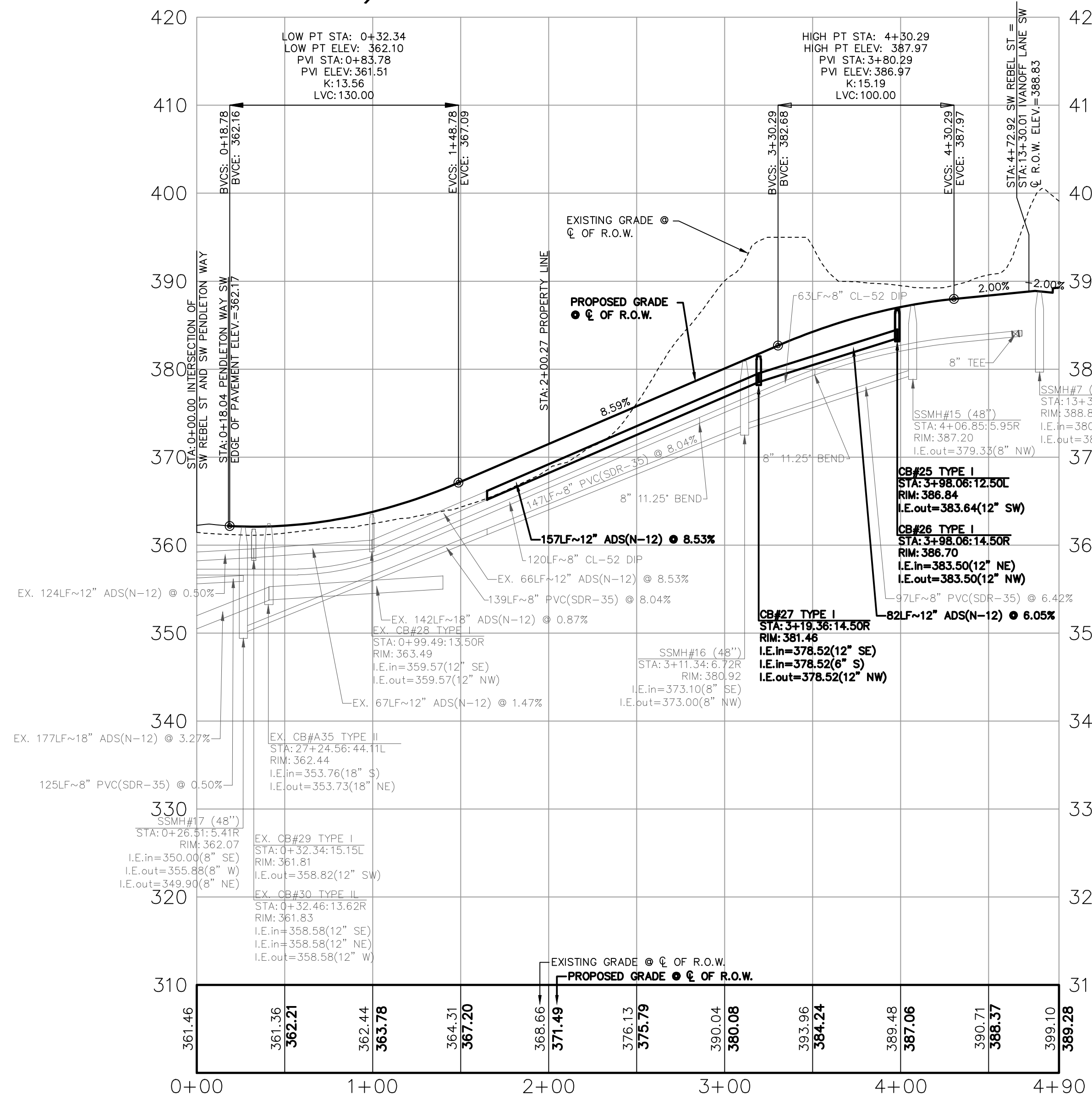
- ◆ INSTALL STANDARD ROAD MONUMENT PER CITY OF PORT ORCHARD STD. DWG. 460 ON SHEET RS2.
- ◆ SEE SHEET CWR FOR TYPICAL ROAD SECTION, CURB, GUTTER AND SIDEWALK CONSTRUCTION. FOR PAVEMENT CONSTRUCTION, SEE CITY OF PORT ORCHARD STD. DWG. 403 ON SHEET RS2. FOR CUR, GUTTER AND SIDEWALK DETAILS, SEE STD. DWGS. 300 AND 340 ON SHEET RS1. SEE STD. DWG. 321 ON SHEET RS2 FOR TYPICAL LOT DRIVEWAY APPROACH.
- ◆ FOR YARD DRAIN LOCATIONS, RIM AND INVERT ELEVATIONS, AND PRIVATE STORM SYSTEM, SEE SHEET YD.
- ◆ INSTALL CURB RAMP WITH DETECTABLE WARNING SURFACES PER CITY OF PORT ORCHARD STD. DWG. 341 ON SHEET RS1.
- ◆ INSTALL STOP SIGN WITH STREET NAME SIGN PER CITY OF PORT ORCHARD STD. DWGS. 500, 501A AND 501B ON SHEET RS3. STOP SIGN SHALL CONFORM TO MUTCD R1-1 MOUNTED BELOW STREET NAME SIGN.
- ◆ INSTALL PEDESTRIAN CROSSWALK STRIPING PER CITY OF PORT ORCHARD STD. DWGS. 427 AND 429 ON SHEET RS2.
- ◆ SEE ELECTRICAL POWER DRAWINGS PREPARED BY PUGET SOUND ENERGY FOR INSTALLATION OF STREET LIGHTS, PAD TRANSFORMER AND OTHER POWER FACILITIES. LIGHTING DESIGN LEVELS SHALL CONFORM TO THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IES) STANDARDS SPECIFICATION FOR ROADWAY LIGHTING. THE MINIMUM AVERAGE MAINTAINED LIGHTING LEVEL SHALL BE 0.6 FOOTCANDLES WITH AN AVERAGE TO MINIMUM UNIFORMITY RATION OF 6:1. LUMINAIRE FIXTURES SHALL BE AAL PROVIDENCE LED CORTEX POST TOP, FIXTURE WATTAGE BASED ON DESIGN. LED COLOR TEMPERATURE SHALL BE 4000K. LUMINAIRE POLES SHALL BE STRESSCRETE ROUND, 18 FEET MOUNTING HEIGHT, TAN & BURGUNDY CONCRETE.
- ◆ NOT USED
- ◆ FOR ALL NON-LOT LANDSCAPE AREAS, PROVIDE COMPOST AMENDED TOPSOIL IN ACCORDANCE WITH THE SOIL PRESERVATION AND AMENDMENT NOTES ON SHEET RS1.

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA



SW REBEL ST PLAN VIEW
HORIZONTAL SCALE: 1"=50'



SW REBEL ST PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

Curve #	Length	Radius	Delta
C15	87.62	200.00	25°06'01"

Line #	Length	Direction
L24	39.98	S15°56'08"W

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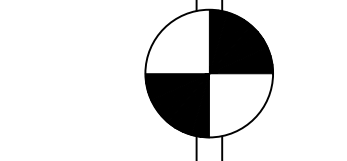
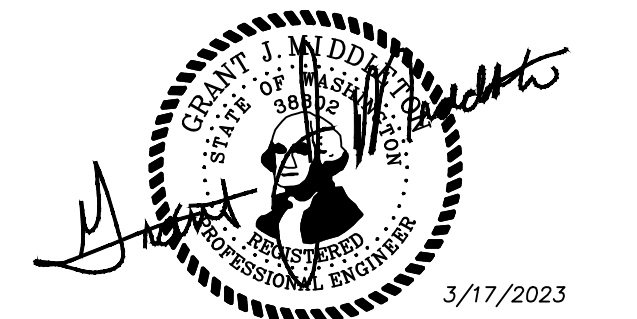
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REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



SCALE: 1"=50'
VERTICAL DATUM (WSRN)
NAVD 88 ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS
CONTOUR INTERVAL=1'
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES
HORIZONTAL DATUM
NAD 83/11 WASHINGTON NORTH ZONE
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

- LEGEND**
- PROPERTY LINE
 - - - R/W LINE
 - - - EASEMENT LINE
 - PROPOSED SANITARY SEWER MANHOLE
 - SS- PROPOSED SEWER MAIN
 - - - PROPOSED SANITARY SEWER STUB
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM CATCH BASIN
 - SS- PROPOSED STORM MAIN
 - - - PROPOSED STORM STUB
 - - - PROPOSED SIDEWALK
 - PROPOSED CONTOUR
 - PROPOSED STREET LIGHT
 - PROPOSED YARD DRAIN
 - PROPOSED MONUMENT
 - PROPOSED SIGN
 - PROPOSED CLEANOUT
 - PROPOSED WATER SERVICE METER
 - EXISTING CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - ⊙ EXISTING STORM MANHOLE
 - - - EXISTING STORM MAIN
 - ⊙ EXISTING SANITARY SEWER MANHOLE
 - SS- EXISTING SANITARY SEWER MAIN
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 - ⊕ EXISTING POWER J-BOX
 - ⊕ EXISTING CABLE J-BOX
 - ⊕ EXISTING WATER SERVICE METER
 - EXISTING PAVED ROAD
 - EXISTING SIDEWALK
 - EXISTING CONCRETE
 - PROPOSED 10' PEDESTRIAN TRAIL
 - PROPOSED PAVED ROAD

JOB NUMBER 9416
SCALE
DESIGNED GJM
DRAWN JDN
CHECKED GJM
PH: (509) 655-7933

PROPOSED:
LARSON AND ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474-3404

SW REBEL ST
PLAN & PROFILE

DATE 3/17/2023
DRAWING NO. 9416RIDGE
SHEET 8 OF 25
R4

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA

JOB NUMBER

9416

SCALE

N/A

HOR. N/A

VERT. N/A

DESIGNED G.M.

JDN

DRAWN

CHECKED G.M.

PH: (503) 655-7933

PROPOSITOR:

SHOR, LLC

23735 SW PARKWAY AVE.

WILSONVILLE, OR 97070

CONTACT: JEFF BIVENS

PROFESSIONAL ENGINEER

LARSON AND ASSOCIATES

surveys, engineers & planners

8027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444

(253) 474-3404

STANDARD NOTES AND

ROAD DETAILS

DATE

3/17/2023

DRAWING NO.

9416RIDGE

SHEET 9 OF 25

RS1

GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP IN PIERCE COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND PIERCE COUNTY PUBLIC ROAD STANDARDS.
- IT WILL BE THE APPLICANT'S OR HIS AGENT'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES TO COORDINATE CONSTRUCTION. ALL UTILITY RELOCATION WORK SHALL BE AT THE EXPENSE OF THE APPLICANT AND MUST BE IN ACCORDANCE WITH THE STANDARDS OF THE COUNTY.
- BURIED UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. THE APPLICANT OR HIS CONTRACTOR SHALL HAVE THE UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION.
- ANY REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED BY PIERCE COUNTY DEVELOPMENT ENGINEERING SECTION PRIOR TO ANY IMPLEMENTATION IN THE FIELD.
- UPON COMPLETION OF THE PROJECT'S STORM DRAINAGE SYSTEM, A "ENGINEER'S INSPECTION REPORT," SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER IN THE STATE OF WASHINGTON, MUST BE SUBMITTED TO THE DEVELOPMENT ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A FINAL OCCUPANCY PERMIT AND PRIOR TO RELEASE OF ANY FINANCIAL GUARANTEE POSTED BY THE APPLICANT.
- THE CONTRACTOR SHALL NOTIFY THE APPLICANT'S ENGINEER IN THE EVENT OR DISCOVERY OF POOR SOILS, STANDING GROUNDWATER, OR SEVERE DISCREPANCIES FROM SOIL LOG DESCRIPTIONS AS NOTED ON THESE PLANS.

- BEFORE WORKING IN THE COUNTY RIGHT-OF-WAY, THE APPLICANT SHALL:
- OBTAIN A GENERAL PERMIT FROM THE COUNTY.
 - SUBMIT A FINANCIAL GUARANTEE TO THE COUNTY TO ASSURE SATISFACTORY COMPLETION OF THE WORK.
 - PROVIDE PROOF OF LIABILITY INSURANCE IN AN AMOUNT REQUIRED BY THE COUNTY.

- ISSUANCE OF A SITE DEVELOPMENT PERMIT BY PIERCE COUNTY DOES NOT IMPLY OR SIGNIFY THAT THE PROPOSED WORK COMPLIES WITH THE REQUIREMENTS OF OR IS ALLOWED BY OTHER COUNTY ORDINANCES, REGULATIONS, OR REQUIREMENTS, OR STATE OR FEDERAL LAWS. APPLICANT WILL ACCEPT SOLE RESPONSIBILITY AND LIABILITY FOR COMPLIANCE WITH ALL STATE, FEDERAL, AND LOCAL RULES, REQUIREMENTS, LAWS, ORDINANCES, AND REGULATIONS.
- THE SITE DEVELOPMENT PERMIT MUST BE POSTED BY THE DEVELOPER AT THE DRIVEWAY LOCATION FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. THE DEVELOPER WILL BE RESPONSIBLE FOR THE WEATHER-PROOFING OF THE PERMIT, POSTING APPARATUS, AND MAINTENANCE.

- A SITE DEVELOPMENT PERMIT SHALL BE VALID FOR ONE YEAR FROM THE DATE OF APPROVAL BY THE COUNTY. A ONE-YEAR EXTENSION MAY BE GRANTED IF DEEMED APPROPRIATE BY THE COUNTY.
- THE COUNTY IS AUTHORIZED TO MAKE INSPECTIONS AND TAKE SUCH ACTIONS AS REQUIRED TO ENFORCE THESE REGULATIONS. THE COUNTY REPRESENTATIVE SHALL PRESENT PROPER CREDENTIALS AND MAKE A REASONABLE EFFORT TO CONTACT THE PROPERTY OWNER BEFORE ENTERING ONTO PRIVATE PROPERTY.

- SHOULD THE COUNTY BECOME AWARE OF CONDITIONS THAT INVALIDATE THE ORIGINAL DESIGN DATA USED TO OBTAIN THE PERMIT OR DETERMINE THAT THE APPLICANT IS NOT COMPLYING WITH THE CONDITIONS OF THE PERMIT OR APPROVED PLANS, THE COUNTY MAY REVOKE THE ORIGINAL PERMIT AND/OR ORDER WORK STOPPED ON THE PROJECT. THE COUNTY MAY REQUIRE THE APPLICANT TO RESUBMIT INFORMATION OR PLANS FOR REVIEW AND APPROVAL AND APPLY FOR A NEW PERMIT.
- THE ENGINEER MUST BE CALLED FOR INSPECTION OF THE STORM DRAIN SYSTEM BEFORE THE DRAIN SYSTEM IS BACKFILLED.

- ON-SITE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE APPLICANT UNTIL FINAL ACCEPTANCE BY THE COUNTY.
- A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE CONSTRUCTION IS STARTED.

- SLOPES ARE TO BE STABILIZED TO PREVENT EROSION. IN CASE EROSION OCCURS ON CUT OR FILL SLOPES OR IN DITCHES, LINING IS TO BE PROVIDED AS SPECIFIED ON THESE PLANS OR AS REQUESTED BY THE ENGINEER.
- ALL MATERIALS AND WORKMANSHIP FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND WASHINGTON STATE CHAPTER OF THE A.P.W.A.

- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THESE PLANS. WHERE CONFLICTS OCCUR, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
- PREPARATION OF SUBGRADE SHALL CONFORM TO SECTION 2-06 OF THE STANDARD SPECIFICATIONS. IF UNSUITABLE MATERIAL IS ENCOUNTERED, IT SHALL BE REMOVED AND REPLACED WITH A SIX (6) INCH MINIMUM COMPACTED DEPTH OF BANK RUN GRAVEL.

- WHERE NEWLY CONSTRUCTED PAVING MEETS EXISTING PAVING, OVERLAY AND FEATHER NEW PAVEMENT TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO PROPOSED PAVING. APPLY TACK COAT TO ENSURE PROPER BONDING.
- CONTRACTOR IS TO TAKE NECESSARY STEPS TO CONTROL DUST DURING CONSTRUCTION IN DRY MONTHS. DUST CONTROL MAY REQUIRE PERIODIC WATERING OF SITE.

- BANK RUN GRAVEL FOR TRENCH BACKFILL SHALL MEET THE REQUIREMENTS OF SECTION 9.03.12(2) OF THE STANDARD SPECIFICATIONS, EXCEPT THAT THE GRADATION SHALL BE MODIFIED AS FOLLOWS: PASSING QUARTER-INCH SQUARE OPENING, 25 TO 50 PERCENT.
- IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR FEET OR MORE IN DEPTH, THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY AND ALL RELATED PERMITS PRIOR TO ANY CONSTRUCTION.
- IT WILL BE THE APPLICANT'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES IN ORDER TO ASSURE THAT ALL LINES, PIPES, POLES AND OTHER APPURTENANCES ARE PROPERLY LOCATED AND THEIR INSTALLATION IS COORDINATED WITH THE ROAD CONSTRUCTION. ALL UTILITY RELOCATION WORK SHALL BE AT THE EXPENSE OF THE APPLICANT AND MUST BE IN ACCORDANCE WITH STANDARDS ADOPTED BY THE COUNTY PRIOR TO ROAD ACCEPTANCE. THE UNDERGROUND UTILITIES CENTER LOCATION NUMBER IS 1-800-424-5555.

- MONUMENTATION OF EXISTING AND PROPOSED ROADS SHALL BE INSTALLED BY THE CONTRACTOR AS SHOWN ON THE APPROVED PLAN SET. ONCE THE CONTRACTOR HAS INSTALLED THE MONUMENTS THE APPLICABLE SURVEYOR SHALL BE CONTACTED TO SCRIBE THE MONUMENTS AS APPROPRIATE.

PERMANENT SEEDING NOTES

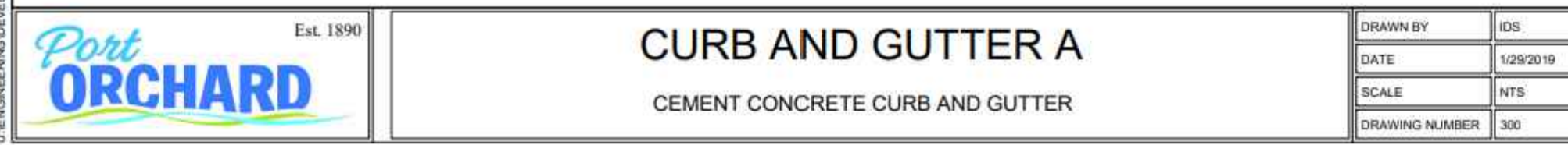
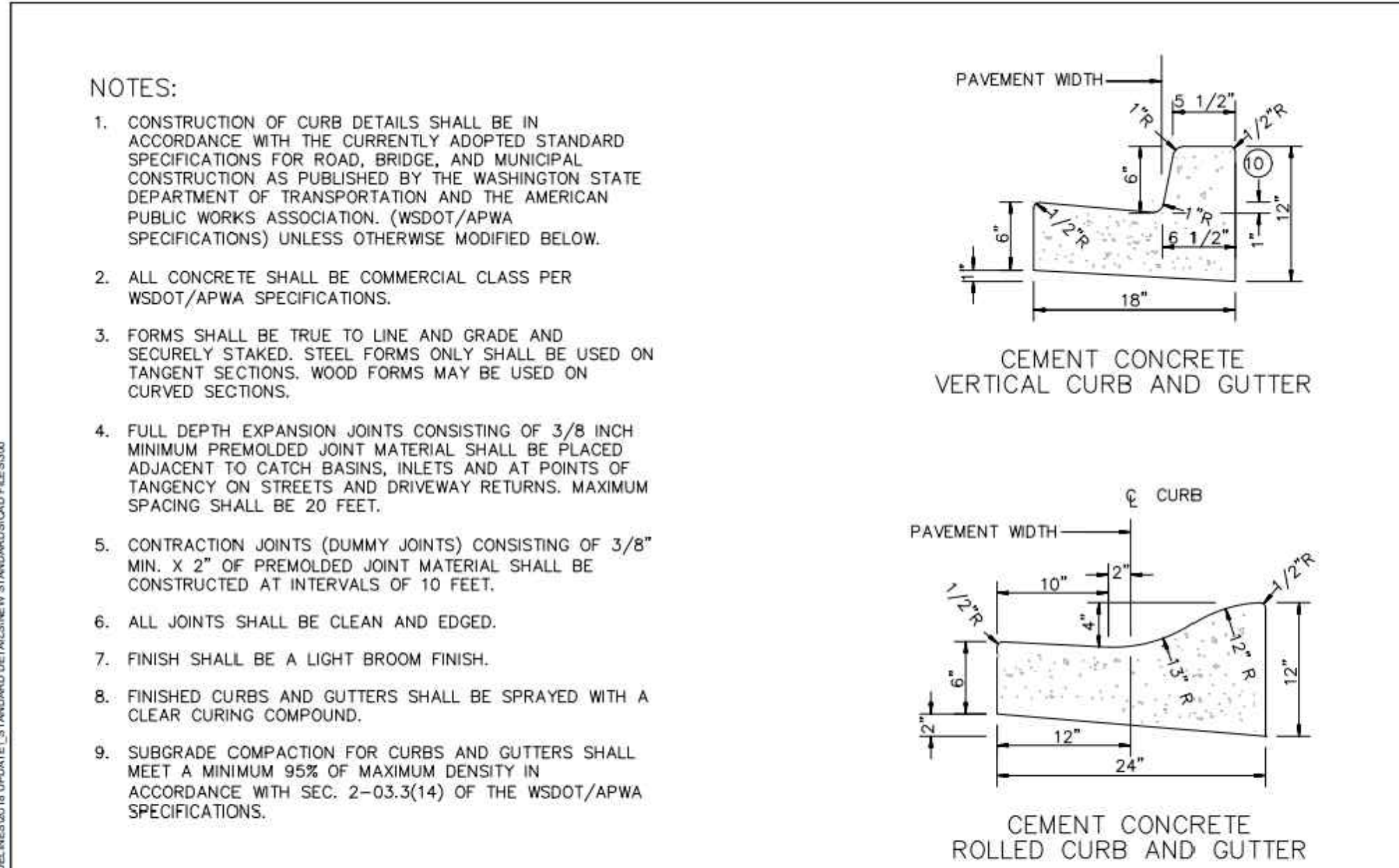
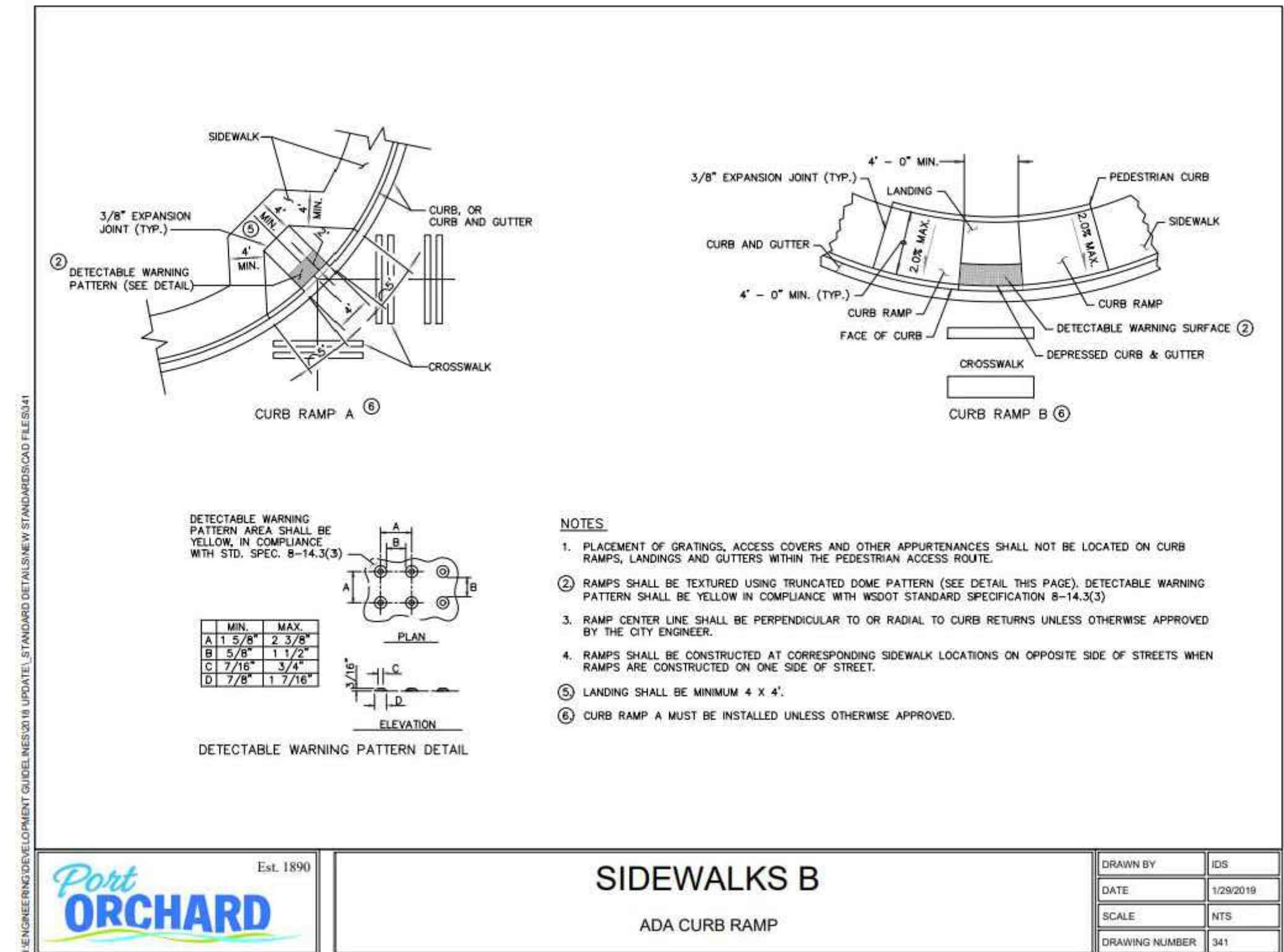
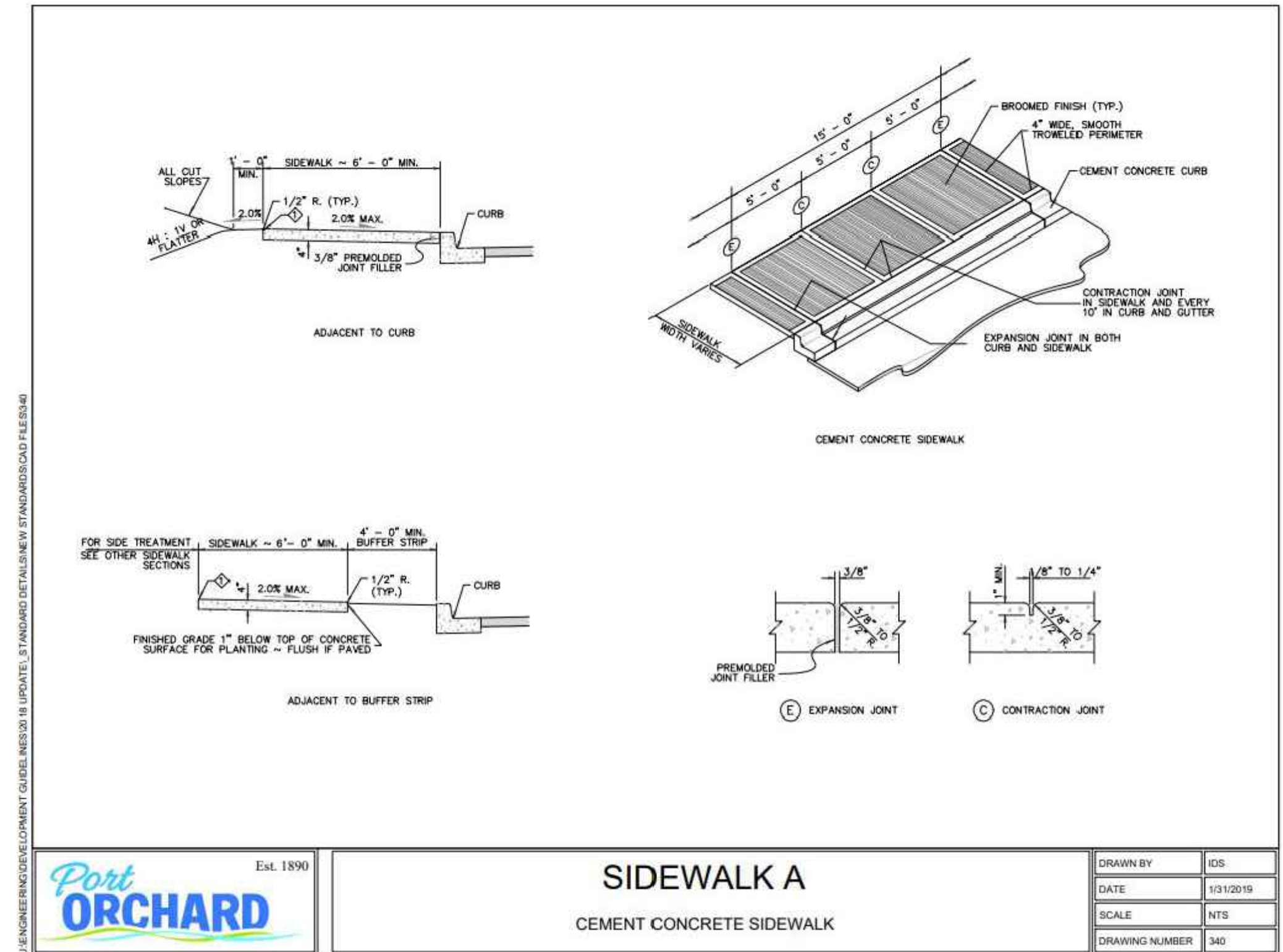
- FOR LANDSCAPING AREAS, SEED MIXTURE BY WEIGHT SHALL BE 70% PERENNIAL RYE AND 30% CHEWING FESCUE APPLIED AT THE RATE OF 120 LBS. PER ACRE.
- THE OPTIMUM SEEDING WINDOWS FOR WESTERN WASHINGTON ARE APRIL 1 THROUGH JUNE 30 AND SEPTEMBER 1 THROUGH OCTOBER 1.
- BETWEEN JULY 1 AND AUGUST 30 SEEDING REQUIRES IRRIGATION UNTIL 75% GRASS COVER IS ESTABLISHED.
- BETWEEN OCTOBER 1 AND MARCH 30 SEEDING REQUIRES A COVER OF MULCH WITH STRAW OR AN EROSION CONTROL BLANKET UNTIL 75% GRASS COVER IS ESTABLISHED.
- IN GENERAL, 10-4-6 N-P-K SLOW-RELEASE FERTILIZER CAN BE USED AT A RATE OF 90 LBS. PER ACRE. SOIL TESTING SHOULD BE CONDUCTED TO DETERMINE THE EXACT TYPE AND QUANTITY OF FERTILIZER NEEDED.
- HYDROSEED APPLICATIONS SHALL INCLUDE A MINIMUM OF 1,500 LBS. PER ACRE OF MULCH WITH 3% TACKIFIER.

SOIL PRESERVATION AND AMENDMENT NOTES

- SOIL PRESERVATION AND AMENDMENT REQUIREMENTS HELP TO REGAIN GREATER STORMWATER FUNCTIONS IN THE POST DEVELOPMENT LANDSCAPE, PROVIDE INCREASED TREATMENT OF POLLUTANTS AND SEDIMENTS THAT RESULT FROM DEVELOPMENT AND HABITATION, AND MINIMIZE THE NEED FOR SOME LANDSCAPING CHEMICALS (THUS REDUCING POLLUTION THROUGH PREVENTION).
- IMPLEMENTATION OPTIONS: (MORE THAN ONE METHOD MAY BE USED)
 - SOIL RETENTION:** IN AREAS WHERE MINIMAL EARTHWORK MAY BE APPLIED, EXISTING TOPSOILS SHALL BE LEFT IN PLACE TO THE GREATEST EXTENT FEASIBLE AND SHAPED OR FEATHERED ONLY WITH TRACKED GRADING EQUIPMENT NOT EXCEEDING 650 POUNDS/SQ. FT. MACHINE LOADS.
 - SOIL AMENDMENT:** IF SOIL RETENTION AND PROTECTION IS NOT FEASIBLE, DISTURBED SOIL MUST BE AMENDED. SOIL ORGANIC MATTER IS OFTEN MISSING FROM DISTURBED SOILS, THEREFORE, REPLENISH ORGANIC MATTER BY AMENDING WITH COMPOST. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY, OR ENGINEERED AS STRUCTURAL FILL OR SLOPE MUST, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
 - A TOPSOIL LAYER MEETING THESE REQUIREMENTS:
 - TURF AREAS: PLACE 1.75 INCHES OF COMPOST AND TILL IN TO AN 8 INCH DEPTH.
 - PLANTING BEDS: PLACE 3 INCHES OF COMPOST AND TILL IN TO AN 8 INCH DEPTH.
 - A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE ORIGINAL UNDISTURBED SOIL.
 - A MINIMUM DEPTH OF 8 INCHES.
 - SCARIFY (LOOSEN) SUBSOILS BELOW THE TOPSOIL LAYER AT LEAST 4 INCHES FOR A FINISHED MINIMUM DEPTH OF 12 INCHES OF UNCOMPACTED SOIL. INCORPORATE SOME OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
 - FOR TURF INSTALLATIONS, WATER OR ROLL TO COMPACT TO 85% OF MAXIMUM DRY DENSITY, RAKE TO LEVEL, AND REMOVE SURFACE WOODY DEBRIS AND ROCKS LARGER THAN 1 INCH DIAMETER.
 - AFTER PLANTING, MULCH PLANTING BEDS WITH 2 TO 4 INCHES OF ORGANIC MATERIAL SUCH AS ARBORIST WOOD CHIPS, BARK, SHREDDED LEAVES, COMPOST, ETC. DO NOT USE FINE BARK AS IT CAN SEAL THE SOIL SURFACE.
 - USE COMPOST AND OTHER MATERIALS THAT MEET THE COMPOST SPECIFICATION FOR BIORETENTION. SEE BIORETENTION SOIL MIX NOTES.
 - SOIL STOCKPILING:** IN ANY AREAS REQUIRING GRADING, REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ONSITE IN A DESIGNATED, CONTROLLED AREA, WHICH IS NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS. REAPPLY TO NON-IMPERVIOUS AREAS WHERE FEASIBLE. STOCKPILED SOIL SHALL BE REPLACED IN LIFTS NO GREATER THAN 1 FOOT DEEP AND COMPACTED BY ROLLING TO A DENSITY THAT MATCHES EXISTING CONDITIONS.
 - IMPORTING SOIL:** THE APPROVED RATES FOR IMPORTED TOPSOILS ARE:
 - FOR PLANTING BEDS USE A MIX BY VOLUME OF 35% COMPOST WITH 65% MINERAL SOIL TO ACHIEVE THE REQUIREMENT OF A MINIMUM 8% (TARGET 10%) ORGANIC MATTER.
 - FOR TURF AREAS USE A MIX BY VOLUME OF 20% COMPOST WITH 80% MINERAL SOIL TO ACHIEVE THE REQUIREMENT OF A MINIMUM 4% (TARGET 5%) ORGANIC MATTER.
- INSTALL SOIL PRESERVATION AND AMENDMENT REQUIREMENTS TOWARD THE END OF CONSTRUCTION, AND ONCE ESTABLISHED, PROTECT FROM COMPACTION AND EROSION.

STORMWATER NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA) AND AS AMENDED BY THE COUNTY OR THE STATE.
- TEMPORARY EROSION/WATER POLLUTION PREVENTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH THE PIERCE COUNTY STORMWATER MANAGEMENT MANUAL AND THE DEPT. OF ECOLOGY'S CONSTRUCTION STORMWATER GENERAL PERMIT.
 - SHOULD THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THIS DRAWING NOT PROVE ADEQUATE TO CONTROL EROSION AND SEDIMENTATION, THE APPLICANT/CONTRACTOR SHALL INSTALL ADDITIONAL FACILITIES AS NECESSARY TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
- CALL THE UNDERGROUND LOCATE LINE 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
- THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS ON FILE WITH THE COUNTY. ANY SIGNIFICANT DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE COUNTY.
- A COPY OF THE APPROVED CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ALL EROSION CONTROL AND STORMWATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE DESIGNATED CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) DURING CONSTRUCTION.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED OR REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE MUNICIPALITY'S RIGHT-OF-WAY. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS FOR TRAFFIC CONTROL & SAFETY WHEN WORKING IN THE ROAD RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN THE EVENT OR DISCOVERY OF POOR SOILS, STANDING GROUNDWATER, OR SEVERE DISCREPANCIES FROM SOIL LOG DESCRIPTIONS AS NOTED ON THE PLANS.
- FOR PUBLIC SYSTEMS, THE CONTRACTOR SHALL CALL FOR INSPECTION 48 HOURS PRIOR TO COVERING ANY DRAINAGE STRUCTURE.
- ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.
- A METAL FRAME AND GRATE FOR CATCH BASIN AND INLET PER WSDOT STANDARD PLAN B-30.10 AND B-30.30 SHALL BE USED FOR STRUCTURES COLLECTING DRAINAGE FROM THE PAVED ROADWAY SURFACE.
- ALL CATCH BASINS, INLETS, ETC. SHALL BE MARKED WITH THE "FISH STENCIL" AS SHOWN IN APPENDIX A, DETAIL 17.0 OF THE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL AND PER DETAIL AS SPECIFIED ON SHEET R53 OF THESE PLANS.
- TYPE 2 CATCH BASINS GREATER THAN 4' IN HEIGHT SHALL HAVE STANDARD LADDERS.
- A 6" MINIMUM VERTICAL AND 3' MINIMUM HORIZONTAL CLEARANCE (OUTSIDE SURFACE) IS REQUIRED BETWEEN STORM DRAINAGE PIPES AND OTHER UTILITY PIPES AND CONDUITS PROVIDED.
- THE MINIMUM DISTANCE BETWEEN THE PAVED EDGE OF A DRIVEWAY APPROACH AND THE FACE OF AN OBSTRUCTION, INCLUDING EXISTING UTILITY APPURTENANCES WHICH MAY CAUSE A TRAFFIC SAFETY CONCERN, MAY BE NO LESS THAN 4' WITHOUT CURBING AND 3' WITH CURBING ON THE APPROACH. OBSTRUCTIONS LOCATED CLOSER THAT THESE DISTANCES WHICH MAY CAUSE A TRAFFIC CONCERN MUST BE RELOCATED.



REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



3/17/2023

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA

JOB NUMBER

9416

SCALE

HOR. N/A

VERT. N/A

DESIGNED G.M.

DRAWN JDN

CHECKED G.M.

PH: (503) 655-7933

PROPOSITOR:

SHOR, LLC

23775 SW PARKWAY AVE.

WILSONVILLE, OR 97070

CONTACT: JEFF BIVENS

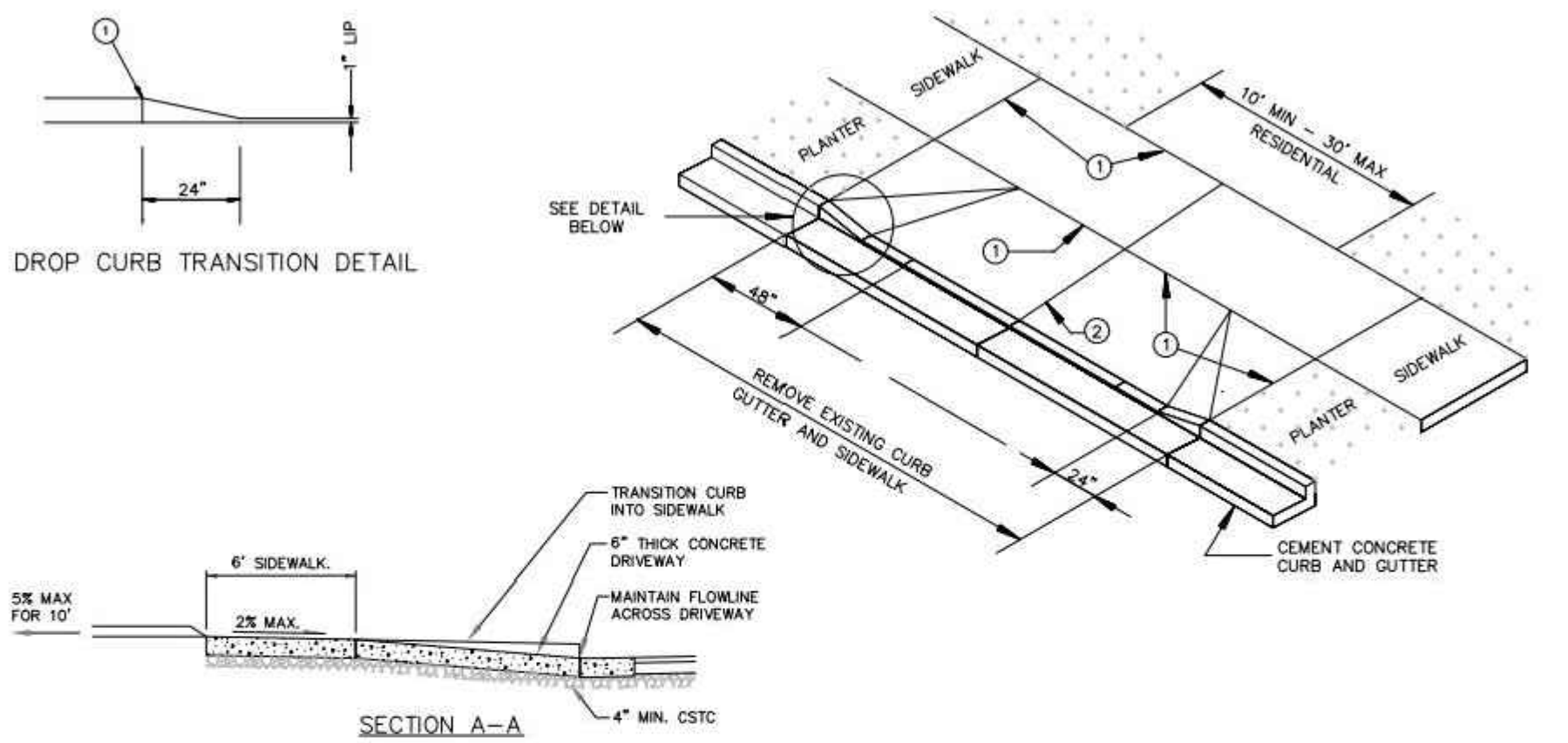
253) 474-3404

9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444

LARSON and ASSOCIATES

surveys, engineers & planners

STANDARD ROAD DETAILS



- NOTES:
1. FULL DEPTH EXPANSION JOINT, 3/8" MINIMUM THICKNESS.
 2. FULL DEPTH EXPANSION JOINT, 3/8" MINIMUM THICKNESS IF WIDTH OF DRIVEWAY IS 15 FEET OR GREATER.
 3. DRIVEWAY SECTION WITHIN PUBLIC RIGHT-OF-WAY IS TO BE SURFACED WITH ASPHALT OR CONCRETE.
 4. DRIVEWAY CEMENT CONCRETE DEPTH SHALL BE A MINIMUM OF 6" AND PLACED ON COMPACTED GRADE.
 5. CONCRETE SHALL BE COMMERCIAL CLASS CONCRETE PER WSDOT/APWA SPECIFICATIONS.
 6. CLEAN AND EDGE ALL JOINTS.



Est. 1890

DRIVEWAYS B

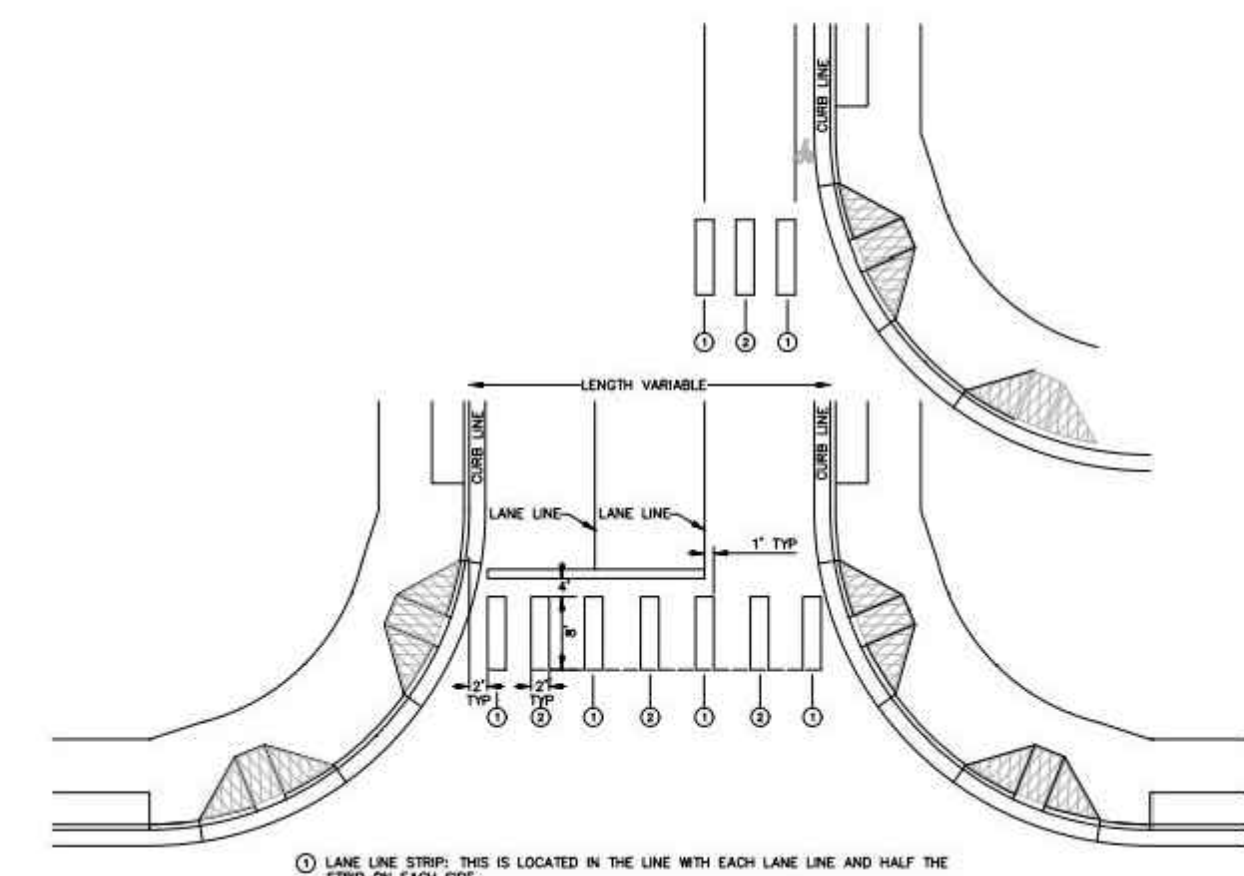
RESIDENTIAL DRIVEWAY

DRAWN BY: IDS

DATE: 1/31/2019

SCALE: NTS

DRAWING NUMBER: 321



- NOTES:
- DURA STRIPE MATERIALS SHALL BE USED UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- ALL NEW MID BLOCK CROSSMARKS SHALL BE LAYED OUT AS ABOVE AND PROVIDE SUPPLEMENTAL SIGNING CONSISTENT WITH N.U.T.C.D. AND AS DIRECTED BY THE CITY ENGINEER.



Est. 1890

MARKINGS H

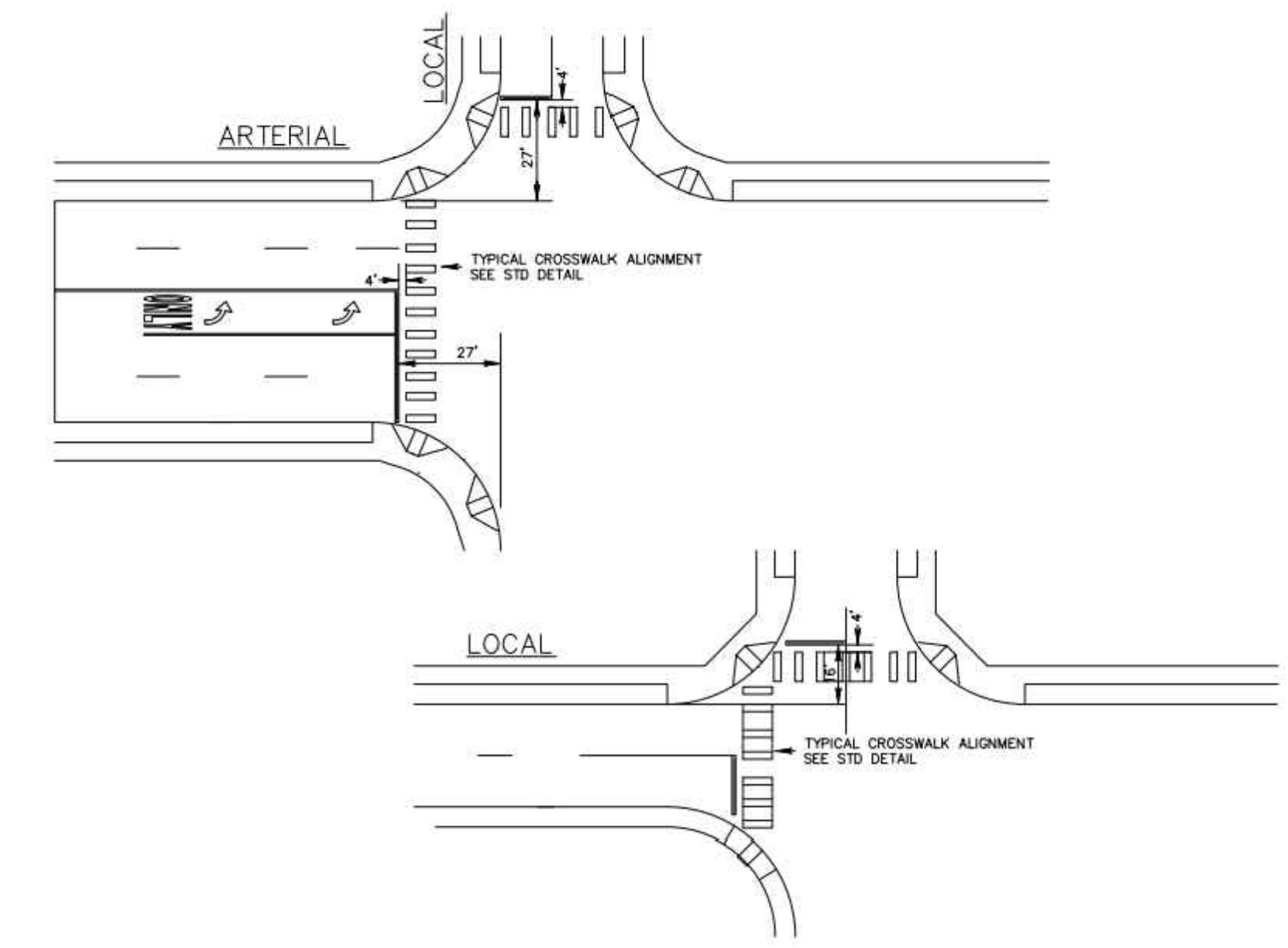
TYPICAL CROSSWALK STRIPING

DRAWN BY: IDS

DATE: 1/30/2019

SCALE: NTS

DRAWING NUMBER: 427



Est. 1890

MARKINGS J

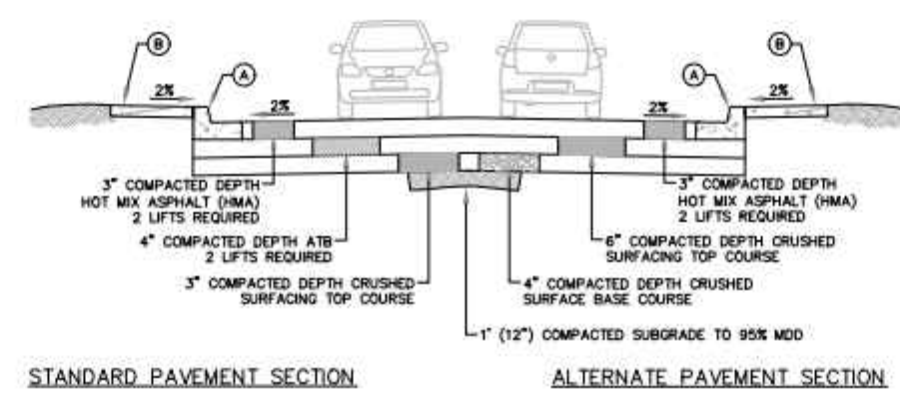
TYPICAL CROSSWALK ALIGNMENT - ARTERIAL/LOCAL

DRAWN BY: IDS

DATE: 1/31/2019

SCALE: NTS

DRAWING NUMBER: 429



- NOTES:
1. PAVEMENT SECTIONS SHALL BE PLACED OF 12" MINIMUM COMPACTED SUBGRADE (95% MO).
 2. PAVEMENT SECTION DEPTHS NOTED REFER TO COMPACTED DEPTH.
 3. SLOPE EASEMENTS MAY BE REQUIRED FOR GRADING OUTSIDE DEDICATED RIGHT-OF-WAY.
 4. PLANTER STRIP SHALL DRAIN TOWARD STREET AT 0% TO 10% CROSS-SLOPE.



Est. 1890

TYPICAL STREET SECTION D

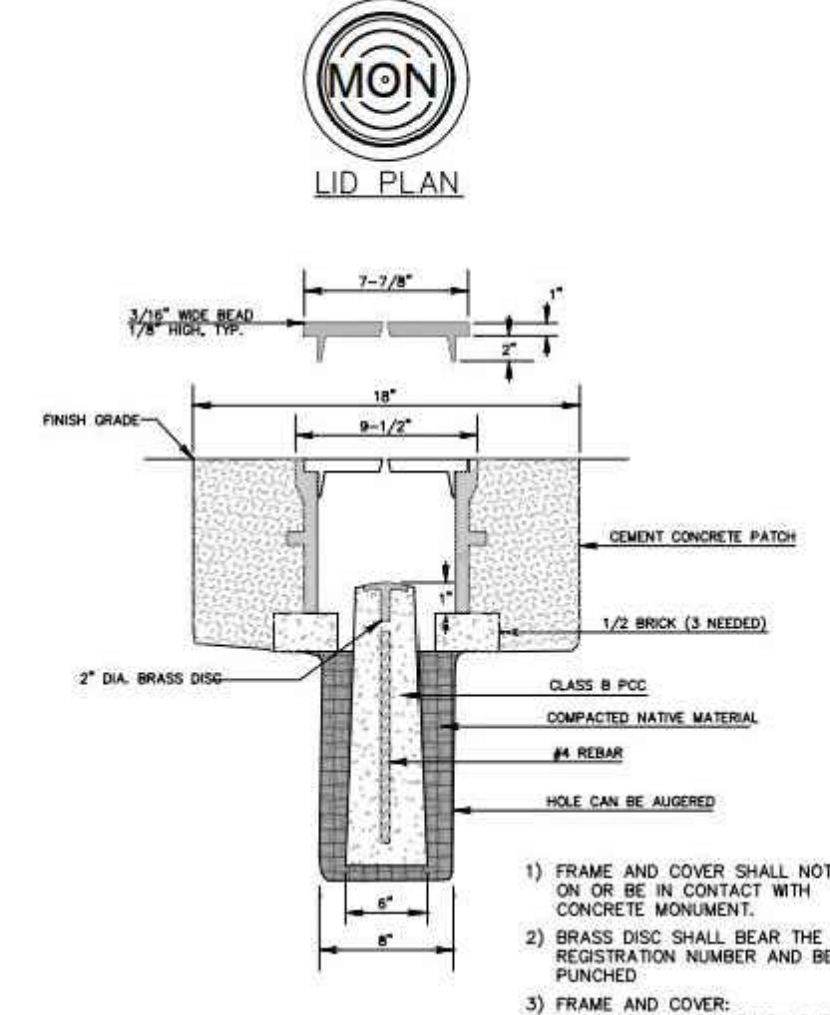
LOCAL

DRAWN BY: IDS

DATE: 1/29/2019

SCALE: NTS

DRAWING NUMBER: 403



- NOTES:
- 1) FRAME AND COVER SHALL NOT REST ON OR BE IN CONTACT WITH CONCRETE MONUMENT.
 - 2) BRASS DISC SHALL BEAR THE LAND SURVEYORS REGISTRATION NUMBER AND BE CLEARLY PUNCHED.
 - 3) FRAME AND COVER: SATHER MANUFACTURING COMPANY No. 2022 1/8" CONCRETE MONUMENT OR APPROVED EQUAL.



Est. 1890

MONUMENT A

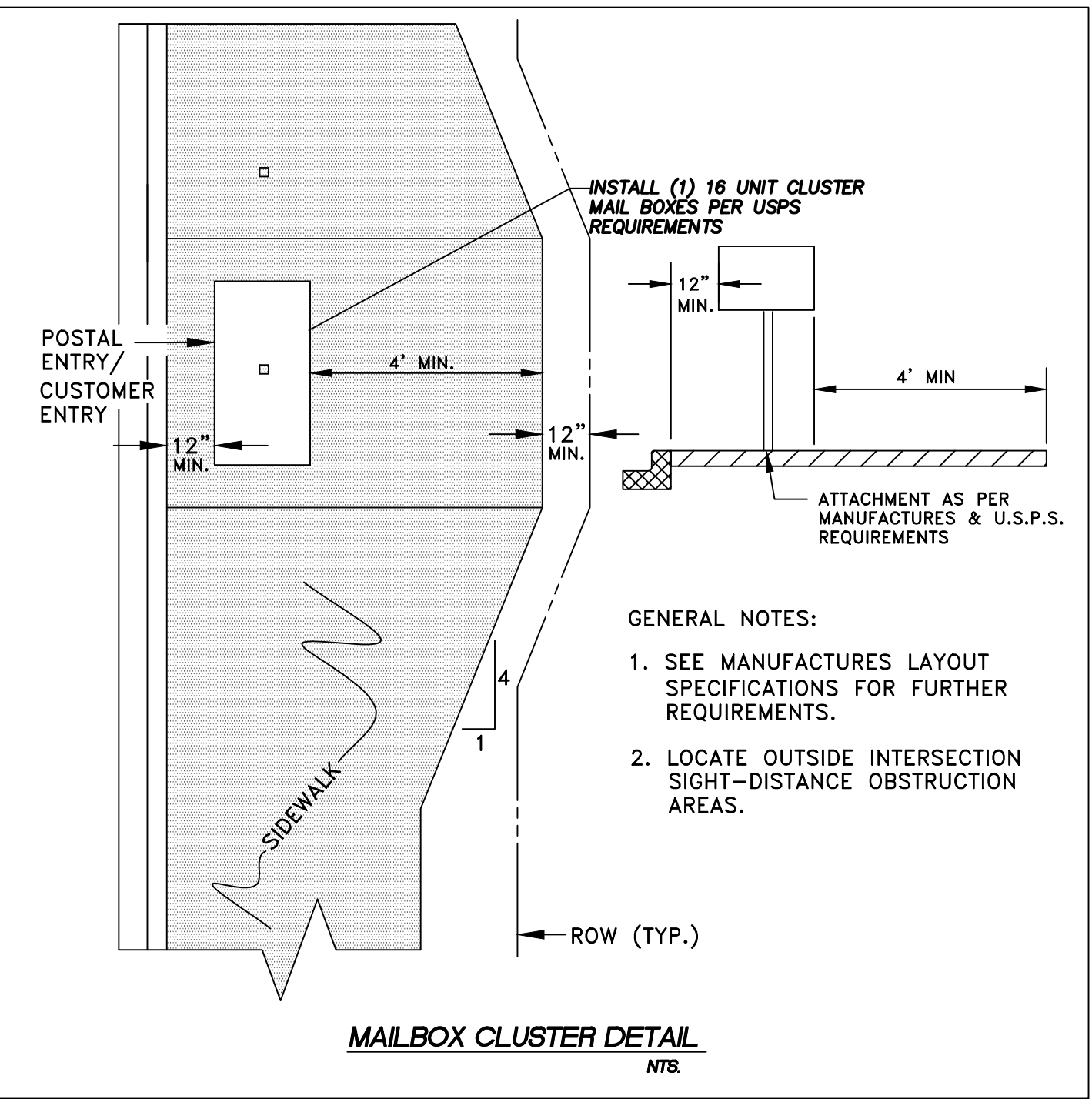
SURVEY CONTROL MONUMENT

DRAWN BY: IDS

DATE: 1/31/2019

SCALE: NTS

DRAWING NUMBER: 400



REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



3/17/2023

RS2

DATE

3/17/2023

DRAWING NO.

9416RIDGE

SHEET 10 OF 25

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA

JOB NUMBER	9416
SCALE	N/A
DESIGNED G-M	JDN
DRAWN	JDN
CHECKED G-M	JDN

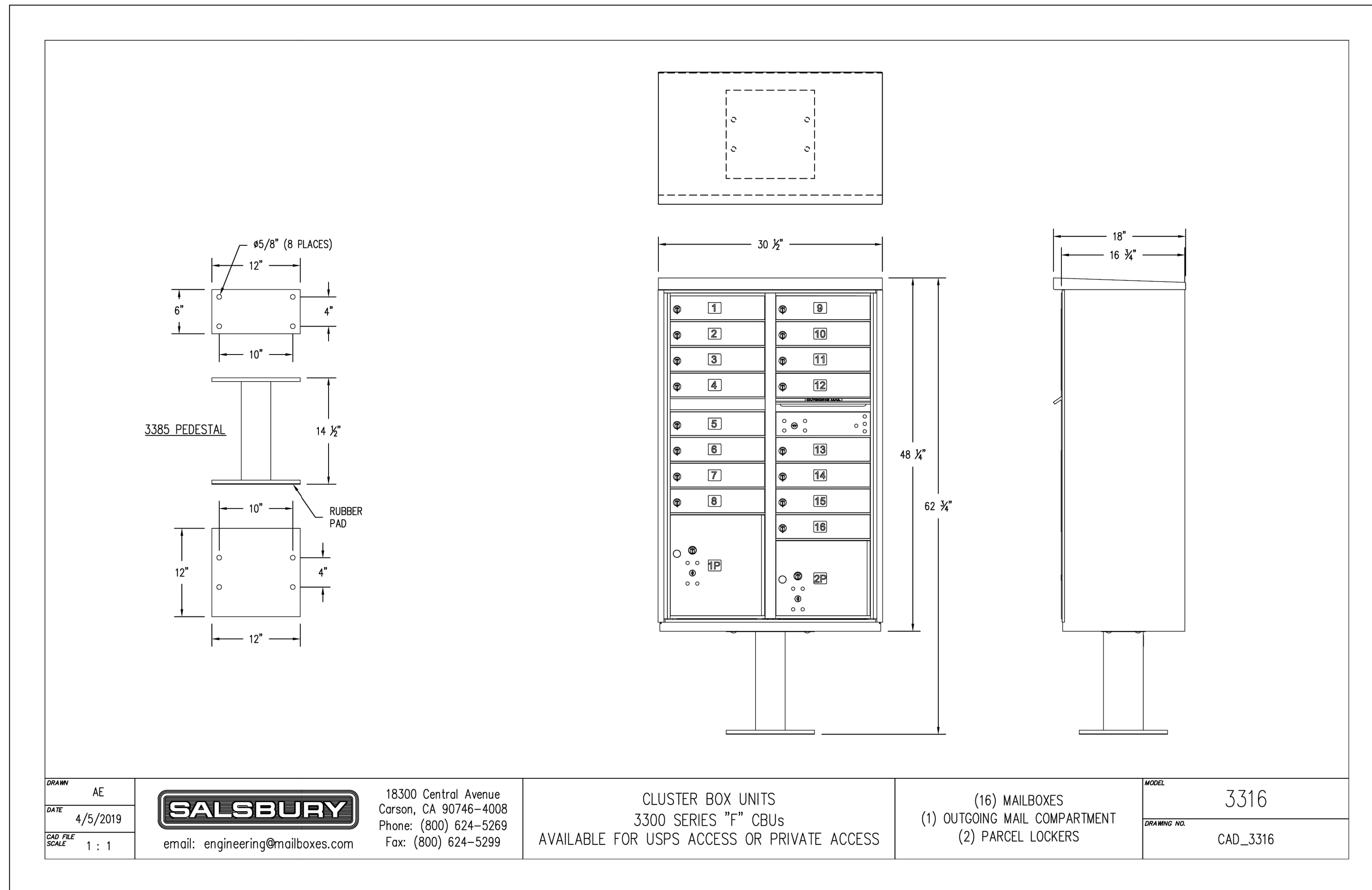
PROPOSER:
SHOR, LLC
27375 SW PARKWAY AVE.
WILSONVILLE, OR 97070
CONTACT: JEFF BIVENS
PH: (503) 655-7933

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA 98444 (253) 474-3404

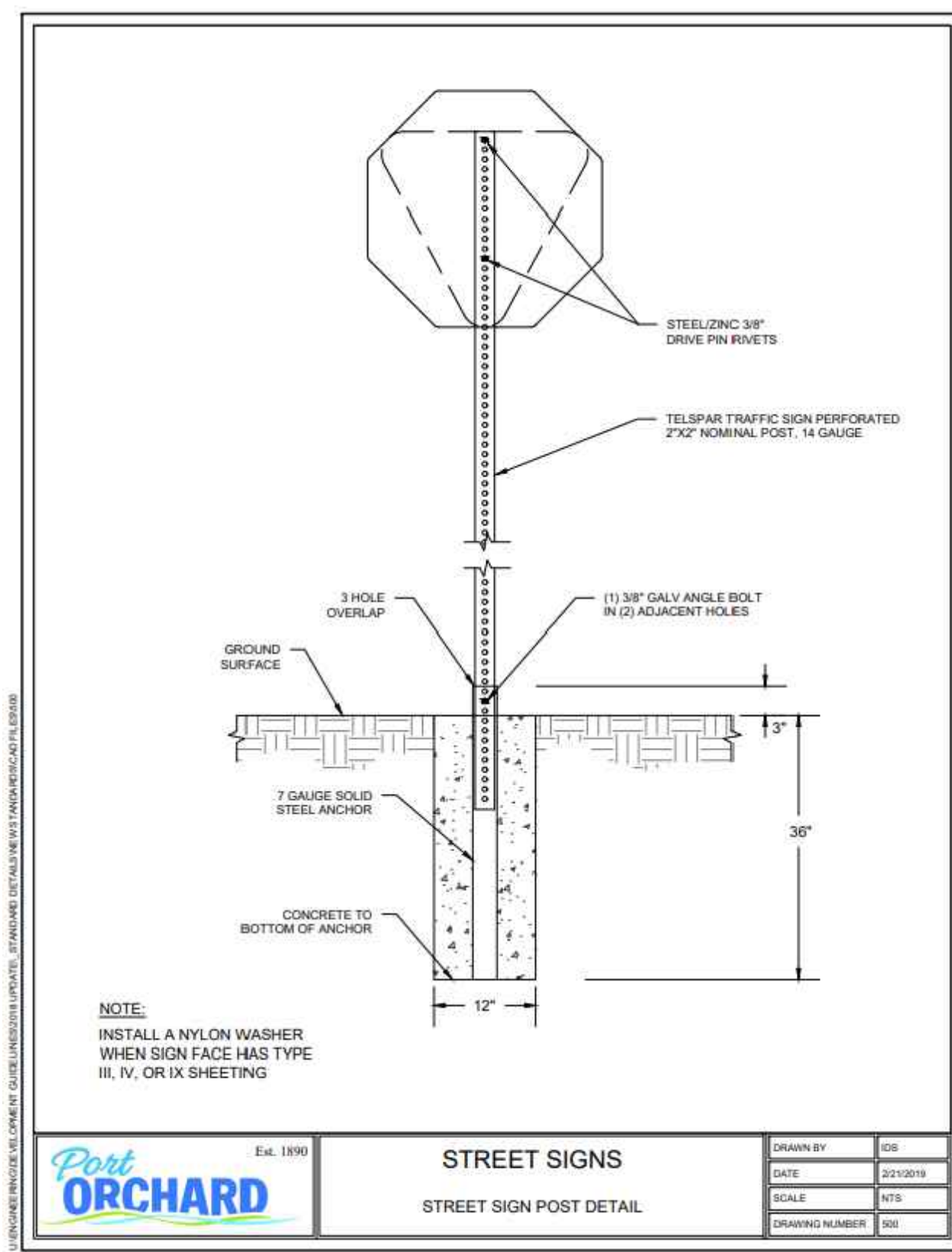
STANDARD ROAD DETAILS

DATE
3/17/2023
DRAWING NO.
9416RIDGE
SHEET 11 OF 25

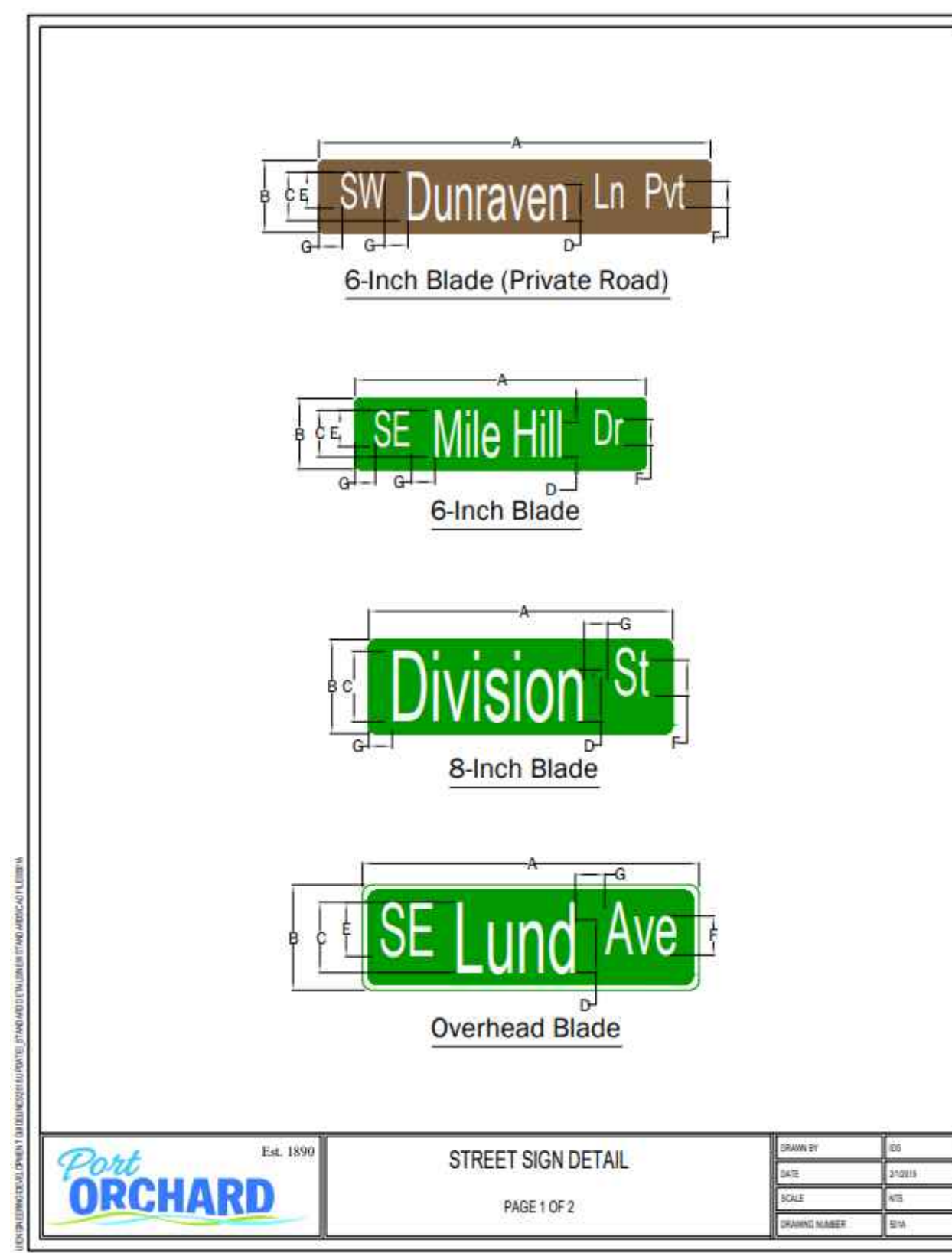
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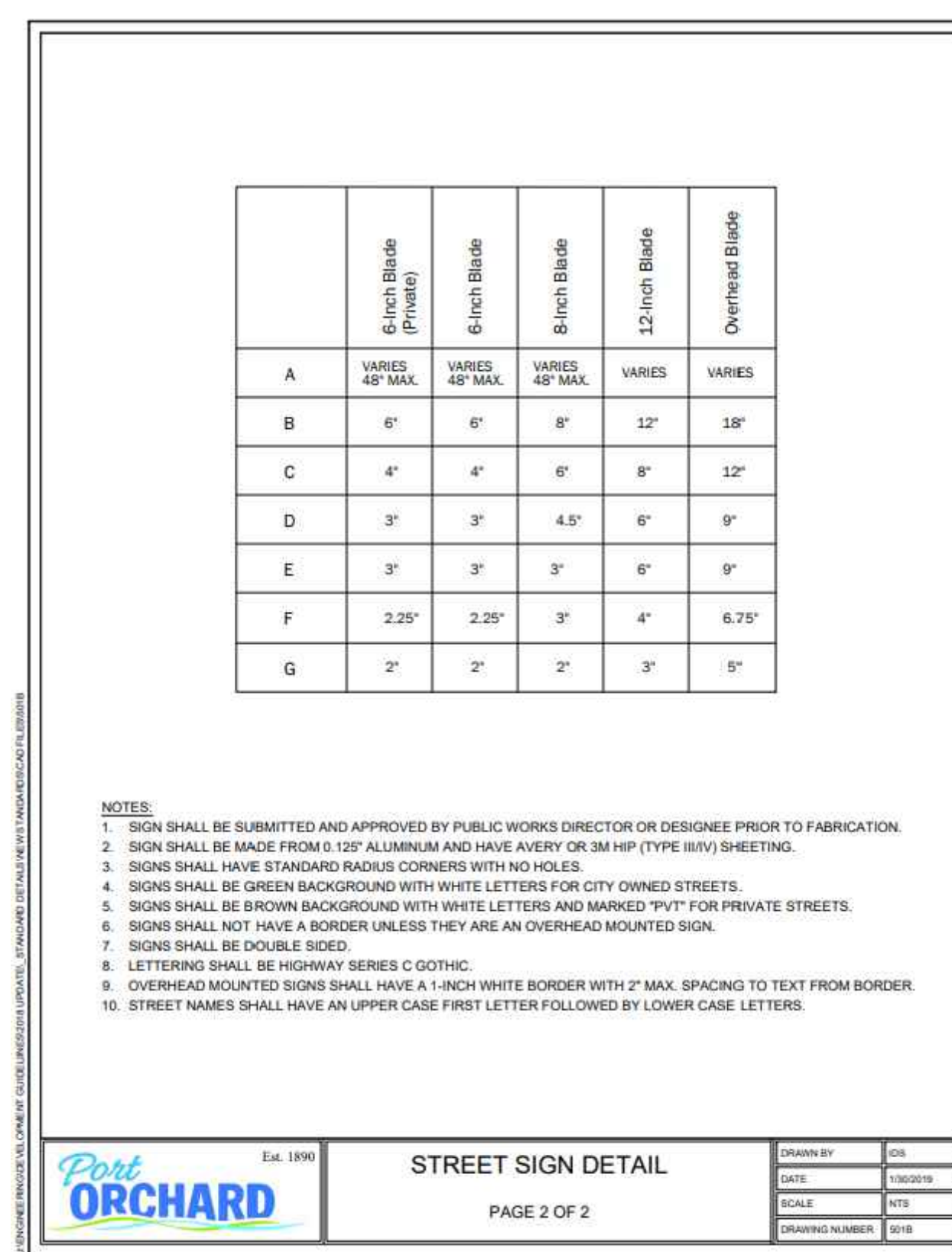
DRAWN AE	SALSBUURY	18300 Central Avenue Corson, CA 90746-4008 Phone: (800) 624-5269 Fax: (800) 624-5299 email: engineering@mailboxes.com	CLUSTER BOX UNITS 3300 SERIES "F" CBUs AVAILABLE FOR USPS ACCESS OR PRIVATE ACCESS	(16) MAILBOXES (1) OUTGOING MAIL COMPARTMENT (2) PARCEL LOCKERS	MODEL 3316 DRAWING NO. CAD_3316
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Port ORCHARD	Est. 1890	STREET SIGNS	DRAWN BY GSE
		STREET SIGN POST DETAIL	DATE 3/21/2019
			SCALE N/A
			DRAWING NUMBER 001

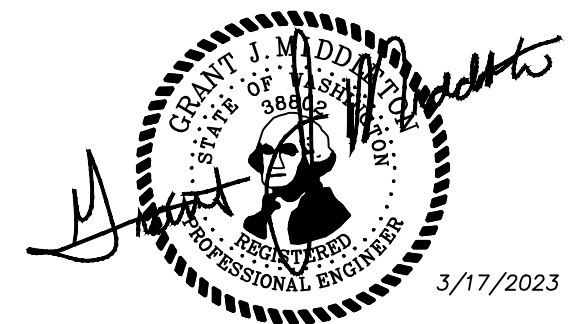


Port ORCHARD	Est. 1890	STREET SIGN DETAIL	DRAWN BY GSE
		PAGE 1 OF 2	DATE 3/21/2019
			SCALE N/A
			DRAWING NUMBER 016



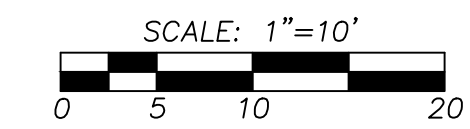
Port ORCHARD	Est. 1890	STREET SIGN DETAIL	DRAWN BY GSE
		PAGE 2 OF 2	DATE 3/21/2019
			SCALE N/A
			DRAWING NUMBER 016

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



THE RIDGE AT STETSON HEIGHTS

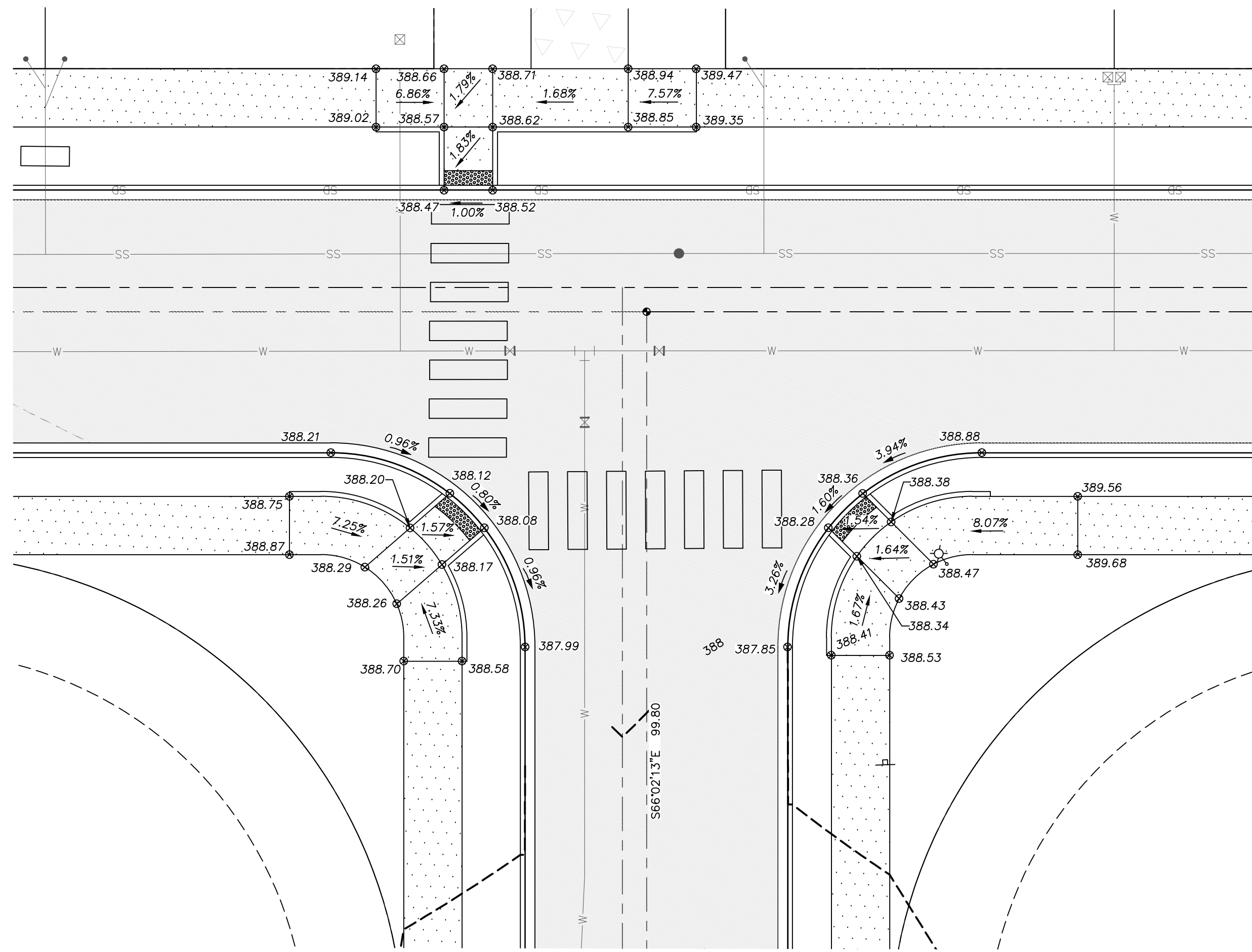
NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA
INTERSECTION DETAIL



JOB NUMBER
9416
SCALE
DESIGNED G.M.
DRAWN G.M.
CHECKED G.M.
PROPOSED:
SHOR, LLC
27375 SW PARKWAY AVE.
WILSONVILLE, OR 97070
CONTACT: JEFF BIVENS
PH: (503) 655-7933

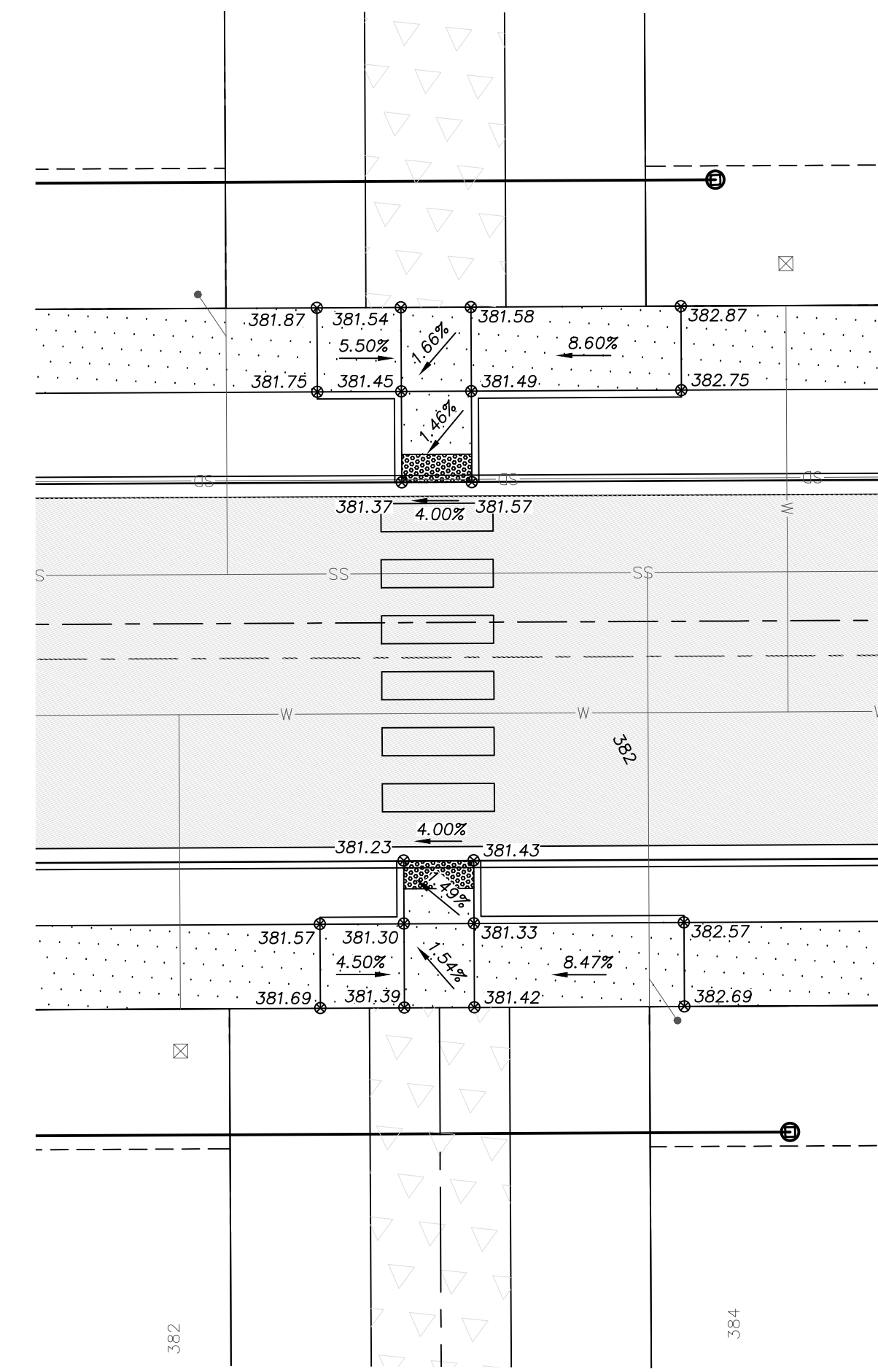
LARSON and ASSOCIATES
surveys, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA 98444 (253) 474-3404

INTERSECTION DETAIL
DATE
3/17/2023
DRAWING NO.
9416RIDGE
SHEET 12 OF 25



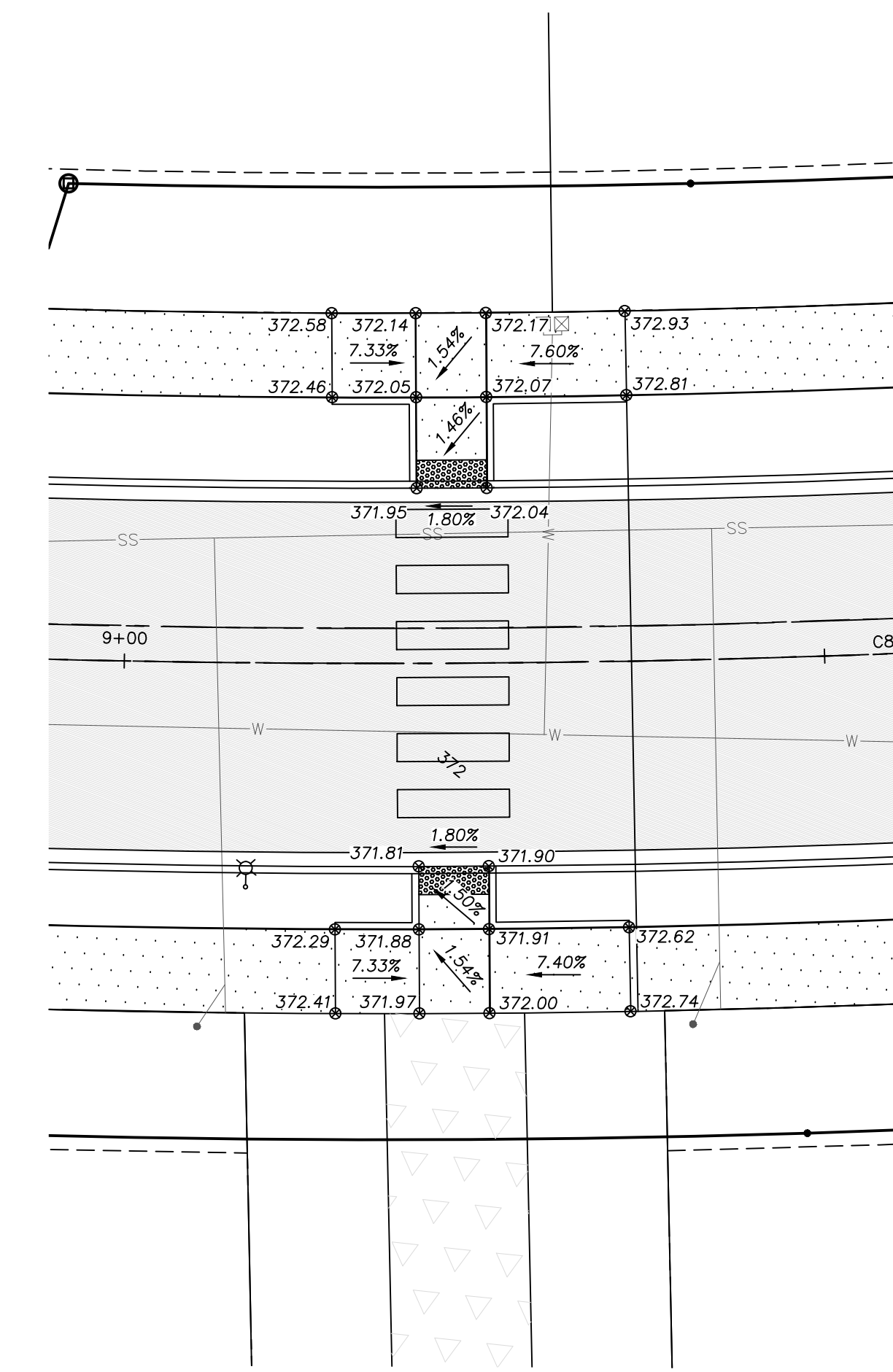
INTERSECTION OF IVANOFF LANE SW + NW REBEL ST

HORIZONTAL SCALE: 1"=10'
NOTE: SPOT ELEVATIONS ALONG CURB ARE AT GUTTER FLOW LINE



CROSS WALK IVANOFF LANE SW

HORIZONTAL SCALE: 1"=10'
NOTE: SPOT ELEVATIONS ALONG CURB ARE AT GUTTER FLOW LINE



CROSS WALK ADDISON RD SW

HORIZONTAL SCALE: 1"=10'
NOTE: SPOT ELEVATIONS ALONG CURB ARE AT GUTTER FLOW LINE

PURSUANT TO RCW 58.24.040 (8) AND WAC 332-120, BEFORE REMOVING OR DESTROYING ANY MONUMENT ON THE BOUNDARY OF ANY EASEMENT, RIGHT OF WAY, LOT, TRACT, OR PARCEL OF REAL PROPERTY; A CONTROLLING POINT FOR A PLAT; OR A POINT WHICH IS A GENERAL LAND OFFICE SURVEY CORNER, THE APPLICATION REQUIRED BY THIS CHAPTER SHALL BE SUBMITTED, SIGNED AND SEALED BY A LAND SURVEYOR OR ENGINEER AS DEFINED IN THIS CHAPTER.

UTILITY CONFLICT NOTE:

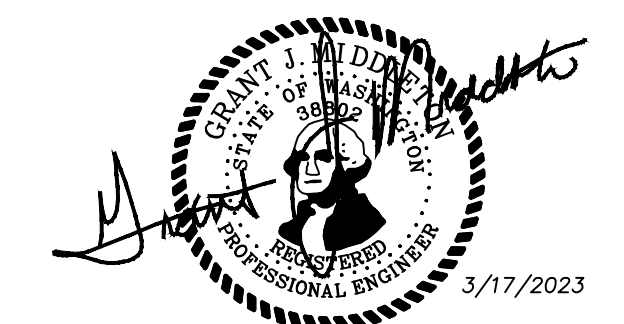
CAUTION:

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL BEFORE YOU DIG

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REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

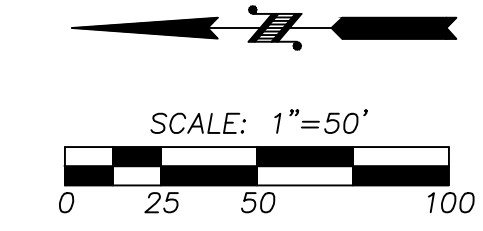


INT

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA
HORIZONTAL CONTROL

JOB NUMBER
9416
SCALE
DESIGNED G.M.
DRAWN JDN
CHECKED G.M.
HOR. 1"=50'
VERT. N/A



STRUCTURE NAME	NORTHING	EASTING
CB#1 TYPE I	185972.1122	1187372.6047
CB#2 TYPE I	186094.1416	1187439.2979
CB#3 TYPE I	186107.4300	1187415.7943
CB#4 TYPE I	186291.3721	1187545.1290
CB#5 TYPE IL	186369.0677	1187563.3379
CB#6 TYPE IL	186372.9692	1187536.6213
CB#7 TYPE IL	186669.6760	1187581.6196
CB#16 TYPE I	185991.5413	1187056.0628
CB#17 TYPE I	185981.5052	1187081.1282
CB#18 TYPE I	186251.0613	1187169.6313
CB#19 TYPE IL	186239.8887	1187194.2113
CB#20 TYPE I	186410.9382	1187264.5221
CB#21 TYPE II 48"	186398.9639	1187288.7216
CB#22 TYPE II 48"	186484.2500	1187316.5548
CB#23 TYPE II 48"	186573.9293	1187319.0108
CB#24 TYPE I	186650.1381	1187271.8362

Curve #	Length	Radius	Delta
C1	131.20	355.00	211°0'28"
C2	56.39	926.06	3°29'21"
C6	26.67	250.00	6°06'44"
C7	121.96	330.00	211°0'28"
C8	228.09	950.00	13°45'24"
C9	298.08	300.00	56°55'42"
C10	82.44	500.00	9°26'51"
C11	44.88	500.00	5°08'35"
C16	24.00	240.64	5°42'53"
C17	29.34	290.48	5°47'10"
C18	2.79	305.00	0°31'27"
C19	59.61	305.00	11°11'51"
C20	50.32	305.00	9°27'10"
C21	2.62	975.00	0°09'14"
C22	40.01	975.00	2°21'05"
C23	41.44	975.00	2°26'06"
C24	44.84	925.00	2°46'38"
C25	44.86	925.00	2°46'43"
C26	44.85	925.00	2°46'42"
C29	40.00	975.00	2°21'03"
C30	40.00	975.00	2°21'03"
C31	13.80	55.00	14°22'43"
C32	6.27	25.00	14°22'43"
C33	12.00	45.00	15°16'36"
C34	4.00	15.00	15°16'36"
C35	49.35	325.00	8°41'58"

Curve #	Length	Radius	Delta
C36	40.03	325.00	7°03'22"
C37	40.03	325.00	7°03'22"
C38	40.03	325.00	7°03'22"
C39	40.03	325.00	7°03'22"
C40	45.02	325.00	7°56'16"
C41	35.03	325.00	6°10'29"
C42	33.42	325.00	5°53'33"
C43	15.63	475.00	1°53'06"
C44	50.71	475.00	6°06'59"
C45	11.99	475.00	1°26'45"
C46	11.72	475.00	1°24'50"
C47	30.92	475.00	3°43'45"
C81	36.71	525.00	4°00'22"
C83	46.13	35.00	75°30'36"
C84	6.33	5.00	72°31'55"
C85	44.31	35.00	72°31'55"
C86	6.59	5.00	75°30'36"
C87	24.56	524.76	2°40'56"
C88	40.01	524.73	4°22'07"
C89	21.99	525.00	2°24'00"
C90	36.81	275.00	7°40'06"
C91	53.08	275.00	11°03'36"
C92	53.08	275.00	11°03'36"
C93	53.15	275.00	11°04'24"
C94	77.11	275.00	16°04'00"

Line #	Length	Direction
L1	45.23	S70°03'50"E
L2	40.00	S65°07'55"E
L3	16.19	N60°30'02"W
L4	39.60	N10°10'57"E
L5	40.00	N24°36'02"E
L6	40.00	N21°49'20"E
L7	40.00	N19°02'38"E
L25	20.00	S26°39'30"W
L26	40.05	S26°39'30"W
L27	40.00	S26°49'49"W
L28	40.00	S28°55'40"W
L29	40.00	S31°33'44"W
L30	40.00	S34°11'49"W
L31	40.08	S36°50'03"W
L32	39.92	S38°12'06"W
L33	40.00	S39°06'50"W
L34	40.00	S43°37'23"W
L35	40.00	N48°30'03"E
L36	40.00	N53°22'43"E
L37	53.34	N58°45'56"E

Line #	Length	Direction
L38	50.00	N66°11'31"E
L39	55.35	S71°20'57"W
L40	40.00	S77°36'48"W
L41	40.00	S82°29'27"W
L42	40.00	S87°22'06"W
L43	40.07	N87°46'27"W
L44	59.94	N81°56'49"W
L45	50.00	N75°34'46"W
L46	21.41	N14°25'14"E
L47	74.26	N33°07'39"E
L52	21.41	N14°25'14"E
L53	4.51	N8°18'30"E
L54	6.24	N29°28'58"E
L56	44.10	N19°15'12"E
L57	44.10	N21°39'48"E
L58	1.56	S81°35'47"E
L59	1.56	S81°35'47"E
L60	48.78	N26°06'51"E
L61	44.11	N28°09'23"E
L62	40.27	N29°28'06"E

Line #	Length	Direction
L63	40.00	N29°27'50"E
L64	40.00	N25°30'40"E
L65	39.99	N14°19'57"E
L66	40.00	N8°25'12"E
L67	50.01	N9°35'30"E
L68	3.00	N87°22'06"E
L69	5.65	N82°29'27"E
L70	50.03	S18°28'36"E
L71	52.31	N11°34'28"W
L72	52.31	N4°31'05"W
L73	52.31	N2°32'17"E
L74	52.31	N9°35'40"E
L75	57.30	N16°57'30"E
L76	47.32	S24°04'46"W
L77	50.28	S30°34'04"W
L78	40.01	S28°11'04"W
L79	39.99	S23°50'44"W
L80	40.01	S22°16'59"W
L81	53.19	N23°18'23"E
L82	45.98	S19°48'06"W

Line #	Length	Direction
L83	6.57	N33°07'39"E
L90	16.22	S33°07'39"W
L91	15.44	S23°40'49"W
L92	16.43	S66°19'11"E
L93	16.89	S63°20'30"E
L94	5.00	S26°39'30"W
L95	5.00	S26°39'30"W
L96	16.89	N63°20'30"W
L97	16.43	N66°19'11"W
L98	45.88	S23°38'31"W
L99	44.21	S20°47'02"W
L108	26.89	N32°33'43"W
L109	33.77	N21°2'08"W
L110	33.73	N8°51'50"E
L111	33.73	N19°55'25"E
L112	39.62	N30°51'37"E
L113	40.00	N33°07'39"E
L114	44.19	N32°25'00"E
L115	51.30	N28°18'43"E
L116	41.00	N24°29'24"E

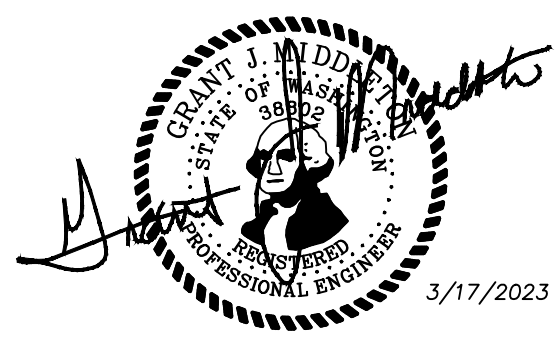
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REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA 98444 (253) 474-3404
CONTACT: JEFF BIVENS

HORIZONTAL CONTROL

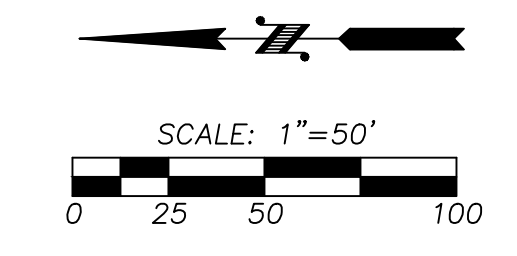
DATE
3/17/2023
DRAWING NO.
9416RIDGE
SHEET 13 OF 25

HC1

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA
HORIZONTAL CONTROL

JOB NUMBER
9416
SCALE
DESIGNED G.M.
DRAWN JDN
CHECKED G.M.
PROPOSED:
SHOR, LLC
27375 SW PARKWAY AVE.
WILSONVILLE, OR 97070
CONTACT: JEFF BIVENS
PH: (503) 655-7933



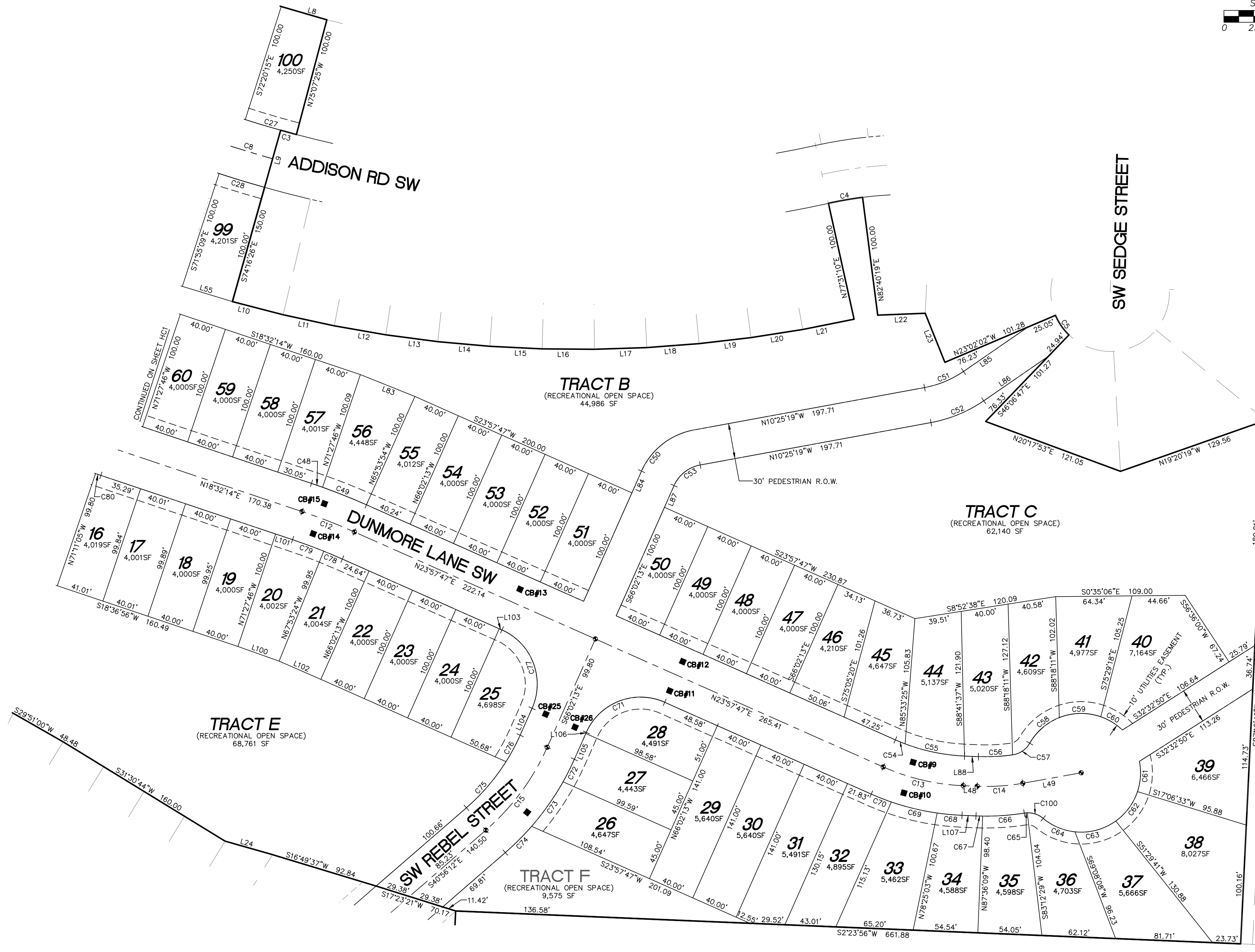
CATCH BASIN COORDINATE TABLE		
STRUCTURE NAME	NORTHING	EASTING
CB#9 TYPE I	185282.9353	1186794.2573
CB#10 TYPE I	185290.7614	1186768.4164
CB#11 TYPE I	185487.9618	1186854.3833
CB#12 TYPE I	185476.9957	1186879.0561
CB#13 TYPE I	185614.0667	1186939.9785
CB#14 TYPE I	185788.2812	1186986.7743
CB#15 TYPE I	185778.9164	1187012.0982
CB#25 TYPE I	185592.4337	1186834.7669
CB#26 TYPE I	185567.7610	1186823.8009

Parcel Line Table		
Line #	Length	Direction
L8	40.00	N16°15'56"E
L9	50.00	S74°16'12"E
L10	44.10	N14°33'03"E
L11	44.10	N12°12'01"E
L12	44.10	N9°50'59"E
L13	44.10	N7°29'57"E
L14	44.10	N5°08'55"E
L15	44.10	N2°47'53"E
L16	44.10	N0°26'51"E
L17	44.10	N1°54'11"W
L18	44.10	N4°15'13"W
L19	44.10	N6°36'15"W
L20	44.10	N8°57'17"W
L21	44.10	N11°18'19"W
L22	40.00	N2°12'41"E
L23	44.56	N68°08'53"E
L24	39.98	S15°56'08"W

Parcel Line Table		
Line #	Length	Direction
L48	11.76	N2°24'28"E
L49	50.00	N10°10'13"W
L55	44.12	N16°54'07"E
L83	49.47	S21°48'32"W
L84	20.04	N66°02'13"W
L85	66.08	N34°32'49"W
L86	66.20	N34°32'49"W
L87	20.04	N66°02'13"W
L88	11.76	N2°24'28"E
L100	36.84	S19°26'44"W
L101	15.08	S18°32'14"W
L102	38.39	S23°39'27"W
L103	2.50	S23°57'47"W
L104	24.80	S66°02'13"E
L105	23.80	S66°02'13"E
L106	1.00	S66°02'13"E
L107	11.76	S2°24'28"W

Curve Table			
Curve #	Length	Radius	Delta
C3	13.72	925.00	0°50'59"
C4	29.23	325.00	5°09'09"
C5	20.14	50.00	23°04'26"
C8	228.09	950.00	13°45'24"
C12	47.35	500.00	5°25'34"
C13	69.60	185.00	21°33'19"
C14	38.56	180.23	12°15'28"
C15	87.62	200.00	25°06'01"
C27	31.15	925.00	1°55'46"
C28	40.02	975.00	2°21'06"
C48	9.95	525.00	1°05'09"
C49	39.77	525.00	4°20'24"
C50	58.24	60.00	55°36'53"
C51	35.79	85.00	24°07'30"
C52	48.42	115.00	24°07'30"
C53	29.12	30.00	55°36'53"
C54	8.92	160.00	3°11'42"
C55	51.27	160.00	18°21'37"
C56	28.84	155.22	10°38'42"
C57	18.10	20.00	51°50'40"
C58	33.53	50.00	38°25'40"
C59	35.69	50.00	40°53'49"

Curve Table			
Curve #	Length	Radius	Delta
C60	21.49	50.00	24°37'13"
C61	25.80	50.00	29°33'55"
C62	31.37	50.00	35°56'37"
C63	36.40	50.00	41°42'34"
C64	29.49	50.00	33°47'46"
C65	2.62	20.00	7°30'25"
C66	35.10	205.24	9°47'58"
C67	5.70	205.24	1°35'29"
C68	21.05	210.00	5°44'36"
C69	39.76	210.00	10°50'51"
C70	18.20	210.00	4°57'52"
C71	78.54	50.00	90°00'00"
C72	21.23	225.00	5°24'22"
C73	45.96	225.00	11°42'16"
C74	31.38	225.00	7°59'23"
C75	51.38	175.00	16°49'18"
C76	25.29	175.00	8°16'43"
C77	78.54	50.00	90°00'00"
C78	16.99	475.00	2°02'56"
C79	28.00	475.00	3°22'38"
C80	4.71	525.00	0°30'51"

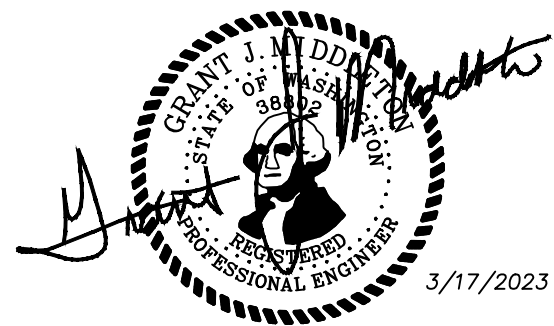


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REVISION BLOCK			
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DATE
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9416RIDGE
SHEET 14 OF 25
HC2

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444
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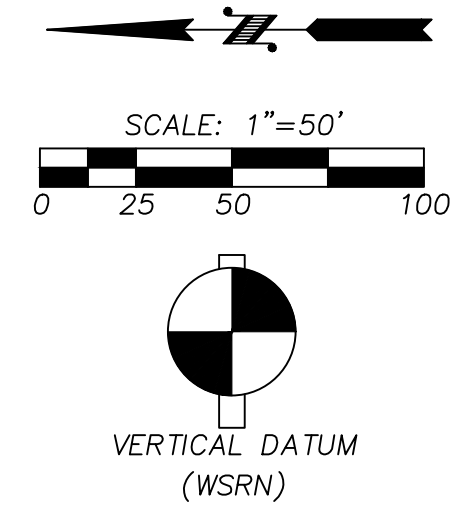
HORIZONTAL CONTROL

CONSTRUCTION NOTE:

- ALL STORM STUBS SHALL BE CONSTRUCTED WITH 6" ADS(N-12) @ 0.50% (MIN.).
- AT END OF ALL STORM STUBS WITHOUT A YARD DRAIN, PROVIDE A 6" CLEANOUT TO SURFACE GRADE WITH PLUG AND 2X4 MARKING STUB LOCATION

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA
YARD DRAIN SHEET



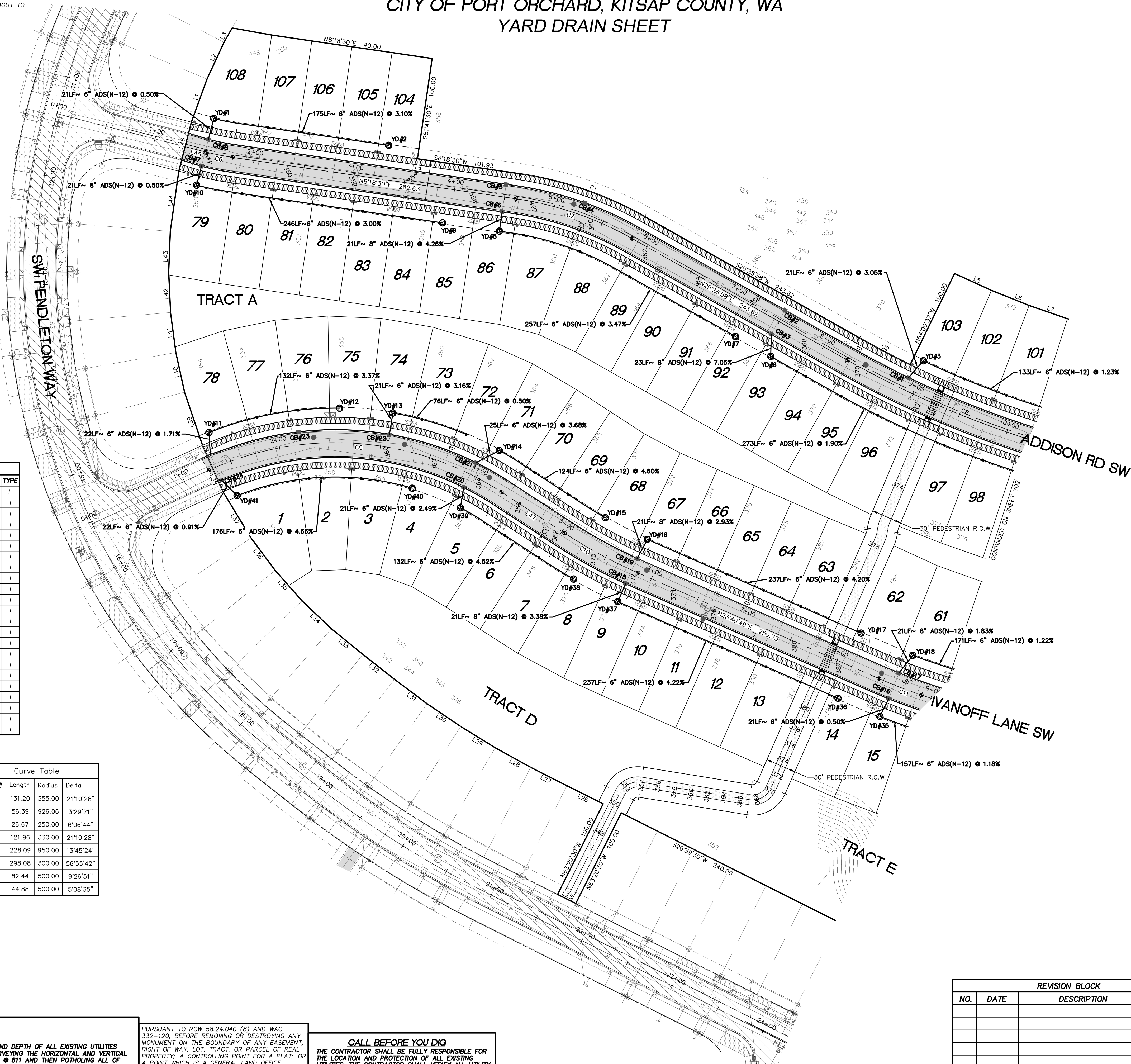
SCALE: 1"=50'
VERTICAL DATUM (WSRN)

CONTOUR INTERVAL=1'
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

HORIZONTAL DATUM
NAD 83/11 WASHINGTON NORTH ZONE
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

LEGEND

- P/L — PROPERTY LINE
- R/W — R/W LINE
- - - EASEMENT LINE
- PROPOSED SANITARY SEWER MANHOLE
- SS — PROPOSED SEWER MAIN
- PROPOSED SANITARY SEWER STUB
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM CATCH BASIN
- SD — PROPOSED STORM MAIN
- PROPOSED STORM STUB
- ▨ PROPOSED SIDEWALK
- - - 456 - - - PROPOSED CONTOUR
- 456 — PROPOSED STREET LIGHT
- ⊙ PROPOSED YARD DRAIN
- ⊙ PROPOSED MONUMENT
- P — PROPOSED SIGN
- PROPOSED CLEANOUT
- - - 456 - - - EXISTING CONTOUR
- 456 — EXISTING EDGE OF PAVEMENT
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING STORM MAIN
- ⊙ EXISTING SANITARY SEWER MANHOLE
- S — 8" — S EXISTING SANITARY SEWER MAIN
- EXISTING CATCH BASIN
- EXISTING POWER POLE
- ⊙ EXISTING WATER GATE VALVE
- ⊙ EXISTING FIRE HYDRANT
- W — 4" — W EXISTING WATER MAIN
- ⊙ EXISTING TELEPHONE RISER
- ⊙ EXISTING POWER J-BOX
- ⊙ EXISTING CABLE J-BOX
- ▨ EXISTING PAVED ROAD
- ▨ EXISTING SIDEWALK
- ▨ EXISTING CONCRETE
- ▨ PROPOSED 10' PEDESTRIAN TRAIL
- ▨ PROPOSED PAVED ROAD



YD#	STATION	OFFSET	RIM (FIELD ADJUST)	I.E.	TYPE
YD#1	1+51.08	34.00'L	348.55	I.E.=345.67 (6"S,W)	I
YD#2	3+29.41	34.00'L	354.10	I.E.=351.10 (6"N)	I
YD#3	8+95.19	34.00'L	372.17	I.E.=368.58 (6"S,W)	I
YD#6	7+59.53	34.00'R	368.12	I.E.=365.12 (6"SW,8"E)	I
YD#7	7+19.53	34.00'R	366.46	I.E.=363.46 (6"N)	I
YD#8	4+49.69	34.00'R	357.54	I.E.=354.54 (6"SE,8"E)	I
YD#9	3+93.22	34.00'R	356.09	I.E.=353.09 (6"N)	I
YD#10	1+51.08	34.00'R	348.68	I.E.=345.71 (6"SE,8"E)	I
YD#11	1+40.47	34.00'L	354.18	I.E.=351.18 (6"NW,SE)	I
YD#12	2+59.16	34.00'L	358.63	I.E.=355.63 (6"N)	I
YD#13	3+06.52	34.00'L	360.79	I.E.=357.79 (6"SE)	I
YD#14	4+06.95	34.00'L	364.67	I.E.=361.67 (6"NW,SW)	I
YD#15	5+30.26	34.00'L	370.38	I.E.=367.38 (6"NE)	I
YD#16	5+80.42	34.00'L	372.50	I.E.=369.50 (6"SW,8"NW)	I
YD#17	8+11.05	34.00'L	382.45	I.E.=379.45 (6"NE)	I
YD#18	8+68.20	34.00'L	384.41	I.E.=381.41 (6"SW,8"NW)	I
YD#35	8+60.05	34.00'R	384.20	I.E.=381.24 (6"SE,SW)	I
YD#36	8+16.05	34.00'R	382.66	I.E.=379.66 (6"NE)	I
YD#37	5+79.12	34.00'R	372.67	I.E.=369.67 (6"SW, 8"SE)	I
YD#38	5+33.39	34.00'R	370.33	I.E.=367.33 (6"NE)	I
YD#39	3+99.95	34.00'R	364.36	I.E.=361.36 (6"SE,SW)	I
YD#40	3+24.04	34.00'R	362.36	I.E.=359.36 (6"N)	I
YD#41	1+43.48	34.00'R	354.15	I.E.=351.15 (6"NE,SE)	I

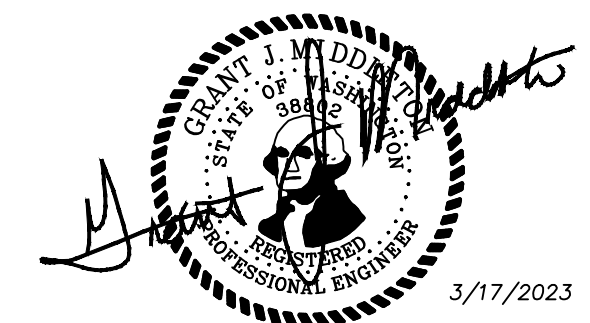
Parcel Line Table			Parcel Line Table			Curve Table			
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	45.23	S70°03'50"E	L34	40.00	S43°37'23"W	C1	131.20	355.00	21°10'28"
L2	40.00	S65°07'55"E	L35	40.00	N48°30'03"E	C2	56.39	926.06	3°29'21"
L3	16.19	N60°30'02"W	L36	40.00	N53°22'43"E	C6	26.67	250.00	6°06'44"
L4	40.00	N24°36'02"E	L37	53.34	N58°45'56"E	C7	121.96	330.00	21°10'28"
L5	40.00	N21°49'20"E	L38	50.00	N66°11'31"E	C8	228.09	950.00	13°45'24"
L6	40.00	N19°02'38"E	L39	55.35	S71°20'57"W	C9	298.08	300.00	56°55'42"
L7	20.00	S26°39'30"W	L40	40.00	S77°36'48"W	C10	82.44	500.00	9°26'51"
L8	40.05	S26°39'30"W	L41	40.00	S82°29'27"W	C11	44.88	500.00	5°08'35"
L9	40.00	S26°49'49"W	L42	40.00	S87°22'06"W				
L10	40.00	S28°55'40"W	L43	40.07	N87°46'27"W				
L11	40.00	S31°33'44"W	L44	59.94	N81°56'49"W				
L12	40.00	S34°11'49"W	L45	50.00	N75°34'46"W				
L13	40.08	S36°50'03"W	L46	21.41	N14°25'14"E				
L14	39.92	S38°12'06"W	L47	74.26	N33°07'39"E				
L15	40.00	S39°06'50"W							

UTILITY CONFLICT NOTE:
CAUTION:
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PURSUANT TO RCW 58.24.040 (8) AND WAC 332-120, BEFORE REMOVING OR DESTROYING ANY MONUMENT ON THE BOUNDARY OF ANY EASEMENT, RIGHT OF WAY, LOT, TRACT, OR PARCEL OF REAL PROPERTY, A CONTROLLING POINT FOR A PLAT; OR A POINT WHICH IS A GENERAL LAND OFFICE SURVEY CORNER, THE APPLICATION REQUIRED BY THIS CHAPTER SHALL BE SUBMITTED, SIGNED AND SEALED BY A LAND SURVEYOR OR ENGINEER AS DEFINED IN THIS CHAPTER.

CALL BEFORE YOU DIG
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



JOB NUMBER: 9416
SCALE: 1"=50'
DESIGNED: GJM
DRAWN: JDN
CHECKED: GJM
VERT: N/A

PROPOSED: SHOR, LLC
27375 SW PARKWAY AVE.
WILSONVILLE, OR 97070
CONTACT: JEFF BIVENS
PH: (503) 655-7933

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA 98444 (253) 474-3404

YARD DRAIN

DATE: 3/17/2023
DRAWING NO.: 9416RIDGE
SHEET 15 OF 25

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA
YARD DRAIN SHEET

JOB NUMBER
9416

SCALE
HOR. 1"=50'
VERT. N/A

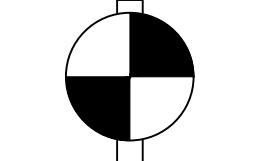
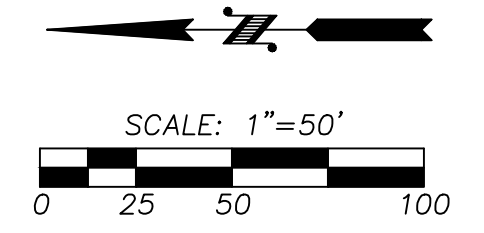
DESIGNED GJM
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LARSON and ASSOCIATES
surveys, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA 98444 (253) 474-3404

YARD DRAIN

DATE
3/17/2023
DRAWING NO.
9416RIDGE
SHEET 16 OF 25



NAVD 88 ESTABLISHED USING GPS RTK ROVER
CONSTRAINED TO THE WASHINGTON STATE
REFERENCE NETWORK (WSRN) STATIONS

CONTOUR INTERVAL=1'
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

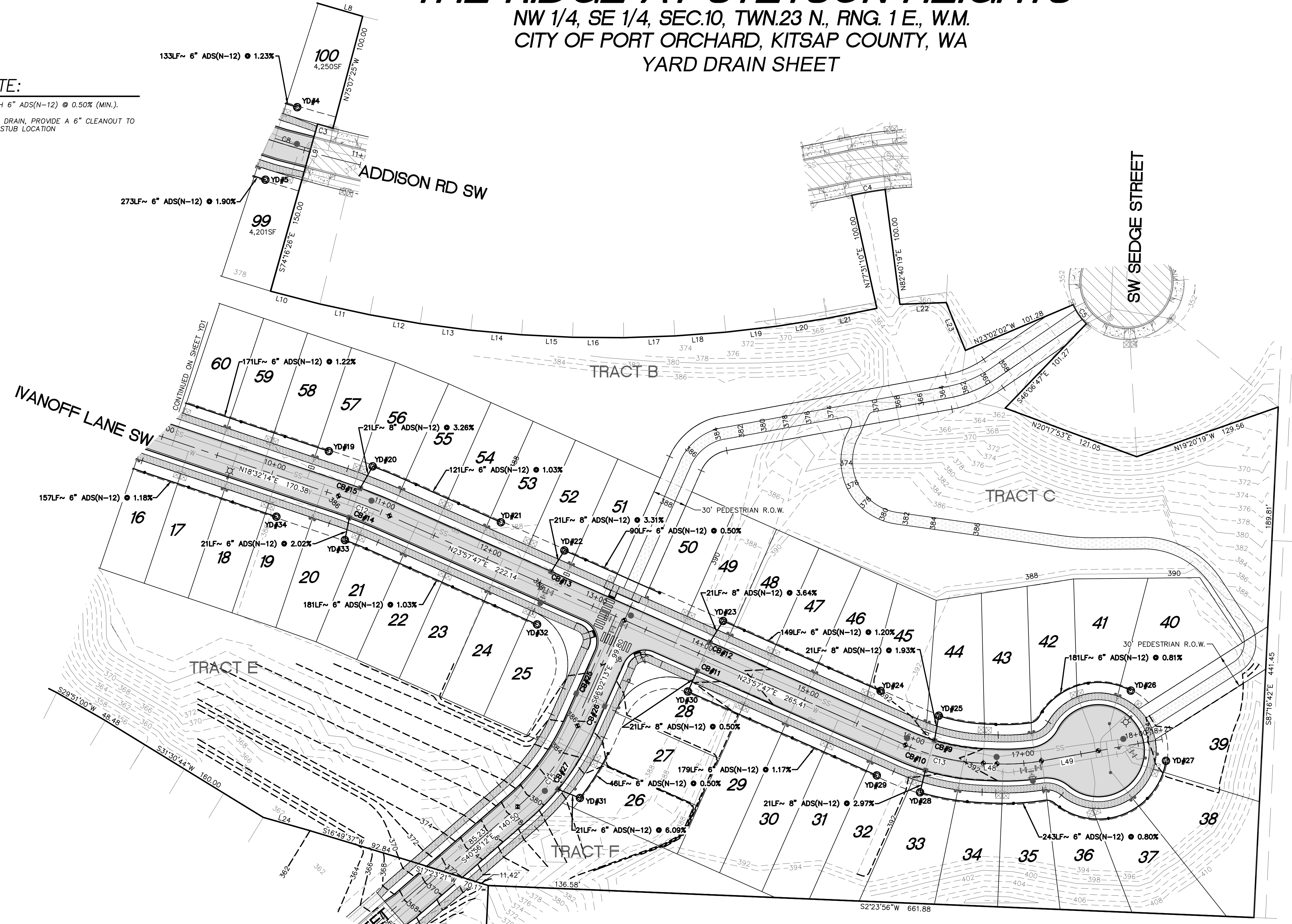
HORIZONTAL DATUM
NAD 83/11 WASHINGTON NORTH ZONE
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE
WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

LEGEND

- - - - - PROPERTY LINE
- - - - - R/W LINE
- - - - - EASEMENT LINE
- PROPOSED SANITARY SEWER MANHOLE
- SS — PROPOSED SEWER MAIN
- SS — PROPOSED SANITARY SEWER STUB
- PROPOSED STORM DRAIN MANHOLE
- SD — PROPOSED STORM MAIN
- SD — PROPOSED STORM STUB
- ▨ PROPOSED SIDEWALK
- - - - - PROPOSED CONTOUR
- ⊙ PROPOSED STREET LIGHT
- ⊙ PROPOSED YARD DRAIN
- PROPOSED MONUMENT
- ⊙ PROPOSED SIGN
- PROPOSED CLEANOUT
- - - - - EXISTING CONTOUR
- - - - - EXISTING EDGE OF PAVEMENT
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING STORM MAIN
- ⊙ EXISTING SANITARY SEWER MANHOLE
- S — EXISTING SANITARY SEWER MAIN
- EXISTING CATCH BASIN
- EXISTING POWER POLE
- ⊙ EXISTING WATER GATE VALVE
- ⊙ EXISTING FIRE HYDRANT
- W — EXISTING WATER MAIN
- ⊙ EXISTING TELEPHONE RISER
- ⊙ EXISTING POWER J-BOX
- ⊙ EXISTING CABLE J-BOX
- ▨ EXISTING PAVED ROAD
- ▨ EXISTING SIDEWALK
- ▨ EXISTING CONCRETE
- ▨ PROPOSED 10' PEDESTRIAN TRAIL
- ▨ PROPOSED PAVED ROAD

CONSTRUCTION NOTE:

- ◆ ALL STORM STUBS SHALL BE CONSTRUCTED WITH 6" ADS(N-12) @ 0.50% (MIN.).
- ◆ AT END OF ALL STORM STUBS WITHOUT A YARD DRAIN, PROVIDE A 6" CLEANOUT TO SURFACE GRADE WITH PLUG AND 2X4 MARKING STUB LOCATION



YARD DRAIN TABLE					
YD#	STATION	OFFSET	RIM (FIELD ADJUST)	I.E.	TYPE
YD#4	10+33.38	34.00'L	373.21	I.E.=370.21 (6"NE)	I
YD#5	10+25.67	34.00'R	373.30	I.E.=370.30 (6"NE)	I
YD#19	10+40.47	34.00'L	386.50	I.E.=383.50 (6"NE)	I
YD#20	10+79.20	34.00'L	386.85	I.E.=383.85 (6"SW,8"NW)	I
YD#21	11+98.11	34.00'L	388.10	I.E.=385.10 (6"NE)	I
YD#22	12+58.11	34.00'L	388.64	I.E.=385.64 (6"SW,8"NW)	I
YD#23	14+08.11	34.00'L	390.21	I.E.=387.21 (6"SW,8"NW)	I
YD#24	15+56.87	34.00'L	392.00	I.E.=389.00 (6"NE)	I
YD#25	16+15.21	34.00'L	392.25	I.E.=389.25 (6"S,8"W)	I
YD#26	18+02.09	46.16'L	393.71	I.E.=390.71 (6"N)	I
YD#27	18+21.24	18+87'R	394.06	I.E.=391.06 (6"W)	I
YD#28	16+19.29	34.00'R	392.12	I.E.=389.12 (6"SW,8"E)	I
YD#29	15+83.60	34.00'R	391.75	I.E.=388.75 (6"NE)	I
YD#30	14+05.01	34.00'R	389.62	I.E.=386.66 (6"SW, 8"E)	I
YD#31	3+24.61	34.00'R	382.76	I.E.=379.76 (6"NE)	I
YD#32	12+62.51	34.00'R	388.55	I.E.=385.55 (6"NE)	I
YD#33	10+79.23	34.00'R	386.68	I.E.=383.68 (6"E,SW)	I
YD#34	10+15.44	34.00'R	386.10	I.E.=383.10 (6"NE)	I

Parcel Line Table		
Line #	Length	Direction
L8	40.00	N16°15'56"E
L9	50.00	S74°16'12"E
L10	44.10	N14°33'03"E
L11	44.10	N12°12'01"E
L12	44.10	N9°50'59"E
L13	44.10	N7°29'57"E
L14	44.10	N5°08'55"E
L15	44.10	N2°47'53"E
L16	44.10	N0°26'51"E
L17	44.10	N1°54'11"W
L18	44.10	N4°15'13"W
L19	44.10	N6°36'15"W
L20	44.10	N8°57'17"W
L21	44.10	N11°18'19"W
L22	40.00	N2°12'41"W
L23	44.56	N68°08'53"E
L24	39.98	S15°56'08"W
L48	11.76	N2°24'28"E
L49	50.00	N10°10'13"W

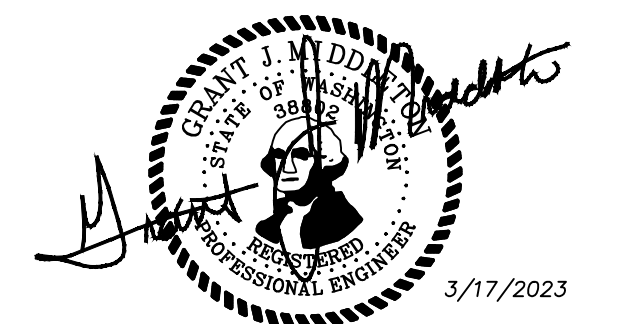
Curve Table			
Curve #	Length	Radius	Delta
C3	13.72	925.00	0°50'59"
C4	29.23	325.00	5°09'09"
C5	20.14	50.00	23°04'26"
C8	228.09	950.00	13°45'24"
C12	47.35	500.00	5°25'34"
C13	69.60	185.00	21°33'19"
C15	87.62	200.00	25°06'01"

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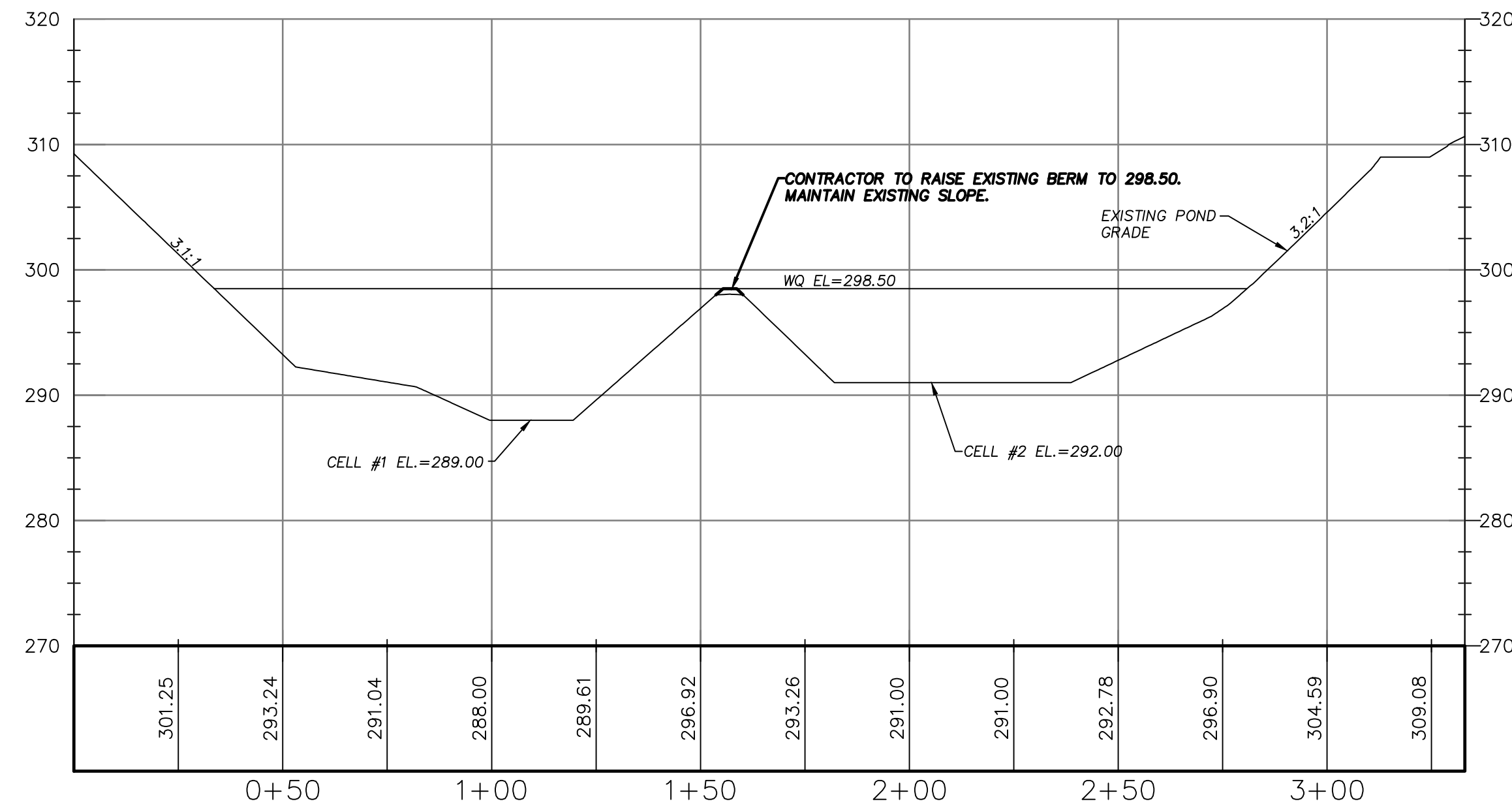
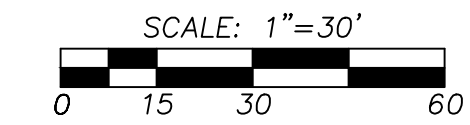
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REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

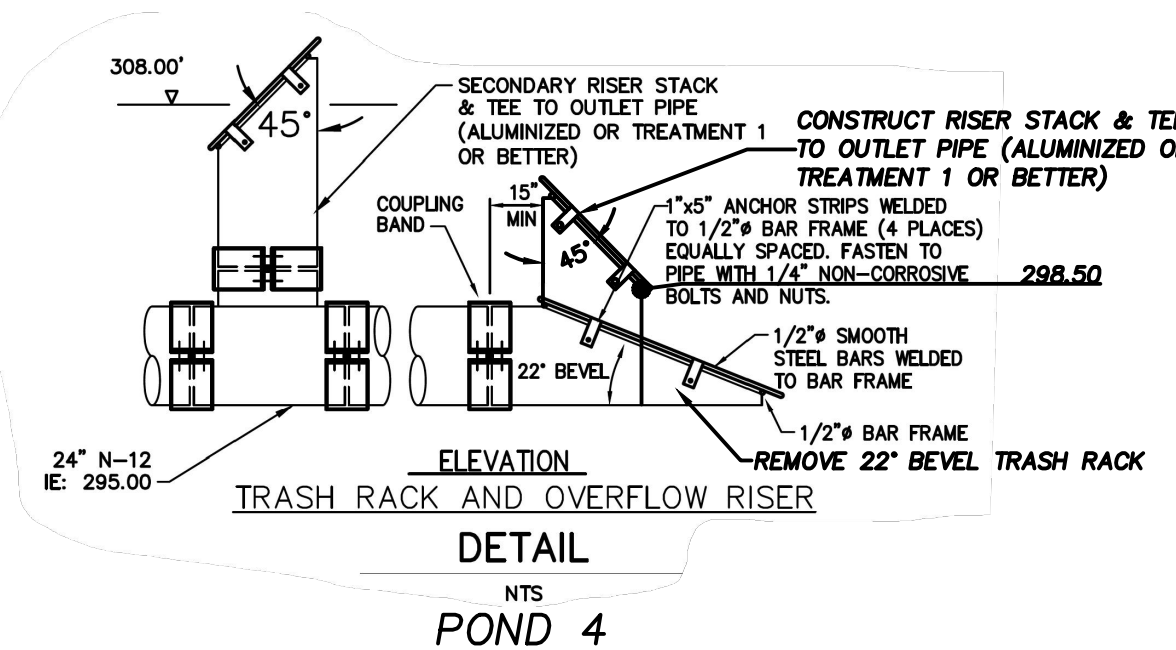
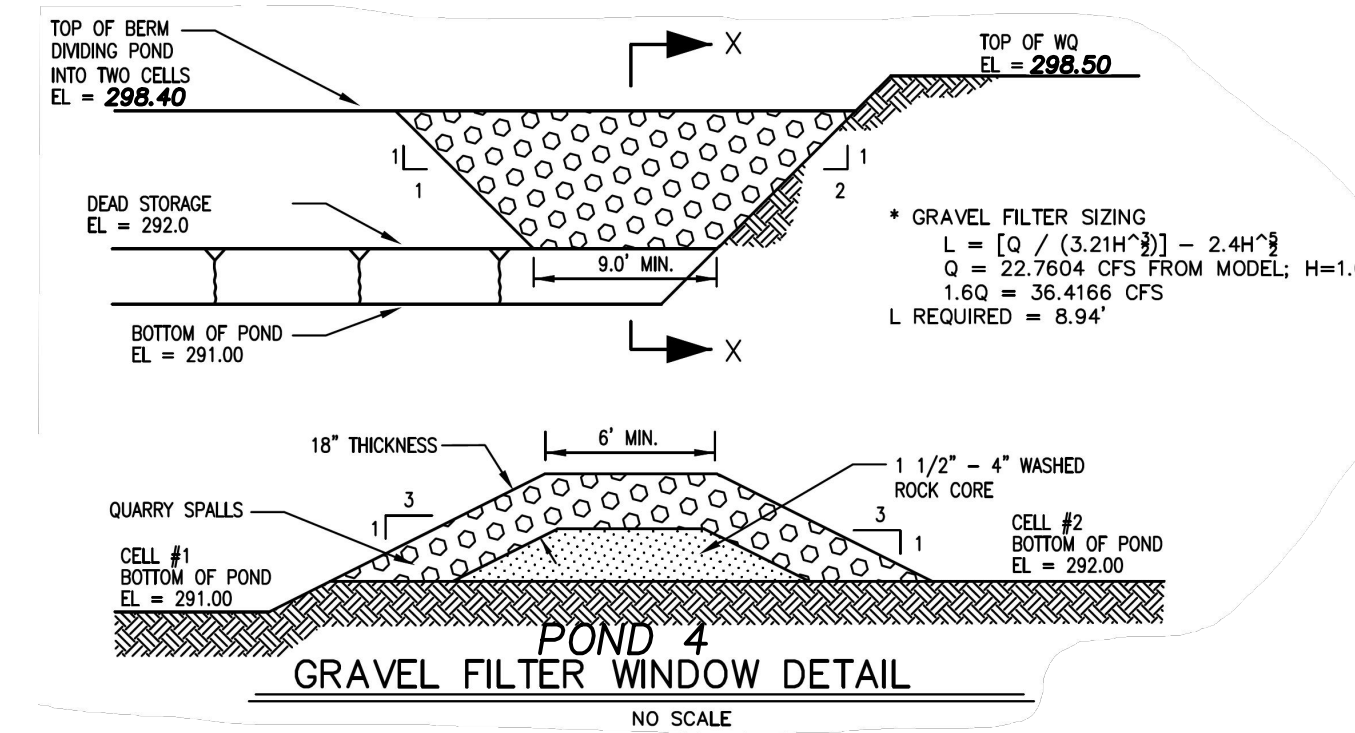
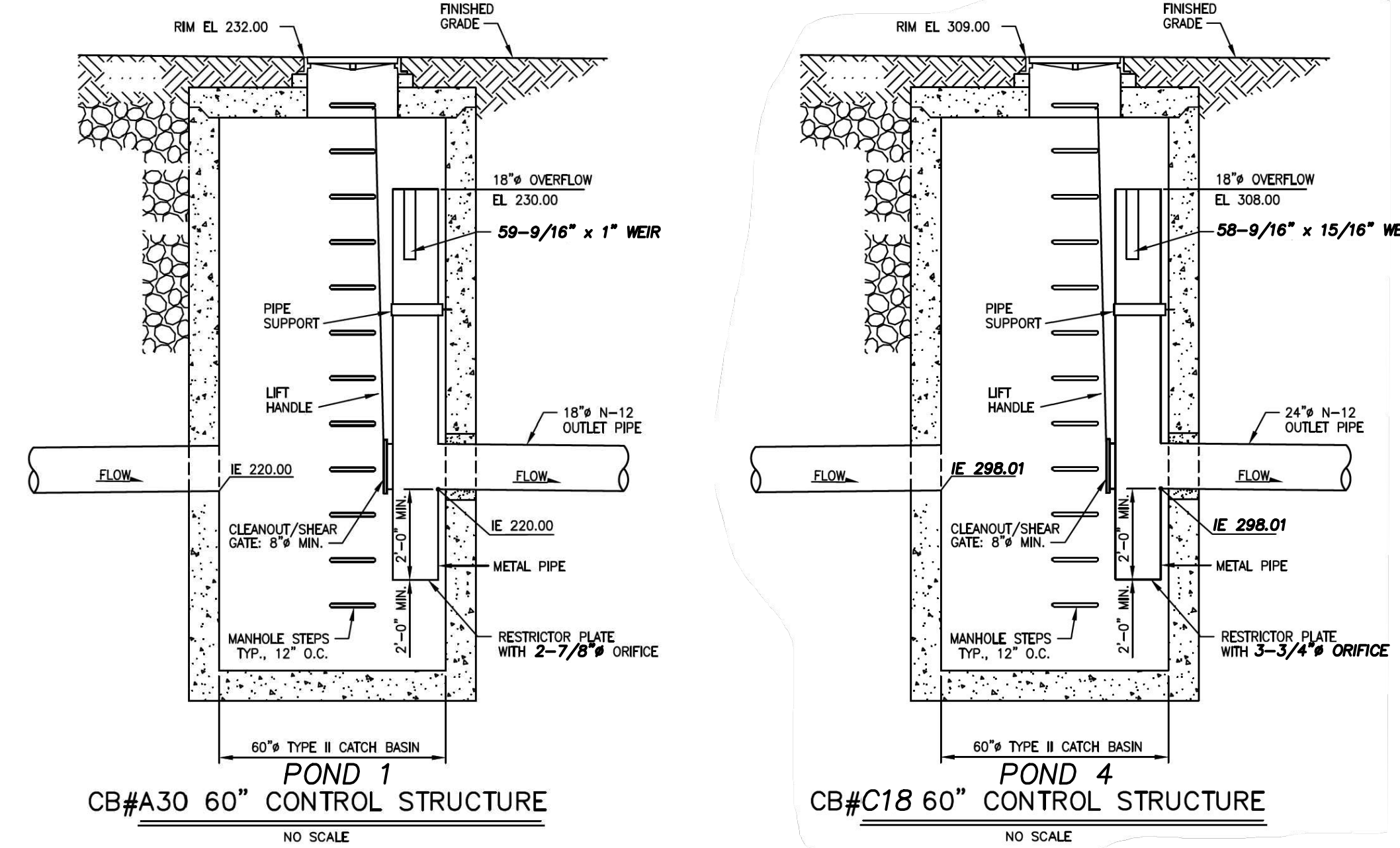


THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA
INTERSECTION DETAIL



**POND 4
PROFILE VIEW**
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'



PURSUANT TO RCW 58.24.040 (8) AND WAC 332-120, BEFORE REMOVING OR DESTROYING ANY MONUMENT ON THE BOUNDARY OF ANY EASEMENT, RIGHT OF WAY, LOT, TRACT, OR PARCEL OF REAL PROPERTY; A CONTROLLING POINT FOR A PLAT; OR A POINT WHICH IS A GENERAL LAND OFFICE SURVEY CORNER, THE APPLICATION REQUIRED BY THIS CHAPTER SHALL BE SUBMITTED, SIGNED AND SEALED BY A LAND SURVEYOR OR ENGINEER AS DEFINED IN THIS CHAPTER.

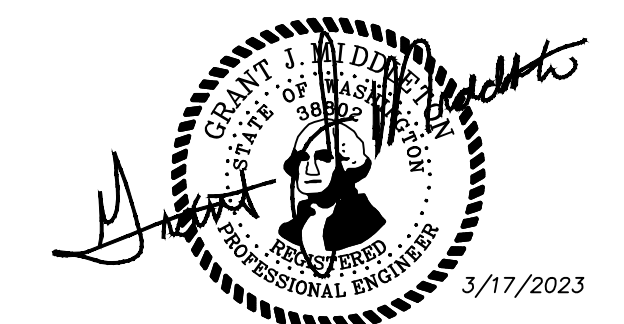
UTILITY CONFLICT NOTE:

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REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



JOB NUMBER	9416
SCALE	HOR. 1"=30' VERT. 1"=10'
DESIGNED G.M.	
DRAWN G.M.	
CHECKED G.M.	

PROPOSER:
SHOR, LLC
27375 SW PARKWAY AVE.
WILSONVILLE, OR 97070
CONTACT: JEFF BIVENS
PH: (503) 655-7933

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA 98444 (253) 474-3404

POND PROFILE AND DETAILS

DATE	3/17/2023
DRAWING NO.	9416RIDGE
SHEET 12 OF 25	

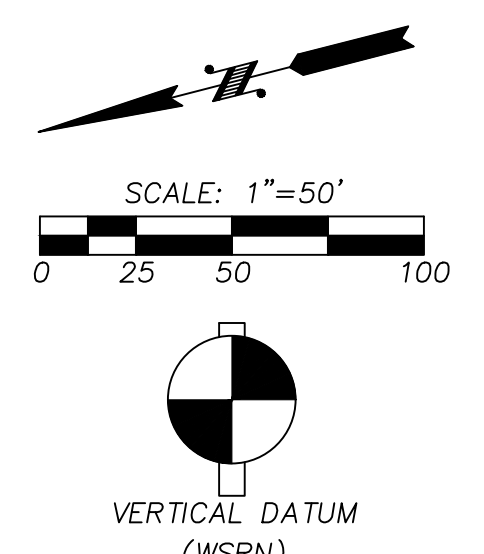
PND

CONSTRUCTION NOTES:

- ◆ MAINTAIN MINIMUM 10'-FOOT HORIZONTAL SEPARATION AND 1.5'-FOOT VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES PER UTILITY SEPARATION SECTION C1-2 ON CITY OF PORT ORCHARD ST. DWG. 800-B ON SHEET W55. WITH CITY INSPECTOR APPROVAL, 5'-FOOT MINIMUM HORIZONTAL SEPARATION IS ALLOWED PER UTILITY SEPARATION SECTION C1-3 PROVIDED UNDISTURBED SOIL IS MAINTAINED BETWEEN WATER AND SEWER UTILITIES.
- ◆ NOT USED
- ◆ NOT USED
- ◆ NOT USED
- ◆ NOT USED
- ◆ NOT USED
- ◆ SEE CITY OF PORT ORCHARD ST. DWG. 860 ON SHEET W56 FOR TYPICAL RESIDENTIAL WATER SERVICE AND METER SET.
- ◆ NOT USED
- ◆ SEE CITY OF PORT ORCHARD STD. DWG. 900 ON SHEET W57 FOR TYPICAL SEWER MAIN TRENCH
- ◆ SEE CITY OF PORT ORCHARD ST. DWG. 920 ON SHEET W57 FOR TYPICAL SEWER MANHOLE. ALL MANHOLES SHALL BE INSTALLED WITH A GU MANHOLE BASE LINER WITH PLASTIC INVERT AND NON-SKID LANDING AREA EMBEDDED IN THE CONCRETE MANHOLE BASE.
- ◆ FOR TYPICAL SINGLE AND DOUBLE RESIDENTIAL SEWER LATERALS, SEE CITY OF PORT ORCHARD ST. DWGS. 941 AND 942, RESPECTIVELY, ON SHEET W58. PROVIDE A MARKER AT THE END OF EACH SEWER LATERAL PER CITY OF PORT ORCHARD ST. DWG. 943 ON SHEET W58

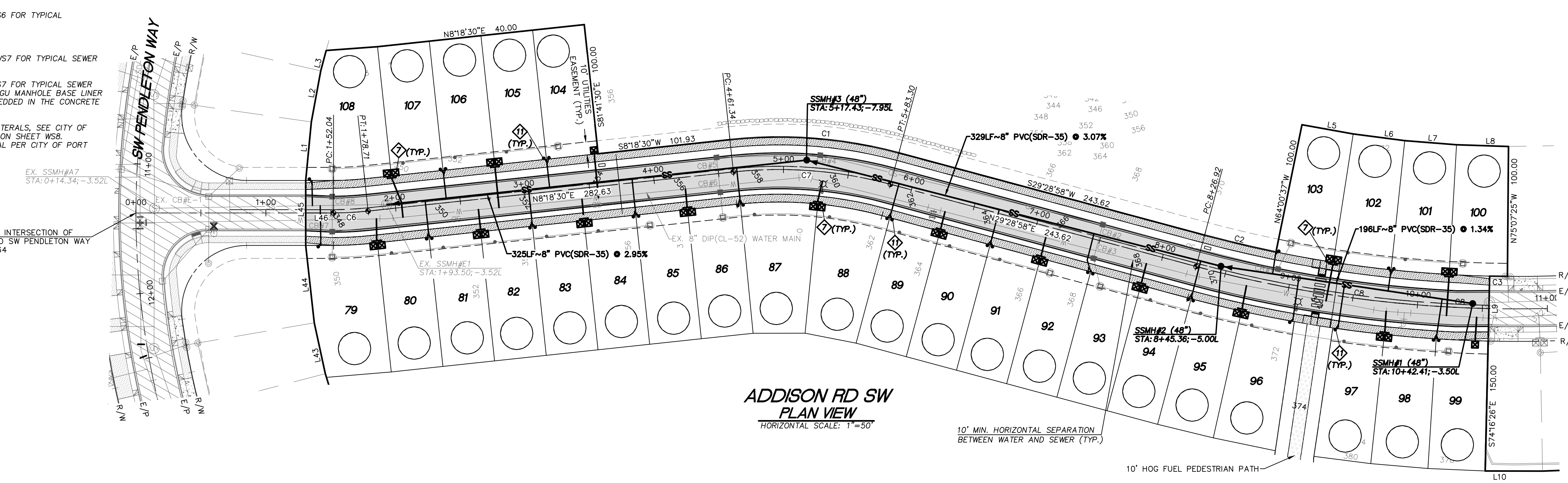
THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA
PUBLIC SANITARY SEWER EXTENSION & WATER PLAN



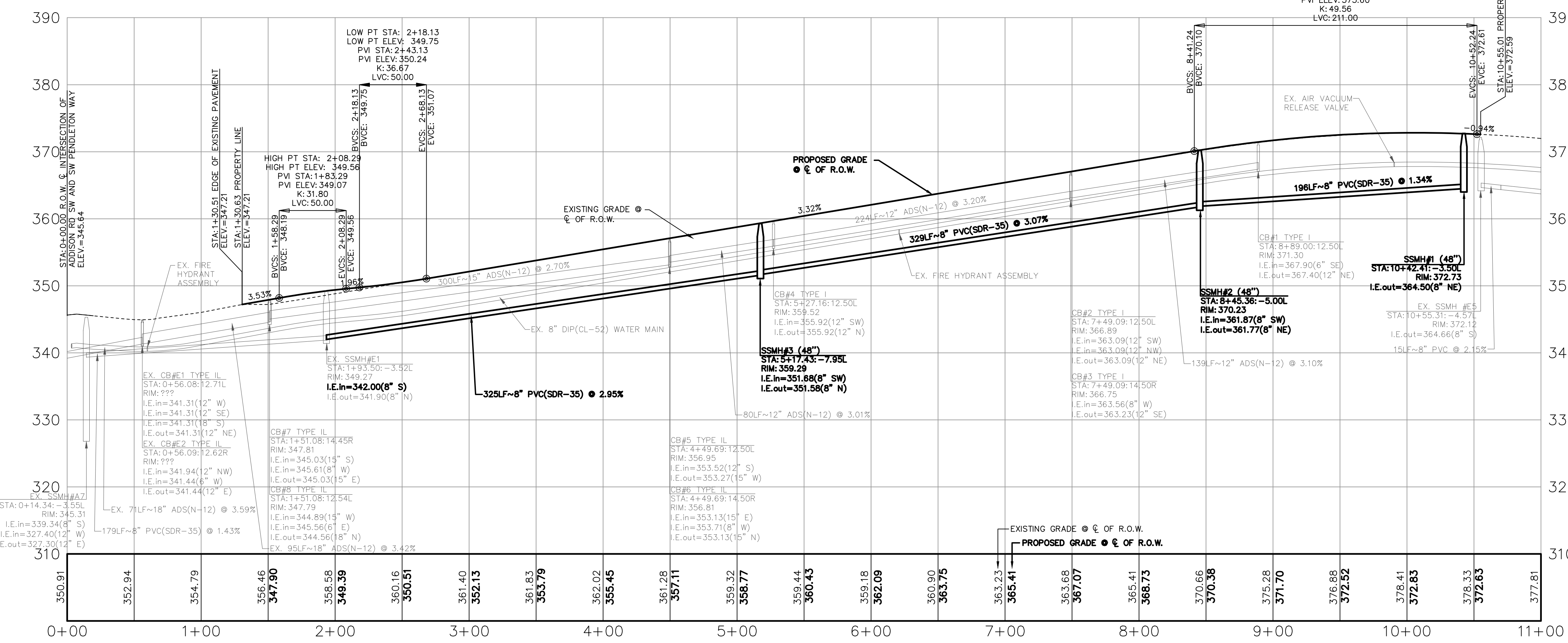
VERTICAL DATUM (WSRN)
NAVD 88 ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS
CONTOUR INTERVAL=1'
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES
HORIZONTAL DATUM
NAD 83/11 WASHINGTON NORTH ZONE ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

- LEGEND**
- P/L — PROPERTY LINE
 - R/W — R/W LINE
 - - - EASEMENT LINE
 - PROPOSED SANITARY SEWER MANHOLE
 - SS — PROPOSED SEWER MAIN
 - PROPOSED SANITARY SEWER STUB
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM CATCH BASIN
 - SD — PROPOSED STORM MAIN
 - S — PROPOSED STORM STUB
 - W — PROPOSED WATER PIPE
 - PROPOSED WATER SERVICE METER
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED SIDEWALK
 - - - 456 - - PROPOSED CONTOUR
 - PROPOSED STREET LIGHT
 - PROPOSED YARD DRAIN
 - PROPOSED MONUMENT
 - PROPOSED SIGN
 - PROPOSED CLEANOUT
 - - - 456 - - EXISTING CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING STORM MANHOLE
 - EXISTING STORM MAIN
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING SANITARY SEWER MAIN
 - EXISTING CATCH BASIN
 - EXISTING POWER POLE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN
 - EXISTING TELEPHONE RISER
 - EXISTING POWER J-BOX
 - EXISTING CABLE J-BOX
 - EXISTING AIR VACUUM RELEASE VALVE
 - EXISTING PAVED ROAD
 - EXISTING SIDEWALK
 - EXISTING CONCRETE
 - PROPOSED 10' PEDESTRIAN TRAIL
 - PROPOSED PAVED ROAD



SAN. SEWER STUB LOCATION TABLE

LOT #	LOCATION
79	STA:1+40.29; 26.00'R
80	STA:2+21.22; 26.00'R
81	STA:2+25.22; 26.00'R
82	STA:3+01.22; 26.00'R
83	STA:3+05.22; 26.00'R
84	STA:3+81.22; 26.00'R
85	STA:3+85.22; 26.00'R
86	STA:4+62.20; 26.00'R
87	STA:4+66.52; 26.00'R
88	STA:5+87.53; 26.00'R
89	STA:5+91.53; 26.00'R
90	STA:6+67.53; 26.00'R
91	STA:6+71.53; 26.00'R
92	STA:7+47.53; 26.00'R
93	STA:7+51.53; 26.00'R
94	STA:8+27.52; 26.00'R
95	STA:8+31.41; 26.00'R
96	STA:9+05.54; 26.00'R
97	STA:9+40.01; 26.00'R
98	STA:10+14.07; 26.00'R
99	STA:10+17.97; 26.00'R
100	EXISTING
101	STA:9+79.01; 26.00'L
102	STA:9+74.90; 26.00'L
103	STA:8+86.89; 26.00'L
104	STA:3+21.41; 26.00'L
105	STA:3+17.41; 26.00'L
106	STA:2+41.41; 26.00'L
107	STA:2+37.41; 26.00'L
108	STA:1+33.48; 26.00'L



Curve Table

Curve #	Length	Radius	Delta
C1	131.20	355.00	21°10'28"
C2	56.39	926.06	3°29'21"
C3	13.72	925.00	0°50'59"
C6	26.67	250.00	6°06'44"
C7	121.96	330.00	21°10'28"
C8	228.09	950.00	13°45'24"

Parcel Line Table

Line #	Length	Direction
L1	45.23	S70°03'50"E
L2	40.00	S65°07'55"E
L3	16.19	N60°30'02"W
L4	40.00	N16°15'56"E
L5	40.00	N24°36'02"E
L6	40.00	N21°49'20"E
L7	40.00	N19°02'38"E
L8	40.00	N16°15'56"E
L9	50.00	S74°16'12"E
L10	44.10	N14°33'03"E
L43	40.07	N87°46'27"W
L44	59.94	N81°56'49"W
L45	50.00	N75°34'46"W
L46	21.41	N14°25'14"E

PURSUANT TO RCW 58.24.040 (8) AND WAC 332-120, BEFORE REMOVING OR DESTROYING ANY MONUMENT ON THE BOUNDARY OF ANY EASEMENT, RIGHT OF WAY, LOT, TRACT, OR PARCEL OF REAL PROPERTY; A CONTROLLING POINT FOR A PLAT; OR A POINT WHICH IS A GENERAL LAND OFFICE SURVEY CORNER, THE APPLICATION REQUIRED BY THIS CHAPTER SHALL BE SUBMITTED, SIGNED AND SEALED BY A LAND SURVEYOR OR ENGINEER AS DEFINED IN THIS CHAPTER.

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

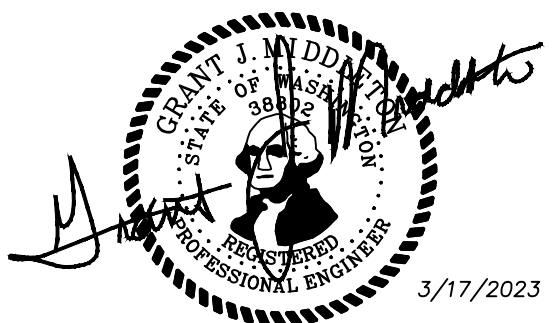
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THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

CALL BEFORE YOU DIG
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

ADDISON RD SW PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY



JOB NUMBER: 9416
SCALE: G.M. DRAWN: JDN CHECKED: GJM
DESIGNED: GJM
DRAWN: JDN
CHECKED: GJM
VERT. 1"=10'
PH: (503) 655-7933
SHOR, LLC
23735 SW PARKWAY AVE.
WILSONVILLE, OR 97070
CONTACT: JEFF BIVENS
PROPONENT:
LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474-3404
ADDISON RD SW PLAN & PROFILE
DATE: 3/17/2023
DRAWING NO.: 9416RIDGE
SHEET 18 OF 25
WS1

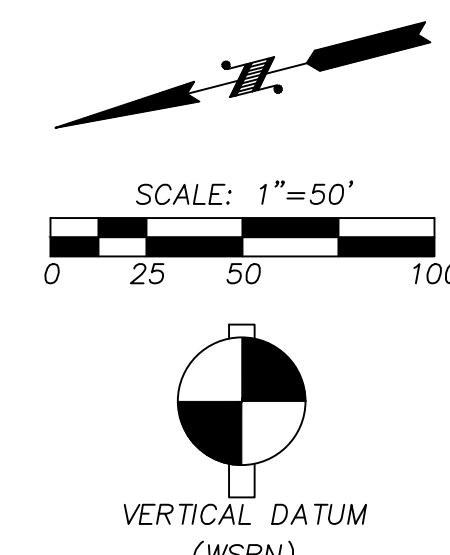
SAN. SEWER STUB LOCATION TABLE	
LOT #	LOCATION
1	STA:2+00.69; 26.00'R
2	STA:2+70.67; 26.00'R
3	STA:2+75.03; 26.00'R
4	STA:3+86.49; 26.00'R
5	STA:3+90.85; 26.00'R
6	STA:4+83.07; 26.00'R
7	STA:4+87.07; 26.00'R
8	STA:5+60.22; 26.00'R
9	STA:5+64.03; 26.00'R
10	STA:6+38.96; 26.00'R
11	STA:6+42.96; 26.00'R
12	STA:7+26.46; 26.00'R
13	STA:7+30.46; 26.00'R
14	STA:8+08.05; 26.00'R
15	STA:8+83.75; 26.00'R
16	STA:8+87.56; 26.00'R
17	STA:9+63.44; 26.00'R
18	STA:9+67.44; 26.00'R
19	STA:10+43.44; 26.00'R
20	STA:10+47.44; 26.00'R
56	STA:10+28.47; 26.00'L
57	STA:10+32.47; 26.00'L
58	STA:9+79.01; 26.00'L
59	STA:9+52.47; 26.00'L
60	STA:9+48.47; 26.00'L
61	STA:8+59.70; 26.00'L
62	STA:8+55.49; 26.00'L
63	STA:7+74.05; 26.00'L
64	STA:6+98.05; 26.00'L
65	STA:6+94.05; 26.00'L
66	STA:6+18.05; 26.00'L
67	STA:6+14.05; 26.00'L
68	STA:5+21.63; 26.00'L
69	STA:5+17.42; 26.00'L
70	STA:4+37.42; 26.00'L
71	STA:4+33.42; 26.00'L
72	STA:3+67.49; 26.00'L
73	STA:3+63.79; 26.00'L
74	STA:2+88.97; 26.00'L
75	STA:2+85.28; 26.00'L
76	STA:2+15.08; 26.00'L
77	STA:2+11.39; 26.00'L
78	STA:1+59.88; 26.00'L

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA
PUBLIC SANITARY SEWER EXTENSION & WATER PLAN

Curve Table			
Curve #	Length	Radius	Delta
C9	298.08	300.00	56°55'42"
C10	82.44	500.00	9°26'51"
C11	44.88	500.00	5°08'35"
C12	47.35	500.00	5°25'34"

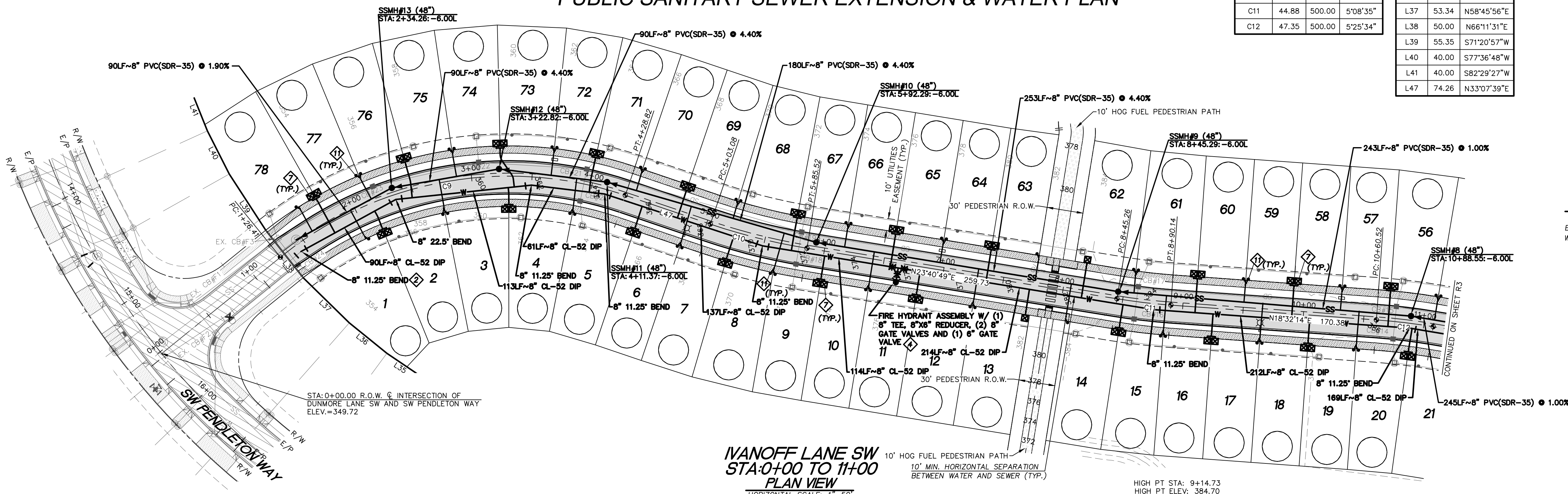
Parcel Line Table		
Line #	Length	Direction
L35	40.00	N48°30'03"E
L36	40.00	N53°22'43"E
L37	53.34	N58°45'56"E
L38	50.00	N66°11'31"E
L39	55.35	S71°20'57"W
L40	40.00	S77°36'48"W
L41	40.00	S82°29'27"W
L47	74.26	N33°07'39"E



NAVD 88 ESTABLISHED USING GPS RTK ROVER
CONSTRAINED TO THE WASHINGTON STATE
REFERENCE NETWORK (WSRN) STATIONS

CONTOUR INTERVAL=1'
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

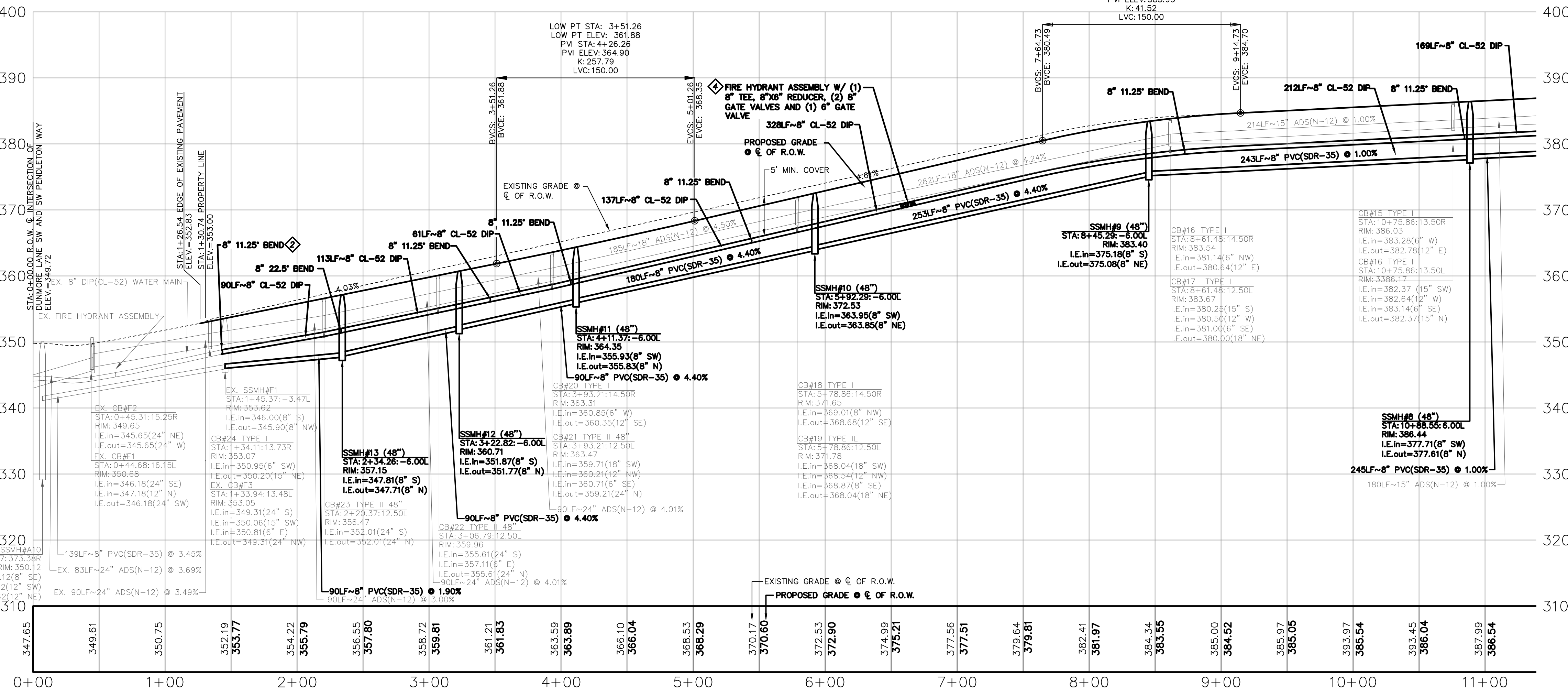
HORIZONTAL DATUM
NAD 83/11 WASHINGTON NORTH ZONE
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE
WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS



- ### LEGEND
- P/L — PROPERTY LINE
 - R/W — R/W LINE
 - - - EASEMENT LINE
 - PROPOSED SANITARY SEWER MANHOLE
 - SS — PROPOSED SEWER MAIN
 - S — PROPOSED SANITARY SEWER STUB
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM CATCH BASIN
 - SD — PROPOSED STORM MAIN
 - SD — PROPOSED STORM STUB
 - W — PROPOSED WATER PIPE
 - PROPOSED WATER SERVICE METER
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT
 - S — PROPOSED SIDEWALK
 - - - PROPOSED CONTOUR
 - PROPOSED STREET LIGHT
 - PROPOSED YARD DRAIN
 - PROPOSED MONUMENT
 - PROPOSED SIGN
 - PROPOSED CLEANOUT
 - - - EXISTING CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING SANITARY SEWER MAIN
 - EXISTING CATCH BASIN
 - EXISTING POWER POLE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN
 - EXISTING TELEPHONE RISER
 - EXISTING POWER J-BOX
 - EXISTING CABLE J-BOX
 - EXISTING AIR VACUUM RELEASE VALVE
 - EXISTING PAVED ROAD
 - EXISTING SIDEWALK
 - EXISTING CONCRETE
 - PROPOSED 10' PEDESTRIAN TRAIL
 - PROPOSED PAVED ROAD

CONSTRUCTION NOTES:

- ◆ MAINTAIN MINIMUM 10'-FOOT HORIZONTAL SEPARATION AND 1.5'-FOOT VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES PER UTILITY SEPARATION SECTION C1-2 ON CITY OF PORT ORCHARD ST. DWG. 800-B ON SHEET W55. WITH CITY INSPECTOR APPROVAL, 5'-FOOT MINIMUM HORIZONTAL SEPARATION IS ALLOWED PER UTILITY SEPARATION SECTION C1-3 PROVIDED UNDISTURBED SOIL IS MAINTAINED BETWEEN WATER AND SEWER UTILITIES. SEE CITY OF PORT ORCHARD STD. DWG. 801 ON SHEET W55 FOR TYPICAL WATER MAIN TRENCH.
- ◆ VERIFY SIZE, PIPE TYPE AND CONDITION OF EXISTING WATER MAIN PRIOR TO INSTALLATION OF FITTING AND TRUST BLOCKING.
- ◆ PROVIDE THRUST BLOCKING AT ALL WATER SYSTEM FITTINGS INCLUDING BENDS, TEES AND CROSSES. SEE CITY OF PORT ORCHARD STD. DWG. 803-A ON SHEET W55 FOR THRUST BLOCK SIZE AND NOTES.
- ◆ SEE CITY OF PORT ORCHARD STD. DWG. 881 ON SHEET W56 FOR TYPICAL FIRE HYDRANT ASSEMBLY.
- ◆ NOT USED
- ◆ NOT USED
- ◆ SEE CITY OF PORT ORCHARD STD. DWG. 860 ON SHEET W56 FOR TYPICAL RESIDENTIAL WATER SERVICE AND METER SET.
- ◆ NOT USED
- ◆ SEE CITY OF PORT ORCHARD STD. DWG. 900 ON SHEET W57 FOR TYPICAL SEWER MAIN TRENCH
- ◆ SEE CITY OF PORT ORCHARD STD. DWG. 920 ON SHEET W57 FOR TYPICAL SEWER MANHOLE. ALL MANHOLES SHALL BE INSTALLED WITH A QU MANHOLE BASE LINER WITH PLASTIC INVERT AND NON-SKID LANDING AREA EMBEDDED IN THE CONCRETE MANHOLE BASE.
- ◆ FOR TYPICAL SINGLE AND DOUBLE RESIDENTIAL SEWER LATERALS, SEE CITY OF PORT ORCHARD STD. DWGS. 941 AND 942, RESPECTIVELY, ON SHEET SW. PROVIDE A MARKER AT THE END OF EACH SEWER LATERAL PER CITY OF PORT ORCHARD ST. DWG. 943 ON SHEET W58.



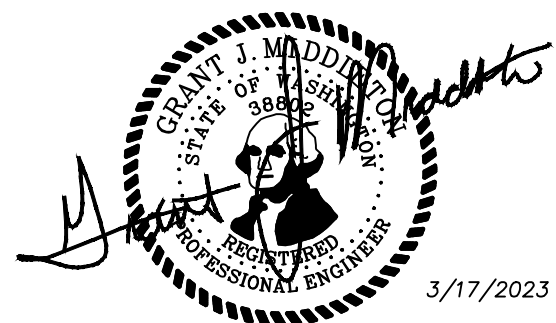
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UTILITY CONFLICT NOTE:
CAUTION:
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CALL BEFORE YOU DIG
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

DUNMORE LANE SW
STA: 0+00 TO 11+00
PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



JOB NUMBER
9416

SCALE
HOR. 1"=50'
VERT. 1"=10'

DESIGNED G.M.
DRAWN JDN
CHECKED G.M.

PROPOSED:
SHOR, LLC
23735 SW PARKWAY AVE.
WILSONVILLE, OR 97070
CONTACT: JEFF BIVENS
PH: (503) 655-7933

IVANOFF LANE SW PLAN & PROFILE
STA: 0+00 TO 11+00

DATE
3/17/2023

DRAWING NO.
9416RIDGE

SHEET 19 OF 25

WS2

CONSTRUCTION NOTES:

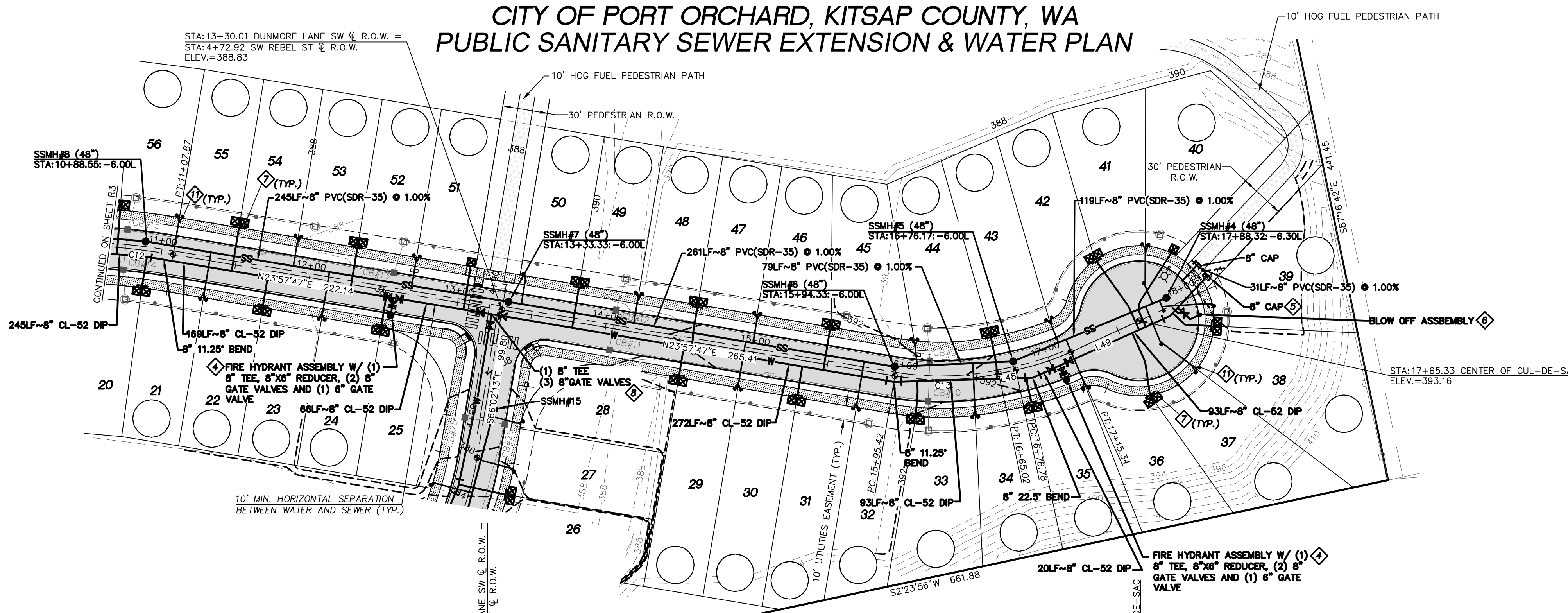
- ◆ MAINTAIN MINIMUM 10'-FOOT HORIZONTAL SEPARATION AND 1.5'-FOOT VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES PER UTILITY SEPARATION SECTION C1-2 ON CITY OF PORT ORCHARD ST. DWG. 800-B ON SHEET W55. WITH CITY INSPECTOR APPROVAL, 5'-FOOT MINIMUM HORIZONTAL SEPARATION IS ALLOWED PER UTILITY SEPARATION SECTION C1-3 PROVIDED UNDISTURBED SOIL IS MAINTAINED BETWEEN WATER AND SEWER UTILITIES. SEE CITY OF PORT ORCHARD STD. DWG. 801 ON SHEET W55 FOR TYPICAL WATER MAIN TRENCH.
- ◆ NOT USED
- ◆ PROVIDE THRUST BLOCKING AT ALL WATER SYSTEM FITTINGS INCLUDING BENDS, TEES AND CROSSES. SEE CITY OF PORT ORCHARD STD. DWG. 803-A ON SHEET W55 FOR THRUST BLOCK SIZE AND NOTES.
- ◆ SEE CITY OF PORT ORCHARD STD. DWG. 881 ON SHEET W56 FOR TYPICAL FIRE HYDRANT ASSEMBLY.
- ◆ INSTALL THE BACK BLOCK AT END OF WATER MAIN PER CITY OF PORT ORCHARD STD. DWG. 803-B ON SHEET W55.
- ◆ INSTALL BLOW OFF ASSEMBLY PER CITY OF PORT ORCHARD STD. DWG. 880 ON SHEET W56. LOCATE RISER PIPE AND CONCRETE BOX IN LANDSCAPE BUFFER STRIP.
- ◆ SEE CITY OF PORT ORCHARD ST. DWG. 860 ON SHEET W56 FOR TYPICAL RESIDENTIAL WATER SERVICE AND METER SET.
- ◆ INSTALL VALVE MARKER POST PER CITY OF PORT ORCHARD STD. DWG. 882 ON SHEET W56 IN A LOCATION DETERMINED BY THE CITY INSPECTOR. SEE CITY OF PORT ORCHARD STD. DWG. 884 ON SHEET W56 FOR TYPICAL VALVE BOX.
- ◆ SEE CITY OF PORT ORCHARD STD. DWG. 900 ON SHEET W57 FOR TYPICAL SEWER MAIN TRENCH.
- ◆ SEE CITY OF PORT ORCHARD ST. DWG. 920 ON SHEET W57 FOR TYPICAL SEWER MANHOLE. ALL MANHOLES SHALL BE INSTALLED WITH A GU MANHOLE BASE LINER WITH PLASTIC INVERT AND NON-SKID LANDING AREA EMBEDDED IN THE CONCRETE MANHOLE BASE.
- ◆ FOR TYPICAL SINGLE AND DOUBLE RESIDENTIAL SEWER LATERALS, SEE CITY OF PORT ORCHARD ST. DWGS. 941 AND 942 RESPECTIVELY ON SHEET W58. PROVIDE A MARKER AT THE END OF EACH SEWER LATERAL PER CITY OF PORT ORCHARD ST. DWG. 943 ON SHEET W58.

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.

CITY OF PORT ORCHARD, KITSAP COUNTY, WA

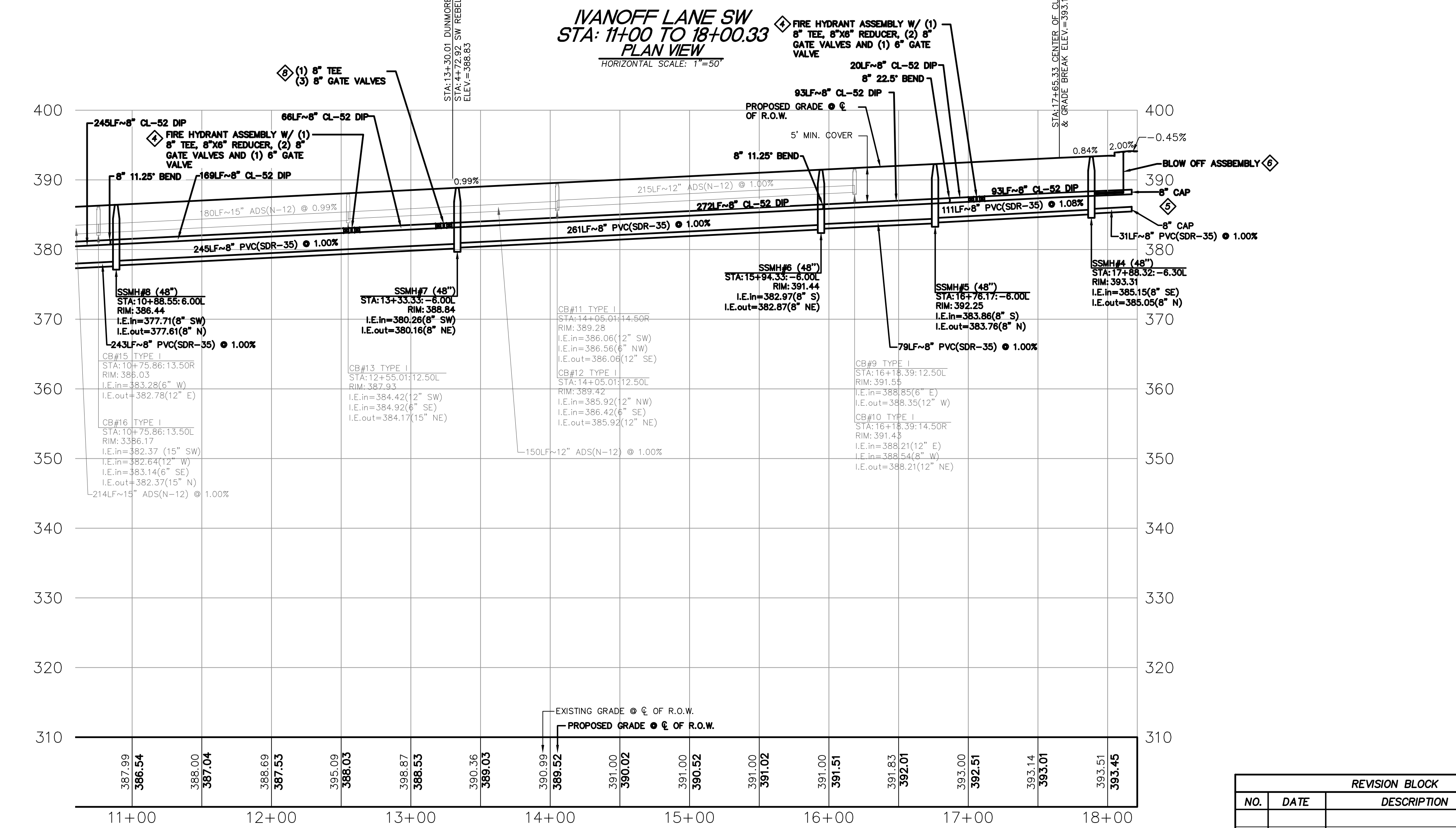
PUBLIC SANITARY SEWER EXTENSION & WATER PLAN



Curve #	Length	Radius	Delta
C12	47.35	500.00	5°25'34"
C13	69.60	185.00	21°33'19"

Line #	Length	Direction
L48	11.76	N2°24'28"E
L49	50.00	N10°10'13"W

LOT #	LOCATION
21	STA: 11+30.51; 26.00'R
22	STA: 11+34.51; 26.00'R
23	STA: 12+10.51; 26.00'R
24	STA: 12+14.51; 26.00'R
29	STA: 14+91.60; 26.00'R
30	STA: 14+95.60; 26.00'R
31	STA: 15+71.60; 26.00'R
32	STA: 15+75.60; 26.00'R
33	STA: 16+44.71; 26.00'R
34	STA: 16+48.24; 26.00'R
35	STA: 17+13.15; 26.00'R
36	STA: 17+16.66; 26.61'R
37	STA: 17+85.00; 46.85'R
38	STA: 17+88.64; 45.13'R
39	STA: 18+13.98; 11.81'R
40	STA: 17+91.61; 43.45'L
41	STA: 17+88.13; 45.42'L
42	STA: 17+12.58; 26.11'L
43	STA: 17+07.94; 26.00'L
44	STA: 16+08.01; 26.00'L
45	STA: 16+03.43; 26.00'L
46	STA: 15+00.11; 26.00'L
47	STA: 14+96.11; 26.00'L
48	STA: 14+20.11; 26.00'L
49	STA: 14+16.11; 26.00'L
50	STA: 13+40.11; 26.00'L
51	STA: 12+70.11; 26.00'L
52	STA: 12+66.11; 26.00'L
53	STA: 11+90.11; 26.00'L
54	STA: 11+86.11; 26.00'L
55	STA: 11+09.87; 26.00'L
56	STA: 11.05.97; 26.00'L



PURSUANT TO RCW 58.24.040 (8) AND WAC 332-120, BEFORE REMOVING OR DESTROYING ANY MONUMENT ON THE BOUNDARY OF ANY EASEMENT, RIGHT OF WAY, LOT, TRACT, OR PARCEL OF REAL PROPERTY; A CONTROLLING POINT FOR A PLAT; OR A POINT WHICH IS A GENERAL LAND OFFICE SURVEY CORNER, THE APPLICATION REQUIRED BY THIS CHAPTER SHALL BE SUBMITTED, SIGNED AND SEALED BY A LAND SURVEYOR OR ENGINEER AS DEFINED IN THIS CHAPTER.

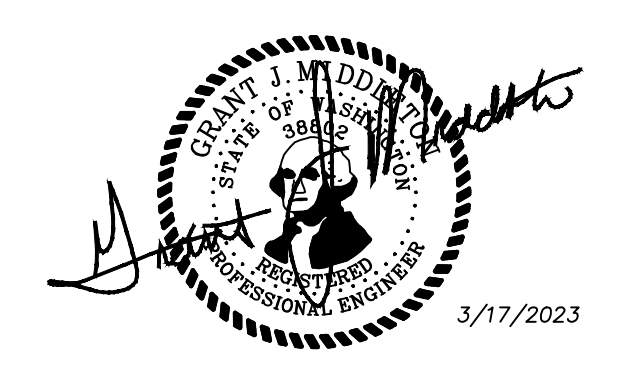
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CAUTION: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

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THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

CALL BEFORE YOU DIG
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

IVANOFF LANE SW
STA: 11+00 TO 18+00.33
PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



WS3

JOB NUMBER: 9416
SCALE: 1"=50'
DESIGNED: GJM
DRAWN: JDN
CHECKED: GJM
PH: (503) 655-7933
PROPOSER: SHOR, LLC
23735 SW PARKWAY AVE.
WILSONVILLE, OR 97070
CONTACT: JEFF BIVENS
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474-4004
IVANOFF LANE SW PLAN & PROFILE
STA: 11+00 TO 18+00.33
DATE: 3/17/2023
DRAWING NO.: 9416RIDGE
SHEET 20 OF 25

CONSTRUCTION NOTES:

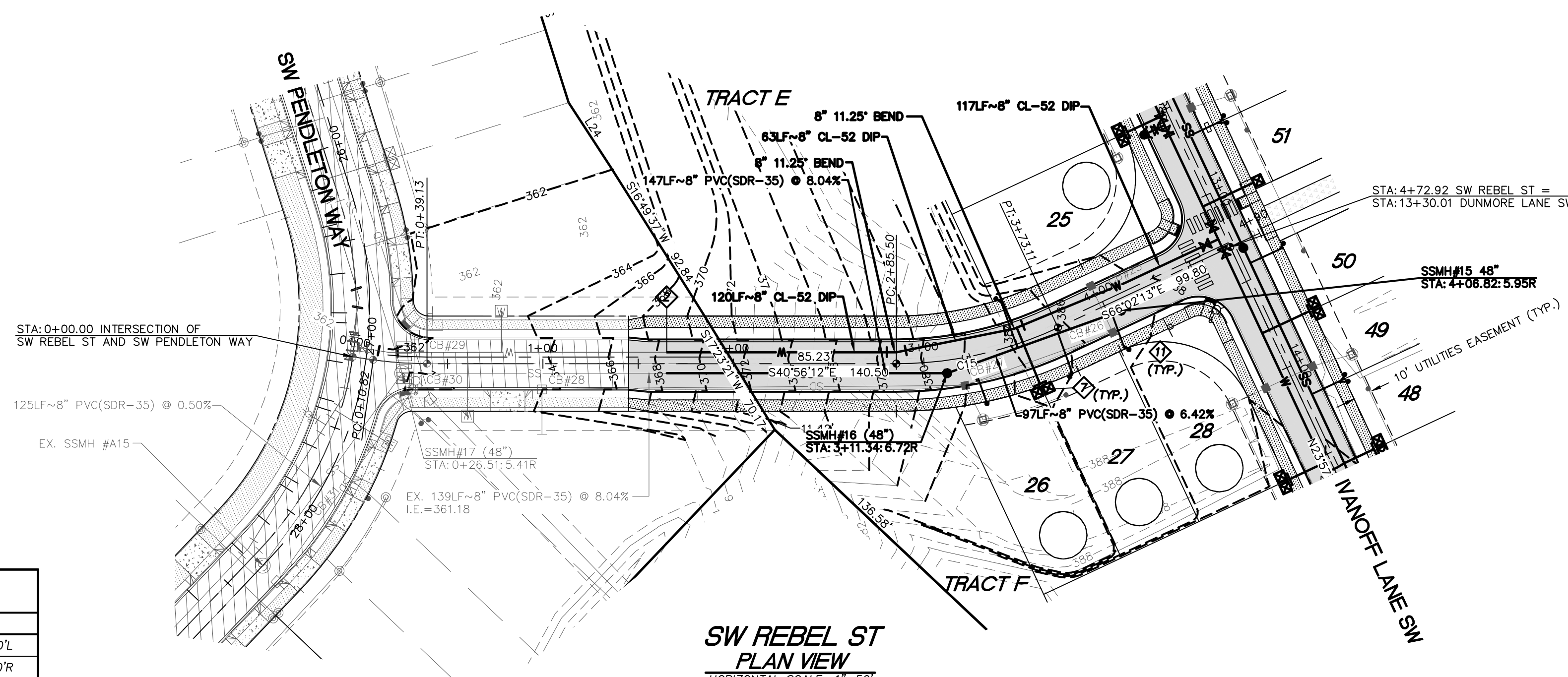
- ◆ MAINTAIN MINIMUM 10-FOOT HORIZONTAL SEPARATION AND 1.5-FOOT VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES PER UTILITY SEPARATION SECTION C1-2 ON CITY OF PORT ORCHARD STD. DWG. 800-B ON SHEET W55. WITH CITY INSPECTOR APPROVAL, 5-FOOT MINIMUM HORIZONTAL SEPARATION IS ALLOWED PER UTILITY SEPARATION SECTION C1-3 PROVIDED UNDISTURBED SOIL IS MAINTAINED BETWEEN WATER AND SEWER UTILITIES. SEE CITY OF PORT ORCHARD STD. DWG. 801 ON SHEET W55 FOR TYPICAL WATER MAIN TRENCH.
- ◆ CONTRACTOR TO TIE PROPOSED WATER MAIN INTO EXISTING WATER MAIN PER CITY OF PORT ORCHARD STANDARDS.
- ◆ PROVIDE THRUST BLOCKING AT ALL WATER SYSTEM FITTINGS INCLUDING BENDS, TEES AND CROSSES. SEE CITY OF PORT ORCHARD STD. DWG. 803-A ON SHEET W55 FOR THRUST BLOCK SIZE AND NOTES.
- ◆ NOT USED
- ◆ NOT USED
- ◆ NOT USED
- ◆ SEE CITY OF PORT ORCHARD STD. DWG. 860 ON SHEET W56 FOR TYPICAL RESIDENTIAL WATER SERVICE AND METER SET.
- ◆ INSTALL VALVE MARKER POST PER CITY OF PORT ORCHARD STD. DWG. 882 ON SHEET W56 IN A LOCATION DETERMINED BY THE CITY INSPECTOR. SEE CITY OF PORT ORCHARD STD. DWG. 884 ON SHEET W56 FOR TYPICAL VALVE BOX.
- ◆ SEE CITY OF PORT ORCHARD STD. DWG. 900 ON SHEET W57 FOR TYPICAL SEWER MAIN TRENCH
- ◆ SEE CITY OF PORT ORCHARD STD. DWG. 920 ON SHEET W57 FOR TYPICAL SEWER MANHOLE. ALL MANHOLES SHALL BE INSTALLED WITH A GU MANHOLE BASE LINER WITH PLASTIC INVERT AND NON-SKID LANDING AREA EMBEDDED IN THE CONCRETE MANHOLE BASE.
- ◆ FOR TYPICAL SINGLE AND DOUBLE RESIDENTIAL SEWER LATERALS, SEE CITY OF PORT ORCHARD STD. DWGS. 941 AND 942, RESPECTIVELY, ON SHEET W58. PROVIDE A MARKER AT THE END OF EACH SEWER LATERAL PER CITY OF PORT ORCHARD STD. DWG. 943 ON SHEET W58.

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.

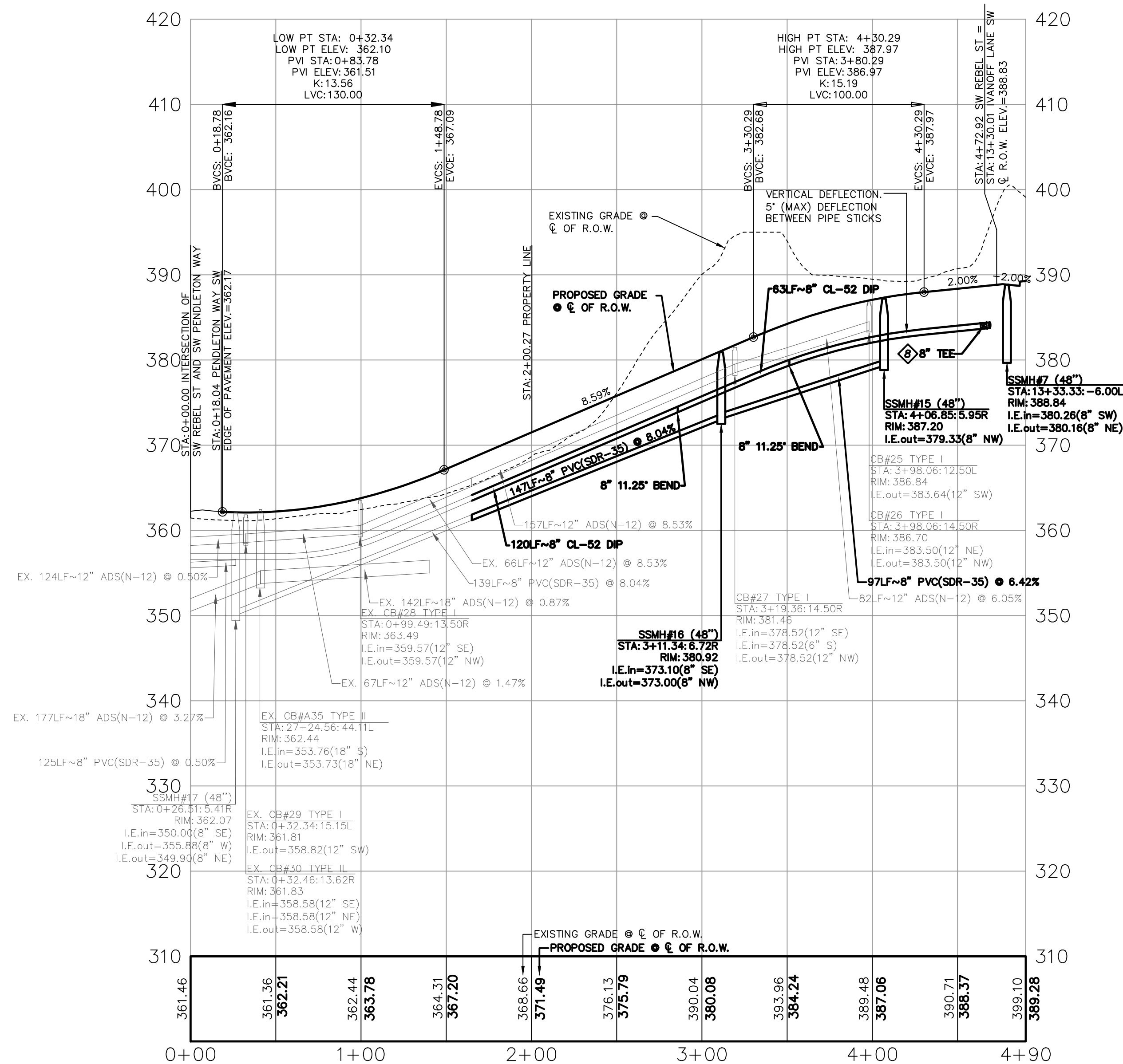
CITY OF PORT ORCHARD, KITSAP COUNTY, WA

PUBLIC SANITARY SEWER EXTENSION & WATER PLAN



LOT #	LOCATION
25	STA: 3+46.50; 26.00'L
26	STA: 3+27.89; 26.00'R
27	STA: 3+68.35; 26.00'R
28	STA: 4+01.99; 26.16'R

**SW REBEL ST
PLAN VIEW**
HORIZONTAL SCALE: 1"=50'



**SW REBEL ST
PROFILE VIEW**
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

Curve #	Length	Radius	Delta
C15	87.62	200.00	25°06'01"

Line #	Length	Direction
L24	39.98	S15°56'08"W

PURSUANT TO RCW 58.24.040 (8) AND WAC 332-120, BEFORE REMOVING OR DESTROYING ANY MONUMENT ON THE BOUNDARY OF ANY EASEMENT, RIGHT OF WAY, LOT, TRACT, OR PARCEL OF REAL PROPERTY; A CONTROLLING POINT FOR A PLAT; OR A POINT WHICH IS A GENERAL LAND OFFICE SURVEY CORNER, THE APPLICATION REQUIRED BY THIS CHAPTER SHALL BE SUBMITTED, SIGNED AND SEALED BY A LAND SURVEYOR OR ENGINEER AS DEFINED IN THIS CHAPTER.

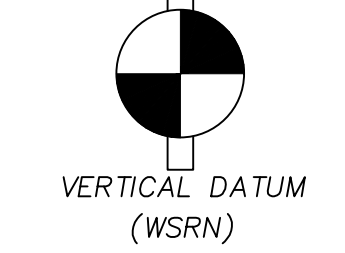
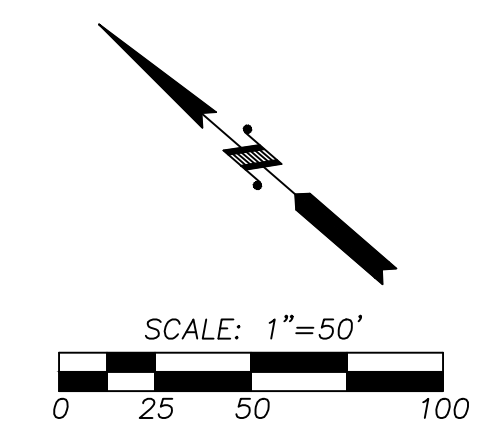
UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



NAVD 88 ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

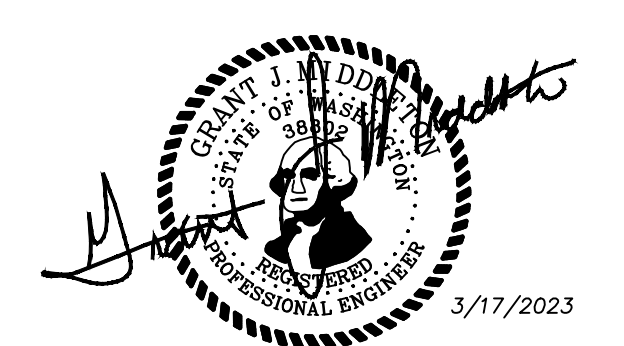
CONTOUR INTERVAL=1'
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

HORIZONTAL DATUM
NAD 83/11 WASHINGTON NORTH ZONE
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

LEGEND

- P/L — PROPERTY LINE
- R/W — R/W LINE
- - - EASEMENT LINE
- SS — PROPOSED SEWER MAIN
- S — PROPOSED SANITARY SEWER STUB
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM CATCH BASIN
- SD — PROPOSED STORM MAIN
- SD — PROPOSED STORM STUB
- W — PROPOSED WATER PIPE
- ⊠ PROPOSED WATER SERVICE METER
- ⊠ PROPOSED WATER VALVE
- ⊠ PROPOSED FIRE HYDRANT
- S — PROPOSED SIDEWALK
- 456 --- PROPOSED CONTOUR
- ⊠ PROPOSED STREET LIGHT
- ⊠ PROPOSED YARD DRAIN
- ⊠ PROPOSED MONUMENT
- ⊠ PROPOSED SIGN
- ⊠ PROPOSED CLEANOUT
- 456 --- EXISTING CONTOUR
- E — EXISTING EDGE OF PAVEMENT
- ⊠ EXISTING STORM MANHOLE
- 12" — EXISTING STORM MAIN
- ⊠ EXISTING SANITARY SEWER MANHOLE
- S — EXISTING SANITARY SEWER MAIN
- ⊠ EXISTING CATCH BASIN
- ⊠ EXISTING POWER POLE
- ⊠ EXISTING WATER VALVE
- ⊠ EXISTING FIRE HYDRANT
- 4" — EXISTING WATER MAIN
- ⊠ EXISTING TELEPHONE RISER
- ⊠ EXISTING POWER J-BOX
- ⊠ EXISTING CABLE J-BOX
- ⊠ EXISTING AIR VACUUM RELEASE VALVE
- /// EXISTING PAVED ROAD
- /// EXISTING SIDEWALK
- /// EXISTING CONCRETE
- 10' --- PROPOSED 10' PEDESTRIAN TRAIL
- /// PROPOSED PAVED ROAD

NO.	DATE	DESCRIPTION	BY



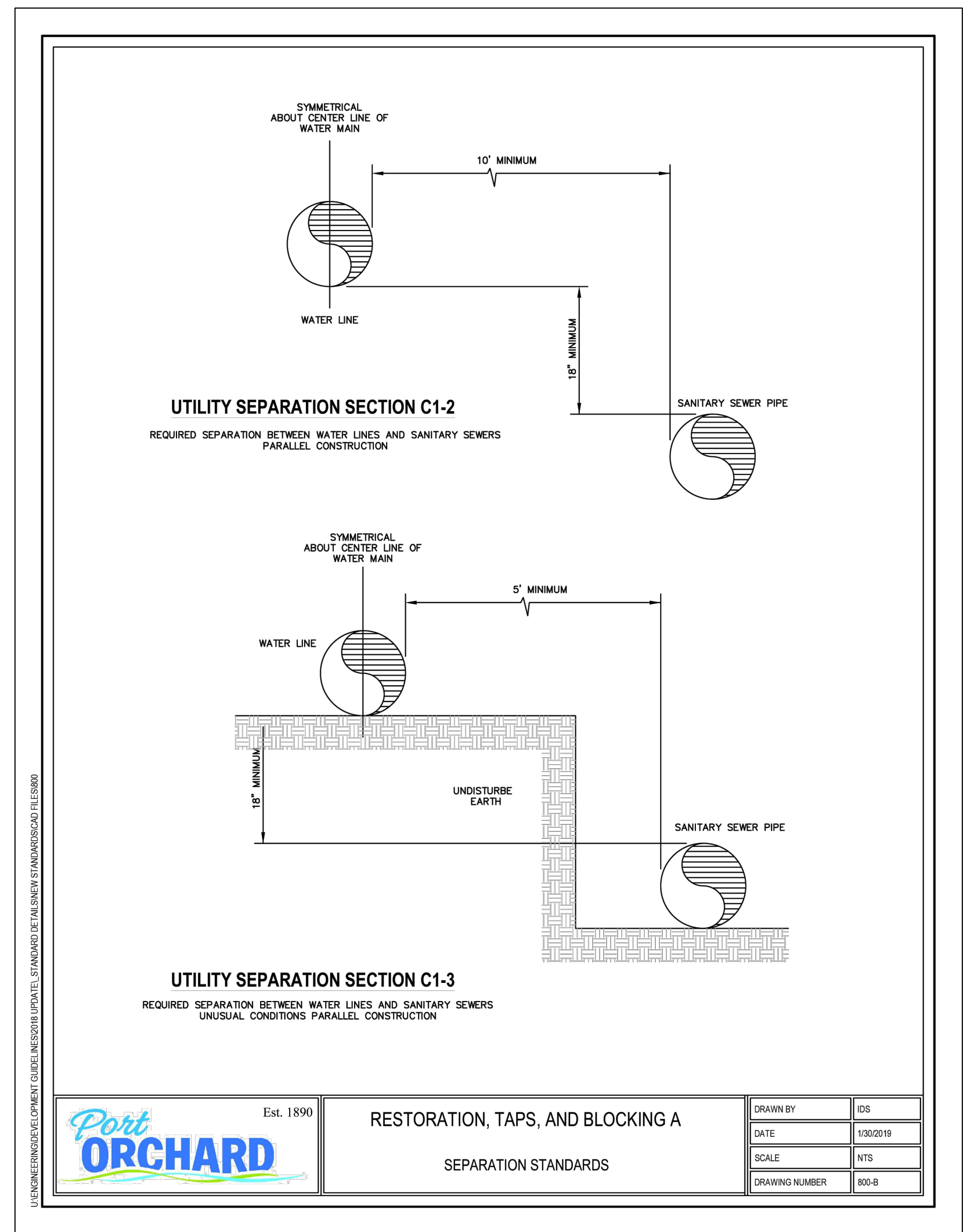
JOB NUMBER	9416
SCALE	HOR. 1"=50' VERT. 1"=10'
DESIGNED	GJM
DRAWN	JDN
CHECKED	GJM
PROPOSED BY	SHOR, LLC 27375 SW PARKWAY AVE. WILSONVILLE, OR 97070
CONTACT	JEFF BIVENS PH: (503) 655-7933
PROPOSED BY	LARSON and ASSOCIATES surveyors, engineers & planners 9027 PACIFIC AVE., STE. 4 TACOMA, WA 98444 (253) 474-3404
PROJECT	SW REBEL ST PLAN & PROFILE
DATE	3/17/2023
DRAWING NO.	9416RIDGE
SHEET	21 OF 25

WS4

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
 CITY OF PORT ORCHARD, KITSAP COUNTY, WA
 PUBLIC SANITARY SEWER EXTENSION & WATER PLAN

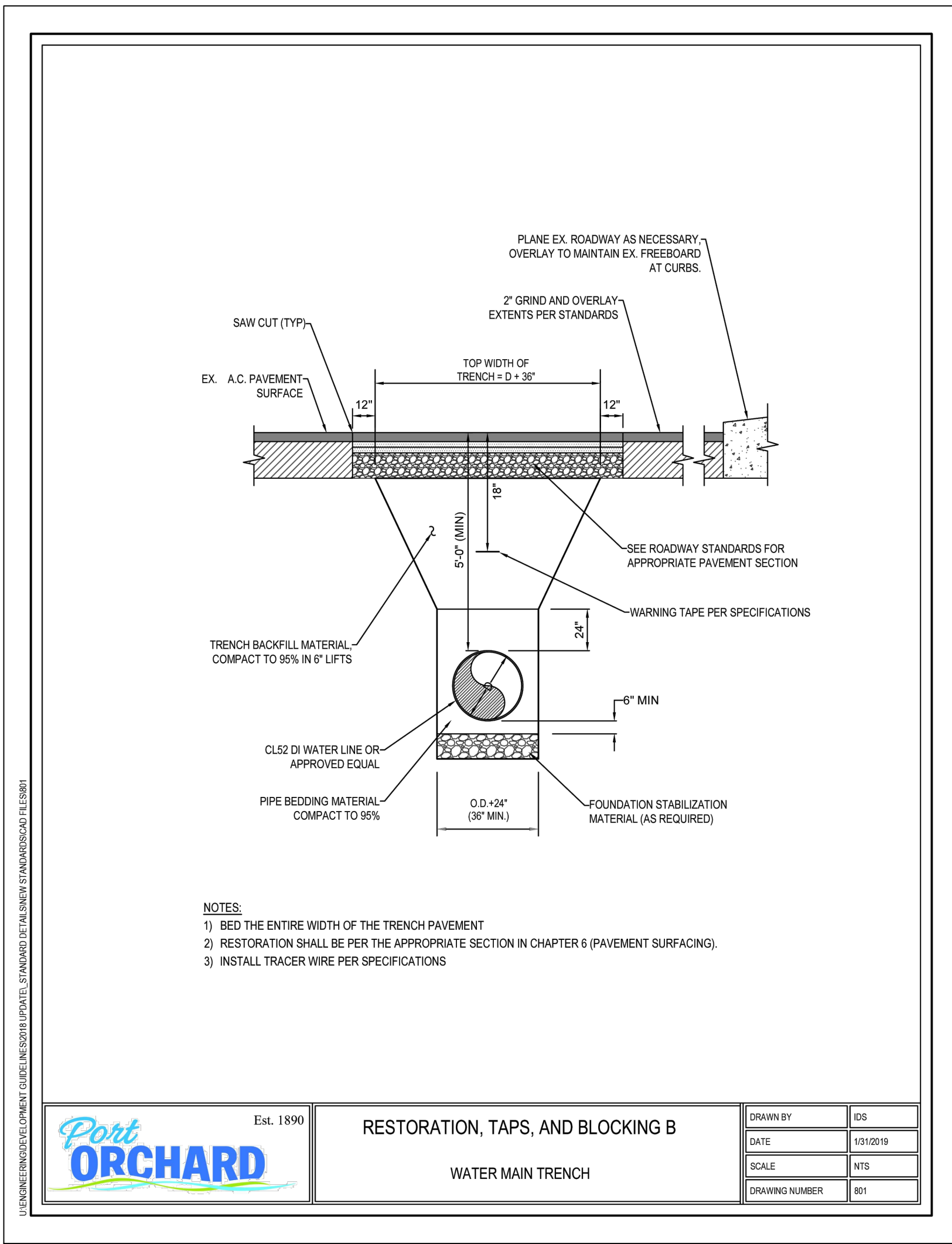
JOB NUMBER
9416
 SCALE
HOR. N/A
VERT. N/A
 DESIGNED G.M.
DRAWN JDN
CHECKED G.M.
 PH: (503) 655-7933



Port ORCHARD Est. 1890 RESTORATION, TAPS, AND BLOCKING A

SEPARATION STANDARDS

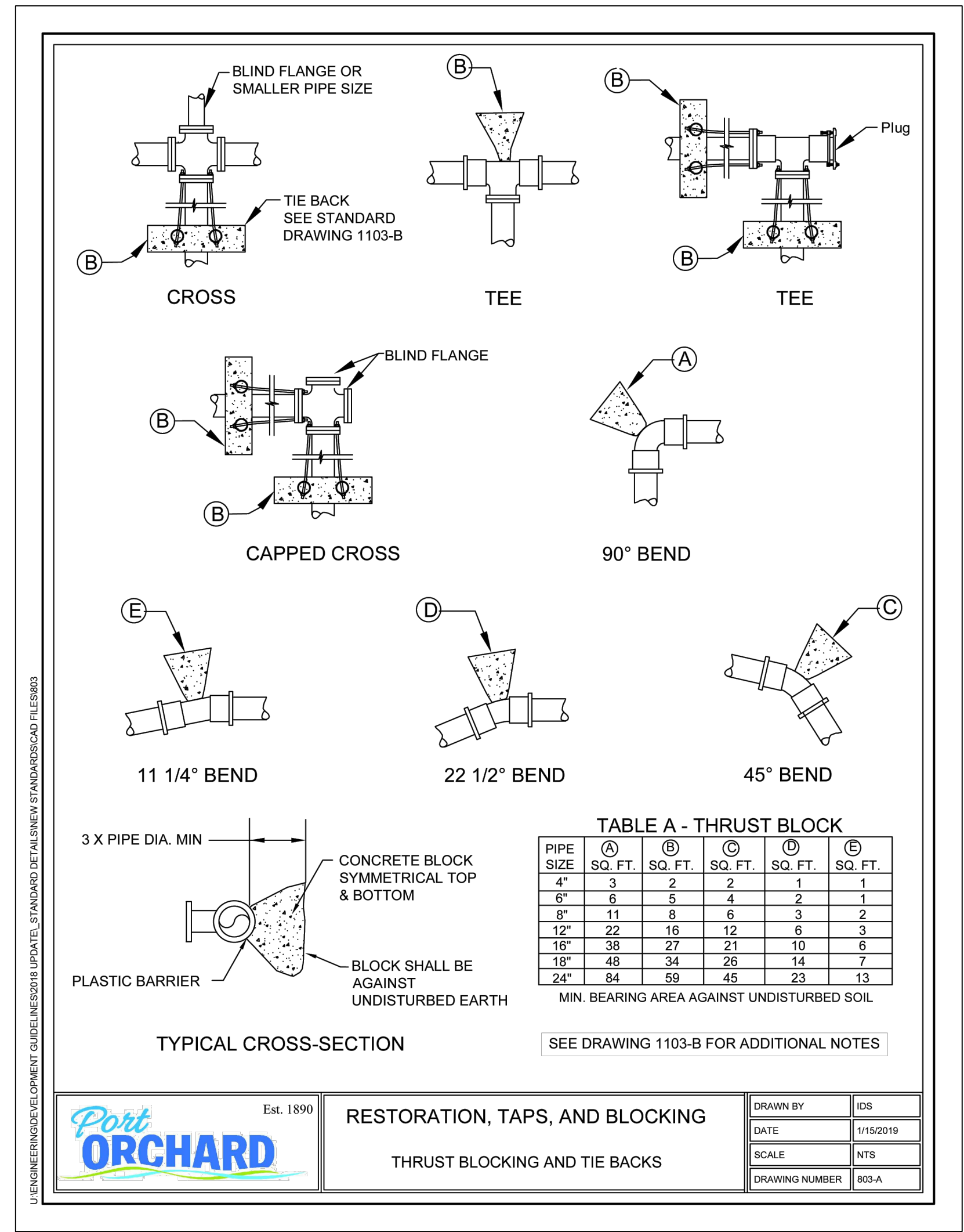
DRAWN BY	IDS
DATE	1/15/2019
SCALE	NTS
DRAWING NUMBER	802-B



Port ORCHARD Est. 1890 RESTORATION, TAPS, AND BLOCKING B

WATER MAIN TRENCH

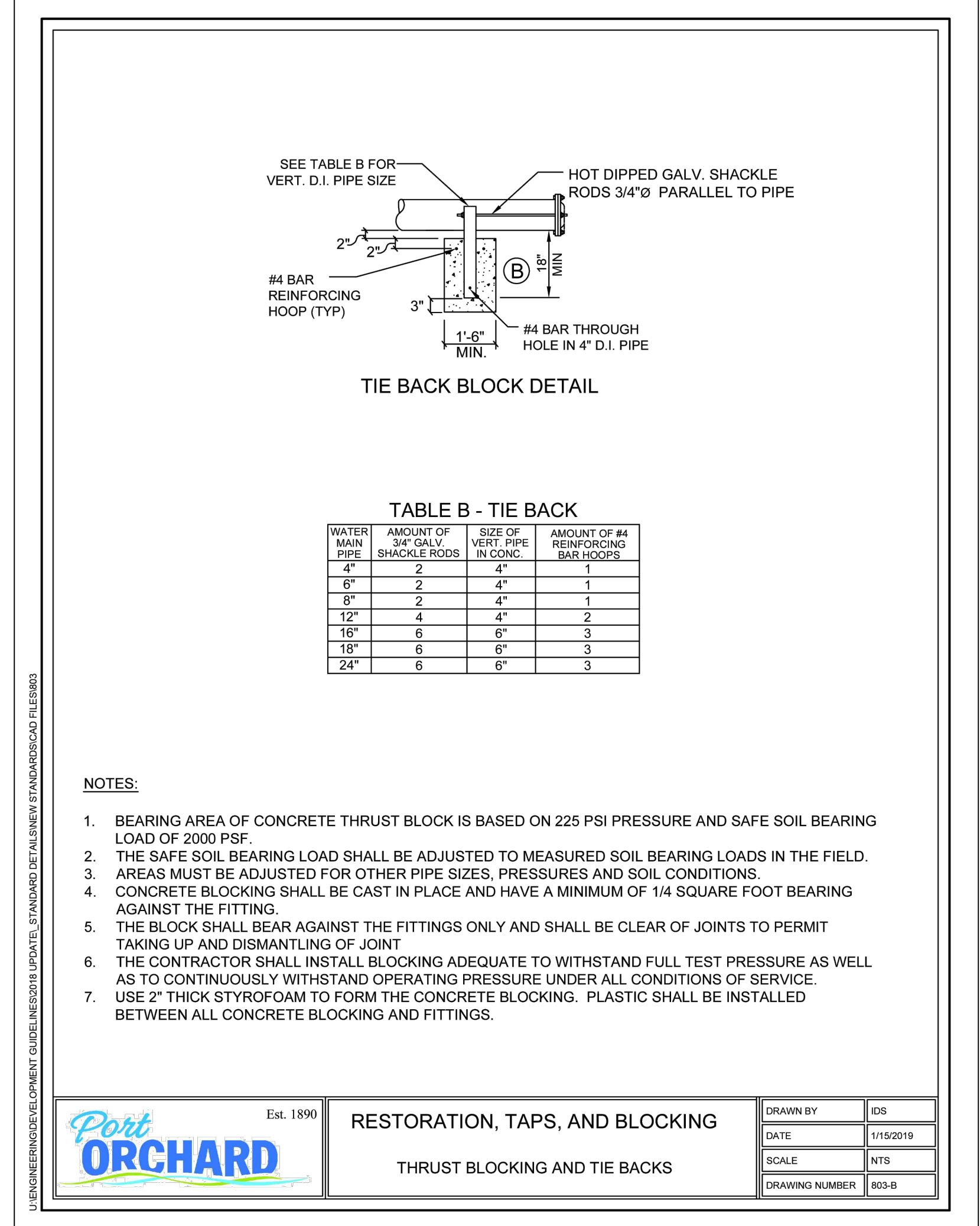
DRAWN BY	IDS
DATE	1/15/2019
SCALE	NTS
DRAWING NUMBER	801



Port ORCHARD Est. 1890 RESTORATION, TAPS, AND BLOCKING

THRUST BLOCKING AND TIE BACKS

DRAWN BY	IDS
DATE	1/15/2019
SCALE	NTS
DRAWING NUMBER	803-A



Port ORCHARD Est. 1890 RESTORATION, TAPS, AND BLOCKING

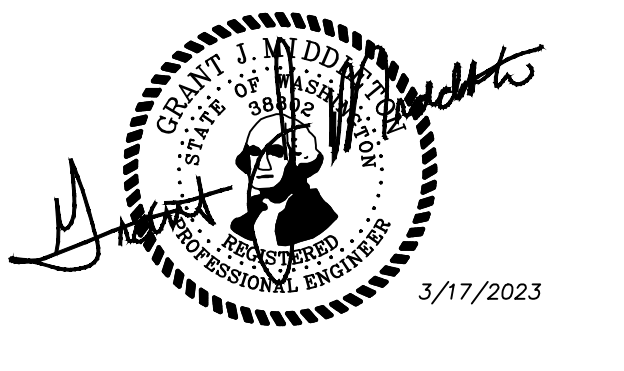
THRUST BLOCKING AND TIE BACKS

DRAWN BY	IDS
DATE	1/15/2019
SCALE	NTS
DRAWING NUMBER	803-B

PROPOSER:
 SHOR, LLC
 23735 SW PARKWAY AVE.
 WILSONVILLE, OR 97070
 CONTACT: JEFF BIVENS

LARSON AND ASSOCIATES
 surveyors, engineers & planners
 9027 PACIFIC AVE., STE. 4 TACOMA, WA 98444 (253) 474-3404

WATER & SANITARY SEWER
 NOTES & DETAILS

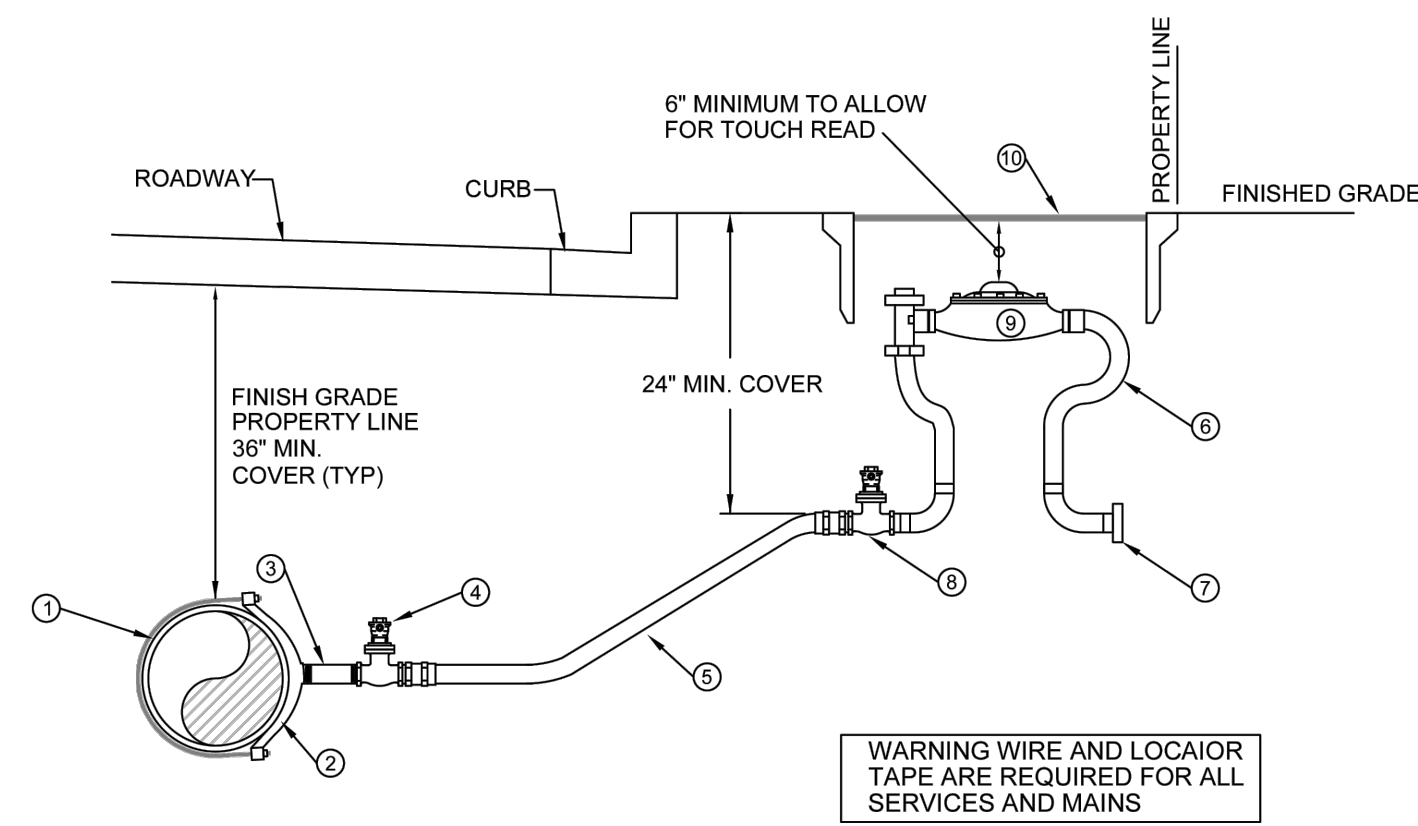


REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

DATE
3/17/2023
 DRAWING NO.
9416RIDGE
 SHEET 22 OF 25
WS5

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA
PUBLIC SANITARY SEWER EXTENSION & WATER PLAN

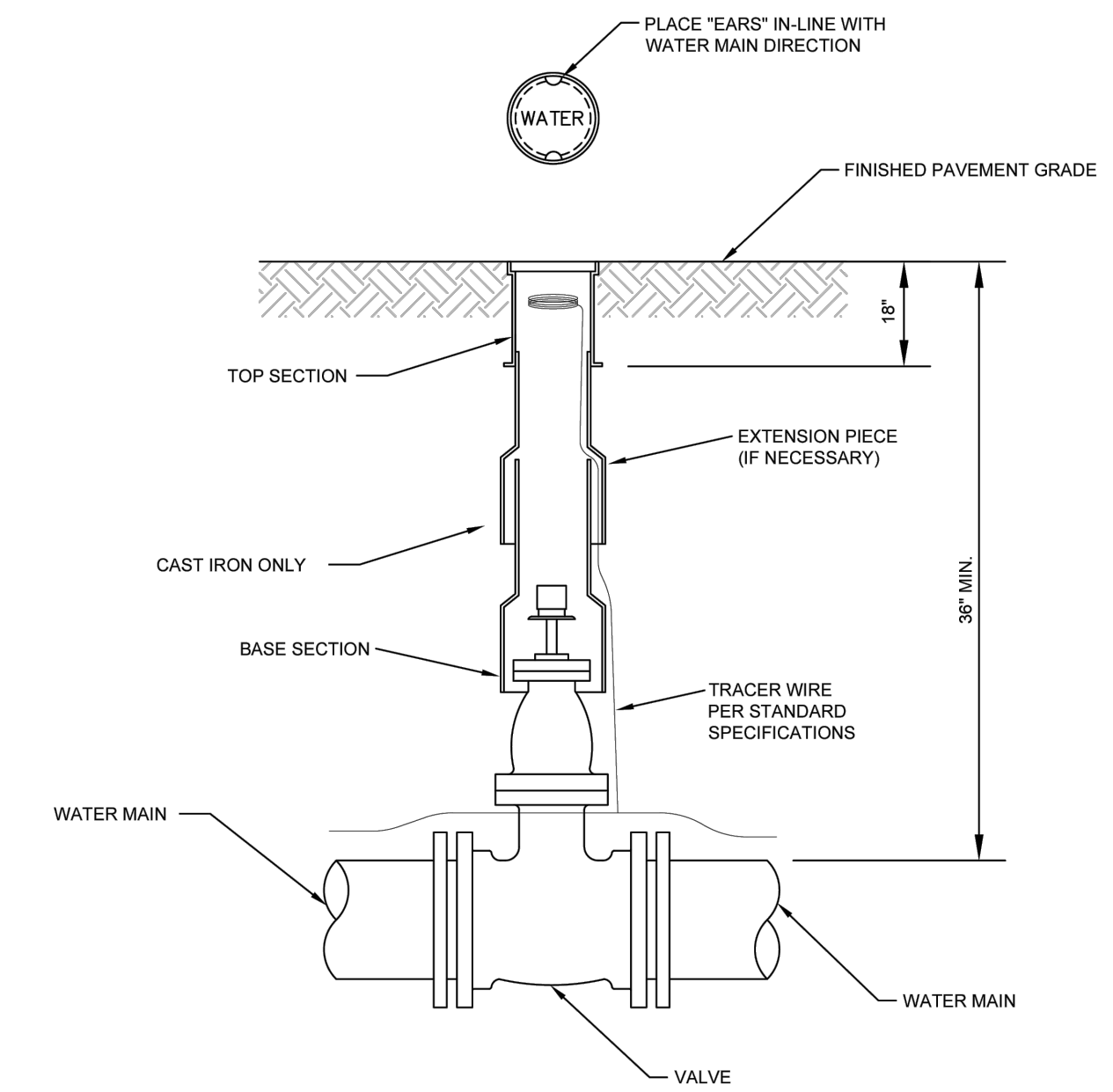


- NOTES:**
- EXISTING WATER MAIN
 - 1" (IP THREAD) SINGLE STRAP SADDLE ROMAC STYLE 101S OR APPROVED EQUAL
 - 1" BRASS NIPPLE, 3" LONG
 - CORP. STOP, FORD FB1100 OR APPROVED EQUAL
 - 1" POLYETHYLENE PIPE, MAINTAIN 36" COVER FROM WATER MAIN TO WITHIN 48" OF METER BOX
 - 1" METER SETTER MUELLER 1434 OR APPROVED EQUAL HORIZONTAL IN, HORIZONTAL OUT, M.I.P. THREAD ENDS
 - SCHEDULE 40 1" PVC THREADED PLUG. REMOVED WHEN CONNECTION MADE TO CUSTOMER LINE
 - BRASS CURB STOP, FORD B41-444-NL OR EQUAL
 - WATER METER - TO BE SUPPLIED BY THE CITY
 - METER BOX SHALL BE SIGMA RAVEN HDPE METER BOX MODEL 1324-SW. PROVIDE HDPE LID WITH TOUCH READ AND METER READER LID. PLACE BACK OF METER BOX FLUSH WITH PROPERTY LINE.



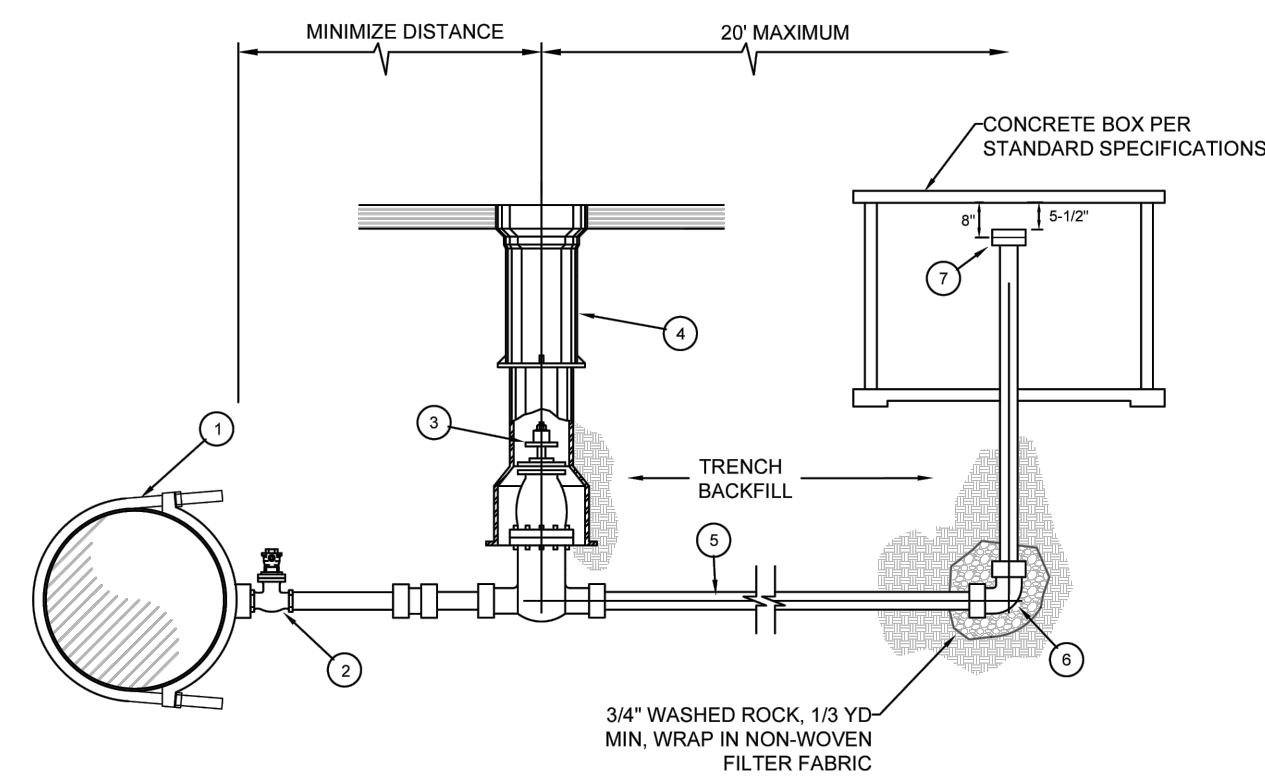
Est. 1890
SERVICES A
5/8, 3/4, OR 1-INCH WATER SERVICE

DRAWN BY	IDS
DATE	1/23/2019
SCALE	NTS
DRAWING NUMBER	880



Est. 1890
SYSTEM APPURTENANCES
VALVE BOX

DRAWN BY	IDS
DATE	1/23/2019
SCALE	NTS
DRAWING NUMBER	884

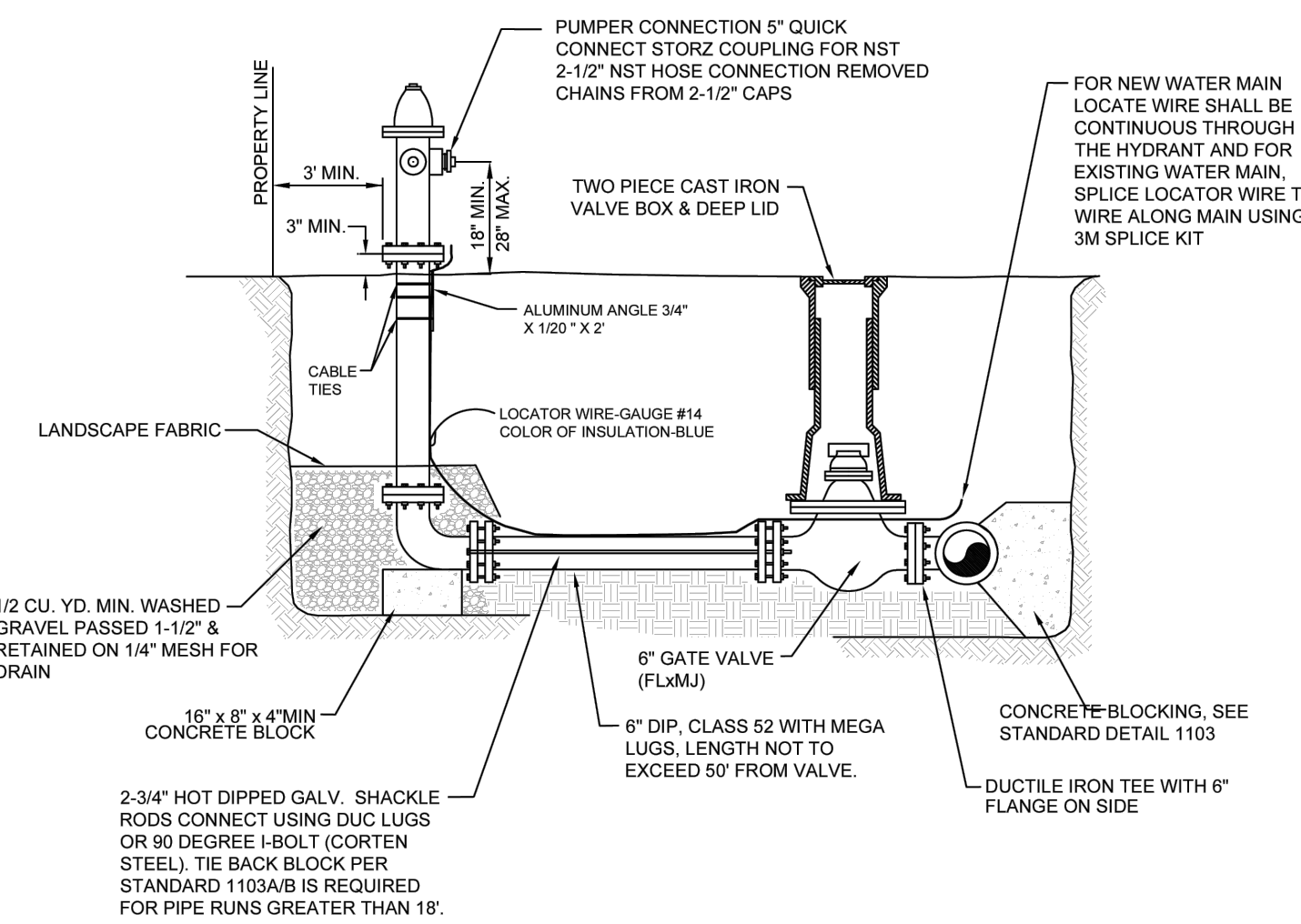


NO.	ITEM
1	2" DOUBLE STRAP SADDLE, ROMAC 202 OR APPROVED EQUAL
2	2" CORP. STOP, FORD FB1100 OR APPROVED EQUAL
3	2" GATE VALVE, THREADED, NON-RISING STEM WITH SQUARE NUT
4	VALVE BOX
5	2" GALVANIZED IRON PIPE
6	2"-90° GALVANIZED IRON ELBOW W/ 1/8" DRAIN HOLE
7	2" GALVANIZED IRON COUPLING (FIPxP) W/ PVC PLUG



Est. 1890
SYSTEM APPURTENANCES A
2" BLOW OFF ASSEMBLY

DRAWN BY	IDS
DATE	1/23/2019
SCALE	NTS
DRAWING NUMBER	880

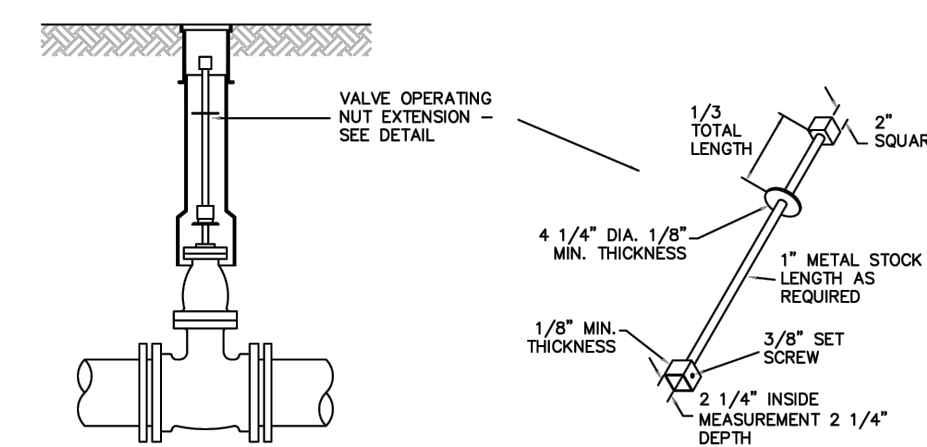


- NOTES:**
- MAIN VALVE OPENING SHALL BE 5-1/4" IN DIAMETER EQUAL TO M&H 929. 6" MECHANICAL JOINT INLET. 1-1/2" PENTAGON OPERATING NUT. THE CITY WILL PAINT THE HYDRANT.
 - LOCATOR WIRE TO BE PROTECTED WITH ANGLE ALUMINUM (3/4" X 1/20" X 2' LONG) STRAP TO THE HYDRANT BURY WITH CABLE TIES (36" LENGTH, 175 LB TENSILE, COLOR BLACK, MANUFACTURED BY 3M). LOCATION SHALL BE BELOW THE LOWER FLANGE OF THE HYDRANT BELOW THE PUMPER PORT. LOCATE WIRE SHALL HAVE 6" SLACK FOR CONNECTING TO LOCATING DEVICE.
 - IF THE PIPE BETWEEN THE VALVE AND THE HYDRANT IS MORE ONE FULL STICK OF DUCTILE IRON PIPE, THEN A TIE BACK THRUST SHALL BE INSTALLED AND FIELD-LOK GASKETS AND MEGA LUGS SHALL BE USED.



Est. 1890
SYSTEM APPURTENANCES B
FIRE HYDRANT ASSEMBLY

DRAWN BY	IDS
DATE	1/23/2019
SCALE	NTS
DRAWING NUMBER	881



EXTENSIONS ARE REQUIRED WHEN THE VALVE NUT IS MORE THAN THREE (3) FEET BELOW FINISHED GRADE. EXTENSIONS ARE TO BE A MINIMUM OF ONE (1) FOOT LONG, ONLY ONE EXTENSION PER VALVE. ALL EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO COATS OF CARBON ELASTIC (ATCO NO. 2221) OR APPROVED EQUAL.

VALVE OPERATING NUT EXTENSION

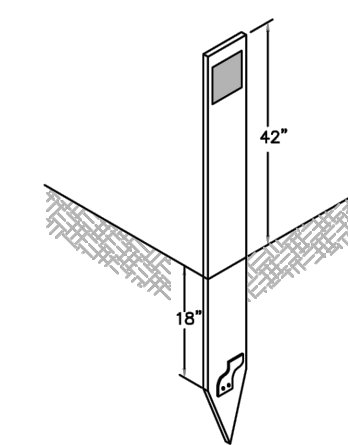
VALVE MARKER POST

PROVIDE A VALVE MARKER POST FOR EACH VALVE. THE FIBERGLASS VALVE MARKER POST SHALL BE BLUE IN COLOR, 4" WIDE (PLAT), 72" LONG AND FURNISHED WITH A 2'-2" HIGH-INTENSITY WHITE REFLECTOR (250 CANDLEPOWER) AND A FLEXIBLE ANCHOR BARB.

THE VALVE MARKER POST SHALL BE A CARBONITE CURV-FLEX MARKER OR APPROVED EQUAL.

THE POST SHALL BE SITUATED IN A SAFE, REASONABLY CONSPICUOUS LOCATION, AND AT A RIGHT ANGLE TO THE ROADWAY FROM THE VALVE.

THE DISTANCE FROM THE MARKER TO THE VALVE SHALL BE WRITTEN ON THE BACK OF THE MARKER IN 1-1/2" HIGH BLACK LETTERS.



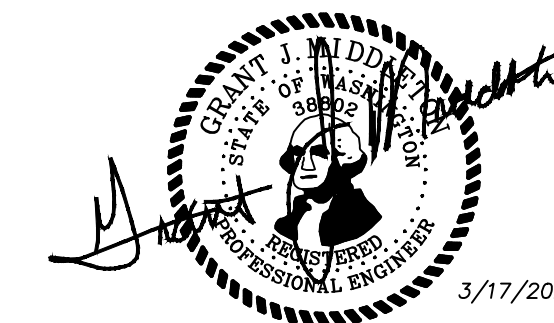
VALVE MARKER



Est. 1890
SYSTEM APPURTENANCES C
VALVE MARKER AND VALVE EXTENSION

DRAWN BY	IDS
DATE	1/23/2019
SCALE	NTS
DRAWING NUMBER	882

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



JOB NUMBER
9416

SCALE
DESIGNED G.M.
DRAWN J.D.N.
CHECKED G.M.
HOR. N/A
VERT. N/A

PROPOSER:
SHOR, LLC
27375 SW PARKWAY AVE.
WILSONVILLE, OR 97070
CONTACT: JEFF BIVENS
PH: (503) 655-7933

LARSON and ASSOCIATES
surveys, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444
(253) 474-3404

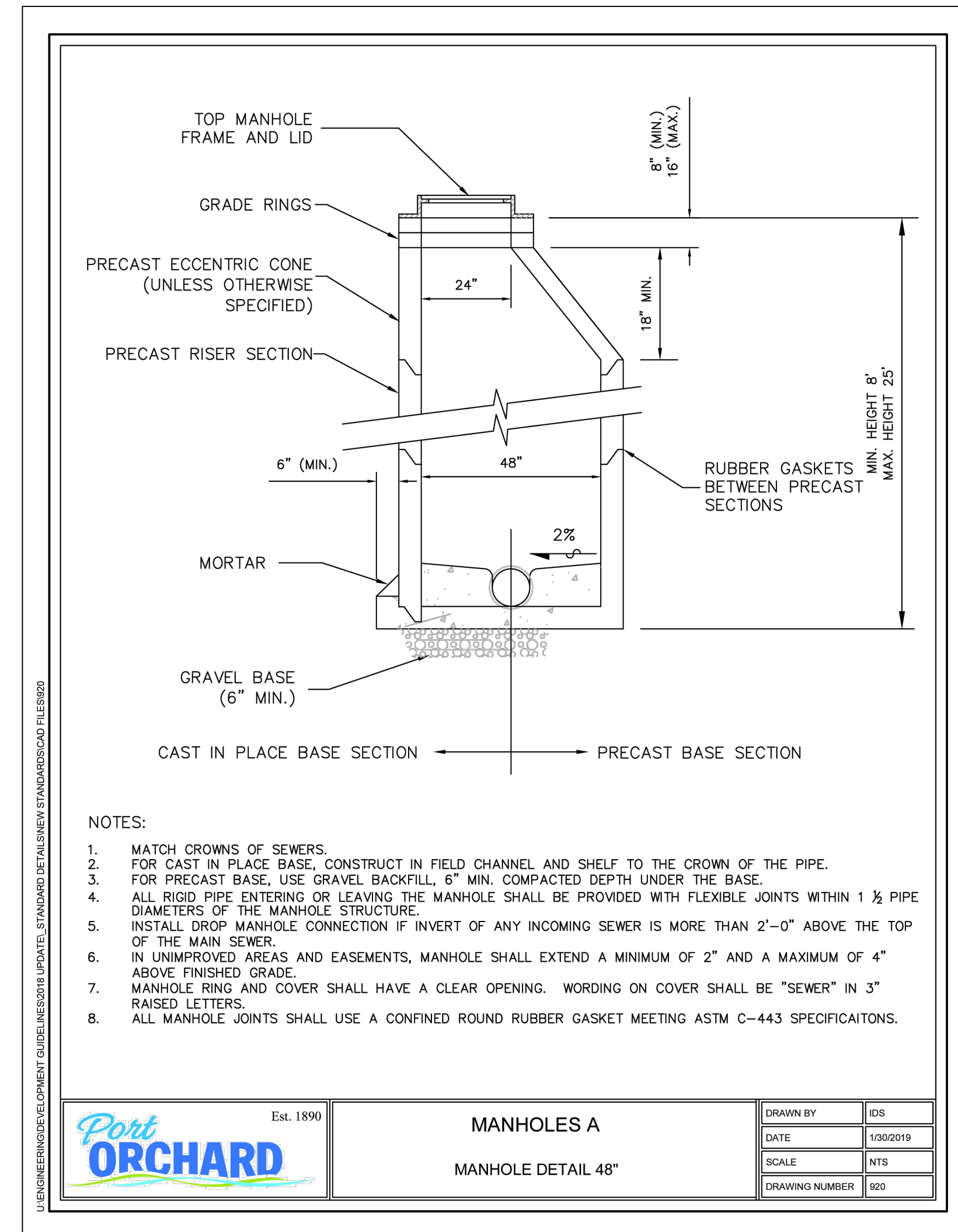
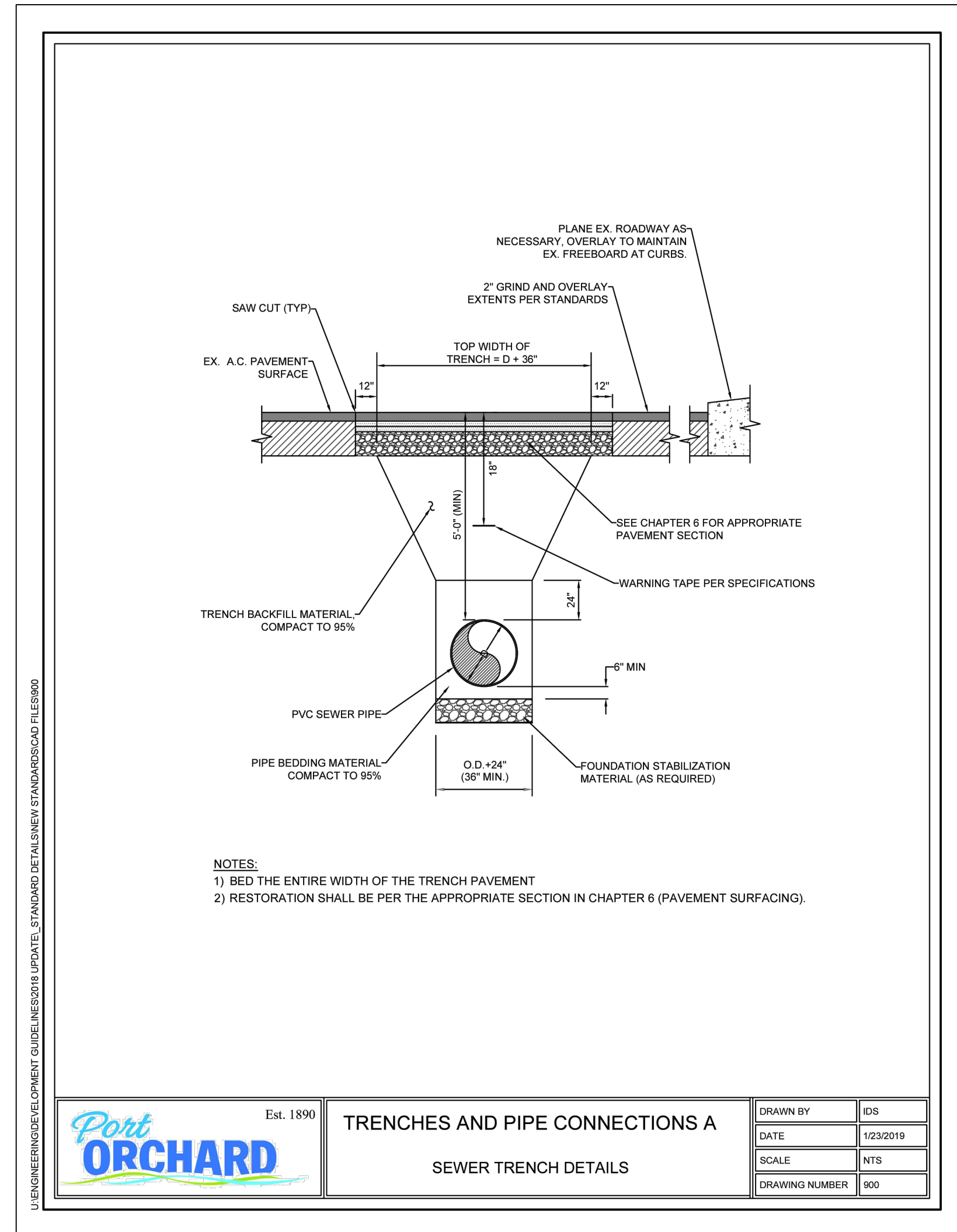
**WATER & SANITARY SEWER
NOTES & DETAILS**

DATE
3/17/2023
DRAWING NO.
9416RIDGE
SHEET 23 OF 25

WS6

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
 CITY OF PORT ORCHARD, KITSAP COUNTY, WA
 PUBLIC SANITARY SEWER EXTENSION & WATER PLAN



- NOTES:
1. MATCH CROWNS OF SEWERS.
 2. FOR CAST IN PLACE BASE, CONSTRUCT IN FIELD CHANNEL AND SHELF TO THE CROWN OF THE PIPE.
 3. FOR PRECAST BASE, USE GRAVEL BACKFILL, 6" MIN. COMPACTED DEPTH UNDER THE BASE.
 4. ALL RIGID PIPE ENTERING OR LEAVING THE MANHOLE SHALL BE PROVIDED WITH FLEXIBLE JOINTS WITHIN 1 1/2 PIPE DIAMETERS OF THE MANHOLE STRUCTURE.
 5. INSTALL DROP MANHOLE CONNECTION IF INVERT OF ANY INCOMING SEWER IS MORE THAN 2'-0" ABOVE THE TOP OF THE MAIN SEWER.
 6. IN UNIMPROVED AREAS AND EASEMENTS, MANHOLE SHALL EXTEND A MINIMUM OF 2" AND A MAXIMUM OF 4" ABOVE FINISHED GRADE.
 7. MANHOLE RING AND COVER SHALL HAVE A CLEAR OPENING. WORDING ON COVER SHALL BE "SEWER" IN 3" RAISED LETTERS.
 8. ALL MANHOLE JOINTS SHALL USE A CONFINED ROUND RUBBER GASKET MEETING ASTM C-443 SPECIFICATIONS.

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



WS7

JOB NUMBER	9416
SCALE	HOR: N/A VERT: N/A
DESIGNED	GJM
DRAWN	JDN
CHECKED	GJM
PROPOSER:	SHOR, LLC 23375 SW PARKWAY AVE. WILSONVILLE, OR 97070 CONTACT: JEFF BIVENS PH: (503) 655-7933
PROFESSOR:	LARSON and ASSOCIATES surveys, engineers & planners 9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474-3404
WATER & SANITARY SEWER NOTES & DETAILS	
DATE	3/17/2023
DRAWING NO.	9416RIDGE
SHEET	24 OF 25

THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WA
PUBLIC SANITARY SEWER EXTENSION & WATER PLAN

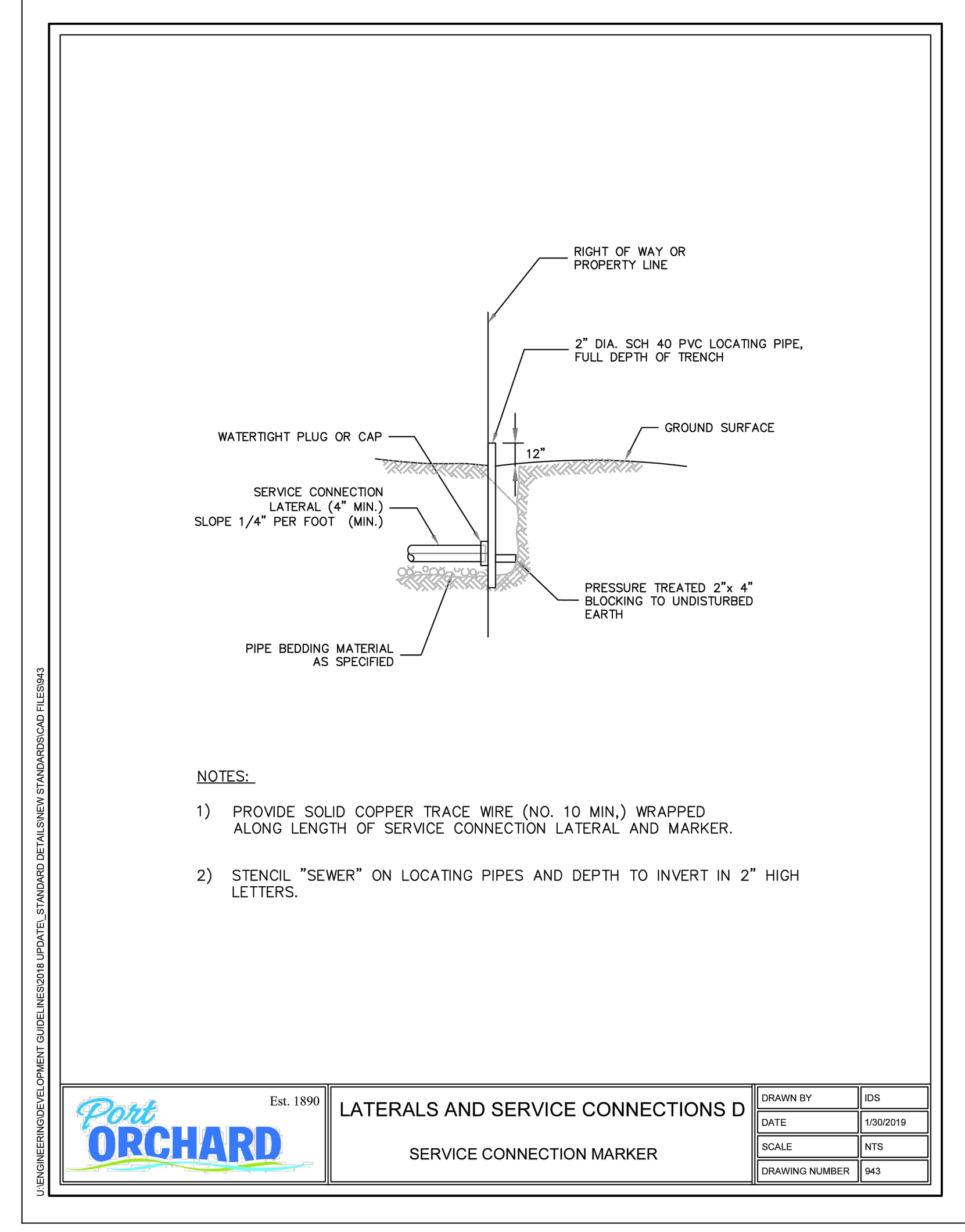
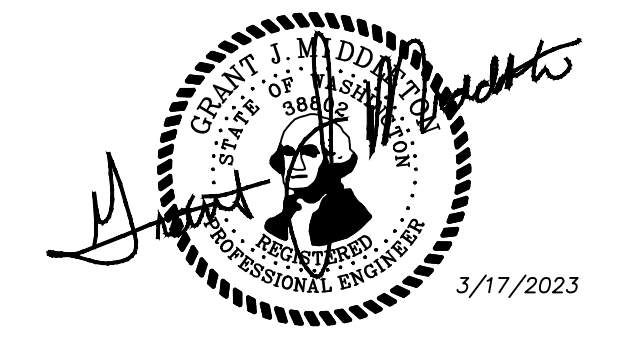
JOB NUMBER	9416
SCALE	HOR. N/A VERT. N/A
DESIGNED G.M.	JDN
DRAWN	JDN
CHECKED G.M.	JDN

PROPOSER:
SHOR, LLC
27375 SW PARKWAY AVE.
WILSONVILLE, OR 97070
CONTACT: JEFF BIVENS
PH: (503) 655-7933

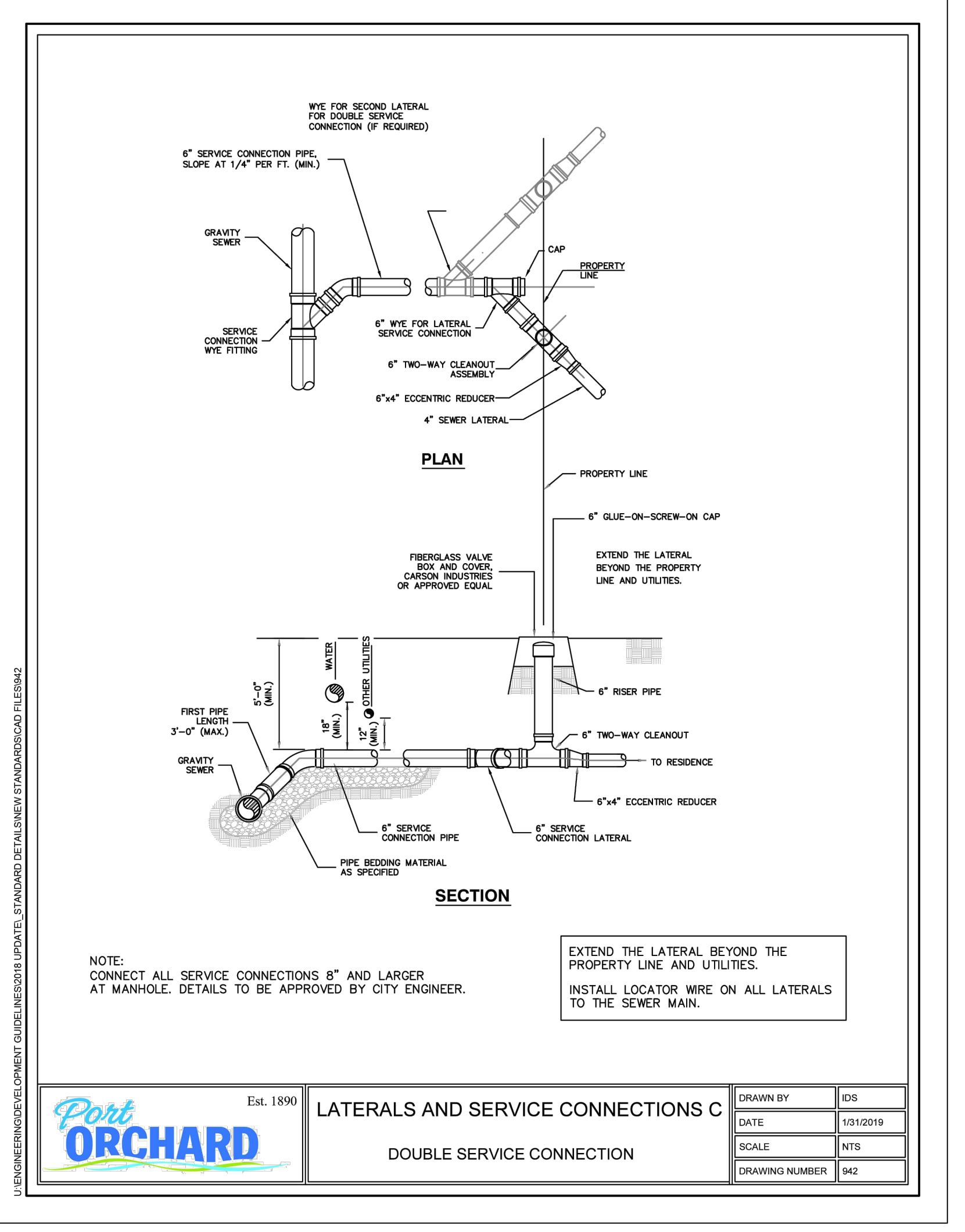
LARSON and ASSOCIATES
surveys, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA. 98444 (253) 474-3404

WATER & SANITARY SEWER
NOTES & DETAILS

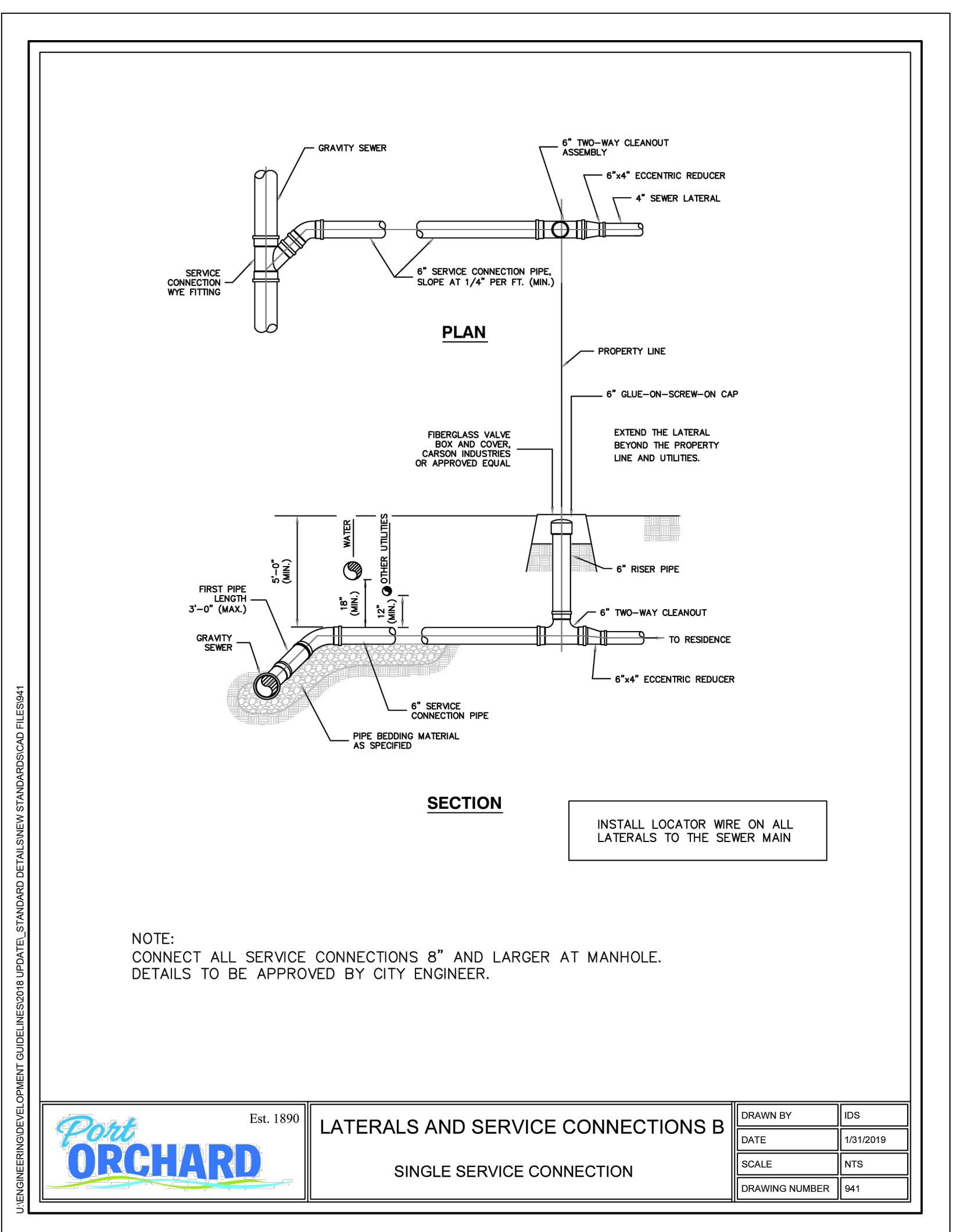
WS8



	Est. 1890	LATERALS AND SERVICE CONNECTIONS D	DRAWN BY	IDS
		SERVICE CONNECTION MARKER	DATE	1/31/2019
			SCALE	NTS
			DRAWING NUMBER	943



	Est. 1890	LATERALS AND SERVICE CONNECTIONS C	DRAWN BY	IDS
		DOUBLE SERVICE CONNECTION	DATE	1/31/2019
			SCALE	NTS
			DRAWING NUMBER	942



	Est. 1890	LATERALS AND SERVICE CONNECTIONS B	DRAWN BY	IDS
		SINGLE SERVICE CONNECTION	DATE	1/31/2019
			SCALE	NTS
			DRAWING NUMBER	941

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY