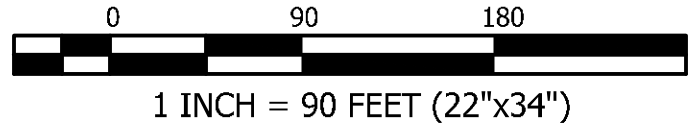


GRAPHIC SCALE



SITE DATA

TOTAL SITE AREA: 27.47 ACRES  
 PARCEL NUMBER(S): 5684-000-094-0009, 5695-000-084-0305, 5695-000-084-0206, 5695-000-084-0107  
 ZONING: R3 - RESIDENTIAL 3  
 CMU - COMMERCIAL MIXED USE

APPLICANT

GREG KRABBE  
 MCCORMICK COMMUNITIES LLC  
 805 KIRKLAND AVE, SUITE 200  
 KIRKLAND, WA 98033

GEOTECHNICAL ENGINEER

RILEY GROUP  
 17522 BOTHELL WAY NE,  
 BOTHELL, WA 98011  
 (425) 415-0551

ENGINEER/SURVEYOR

JEREMY HAUG/ STEVE WOODS  
 CONTOUR ENGINEERING LLC  
 P.O. BOX 949 GIG HARBOR, WA 98335  
 (253) 857-5454

WETLAND BIOLOGIST

SOUNDVIEW CONSULTANTS  
 2907 HARBORVIEW DR., SUITE D  
 GIG HARBOR, WA 98335  
 (253) 514-8952

SURVEYOR'S NOTES

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A ONE (1) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (GEODIMETER 600) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (GPS). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- 2) UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
- 3) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED OCTOBER 8, 2021, THE DATE OF THIS FIELD SURVEY.
- 4) FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NUMBER 5003353-0003162E, DATED JANUARY 25, 2022. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 5) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.

BASIS OF BEARING

CITY OF PORT ORCHARD BOUNDARY LINE ADJUSTMENT NO. L-1078, RECORDED UNDER RECORDING NUMBER 201512020024. RECORDS OF KITSAP COUNTY, WASHINGTON.

HORIZONTAL DATUM

NAD 1983  
 STATE PLANE WASHINGTON NORTH FIPS 4601

VERTICAL DATUM

HELD MCCORMICK ELEVATION OF 395.68, NGVD29, ON A 3" BRASS DISK MONUMENT, IN CASE, AT THE INTERSECTION OF ST. ANDREWS DRIVE AND RUTHERFORD CIRCLE SW.(ADD 3.41' TO CONVERT TO NAVD88 DATUM.

LEGAL DESCRIPTION

TRACT FD-5, MCCORMICK WOODS NORTH PHASE III, DIVISION 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 35 OF PLATS, PAGES 201 THROUGH 207, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON.

TRACT NOTES

- 1) TRACT A IS A WETLAND BUFFER TRACT. TRACT A IS TO BE OWNED AND MAINTAINED BY THE MCCORMICK COMMUNITIES LLC.



VICINITY MAP

LEGEND

SURVEY	NOT TO SCALE	PROPOSED
	CONTOURS	
	PROPERTY LINE/RIGHT-OF-WAY	
	RIGHT-OF-WAY CENTERLINE	
	EASEMENT	
	STORM DRAIN LINE	
	SANITARY SEWER LINE	
	UNDERGROUND POWER LINE	
	GAS LINE	
	WATER LINE	
	TYPE 2 CATCHBASIN	
	TYPE 1/TYPE 1L CATCHBASIN	
	SANITARY SEWER MANHOLE	
	SANITARY SEWER CLEANOUT (SSCO)	
	HYDRANT	
	WATER VALVE	
	WATER METER	
	GAS MARKING POST	
	MONUMENT	
	POWER POLE (PP)	
	GUY WIRE (GW)	
	LIGHT STANDARD/YARD LIGHT (LS/YL)	
	POWER MANHOLE (PMH)	
	SIGN	
	ASPHALT	
	CONCRETE	
	GRAVEL	

DRAWING INDEX

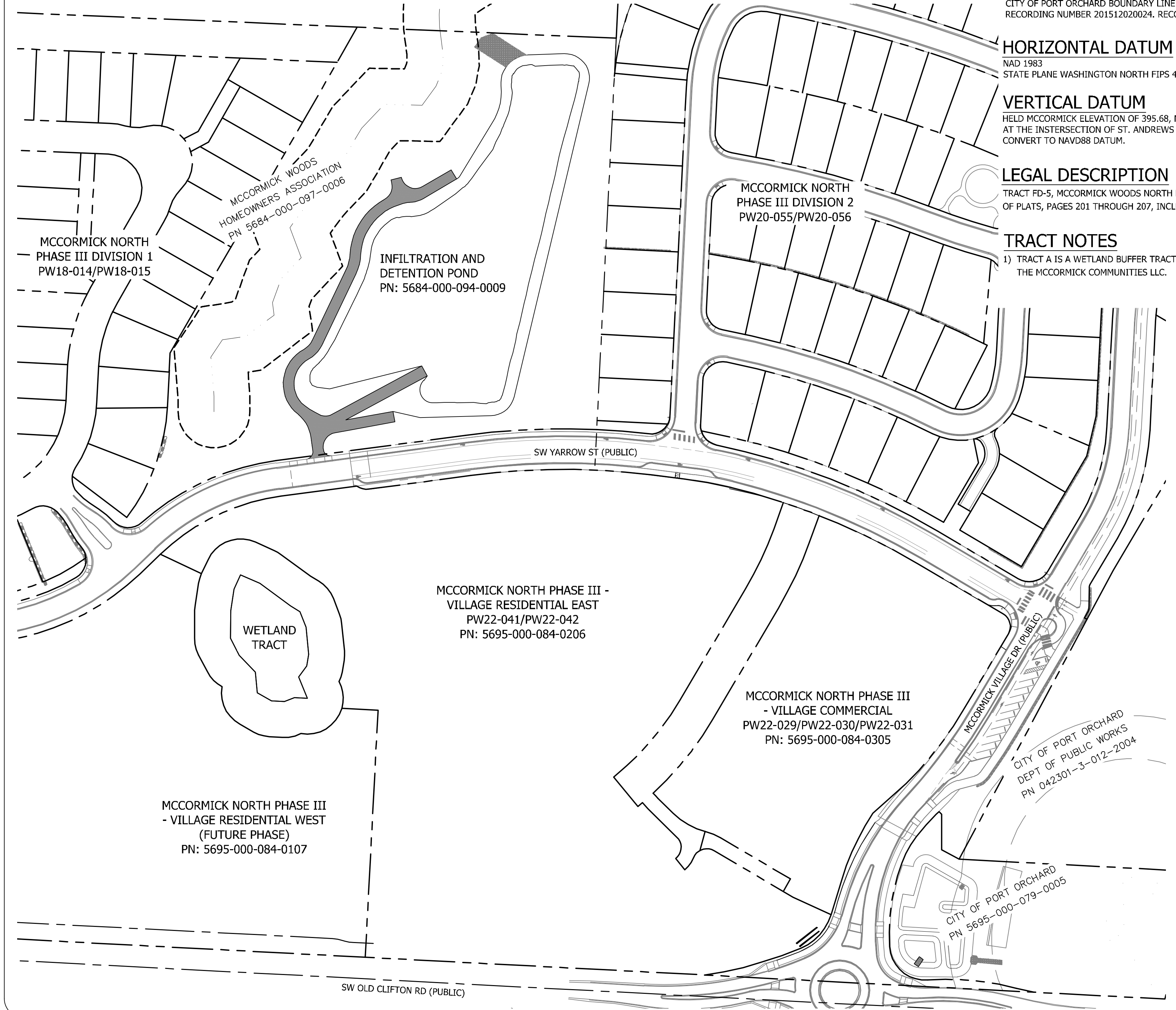
#	SHEET DESCRIPTION
1	CG1 COVER SHEET
2	CG2 EXISTING CONDITIONS
3	CG3 TEMPORARY EROSION AND SEDIMENT CONTROL
4	CG4 TEMPORARY EROSION AND SEDIMENT CONTROL
5	CG5 TEMPORARY EROSION AND SEDIMENT CONTROL
6	CG6 TEMPORARY EROSION AND SEDIMENT CONTROL
7	CG7 TEMPORARY EROSION AND SEDIMENT CONTROL
8	CG8 OVERALL GRADING AND UTILITY PLAN
9	CG9 WALL PLAN
10	CG10 STORM PLAN AND PROFILE
11	CG11 STORM PLAN AND PROFILE
12	CG12 STORM BYPASS LINE PLAN AND PROFILE
13	CG13 STORM BYPASS LINE PLAN AND PROFILE
14	CG14 STORM BYPASS LINE PLAN AND PROFILE
15	CG15 INFILTRATION & DETENTION POND PLAN
16	CG16 INFILTRATION & DETENTION POND PROFILE
17	CG17 INFILTRATION & DETENTION POND DETAILS
18	CG18 NOTES AND DETAILS
19	CG19 NOTES AND DETAILS
20	CG20 NOTES AND DETAILS

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

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



REVISION	DESCRIPTION	DATE	BY

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

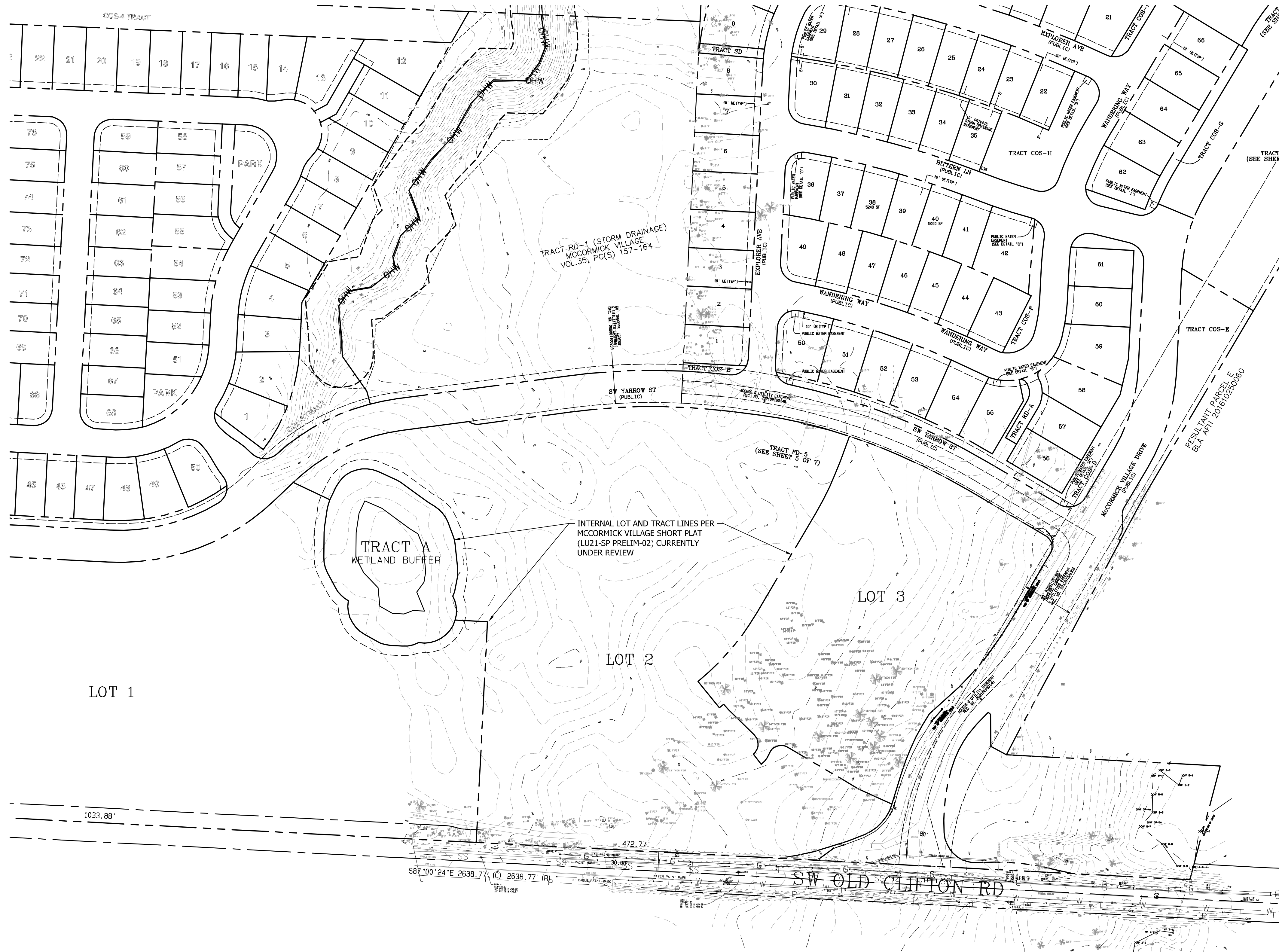
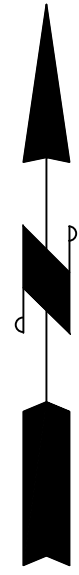
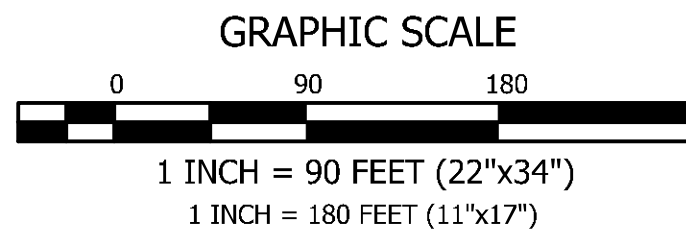
28 April 2023

SHEET TITLE: COVER SHEET  
 PROJECT: MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
 CLIENT: MCCORMICK COMMUNITIES LLC  
 805 KIRKLAND AVE, SUITE 200  
 KIRKLAND, WA 98033  
 CONTACT: GREG KRABBE  
 PHONE: (425) 750-8400

DESIGNER: M. GOULARTE	ENGINEER: J. HAUG
DRAWN: R. HENRETTA	S4&S T23N R01E WM
DATE: 26 April 2023	REVISED: -
PROJECT: 22-017	DWG NAME: 22-017-CG
SHEET	REV.
CG1	1 OF 20



**MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL**  
 A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON



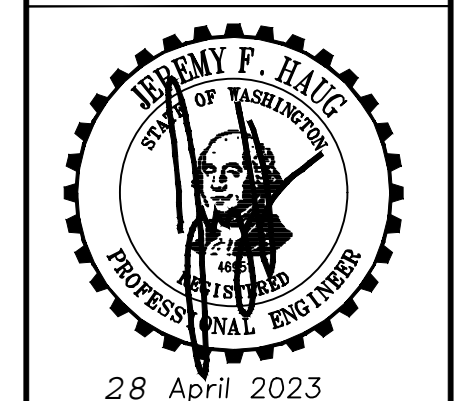
**NOTE**  
 THE EXISTING CONDITIONS SHOWN WERE COMPLETED PRIOR TO ANY MCCORMICK NORTH PHASE III CONSTRUCTION.

**VERIFICATION NOTE**  
 ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.  
 PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

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

REVISION	DESCRIPTION	DATE	BY

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



**SHEET TITLE: EXISTING CONDITIONS**  
 MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
**CLIENT:** MCCORMICK COMMUNITIES LLC  
 805 KIRKLAND AVE. SUITE 200  
 KIRKLAND, WA 98033  
**CONTACT:** GREG KRABBE  
 PHONE: (425) 750-8400

**DESIGNER:** M. GOULARTE  
**ENGINEER:** J. HAUG  
**DRAWN:** R. HENRETTA  
 S4&5 T23N R01E WM  
**DATE:** 26 April 2023  
**REVISED:** -  
**PROJECT:** 22-017  
**DWG NAME:** 22-017-CG

SHEET	REV.
CG2	0
2 OF 20	



# MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL GRADING AND TESC NOTES

A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

## CITY OF PORT ORCHARD STANDARD EROSION AND SEDIMENT CONTROL NOTES

APPROVAL OF THESE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) PLANS DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CESCL UNTIL ALL CONSTRUCTION IS APPROVED.

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THESE PLANS SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/CESCL FOR THE DURATION OF CONSTRUCTION.

STABILIZED CONSTRUCTION ENTRANCES, IN ACCORDANCE WITH STANDARD DETAILS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK-OUT TO STREET RIGHT-OF-WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.

THE TESC FACILITIES SHOWN ON THESE PLANS MUST BE CONSTRUCTED PRIOR TO ALL CLEARING AND GRADING TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS REDUCED TO REQUIRED LEVELS.

THE TESC FACILITIES SHOWN ON THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ADDITIONAL PERIMETER PROTECTION, ETC.), AS DIRECTED BY THE CITY ENGINEER.

THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CESCL AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES AND OF SAMPLES TAKEN DURING THE WET SEASON (OCTOBER 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30).

ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED TESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).

ANY AREA NEEDING TESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.

THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN TWENTY-FOUR (24) HOURS FOLLOWING A STORM EVENT.

AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO FINAL INSPECTION. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO A DOWNSTREAM SYSTEM.

ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.

WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.

PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH AREAS CAN BE SEEDING IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDING WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

A SKETCH MAP OF THOSE AREAS TO BE SEEDING AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE CITY OF PORT ORCHARD CITY ENGINEER. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

CONNECTION TO PREVIOUS PROJECT UNDER PERMIT #: PW20-055&056

ADDRESS & UTILITY EASEMENT REC. NO. 202102160148

TEMP POND SIZING TRAP BASIN AREA = 440,300 SF (10.11 AC) Q (10-YEAR) = 7.03 CFS MINIMUM TRAP SURFACE AREA: 2 \* 7.03/0.00096 = 14,646 SF

SURFACE AREA PROVIDED PER PLAN = 80,475 SF MINIMUM SEDIMENT POND DEPTH = 3.5'

ORIFICE SIZE: 13.18"

ELEVATIONS: TOP OF POND = 423.00' BOTTOM OF POND = 417.75' IE = 418.00'

- ON SITE INSPECTIONS ARE REQUIRED AT THE FOLLOWING CONSTRUCTION STAGES:
  - 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
- ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
- ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES, AND PROTECTIVE MEASURES FOR CRITICAL AREAS AND SIGNIFICANT TREES SHALL BE INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.
- ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER ANY EXISTING DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
- THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
- ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 7 DAYS OR MORE DURING THE DRY SEASON (MAY 1 - SEPT 30) OR 2 DAYS OR MORE IN THE WET SEASON (OCT 1 - APR 30), SHALL 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 MAY THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE BUT SHALL BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
- IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR SHALL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
- NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.

## CONSTRUCTION SEQUENCE

- HOLD A PRE-CONSTRUCTION MEETING WITH THE CITY AND OBTAIN REQUIRED PERMITS.
- FIELD LOCATE AND VERIFY ALL EXISTING SERVICES AND UTILITIES WITHIN THE PROJECT AREA. SEE VERIFICATION NOTE. FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND UTILITY CONNECTIONS, AND PROVIDE INFORMATION TO PROJECT ENGINEER.
- ESTABLISH CLEARING AND GRADING LIMITS.
- CONSTRUCT PERIMETER SILT FENCES, TREE PROTECTION FENCES, TEMP SEDIMENT POND, AND OTHER EROSION CONTROL MEASURES AS NEEDED. EXPAND THE POND PER THE PLANS TO THE ELEVATION 417.75. IMPORTANT: DO NOT GO BELOW SPECIFIED ELEVATION.
- INSTALL PERMANENT STORM SYSTEM FOR UTILIZATION OF CONSTRUCTION RUNOFF TO TESC POND, NEW WATER QUALITY VAULT, AND OUTFALL PER THE PLANS.
- SCHEDULE CLEARING LIMITS, TREE PROTECTION AND EROSION CONTROL INSPECTIONS WITH THE CITY.
- POTHOLE ALL EXISTING UTILITIES WITHIN CONSTRUCTION AREA. SEE VERIFICATION NOTE, THIS SHEET
- CONSTRUCT IMPROVEMENTS PER PLANS.
- STABILIZE ALL EXPOSED SOILS.
- CONTRACTOR SHALL CLEAN SEDIMENT POND AS NEEDED DURING CONSTRUCTION.
- ARRANGE FINAL INSPECTION WITH THE CITY.
- ON-SITE SILTATION FENCE TO REMAIN UNTIL THE SITE IS STABILIZED TO THE APPROVAL OF THE INSPECTOR.
- REMOVE TESC MEASURES WHEN ALLOWED BY THE CITY INSPECTOR.
- AFTER TESC MEASURES HAVE BEEN REMOVED THEN THE POND CAN BE TAKEN DOWN TO THE DESIGNED BOTTOM ELEVATION OF 416.75.

## TEMPORARY SEDIMENT POND NOTE

TRAP FLOW LENGTH-TO-WIDTH RATIO = 3:1

TEMP POND SIZING TRAP BASIN AREA = 440,300 SF (10.11 AC) Q (10-YEAR) = 7.03 CFS MINIMUM TRAP SURFACE AREA: 2 \* 7.03/0.00096 = 14,646 SF

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ORIFICE SIZE: 13.18"

ELEVATIONS: TOP OF POND = 423.00' BOTTOM OF POND = 417.75' IE = 418.00'

## TESC LEGEND

	PRESERVE AND PROTECT AS NOTED
	MULCHING PER BMP C121. SEE MULCHING NOTE
	FILTER FABRIC FENCE <sup>1</sup> CG7
	INLET PROTECTION <sup>2</sup> CG7
	CLEARING LIMITS (20.38 ACRES)
	CONSTRUCTION ENTRANCE <sup>3</sup> CG7
	OUTFALL PROTECTION PER BMP C209 <sup>4</sup> CG7
	TREE PROTECTION FENCING SEE BMP T5.16 PER 2019 SWMMWW
	WETLAND PROTECTION FENCING SEE BMP C103 PER 2019 SWMMWW

## PLASTIC COVERING NOTES

- PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MILS AND SHALL MEET THE REQUIREMENTS OF THE STATE STANDARD SPECIFICATIONS SECTION 9-14.5.
- 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 A 12 INCH OVERLAP OF ALL SEAMS.
- CLEAR PLASTIC COVERING SHALL BE INSTALLED IMMEDIATELY ON AREAS SEEDING BETWEEN NOVEMBER 1 AND MARCH 31 AND REMAIN UNTIL VEGETATION IS FIRMLY ESTABLISHED.
- WHEN THE COVERING IS USED ON UN-SEEDING SLOPES, IT SHALL BE KEPT IN PLACE UNTIL THE NEXT SEEDING PERIOD.
- PLASTIC COVERING SHEETS SHALL BE BURIED TWO FEET AT THE TOP OF SLOPES IN ORDER TO PREVENT SURFACE WATER FLOW BENEATH SHEETS
- PROPER MAINTENANCE INCLUDES REGULAR CHECKS FOR RIPS AND DISLOGGED ENDS.

## SEEDING NOTES

- SEED MIXTURE SHALL BE AS BELOW OR AS APPROVED BY THE CITY AND SHALL BE APPLIED AT THE RATE RECOMMENDED BY THE SUPPLIER

GERMINATION REDTOP	(AGROSTIS ALBA)	10%
ANNUAL RYE	(LOLLIUM MULTIFLORUM)	40%
CHEWING FESCUE	(FESTUCA RUBRA COMMUTATA)	40%
WHITE DUTCH CLOVER	(TRIFOLIUM REPENS)	10%

SEED BEDS PLANTED BETWEEN MAY 1 AND OCTOBER 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.

- 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).
- BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENT BASINS.
- THE SEEDBED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
- FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIER'S RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

## INLET PROTECTION NOTE

INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING INLETS DOWNSTREAM AND WITHIN 500 FEET OF SITE DISTURBED AREAS. ALL NEW INLETS, BOTH ON SITE AND OFF SITE INLETS (IF ANY) SHALL HAVE INLET PROTECTION AS WELL.

## MULCHING NOTES

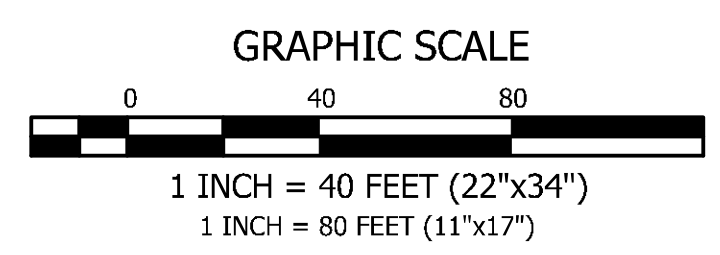
- ALL MULCHING SHALL BE IN ACCORDANCE WITH BMP C121. STRAW SHALL NOT BE USED AS A MULCHING OPTION. CONTRACTOR MAY CHOOSE ANY OTHER MULCHING OPTION PER TABLE II-4.1.8 OF THE DEPARTMENT OF ECOLOGY SWMMWW.
- MULCHES SHALL BE APPLIED IN ALL AREAS WITH EXPOSED SLOPES GREATER THAN 3:1.
- MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING OR IN AREAS WHICH CANNOT BE SEEDING BECAUSE OF THE SEASON.
- ALL AREAS NEEDING MULCH SHALL BE COVERED BY NOVEMBER 1.

## VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

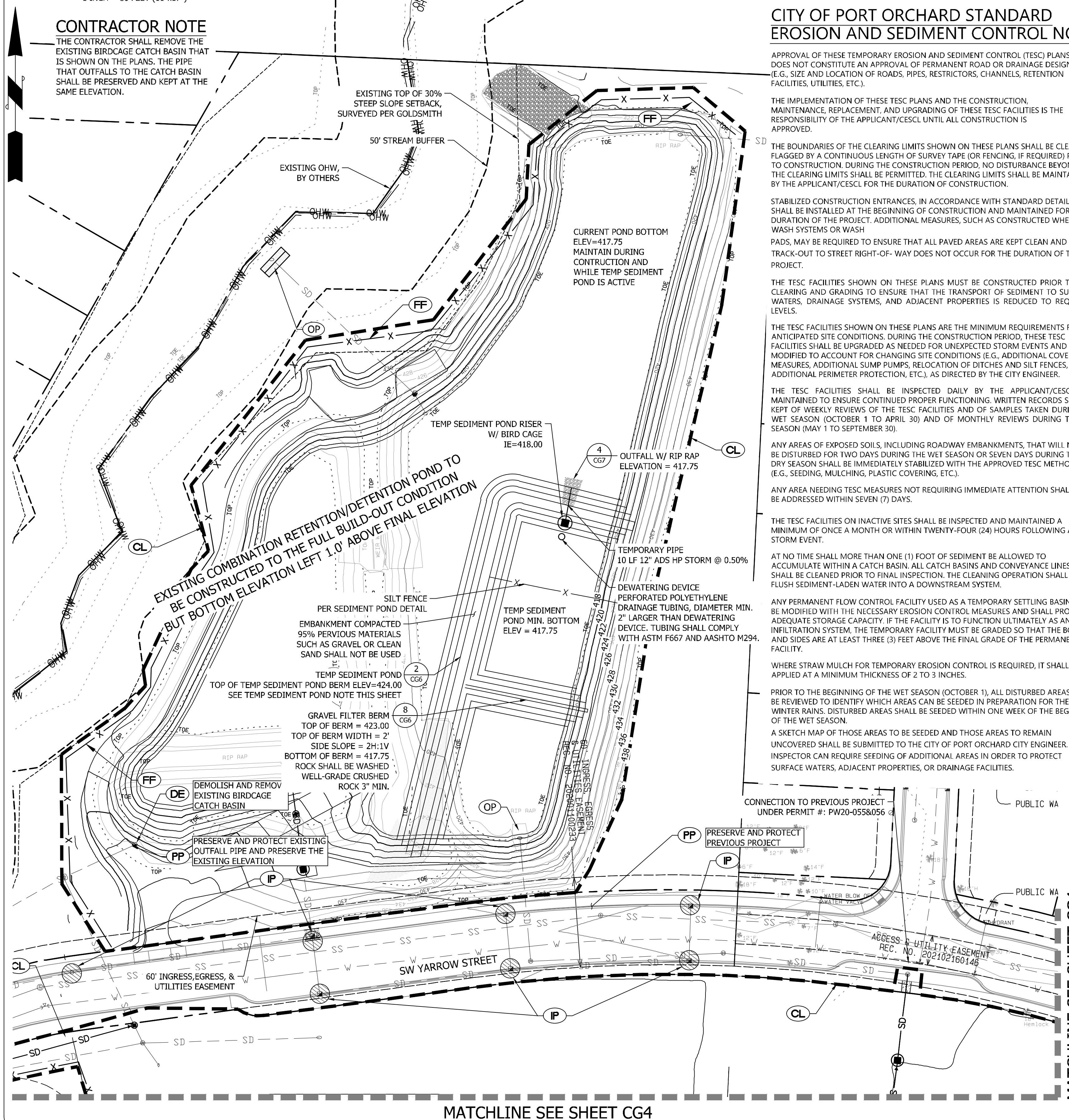
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**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**



## CONTRACTOR NOTE

THE CONTRACTOR SHALL REMOVE THE EXISTING BIRDCAGE CATCH BASIN THAT IS SHOWN ON THE PLANS. THE PIPE THAT OUTFALLS TO THE CATCH BASIN SHALL BE PRESERVED AND KEPT AT THE SAME ELEVATION.

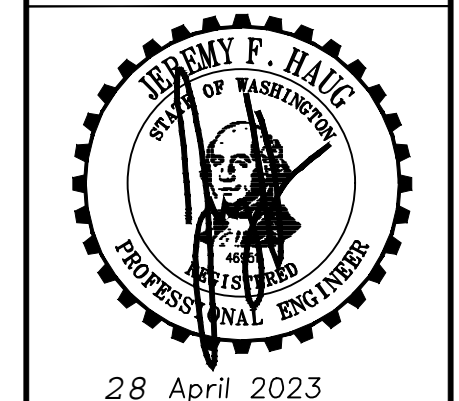


MATCHLINE SEE SHEET CG4

MATCHLINE SEE SHEET CG4

BY	DATE	DESCRIPTION	REVISION

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

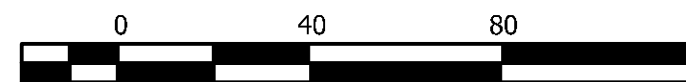


28 April 2023

SHEET TITLE: TEMPORARY EROSION AND SEDIMENT CONTROL	DESIGNER: M. GOULARTE
MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL	ENGINEER: J. HAUG
MCCORMICK COMMUNITIES LLC	DRAWN: R. HENRETTA
805 KIRKLAND AVE, SUITE 200	S4&5 T23N R01E WM
KIRKLAND, WA 98033	DATE: 26 April 2023
CONTACT: GREG KRABBE	REVISED: -
PHONE: (425) 750-8400	PROJECT: 22-017
	DWG NAME: 22-017-CG
	SHEET
	REV.
	CG3
	3 OF 20



GRAPHIC SCALE



1 INCH = 40 FEET (22"x34")  
1 INCH = 80 FEET (11"x17")

MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL

A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

MATCHLINE SEE SHEET CG3

VERIFICATION NOTE

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PP PRESERVE AND PROTECT EXISTING UTILITIES

INTERCEPTOR SWALES PER BMP C200 SHALL BE PLACED AT FUTURE FLOWLINES @ 1.00% RUNNING SLOPE (TYP). STABILIZE PER BMP C120: TEMPORARY AND PERMANENT SEEDING OR BMP C202: RIPRAP CHANNEL LINING SEE CHAPTER 3, VOLUME 2 OF THE 2019 SMMWW FOR DETAILS

TRACT-A  
WETLAND BUFFER

LOT 2

LOT 3

CONTRACTOR SHALL VERIFY PRIOR TO ANY CLEARING ACTIVITY, IF ANY TREES INTERIOR TO THE CLEARING/DISTURBANCE LIMITS ARE TO BE PRESERVED. TREE PROTECTION FENCING SHALL BE ADJUSTED ACCORDINGLY.

ADD PLASTIC COVERING AND SECURE PER BMP C123 FOR 1:1 SLOPE. SEE DETAIL 1, SHEET C7

ADD DITCH TO DIRECT STORMWATER TO EXISTING CATCH BASINS

PP PRESERVE AND PROTECT AREA AND TREES

LOT LINES FROM PW22-041/PW22-042 SHOWN FOR REFERENCE ONLY

TREE PROTECTION NOTE  
ARBORIST TO BE ONSITE AT THE TIME WHEN THE TREE PROTECTION FENCING IS PLACED.

PP PRESERVE AND PROTECT AREA REMOVE TREES AS NEEDED

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

MATCHLINE SEE SHEET CG5

REVISION	DESCRIPTION	DATE	BY

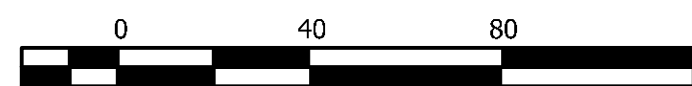
<b>PROFESSIONAL SEAL</b>	
	28 April 2023

SHEET TITLE: <b>TEMPORARY EROSION AND SEDIMENT CONTROL</b>	
CLIENT: MCCORMICK COMMUNITIES LLC 805 KIRKLAND AVE, SUITE 200 KIRKLAND, WA 98033	
CONTACT: GREG KRABBE PHONE: (425) 750-8400	
DESIGNER: M. GOULARTE ENGINEER: J. HAUG DRAWN: R. HENRETTA DATE: 26 April 2023 REVISED:	
PROJECT: 22-017 DWG NAME: 22-017-CG	
SHEET	REV.
CG4	
4 OF 20	



GRAPHIC SCALE



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1 INCH = 80 FEET (11"x17")

TREE PROTECTION NOTE

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TEMPORARY SEDIMENT POND NOTE

TRAP FLOW LENGTH-TO-WIDTH RATIO = 3:1

TEMP POND SIZING

TRAP BASIN AREA = 416,800 SF (9.56 AC)  
Q (10-YEAR) = 2.20 CFS  
MINIMUM TRAP SURFACE AREA:  
2 \* 2.20/0.00096 = 4,584 SF

SURFACE AREA PROVIDED PER PLAN = 4,800 SF  
MINIMUM SEDIMENT POND DEPTH = 3.5'

ORIFICE SIZE: 2.91"

ELEVATIONS: TOP OF POND = 440.00'  
BOTTOM OF POND = 436.00'  
IE = 434.00'

MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL

A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

PRESERVE AND PROTECT WETLAND

TRACT-A  
WETLAND BUFFER

LOT 1

MATCHLINE SEE SHEET CG4

INTERCEPTOR SWALES PER BMP C200 SHALL BE PLACED AT EDGE OF STOCKPILING @1.00% RUNNING SLOPE (TYP). STABILIZE PER BMP C120: TEMPORARY AND PERMANENT SEEDING OR BMP C202: RIPRAP CHANNEL LINING SEE CHAPTER 3, VOLUME 2 OF THE 2019 SMMWW FOR DETAILS

TEMP SEDIMENT POND  
TOP OF TEMP SEDIMENT POND = 440.00  
SEE TEMP SEDIMENT POND NOTE THIS SHEET

EMBANKMENT COMPACTED  
95% PERVIOUS MATERIALS  
SUCH AS GRAVEL OR CLEAN  
SAND SHALL NOT BE USED

APPROXIMATE STAGING AND STOCKPILING  
AREA TO BE ADJUSTED AND RELOCATED AS  
NEEDED DURING CONSTRUCTION OR AS  
WARRANTED BY FIELD CONDITIONS

TEMP SEDIMENT POND SHALL OUTLET  
TO EXISTING STORM SYSTEM  
12" IE=430.27

TEMPORARY PIPE  
26 LF 12" ADS HP STORM @0.50% MIN. SLOPE

TEMP SEDIMENT  
POND RISER  
W/ BIRD CAGE  
IE=436.00

DEWATERING DEVICE  
PERFORATED POLYETHYLENE  
DRAINAGE TUBING, DIAMETER MIN.  
2" LARGER THAN DEWATERING  
DEVICE. TUBING SHALL COMPLY  
WITH ASTM F667 AND AASHTO M294.

TEMP CULVERT OUTLET  
TO MANHOLE  
12" IE=432.55

TEMPORARY WETLAND  
HIGH-VISIBILITY FENCE SHALL  
BE INSTALLED PER BMP C103.  
SEE CHAPTER 2, VOLUME 2 OF  
THE 2019 SMMWW.

TEMPORARY PIPE  
34 LF 12" ADS HP STORM  
@0.50% MIN. SLOPE

TEMP CULVERT INLET  
LOT LINES FROM  
PW22-041/PW22-042  
SHOWN FOR REFERENCE ONLY

GRAVEL ENTRY FOR TRUCK TURNAROUND  
27 LF 12" ADS HP STORM @0.50% MIN. SLOPE  
NOTE: PIPE SHALL HAVE 2' MINIMUM OF COVER

TEMPORARY CONSTRUCTION  
ROAD PER BMP C107. SEE  
CHAPTER 3, VOLUME 2 OF  
2019 SMMWW FOR DETAILS.

TEMPORARY PIPE  
53 LF 12" ADS HP STORM @0.50% MIN. SLOPE

TEMP CULVERT INLET  
12" IE=433.84

TEMP CULVERT OUTLET TO  
TEMPORARY DITCH  
12" IE=435.47

TEMPORARY PIPE  
53 LF 12" ADS HP STORM  
@0.50% MIN. SLOPE

TEMP CULVERT INLET  
12" IE=435.90

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**SHEET TITLE: TEMPORARY EROSION AND SEDIMENT CONTROL**

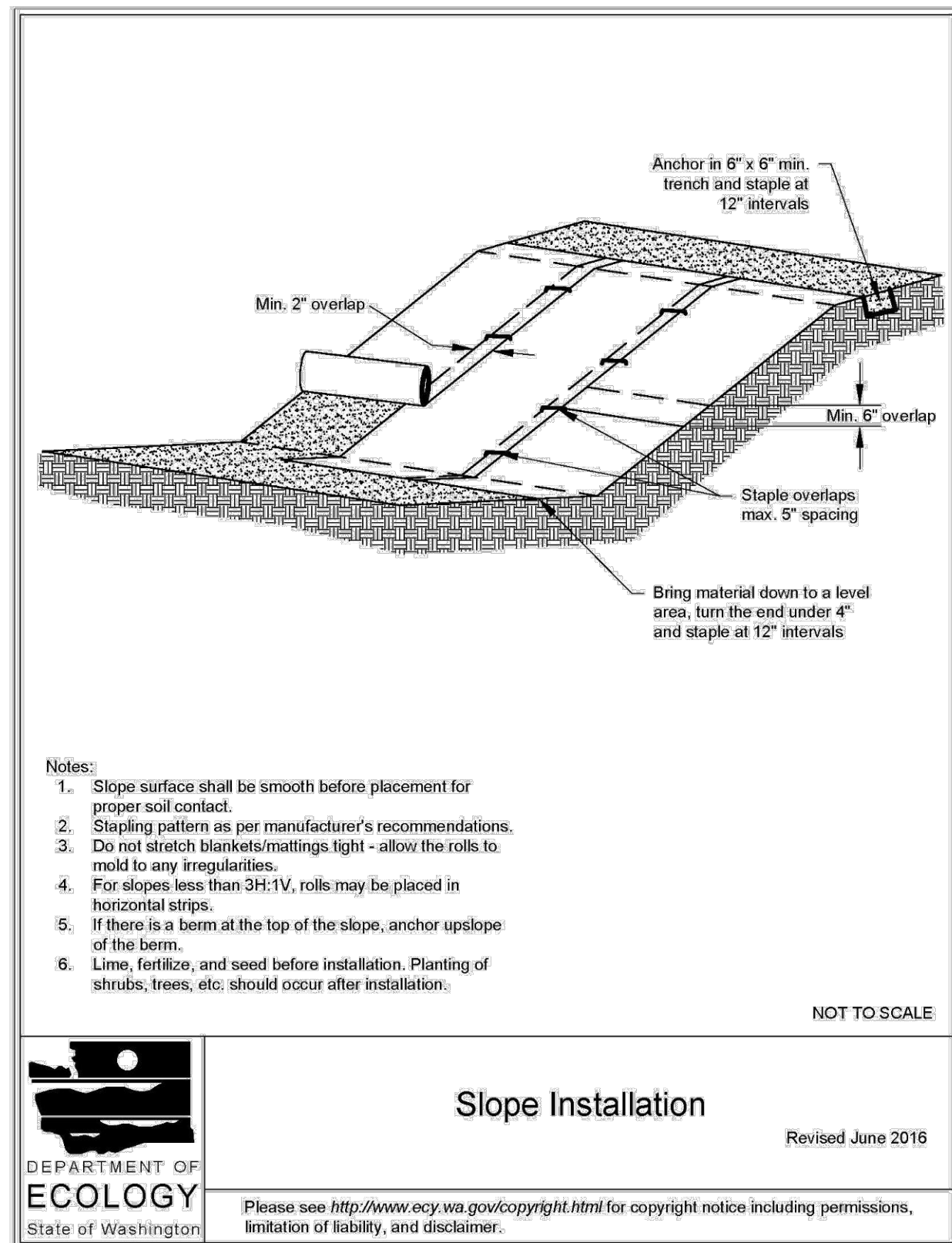
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 CONTACT: GREG KRABBE  
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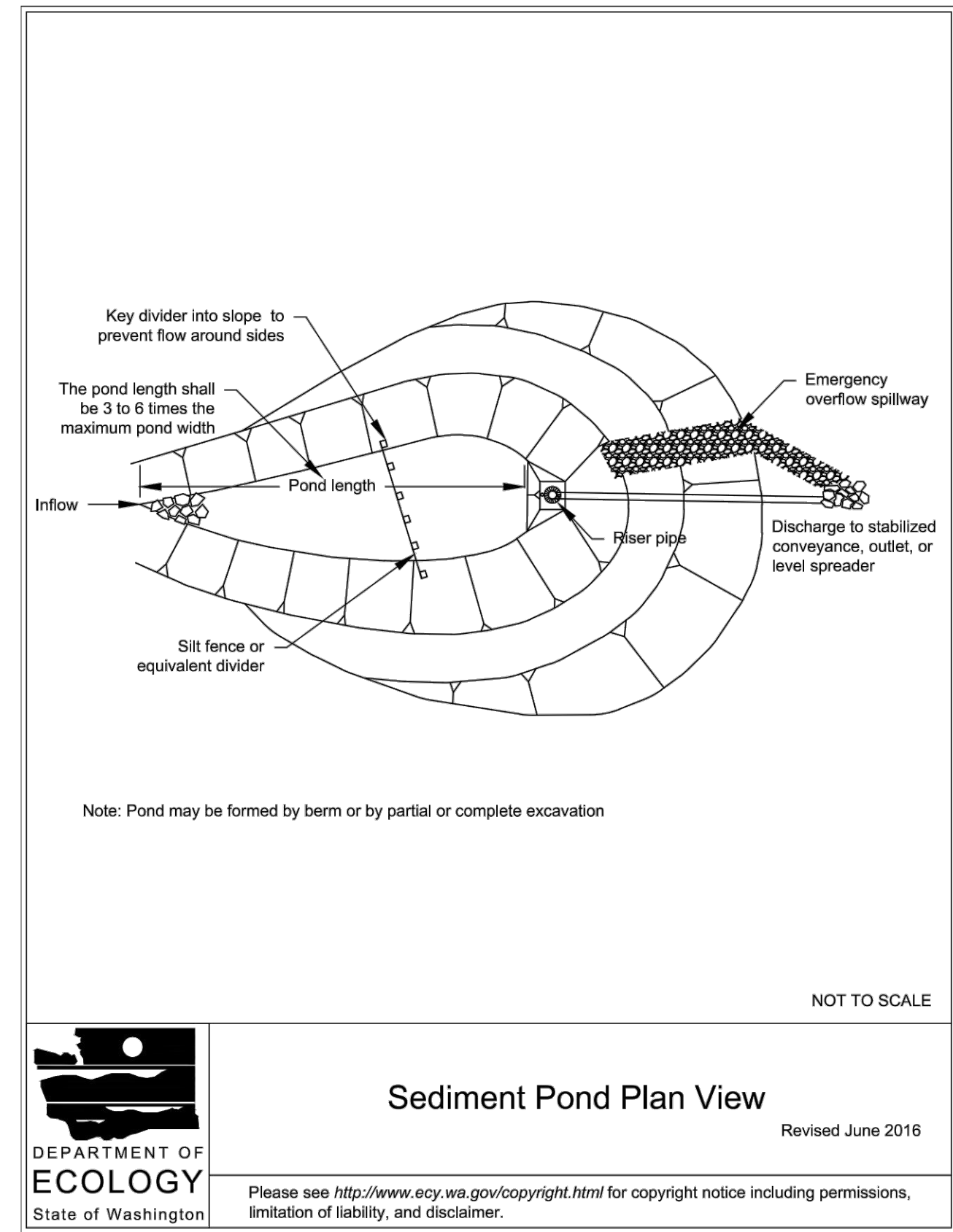
SHEET	REV.
CG5	
5 OF 20	



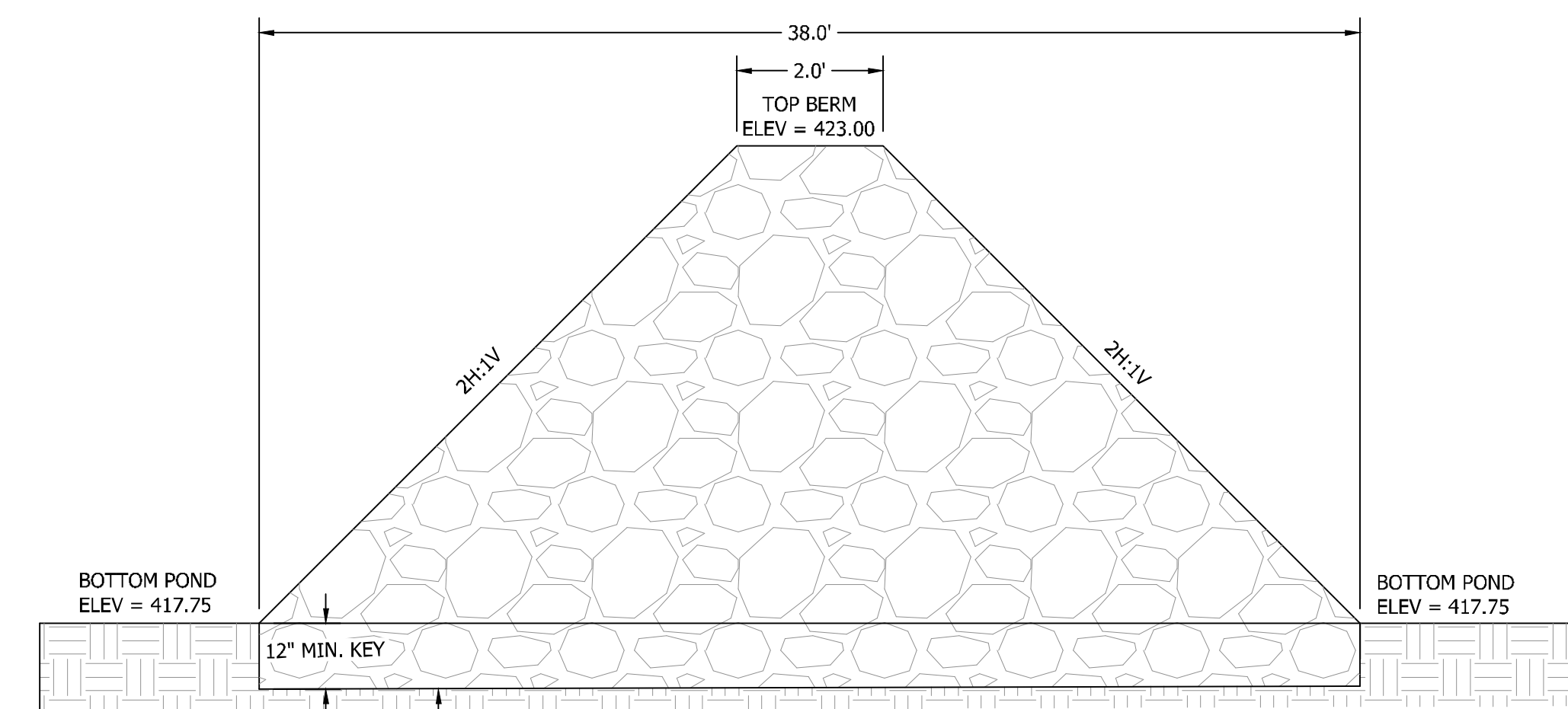
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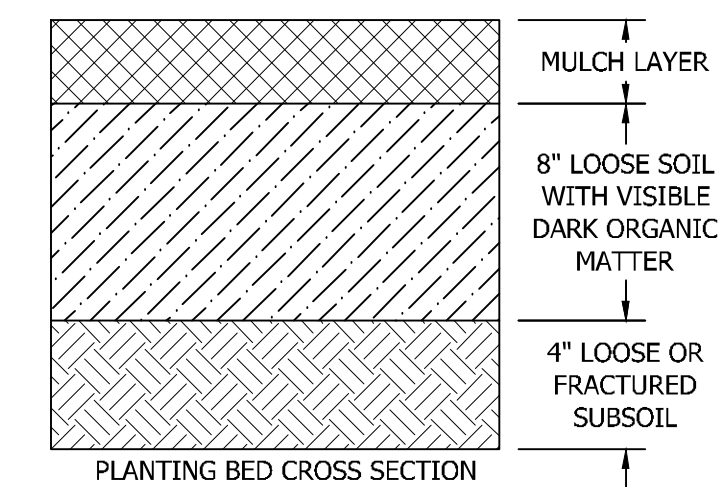
**1 SLOPE INSTALLATION**  
NOT TO SCALE



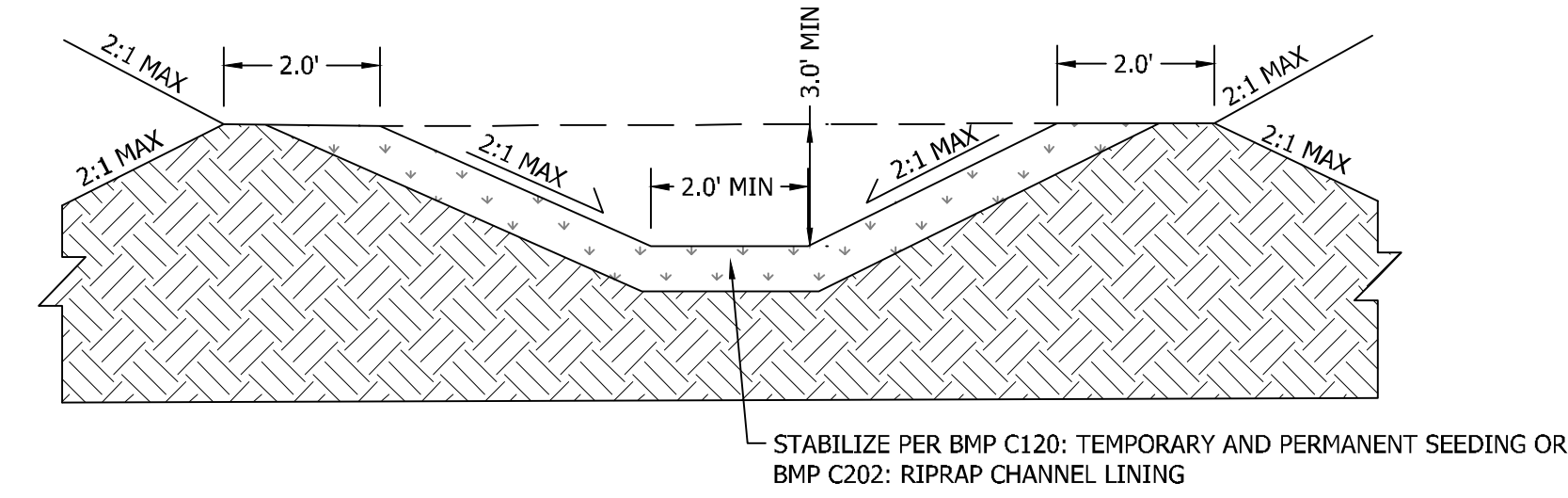
**2 SEDIMENT POND PLAN VIEW**  
NOT TO SCALE



**8 GRAVEL FILTER BERM**  
NOT TO SCALE



**6 AMENDED SOILS BMP T5.13 DETAIL**  
NOT TO SCALE



**7 CONVEYANCE SWALE**  
NTS

**TEMPORARY SEDIMENT TRAP NOTE**

PROJECT CESCL SHALL DETERMINE NECESSITY OF SEDIMENT TRAP BASED ON LOWER AREA AND FIELD CONDITIONS, AND ACCESS IF SILT FENCING AND/OR OTHER METHODS WOULD BE SUFFICIENT. PROPOSED DETENTION SYSTEM PIPE CAN BE USED AS TEMPORARY SEDIMENT TRAP.

**TEMP TRAP SIZING**  
 TRAP BASIN AREA = 14,500 SF (0.33 AC)  
 Q (2-YEAR) = 0.25 CFS  
 MINIMUM TRAP SURFACE AREA:  
 $2 * 0.25 / 0.00096 = 521$  SF

SURFACE AREA PROVIDED PER PLAN = 80,475 SF  
 SEDIMENT TRAP DEPTH = 3.5' - 5'  
 CONTRACTOR MAY INSTALL SEDIMENT TRAP PRIOR TO INSTALLATION OF CMP DETENTION PIPE. MINIMUM AREAS REQUIRED ARE NOTED ABOVE, AND DETAILS FOR SEDIMENT TRAP CONSTRUCTION ARE INCLUDED ON SHEET C7.

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**PROFESSIONAL ENGINEER**  
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
 Physical Address: 4706 9th Street NW, Suite 100, Gig Harbor, WA 98332

**TEMPORARY EROSION AND SEDIMENT CONTROL NOTES AND DETAILS**

**CLIENT:** MCCORMICK COMMUNITIES LLC  
 805 KIRKLAND AVE, SUITE 200  
 KIRKLAND, WA 98033

**CONTACT:** GREG KRABBE  
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**DESIGNER:** M. GOULARTE  
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 S4&5 T23N R01E WM  
**DATE:** 26 April 2023  
**REVISED:** - - - - -

**PROJECT:** 22-017  
**DWG NAME:** 22-017-CG

SHEET	REV.
CG6	0
6 OF 20	



## FILTER FABRIC NOTES

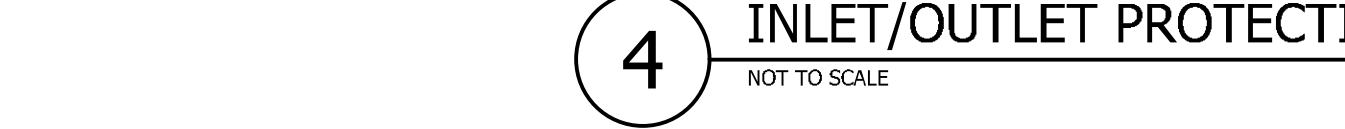
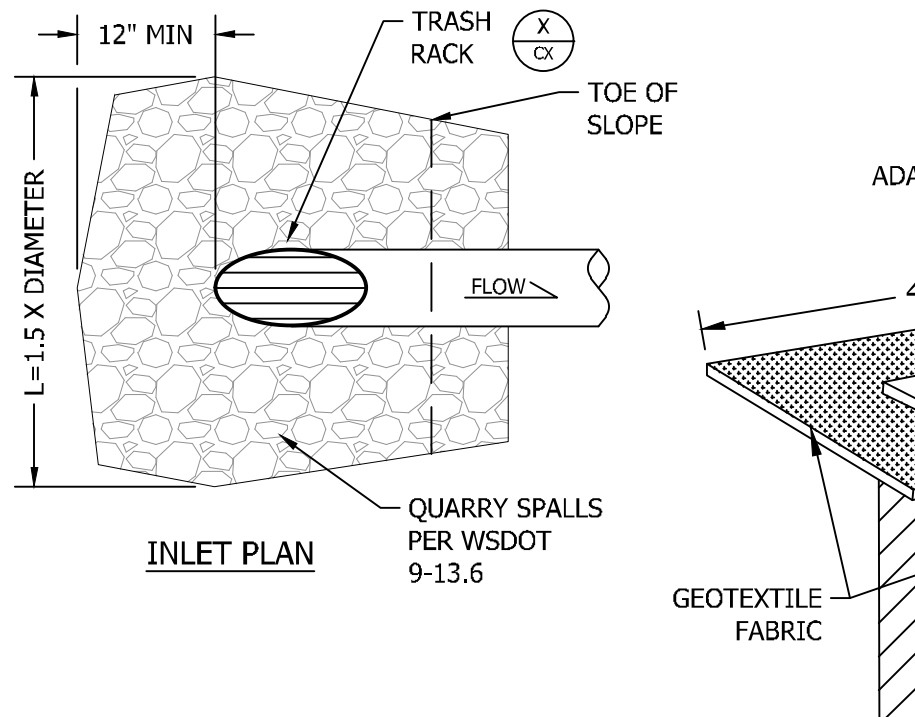
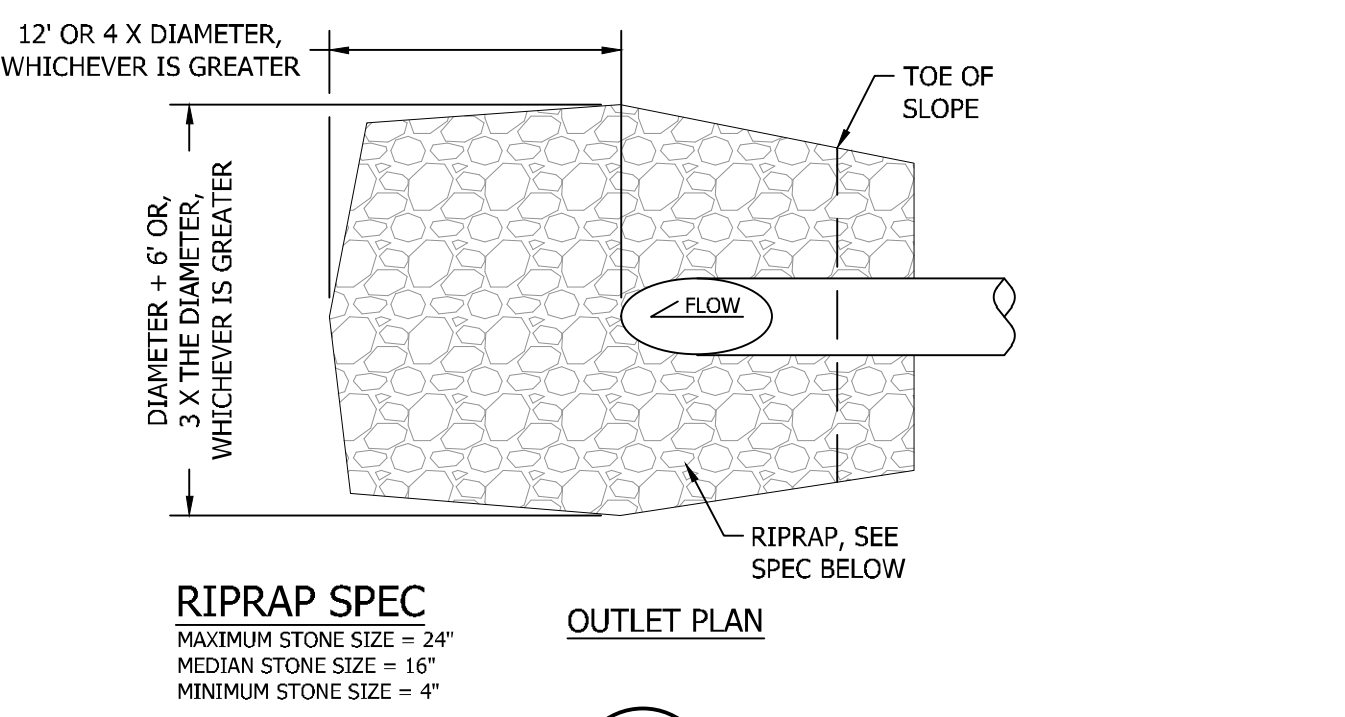
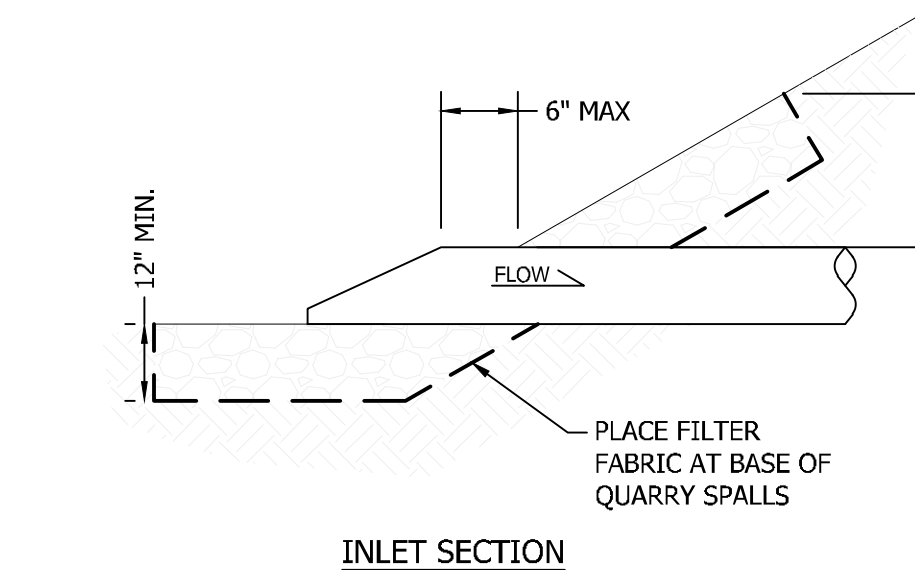
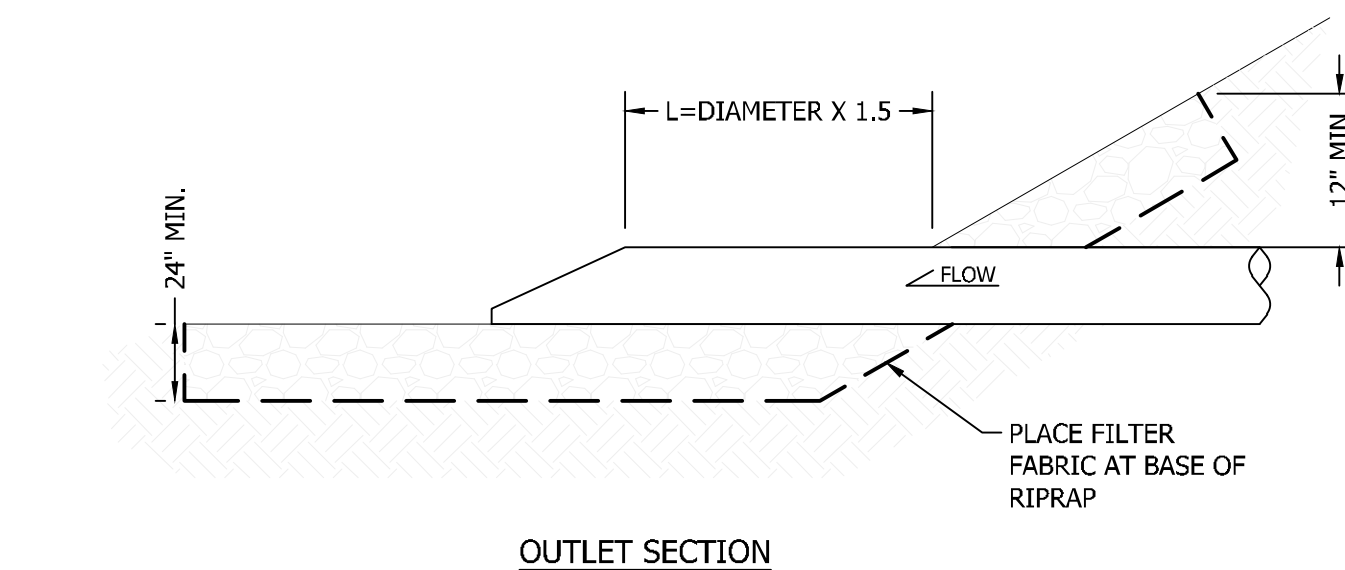
1. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POSTS.
2. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES). 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.
3. 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.
4. 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.
5. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING.
6. FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
7. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
8. SILT FENCES WILL BE INSTALLED PARALLEL TO ANY SLOPE CONTOURS.
9. CONTRIBUTING LENGTH TO FENCE WILL NOT BE GREATER THAN 100 FEET.
10. DO NOT INSTALL BELOW AN OUTLET PIPE OR WEIR.
11. INSTALL DOWNSLOPE OF EXPOSED AREAS.
12. 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 ENDS 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.
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" 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 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.

## TRENCH NOTES

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR IS ALONE RESPONSIBLE FOR WORKER SAFETY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.



## VERIFICATION NOTE

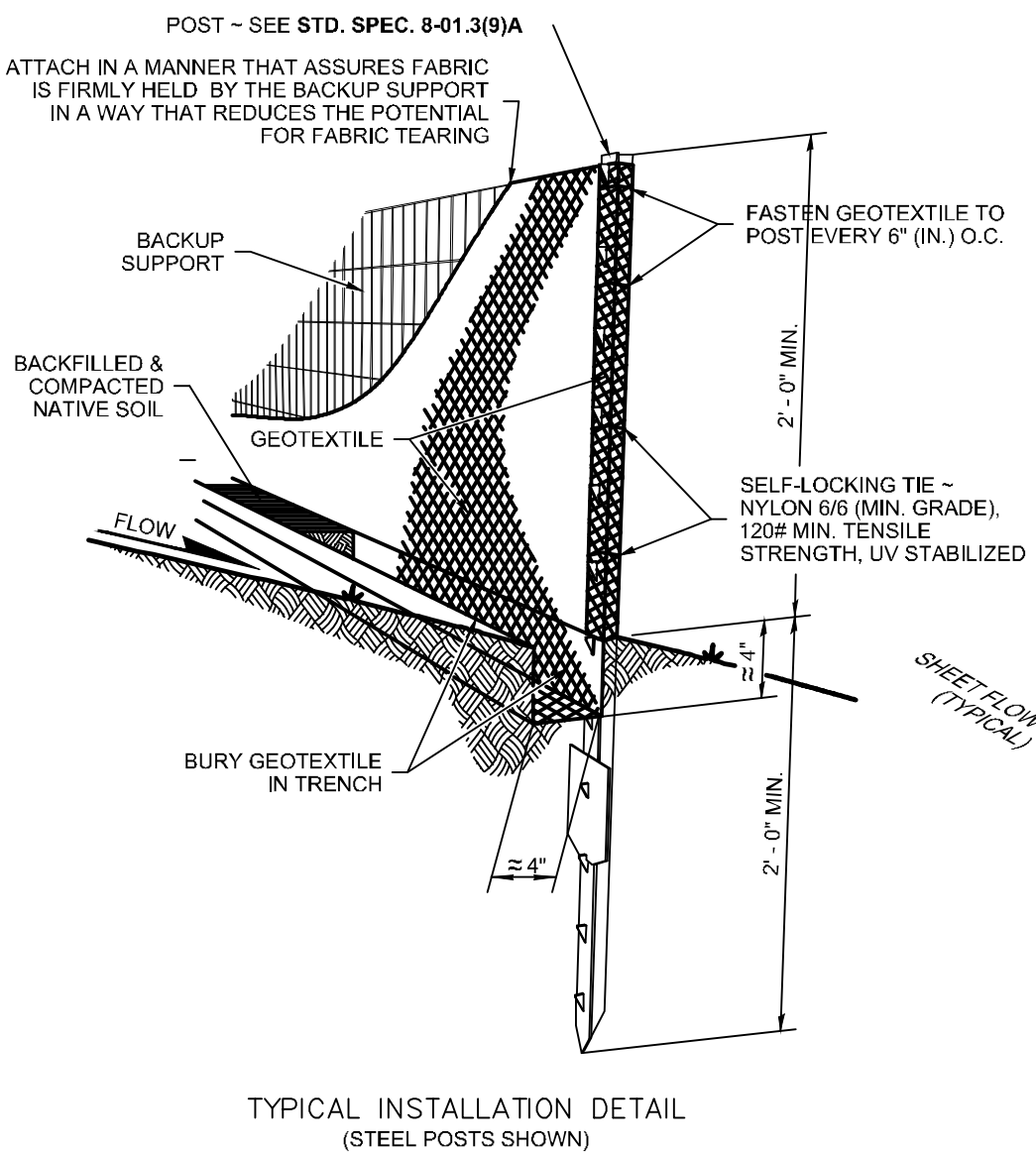
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# MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL

## A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M., CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

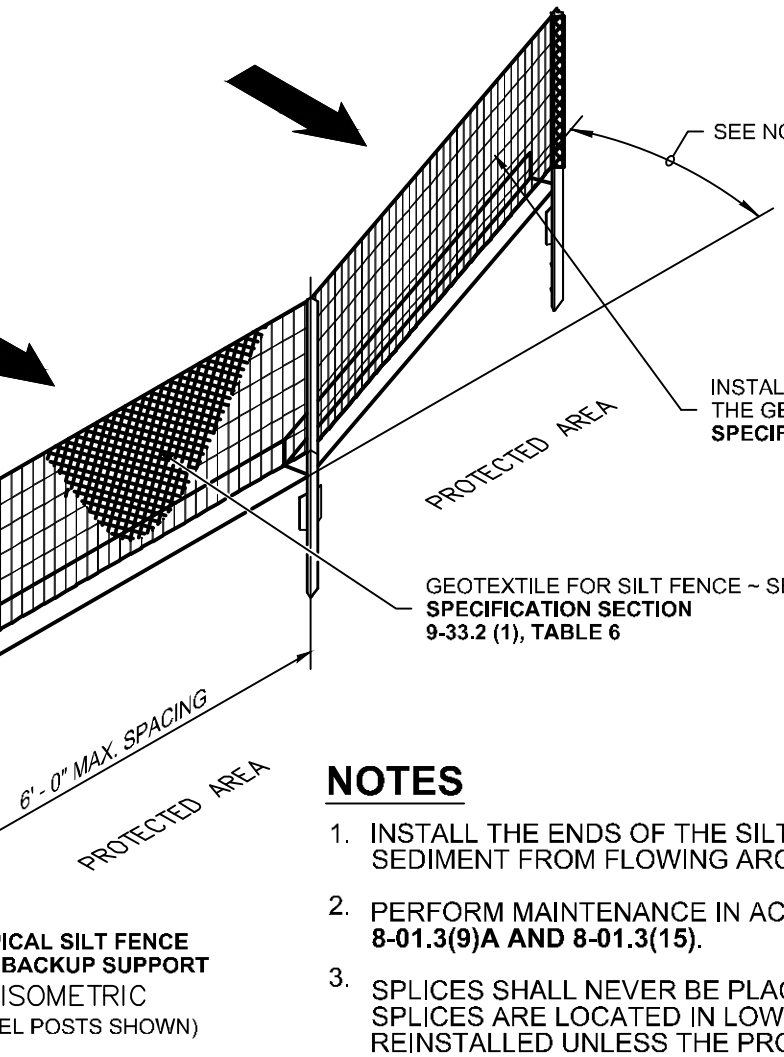


## 1 FILTER FABRIC FENCE

NOT TO SCALE

## FILL SPECIFICATION

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD. ONLY EARTH MATERIAL SHALL BE PLACED IN FILLS.



## NOTES

1. INSTALL THE ENDS OF THE SILT FENCE TO POINT SLIGHTLY UPSLOPE TO PREVENT SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.
2. PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATIONS 8-01.3(9)A AND 8-01.3(15).
3. SPLICES SHALL NEVER BE PLACED IN LOW SPOTS OR SUMP LOCATIONS. IF SPLICES ARE LOCATED IN LOW OR SUMP AREAS, THE FENCE MAY NEED TO BE REINSTALLED UNLESS THE PROJECT ENGINEER APPROVES THE INSTALLATION.
4. INSTALL SILT FENCING PARALLEL TO MAPPED CONTOUR LINES.
5. DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE, AND SMOOTH SURFACE FOLLOWING EXCAVATION TO AVOID CONCENTRATING FLOWS. COMPACTION MUST BE ADEQUATE TO PREVENT UNDERCUTTING FLOWS.

## DEPARTMENT OF ECOLOGY BMP T5.13: POST CONSTRUCTION SOIL QUALITY AND DEPTH

SOIL RETENTION. RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

SOIL QUALITY. 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 SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.

MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL

USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:

THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BMP T7.30: BIORETENTION CELLS, SWALES, AND PLANTER BOXES, WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE.

THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1.

THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.

CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A.) ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220.

THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.

AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.

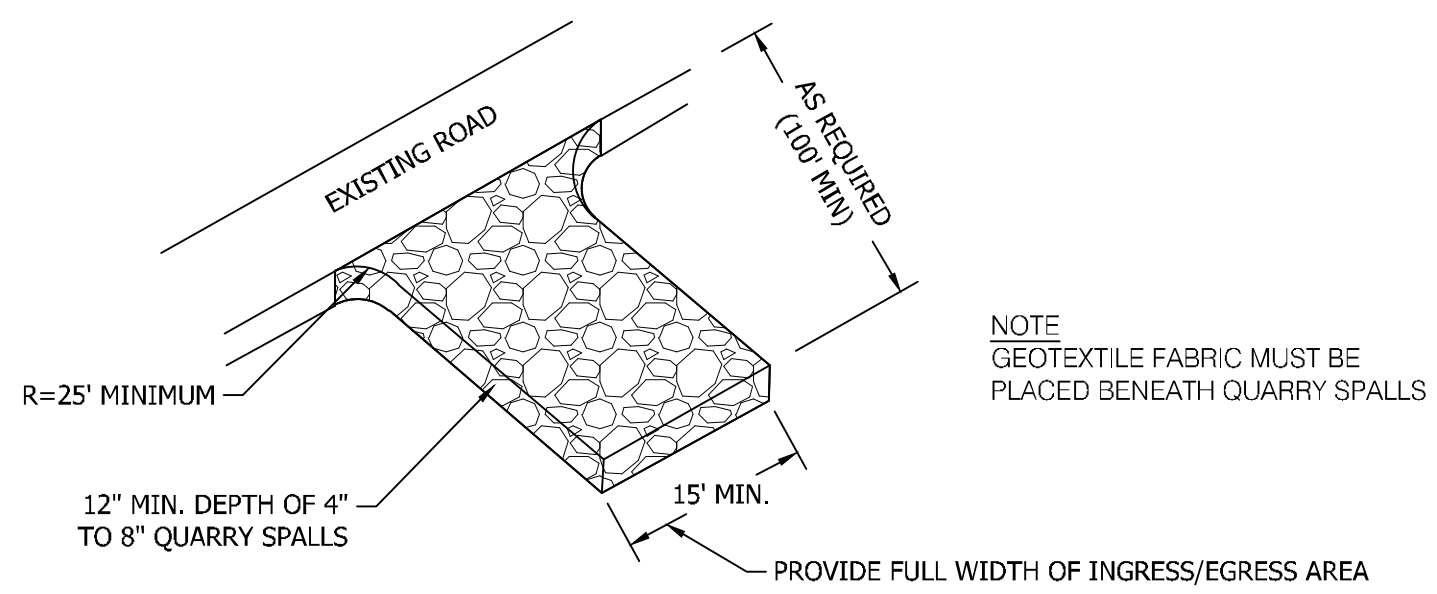
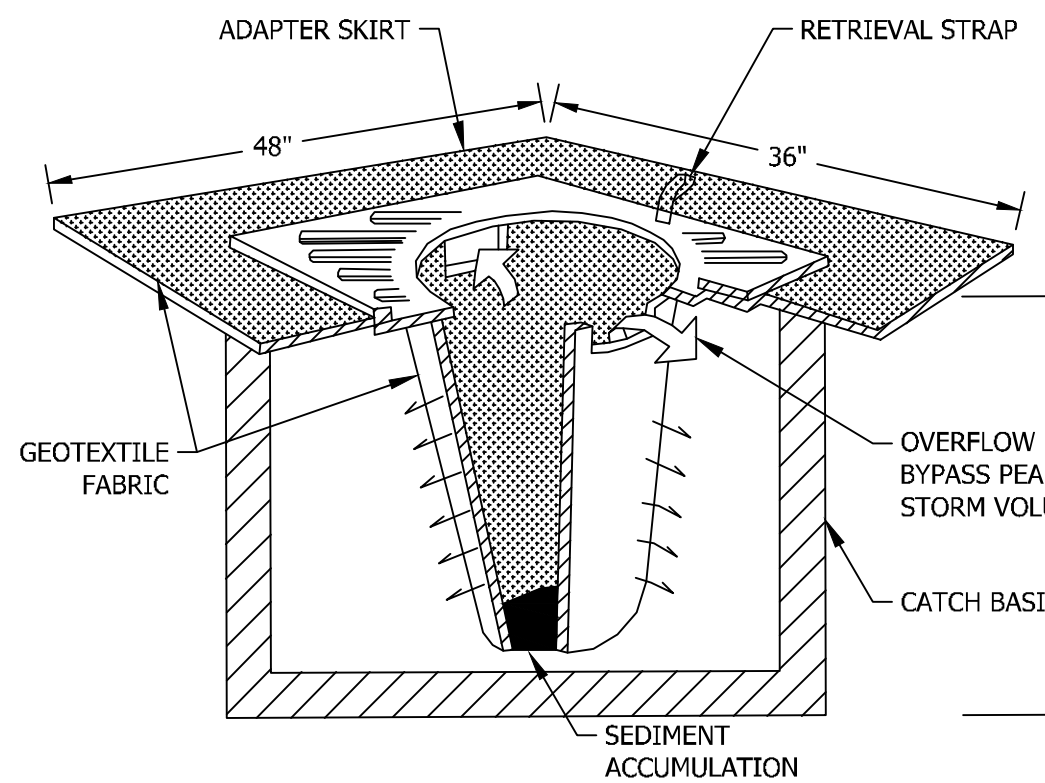
STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.

IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.

MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

## 2 INLET PROTECTION

NOT TO SCALE



## 3 CONSTRUCTION ENTRANCE

NOT TO SCALE

## CITY OF PORT ORCHARD STANDARD EROSION AND SEDIMENT CONTROL NOTES

APPROVAL OF THESE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) PLANS DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CESCL UNTIL ALL CONSTRUCTION IS APPROVED.

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THESE PLANS SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/CESCL FOR THE DURATION OF CONSTRUCTION.

STABILIZED CONSTRUCTION ENTRANCES, IN ACCORDANCE WITH STANDARD DETAILS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK-OUT TO STREET RIGHT-OF-WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.

THE TESC FACILITIES SHOWN ON THESE PLANS MUST BE CONSTRUCTED PRIOR TO ALL CLEARING AND GRADING TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS REDUCED TO REQUIRED LEVELS.

THE TESC FACILITIES SHOWN ON THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ADDITIONAL PERIMETER PROTECTION, ETC.), AS DIRECTED BY THE CITY ENGINEER.

THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CESCL AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES AND OF SAMPLES TAKEN DURING THE WET SEASON (OCTOBER 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30).

ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED TESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).

ANY AREA NEEDING TESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.

THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN TWENTY-FOUR (24) HOURS FOLLOWING A STORM EVENT.

AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO FINAL INSPECTION. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO A DOWNSTREAM SYSTEM.

ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY, IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.

WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.

PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH AREAS CAN BE SEEDING IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDING WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

A SKETCH MAP OF THOSE AREAS TO BE SEEDING AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE CITY OF PORT ORCHARD CITY ENGINEER. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

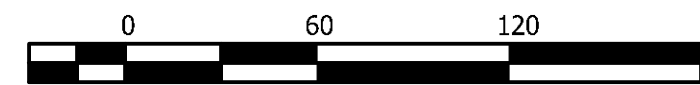
REVISION	DESCRIPTION	DATE	BY

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

<p><b>TEMPORARY EROSION AND SEDIMENT CONTROL NOTES</b></p> <p><b>SEDIMENT CONTROL NOTES</b></p> <p><b>AND DETAILS</b></p> <p>MCC:      MCCORMICK COMMUNITIES LLC          CLIENT:    805 KIRKLAND AVE, SUITE 200                      KIRKLAND, WA 98033</p> <p>CONTACT:    GREG KRABBE          PHONE:    (425) 750-8400</p>	<p>DESIGNER:    M. GOULARTÉ          ENGINEER:   J. HAUG          DRAWN:      R. HENRETTA          S4&amp;S T23 N R01E WM          DATE:        26 April 2023          REVISION:    - - - - -          PROJECT:    22-017          DWG NAME:  22-017-CG</p> <p>SHEET      REV.  <b>CG7</b>      <b>1</b>          7 OF 20</p>
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GRAPHIC SCALE



1 INCH = 60 FEET (22"x34")  
1 INCH = 120 FEET (11"x17")

MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON



GRADING QUANTITIES

CUT = 61,115 CU YD±  
FILL = 34,600 CU YD±  
NET = 26,515 CU YD± CUT

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

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

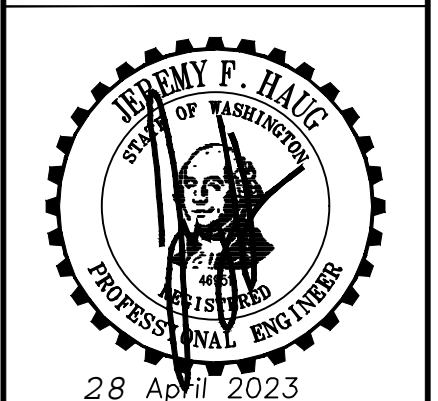
STRIPPING QUANTITIES

STRIPPING DEPTH ASSUMED = 9"  
STRIPPING VOLUME = 19,900 C.Y.

- THIS CALCULATION IS FOR REVIEW AND PERMITTING PURPOSES ONLY. THE NUMBERS SHOWN ARE GENERATED FROM THE EXISTING GROUND SURFACE
- STRIPPING DEPTH IS ASSUMED AT THIS TIME, NO GEOTECHNICAL RECOMMENDATION FOR THE STRIPPING DEPTH HAS BEEN DONE AT THE TIME OF THIS CALCULATION.

REVISION	DESCRIPTION	DATE	BY

**CONTOUR ENGINEERING, LLC**  
CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
Phone: 253-857-5454 ~ Fax: 253-505-0044 ~ info@contourllc.com  
Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



28 April 2023

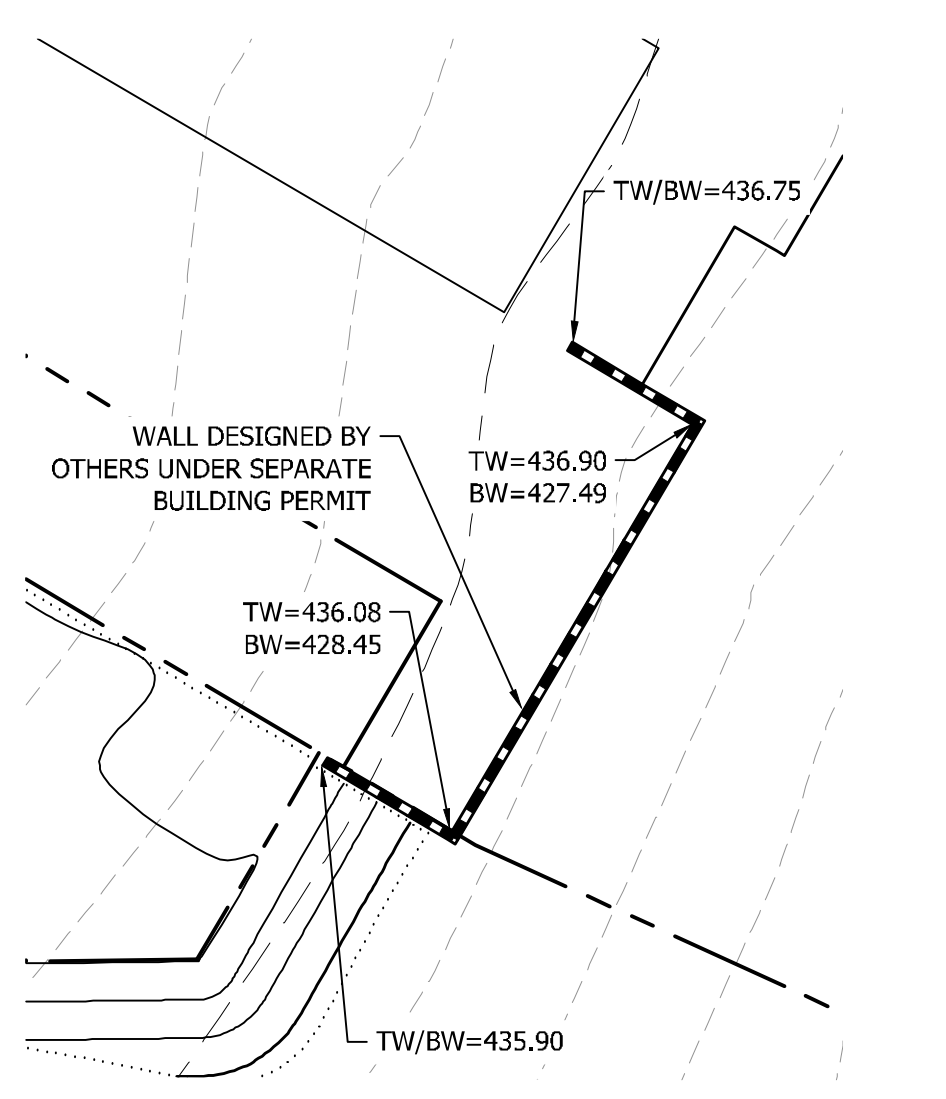
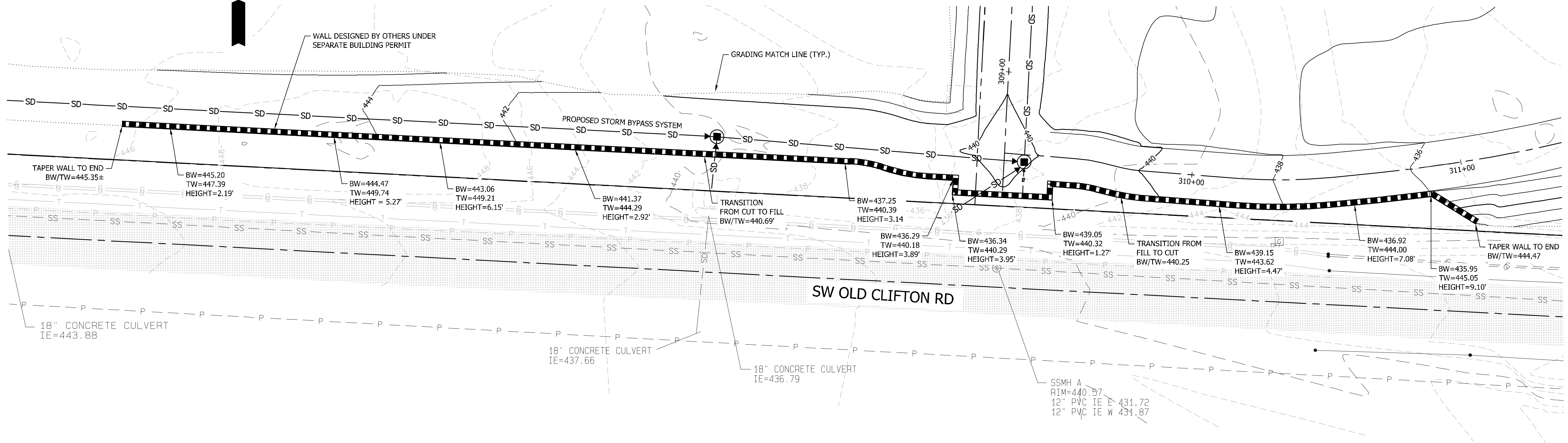
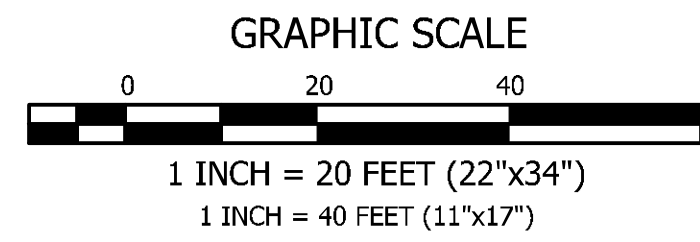
SHEET TITLE: **OVERALL GRADING AND UTILITY PLAN**  
MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
CLIENT: MCCORMICK COMMUNITIES LLC  
805 KIRKLAND AVE, SUITE 200  
KIRKLAND, WA 98033  
CONTACT: GREG KRABBE  
PHONE: (425) 750-8400

DESIGNER: M. GOULARTE  
ENGINEER: J. HAUG  
DRAWN: R. HENRETTA  
S4&5 T23N R01E WM  
DATE: 26 April 2023  
REVISED: - - - - -  
PROJECT: 22-017  
DWG NAME: 22-017-CG

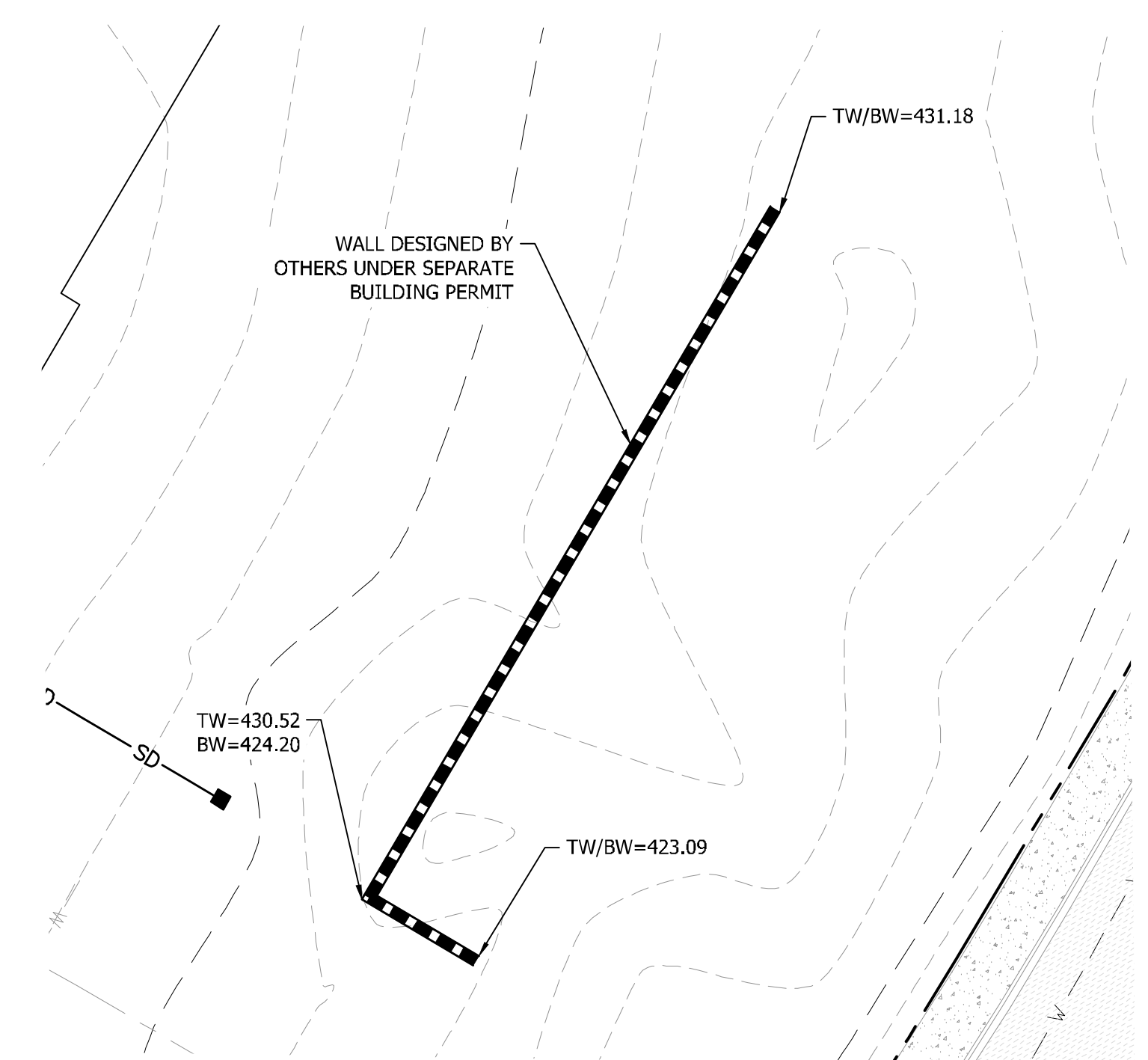
SHEET	REV.
CG8	1
8 OF 20	



MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
 A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON



1 SOUTH COMMERCIAL WALL  
 1" = 20'



2 NORTH COMMERCIAL WALL  
 1" = 20'

**WALL NOTES**

1. WALLS OVER 30" TALL REQUIRE PEDESTRIAN FALL PROTECTION FENCE OR RAILING.
2. WALLS OVER 4' IN HEIGHT MAY REQUIRE A SEPARATE BUILDING PERMIT.
3. WALLS SUBJECT TO LOADING ARE REQUIRED TO BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON WHO IS LICENSED IN STRUCTURAL ENGINEERING.

**GRADING ACRONYMS**

- BC = BOTTOM OF CURB
- TC = TOP OF CURB
- EG = EXISTING GRADE
- ME = MATCH EXISTING GRADE
- BW = BOTTOM OF WALL
- TW = TOP OF WALL
- LP = LOW POINT
- FF = FINISH FLOOR
- FL = FLOW LINE
- HP = HIGH POINT
- EF = EXTEND FOUNDATION
- CR = CENTER OF ROAD ELEVATION

**GRADING NOTES**

1. SPOT ELEVATIONS SHOWN ARE FOR FINISHED GRADE ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. CONTOUR LINES ARE FOR VISUAL REFERENCE. GRADING SHALL BE PER SPOT ELEVATIONS.
3. ALL SLOPES TO BE 2:1 MAX, UNLESS OTHERWISE SPECIFIED.

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

**VERIFICATION NOTE**  
 ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

REVISION	DESCRIPTION	DATE	BY

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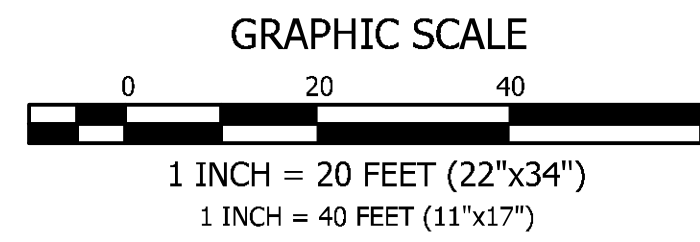
28 April 2023

SHEET TITLE: <b>WALL GRADING PLAN</b>	CLIENT: MCCORMICK COMMUNITIES LLC 805 KIRKLAND AVE, SUITE 200 KIRKLAND, WA 98033	PHONE: (425) 750-8400
	CONTACT: GREG KRABBE	

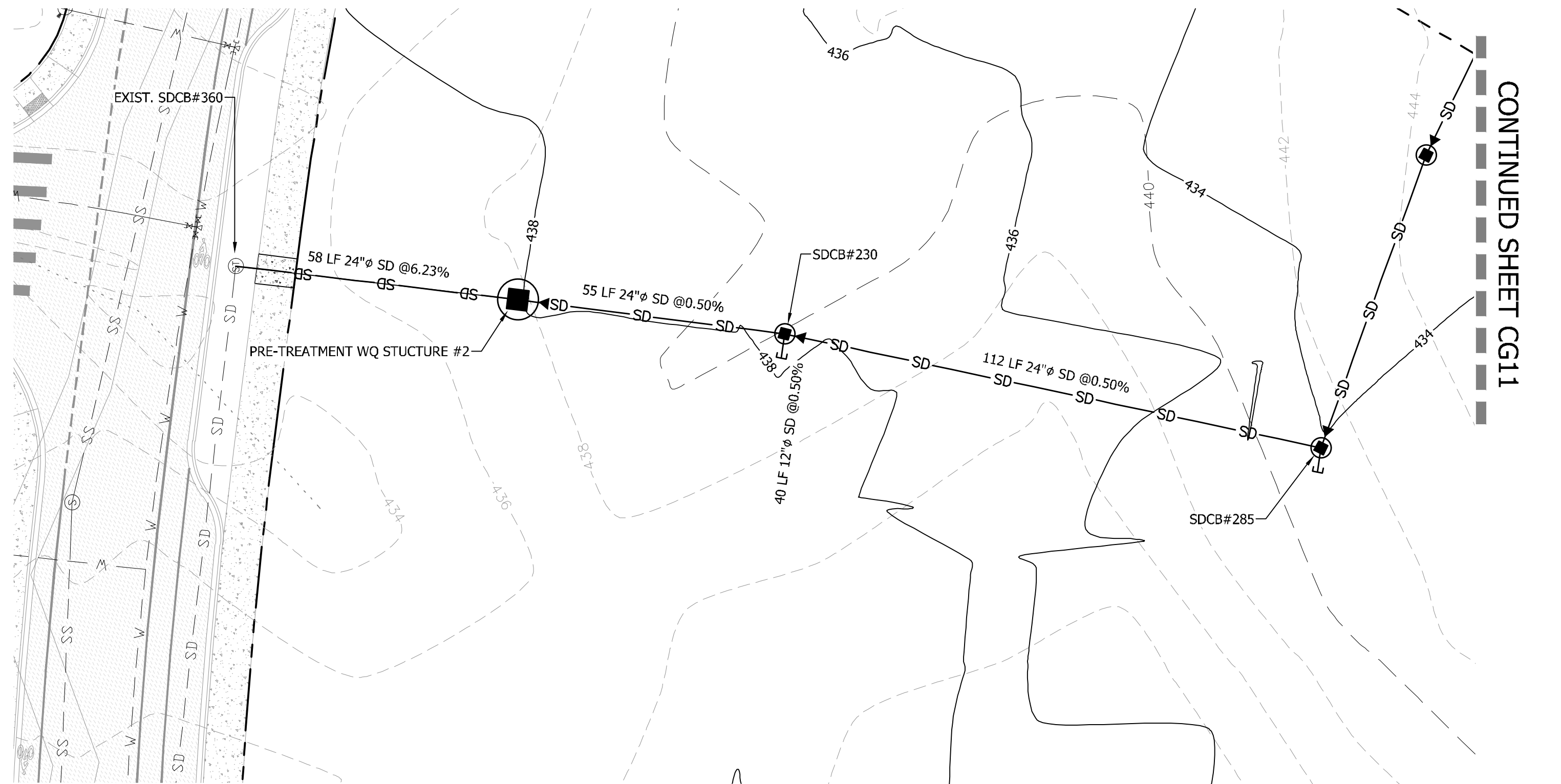
DESIGNER: M. GOULARTE
ENGINEER: J. HAUG
DRAWN: R. HENRETTA
S4&5 T23 N R01E WM
DATE: 26 April 2023
REVISED: ---
PROJECT: 22-017
DWG NAME: 22-017-CG

SHEET	REV.
CG9	
9 OF 20	

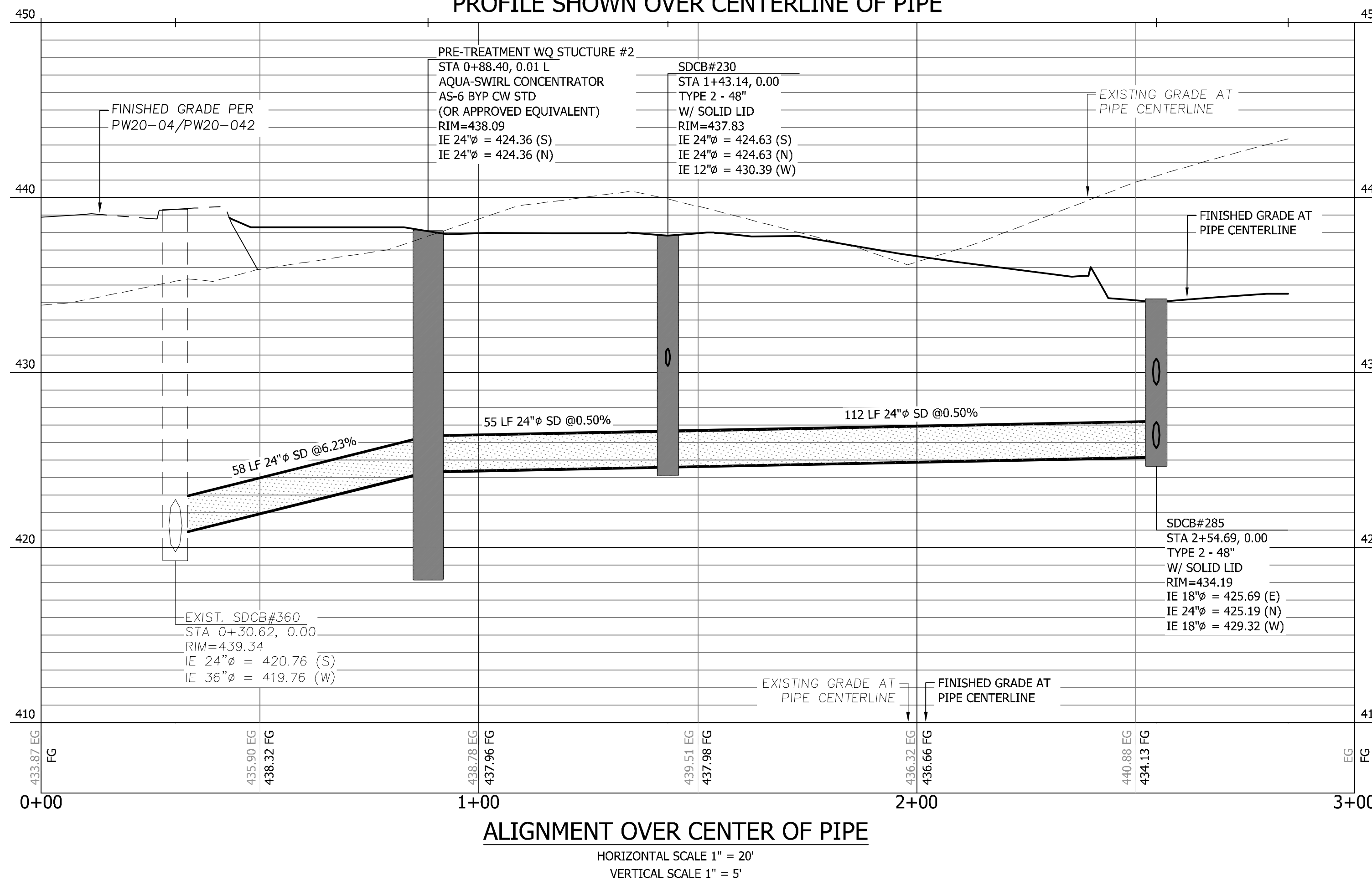




MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
 A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON



PROFILE SHOWN OVER CENTERLINE OF PIPE



ALIGNMENT OVER CENTER OF PIPE

HORIZONTAL SCALE 1" = 20'  
 VERTICAL SCALE 1" = 5'

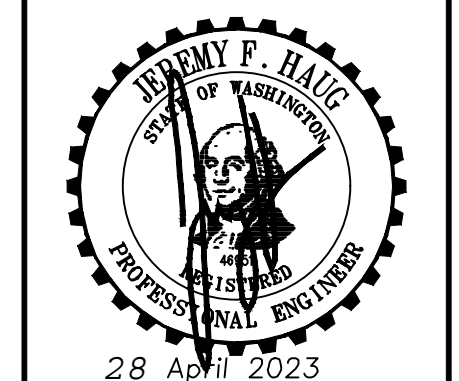
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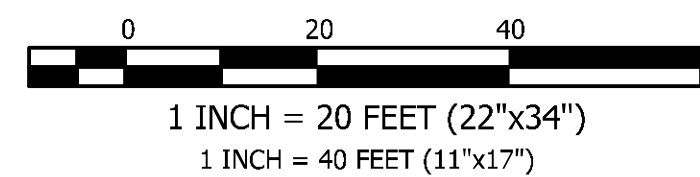


**SHEET TITLE: STORM PLAN AND PROFILE**  
 MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
 CLIENT: MCCORMICK COMMUNITIES LLC  
 805 KIRKLAND AVE, SUITE 200  
 KIRKLAND, WA 98033  
 CONTACT: GREG KRABBE  
 PHONE: (425) 750-8400

DESIGNER: M. GOULARTE	ENGINEER: J. HAUG
DRAWN: R. HENRETTA	DATE: 26 April 2023
PROJECT: 22-017	REVISED: -
DWG NAME: 22-017-CG	
SHEET	REV.
CG10	
11 OF 20	

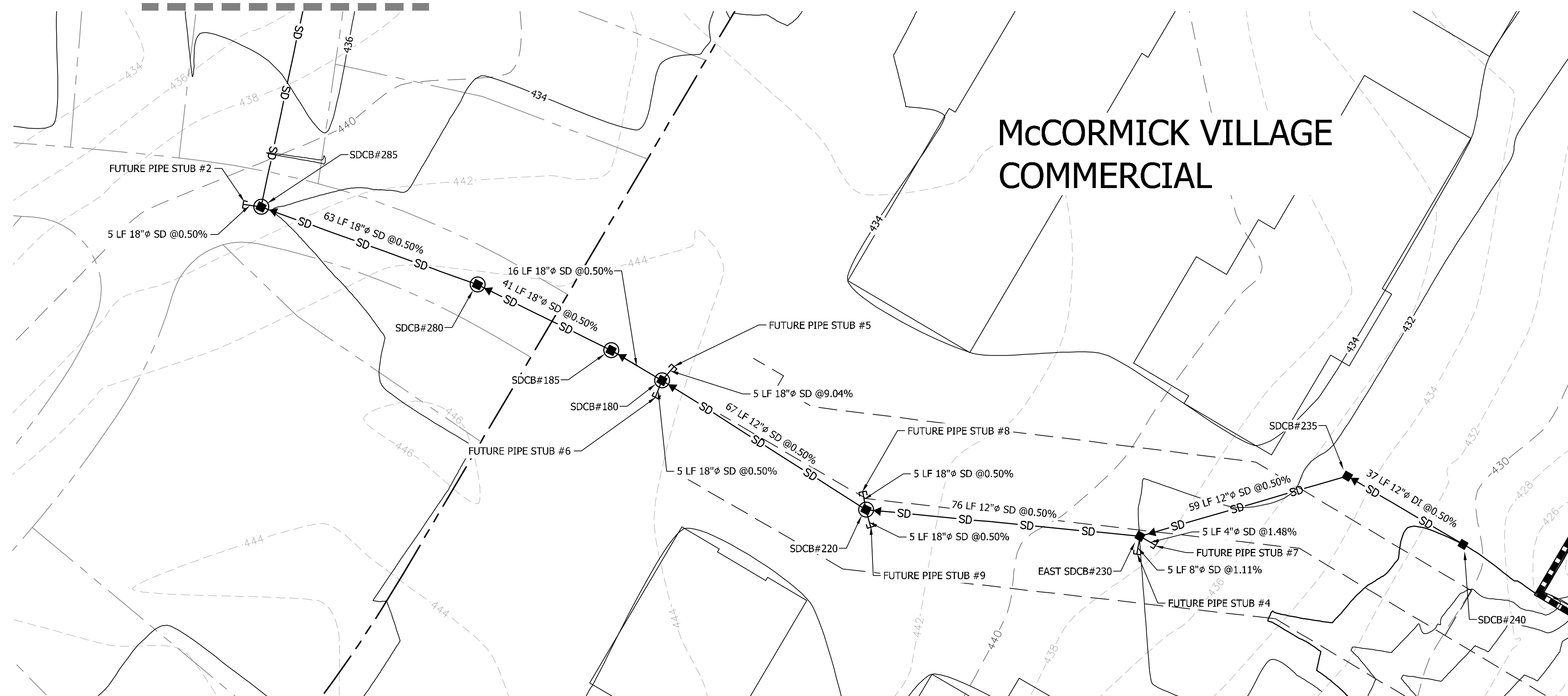


GRAPHIC SCALE



MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
 A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

CONTINUED SHEET CG10

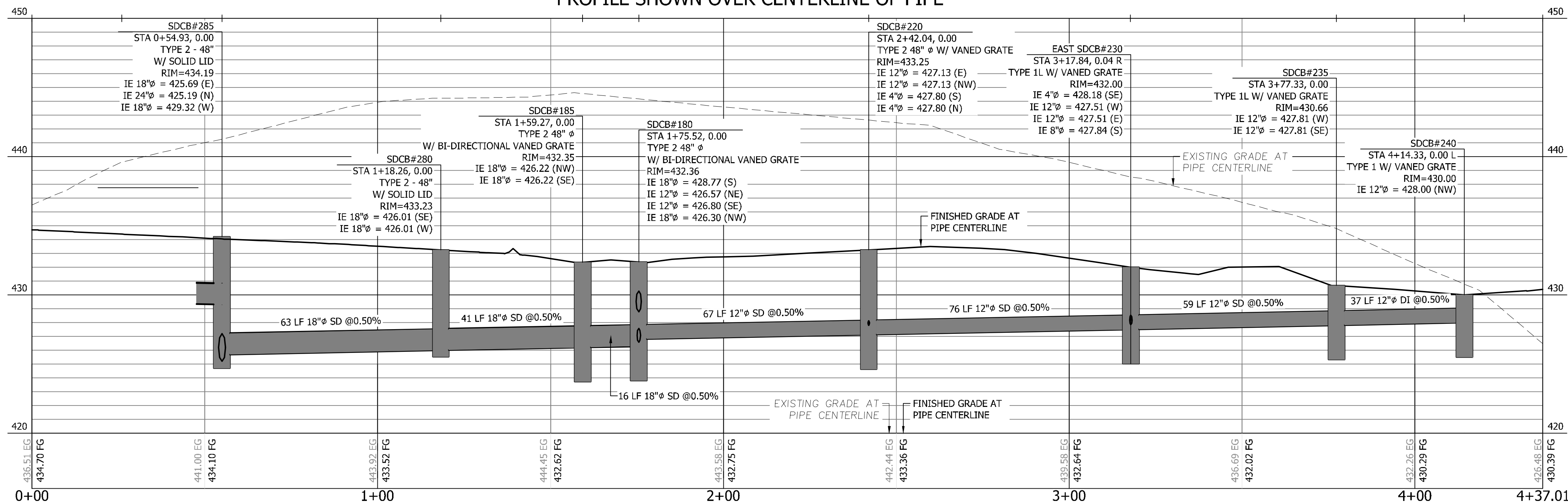


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**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**

**STORM DRAIN PIPE NOTE**  
 ALL STORM DRAIN PIPES DESCRIBED AS 'SD' SHALL BE ADS HP STORM. PIPES THAT ARE NOT ADS HP STORM WILL BE CALLED OUT ACCORDINGLY.

PROFILE SHOWN OVER CENTERLINE OF PIPE



ALIGNMENT OVER CENTER OF PIPE

HORIZONTAL SCALE 1" = 20'  
 VERTICAL SCALE 1" = 5'

REVISION	DESCRIPTION	DATE	BY

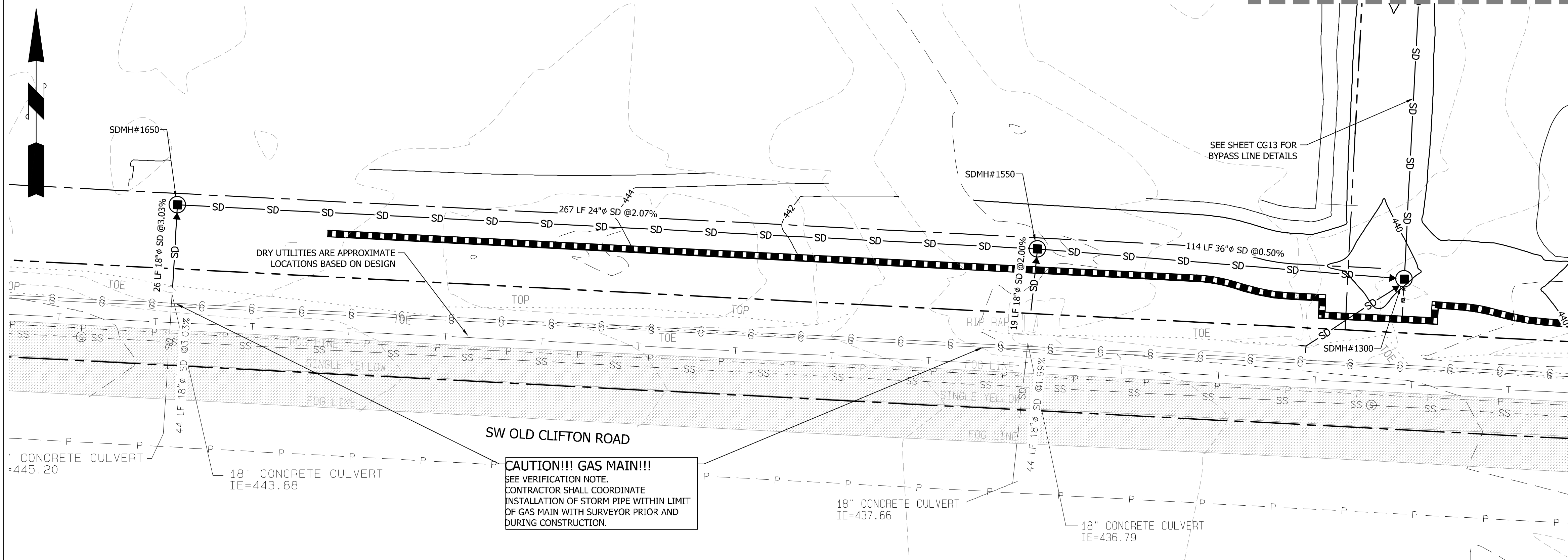
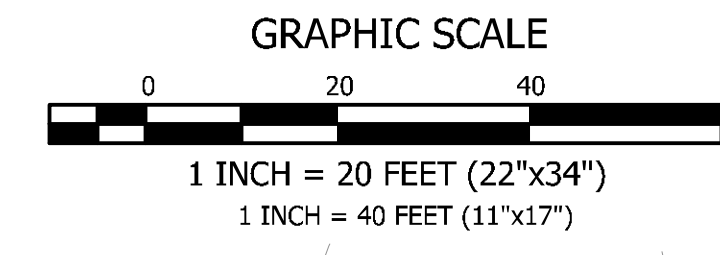
<p><b>PROFESSIONAL ENGINEER</b>                  J. HAUG                  CIVIL ENGINEER                  No. 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com                  Mailing Address: P.O. Box 949, Gig Harbor, WA 98335                  Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332</p>	
<p>28 April 2023</p>	
<p>SHEET TITLE: STORM PLAN AND PROFILE</p>	<p>MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL</p>
<p>CLIENT: MCCORMICK COMMUNITIES LLC                  805 KIRKLAND AVE, SUITE 200                  KIRKLAND, WA 98033</p>	<p>PHONE: (425) 750-8400</p>
<p>DESIGNER: M. GOULARTE                  ENGINEER: J. HAUG                  DRAWN: R. HENRETTA                  DATE: 20 April 2023                  REVISED: - - - -</p>	<p>PROJECT: 22-017                  DWG NAME: 22-017-CG</p>
<p>SHEET  <b>CG11</b></p>	<p>REV.                  11 OF 20</p>



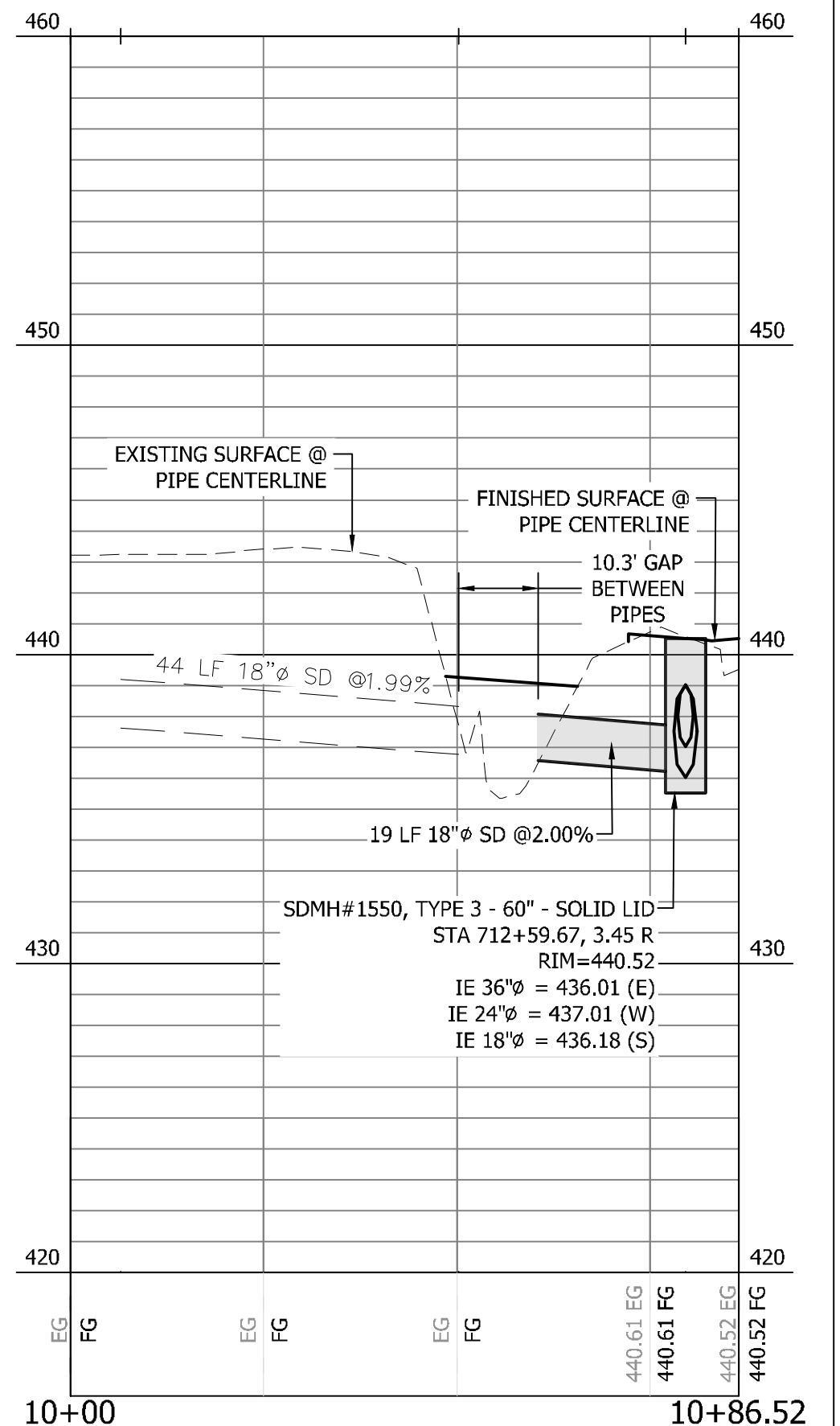
**MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL**  
 A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

CONTINUED SHEET CG13

**STORM DRAIN PIPE NOTE**  
 ALL STORM DRAIN PIPES DESCRIBED AS 'SD' SHALL BE ADS HP. STORM PIPES THAT ARE NOT ADS HP STORM WILL BE CALLED OUT ACCORDINGLY.

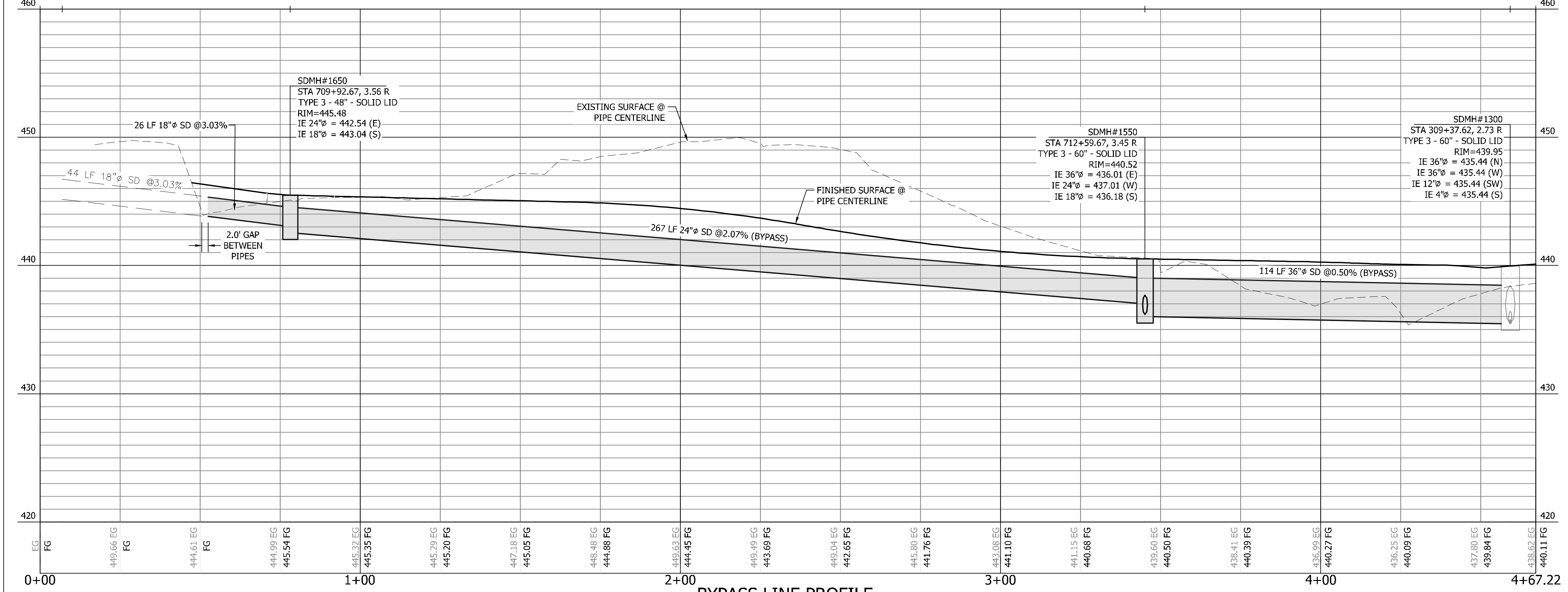


**CAUTION!!! GAS MAIN!!!**  
 SEE VERIFICATION NOTE.  
 CONTRACTOR SHALL COORDINATE  
 INSTALLATION OF STORM PIPE WITHIN LIMIT  
 OF GAS MAIN WITH SURVEYOR PRIOR AND  
 DURING CONSTRUCTION.



**EXIST CULVERT TO SDMH#1550**  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=5'

**PROFILE SHOWN OVER CENTERLINE OF PIPE**



**BYPASS LINE PROFILE**  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=5'

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

**VERIFICATION NOTE**  
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BY				
DATE				
DESCRIPTION				
REVISION				

**CONTOUR ENGINEERING, LLC**  
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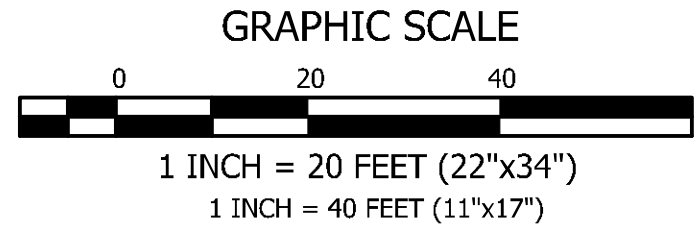
28 April 2023

**SHEET TITLE: STORM BYPASS LINE PLAN AND PROFILE**  
 MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
 CLIENT: MCCORMICK COMMUNITIES LLC  
 805 KIRKLAND AVE, SUITE 200  
 KIRKLAND, WA 98033  
 CONTACT: GREG KRABBE PHONE: (425) 750-9400

DESIGNER: M. GOULARTE  
 ENGINEER: J. HAUG  
 DRAWN: R. HENRETTE  
 S4&S T23N R01E WM  
 DATE: 26 April 2023  
 REVISED: ---  
 PROJECT: 22-017  
 DWG NAME: 22-017-CG

SHEET	REV.
CG12	1
12 OF 20	

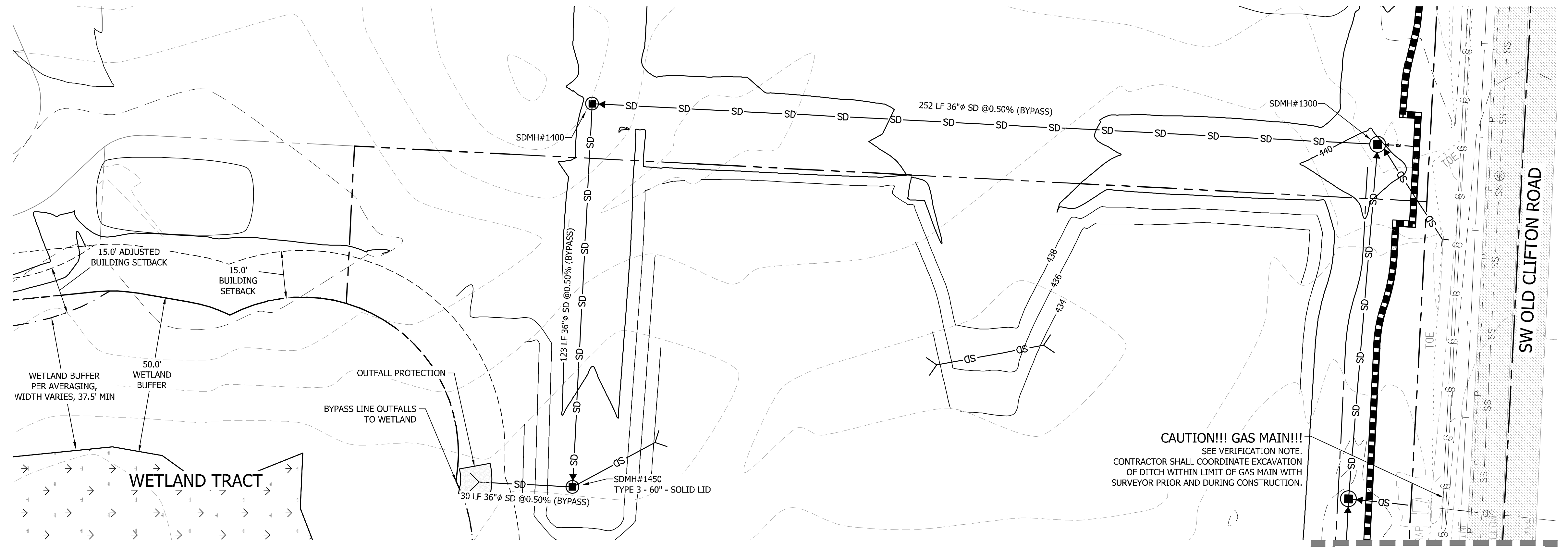




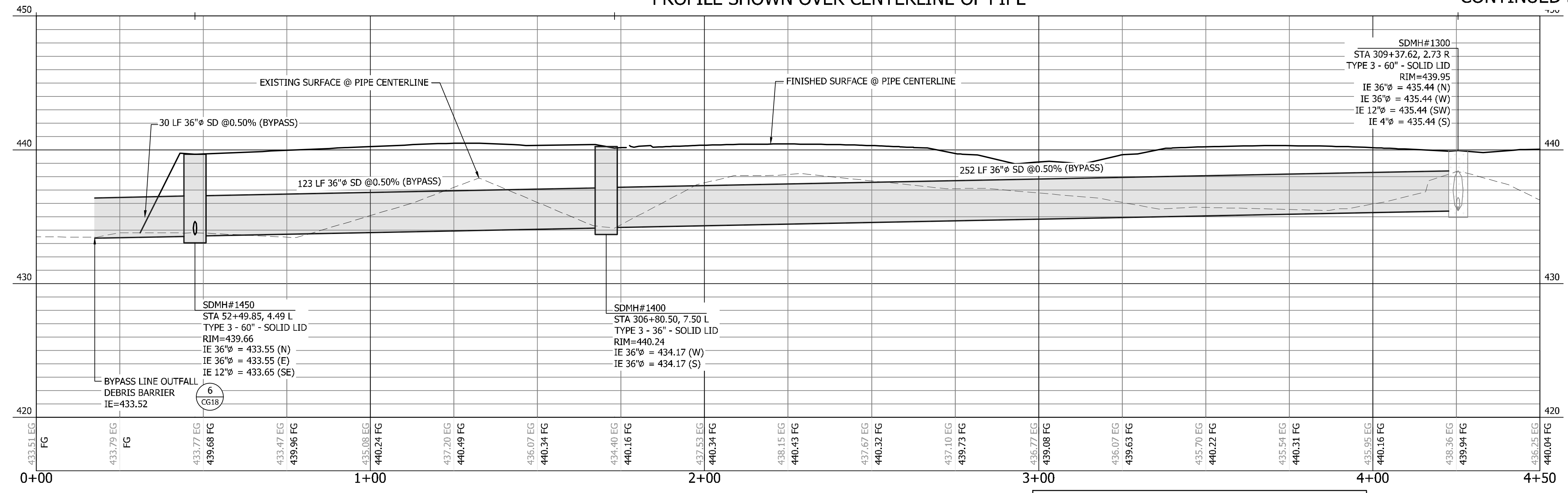
**MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL**  
 A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

**WETLAND NOTE**  
 NO GRADING OR DISTURBANCE WITHIN THE  
 WETLAND BUFFER/TRACT AS DEFINED AND SHOWN.

**STORM DRAIN PIPE NOTE**  
 ALL STORM DRAIN PIPES DESCRIBED AS "SD" SHALL  
 BE ADS HP STORM. PIPES THAT ARE NOT ADS HP  
 STORM WILL BE CALLED OUT ACCORDINGLY.



PROFILE SHOWN OVER CENTERLINE OF PIPE



**BYPASS LINE PROFILE**

HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=5'

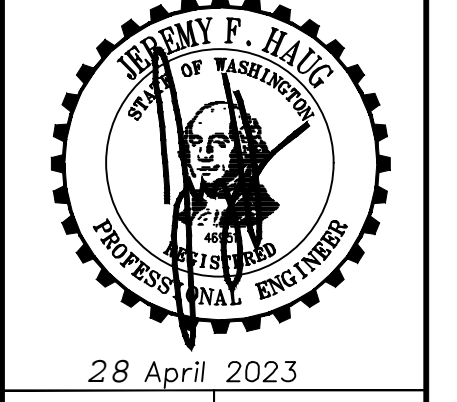
**VERIFICATION NOTE**  
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PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES, CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

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

REVISION	DESCRIPTION	DATE	BY

**CONTOUR ENGINEERING, LLC**  
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
 Phone: 253-87-5454 ~ Fax: 253-509-0044 ~ info@contourpic.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



28 April 2023

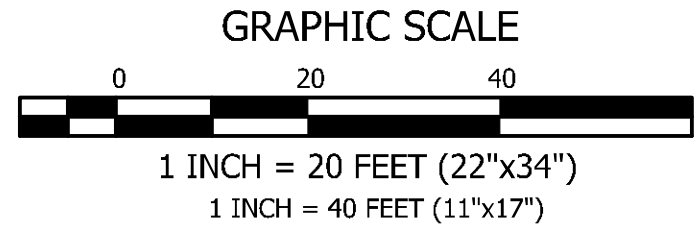
**SHEET TITLE: STORM BYPASS LINE PLAN AND PROFILE**

CLIENT: MCCORMICK COMMUNITIES LLC  
 805 KIRKLAND AVE, SUITE 200  
 KIRKLAND, WA 98033

CONTACT: GREG KRABBE  
 PHONE: (425) 750-8400

DESIGNER: M. GOULARTE	ENGINEER: J. HAUG
DRAWN: R. HENRETTA	DATE: 26 April 2023
PROJECT: 22-017	DWG NAME: 22-017-CG
SHEET: CG13	REV. 0
13 OF 20	

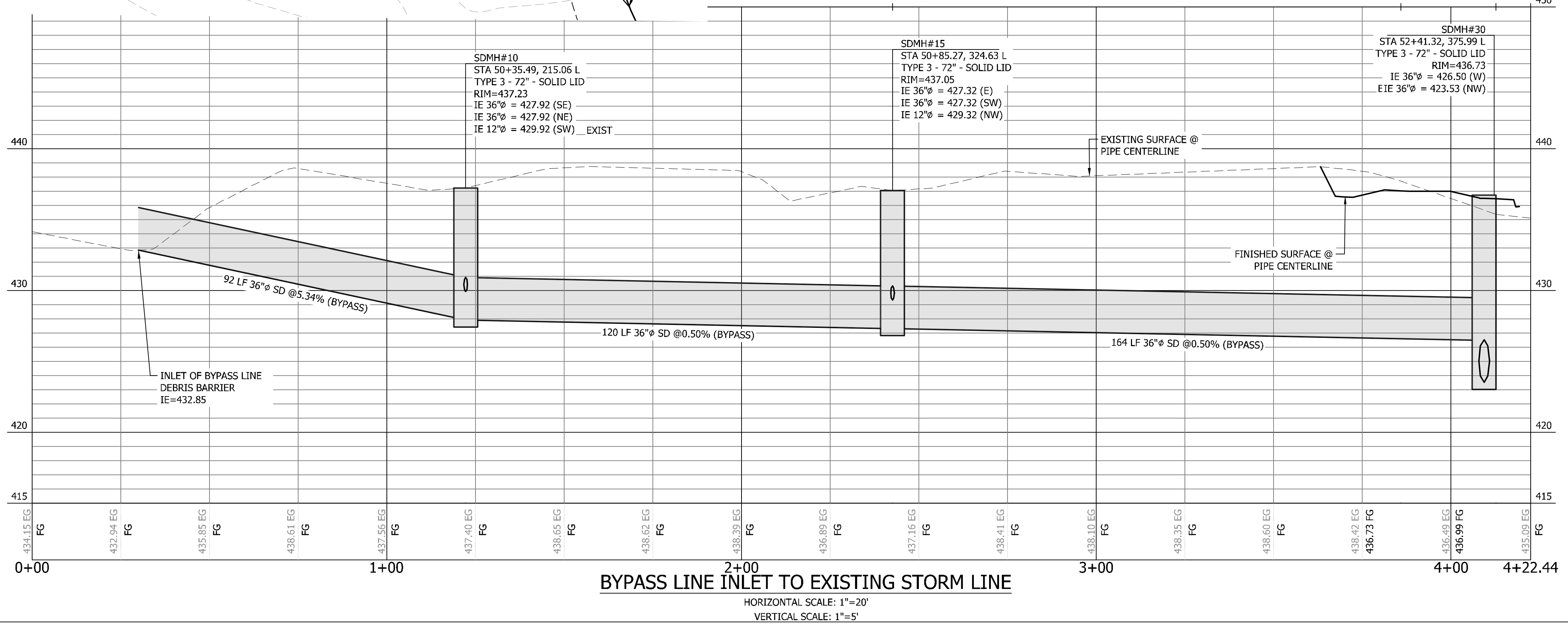
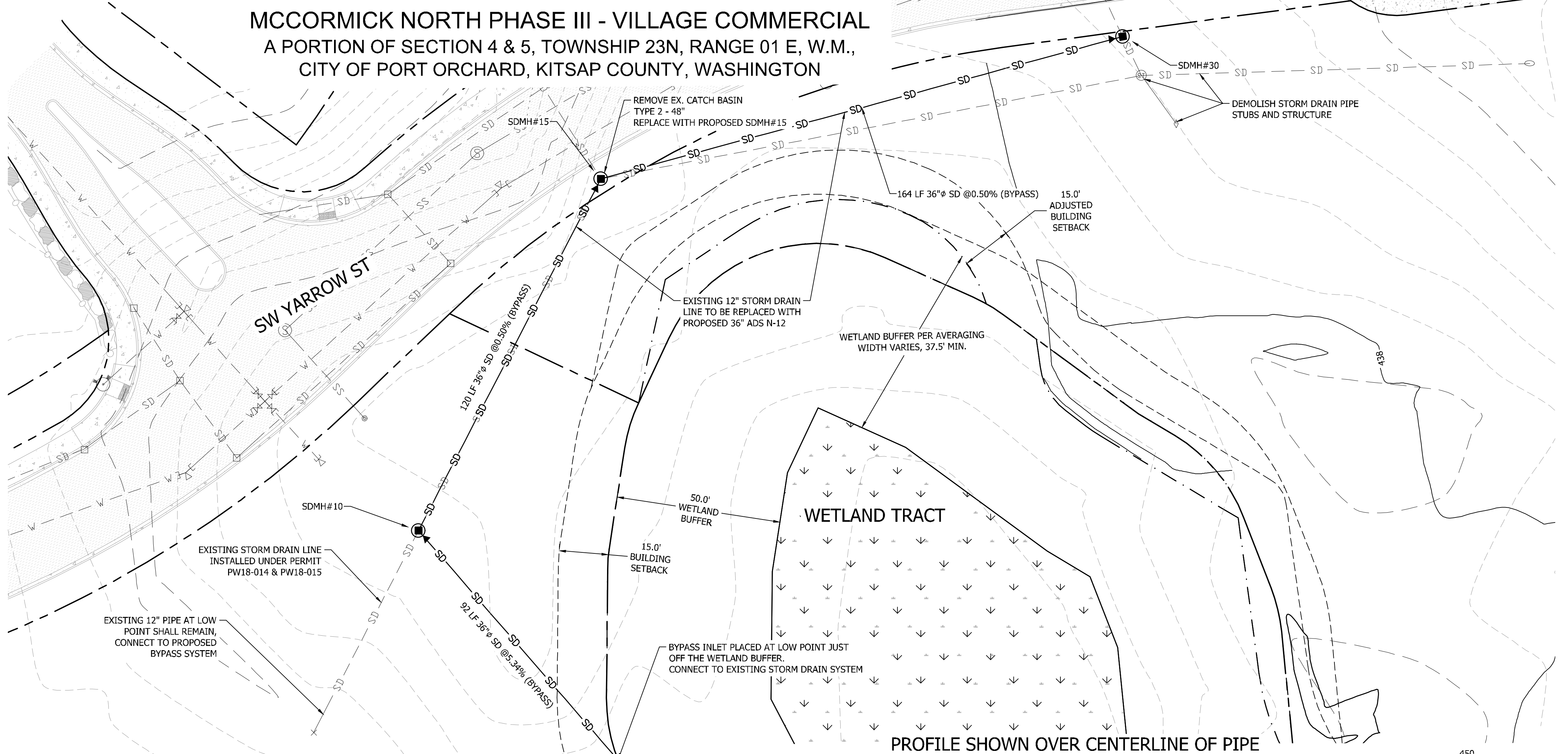




**STORM DRAIN PIPE NOTE**  
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**WETLAND NOTE**  
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**MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL**  
 A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

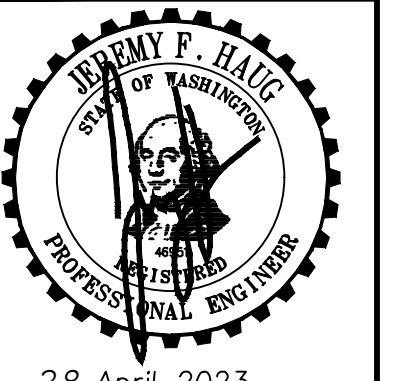


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 PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

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 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com  
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28 April 2023

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 MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
 CLIENT: MCCORMICK COMMUNITIES LLC  
 805 KIRKLAND AVE, SUITE 200  
 KIRKLAND, WA 98033  
 CONTACT: GREG KRABBE PHONE: (425) 750-8400

DESIGNER: M. GOULARTE  
 ENGINEER: J. HAUG  
 DRAWN: R. HENRETTA  
 S4&5 T23 N R01E WM  
 DATE: 26 April 2023  
 REVISED: - - -

PROJECT: 22-017  
 DWG NAME: 22-017-CG



**MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL**  
 A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

**INFILTRATION NOTE**  
 INFILTRATION TESTING WITHIN EXISTING POND BY GEOTECHNICAL ENGINEER. THE DESIGN INFILTRATION RATE IS 1.1 IN/HR.

**GEOTECHNICAL NOTES**

- A GEOTECHNICAL ENGINEERING REPORT HAS BEEN PREPARED FOR THIS PROJECT BY:  
 THE RILEY GROUP, INC.  
 17522 BOTHELL WAY NE  
 BOTHELL, WA 98011  
 PH: (425) 415-0551
- CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR SOILS, COMPACTION, AND OTHER RELATED RECOMMENDATION AND REQUIREMENTS
- ONCE BOTTOM OF INFILTRATION SYSTEM AREAS ARE EXCAVATED, CONTRACTOR SHALL HAVE THE PROJECT GEOTECHNICAL ENGINEER INSPECT AND TEST SOILS AT BOTTOM ELEVATION TO VERIFY DESIGN INFILTRATION RATES ARE CONSISTENT WITH SOILS ENCOUNTERED.
- CONTRACTOR SHALL INFORM PROJECT ENGINEER ONCE THE INFILTRATION SYSTEM AREAS ARE EXCAVATED FOR SITE INSPECTION OF FACILITIES.
- DURING CONSTRUCTION, CONTRACTOR SHALL TAKE CARE TO NOT COMPACT SOILS ON AND AROUND INFILTRATION SYSTEM AREAS. CONTACT PROJECT ENGINEER TO DISCUSS OPTIONS IF THIS CAN NOT BE AVOIDED.

**POND EMBANKMENT NOTE**

CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF ALL POND EMBANKMENTS/BERMS WITH THE PROJECT GEOTECHNICAL ENGINEER.

POND BERM EMBANKMENTS SHALL BE CONSTRUCTED ON NATIVE CONSOLIDATED SOIL (OR ADEQUATELY COMPACTED AND STABLE FILL SOILS ANALYZED BY A GEOTECHNICAL REPORT), WHICH IS FREE OF LOOSE SURFACE SOIL MATERIALS, ROOTS AND OTHER ORGANIC DEBRIS

POND BERM EMBANKMENT SHALL BE CONSTRUCTED BY EXCAVATING A "KEY" EQUAL TO 50 PERCENT OF THE BERM EMBANKMENT CROSS-SECTIONAL HEIGHT AND WIDTH (EXCEPT ON TILL SOILS WHERE THE "KEY" MINIMUM DEPTH CAN BEN REDUCED 1 FOOT OF EXCAVATION INTO THE TILL).

POND BERM EMBANKMENT CORES SHALL BE CONSTRUCTED OF COMPACTED SOIL (A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY, STANDARD PROCTOR METHOD PER AMERICAN SOCIETY FOR TESTING AND MATERIALS [ASTM] D1557) PLACED IN 6-INCH LIFTS, WITH THE FOLLOWING SOIL CHARACTERISTICS PER THE USDA'S TEXTURAL TRIANGLE: A MINIMUM OF 30 PERCENT CLAY, A MAXIMUM OF 60 PERCENT SAND, A MAXIMUM OF 60 PERCENT SILT, WITH NOMINAL GRAVEL AND COBBLE CONTENT OR AS RECOMMENDED BY A GEOTECHNICAL ENGINEER. (NOTE: IN GENERAL, EXCAVATED GLACIAL TILL WILL BE WELL-SUITED FOR BERM EMBANKMENT MATERIAL.) THE CORE SHALL BE ADEQUATE TO MAKE THE EMBANKMENT IMPERVIOUS.

ANTI-SEEPAGE COLLARS SHALL BE PLACED ON OUTFLOW PIPES IN BERM EMBANKMENTS IMPOUNDING WATER GREATER THAN 8 FEET IN DEPTH AT THE DESIGN WATER SURFACE.

EXPOSED EARTH ON THE POND SIDE SLOPES SHALL BE SODDER OR SEEDDED WITH APPROPRIATE SEED MIXTURE (SEE VOLUME II, EROSION AND SEDIMENTATION CONTROL BMPs). ESTABLISHMENT OF PROTECTIVE VEGETATIVE COVER SHALL BE ENSURED WITH APPROPRIATE SURFACE PROTECTION BMPs AND RESEEDED AS NECESSARY.

WHERE MAINTENANCE ACCESS IS PROVIDED ALONG THE TOP OF THE BERM, THE MINIMUM WIDTH OF THE TOP OF THE BERM SHALL BE 15 FEET.

POND BERM EMBANKMENTS GREATER THAN 6 FEET IN HEIGHT SHALL REQUIRE A DESIGN BY A QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. BERM EMBANKMENT WIDTH SHALL OTHERWISE VARY AS RECOMMENDED BY THE PROFESSIONAL ENGINEER.

EMBANKMENTS LESS THAN 6 FEET IN HEIGHT SHALL HAVE A MINIMUM 6-FOOT TOP WIDTH AND SLOPES NOT TO EXCEED 2H:1V. HOWEVER, MAINTENANCE ACCESS FOR MOWING AND POND ACCESS MUST STILL BE PROVIDED.

**OVER-EXCAVATION NOTE**

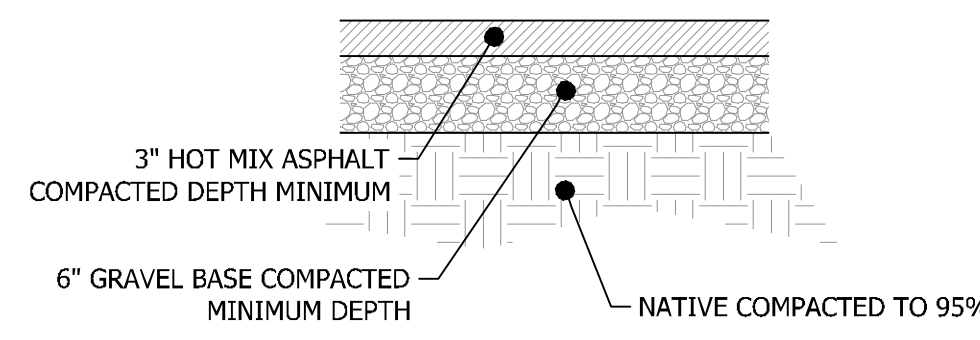
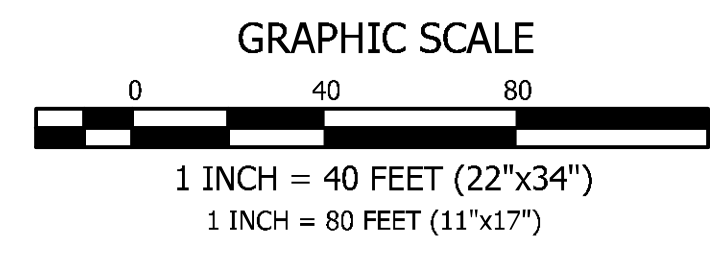
CONTRACTOR SHALL COORDINATE EXCAVATION AND DEPTH OF THE INFILTRATION POND WITH THE GEOTECHNICAL ENGINEER. DEPTH OF THE INFILTRATION POND IS SET BASED ON TEST PITS IN THE VICINITY. OVER-EXCAVATION MAY BE NECESSARY IF SOILS ARE NOT FOUND SUITABLE AT BASE OF THE INFILTRATION SURFACE. THE GEOTECHNICAL ENGINEER SHALL VERIFY THE SOILS AT THE INFILTRATION SURFACE PRIOR TO ANY BACK FILLING OR AGGREGATE PLACEMENT. IF THE SOILS ENCOUNTERED AT THE INFILTRATION SURFACE DO NOT MEET THE DESIGN REQUIREMENTS, CONTACT THE PROJECT ENGINEER IMMEDIATELY.

**VERIFICATION NOTE**

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**1 POND ACCESS ROAD SECTION**  
 NOT TO SCALE

**STORM DRAIN PIPE NOTE**

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**RIP RAP NOTE**

- THICKNESS = 2.0'
- WIDTH = 8.0'
- LENGTH = 12.0'
- HEIGHT = 419.75'
- MINIMUM STONE SIZE = 24 IN. (NOMINAL DIAMETER)

**TABLE 1  
 EXISTING ORIFICE INFORMATION**

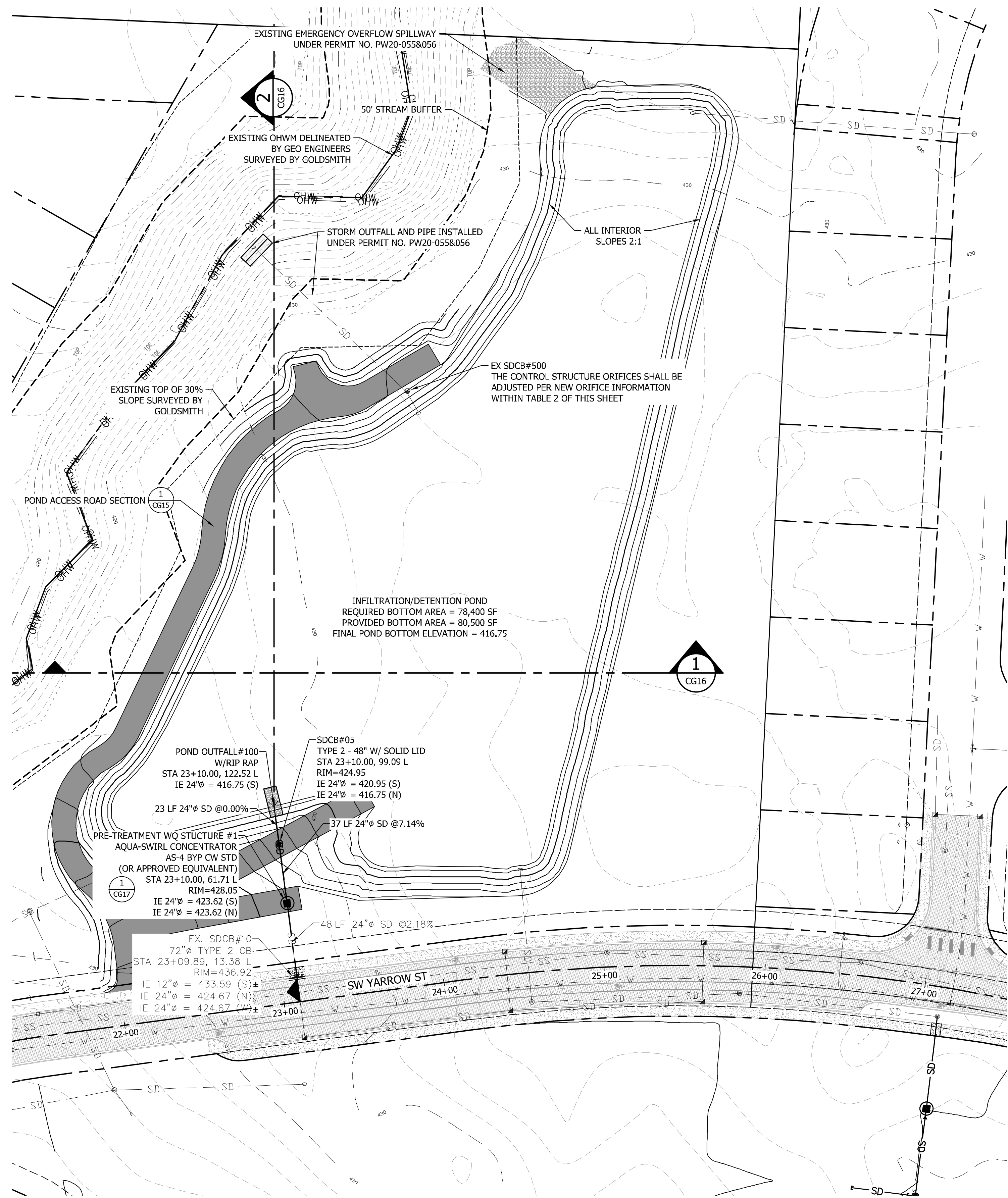
ORIFICE NO.	ORIFICE DIA.(IN.)	ORIFICE EL. (FT.)
1	7.75	415.00
2	3.25	419.00
3	3.25	420.80

**TABLE 2  
 NEW ORIFICE INFORMATION**

ORIFICE NO.	ORIFICE DIA.(IN.)	ORIFICE EL. (FT.)
1	7.75	415.00
2	4.90	419.00
3	3.25	420.80

**TABLE V-4.4.2**

SIEVE SIZE	PERCENT PASSING
6-INCH	100
4-INCH	90
#4	70-100
#200	20



BY	DATE	DESCRIPTION	REVISION

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

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**INTEGRATION ENGINEERING • LLC**  
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 CLIENT: MCCORMICK COMMUNITIES LLC  
 805 KIRKLAND AVE, SUITE 200  
 KIRKLAND, WA 98033  
 CONTACT: GREG KRABBE  
 PHONE: (425) 750-8400

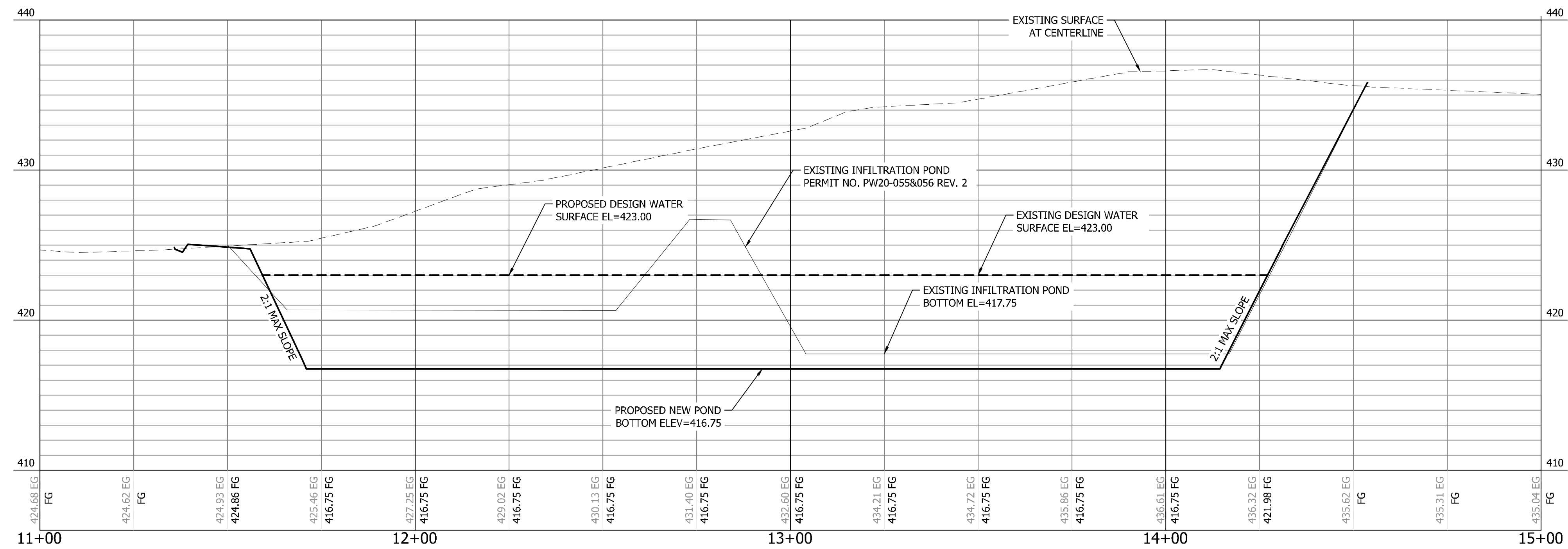
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SHEET TITLE: **INFILTRATION & DETENTION POND PLAN**  
 DESIGNER: M. GOULARTE  
 ENGINEER: J. HAUG  
 DRAWN: R. HENRETTA  
 S4&5 T23N R01E WM  
 DATE: 26 April 2023  
 REVISED: ---  
 PROJECT: 22-017  
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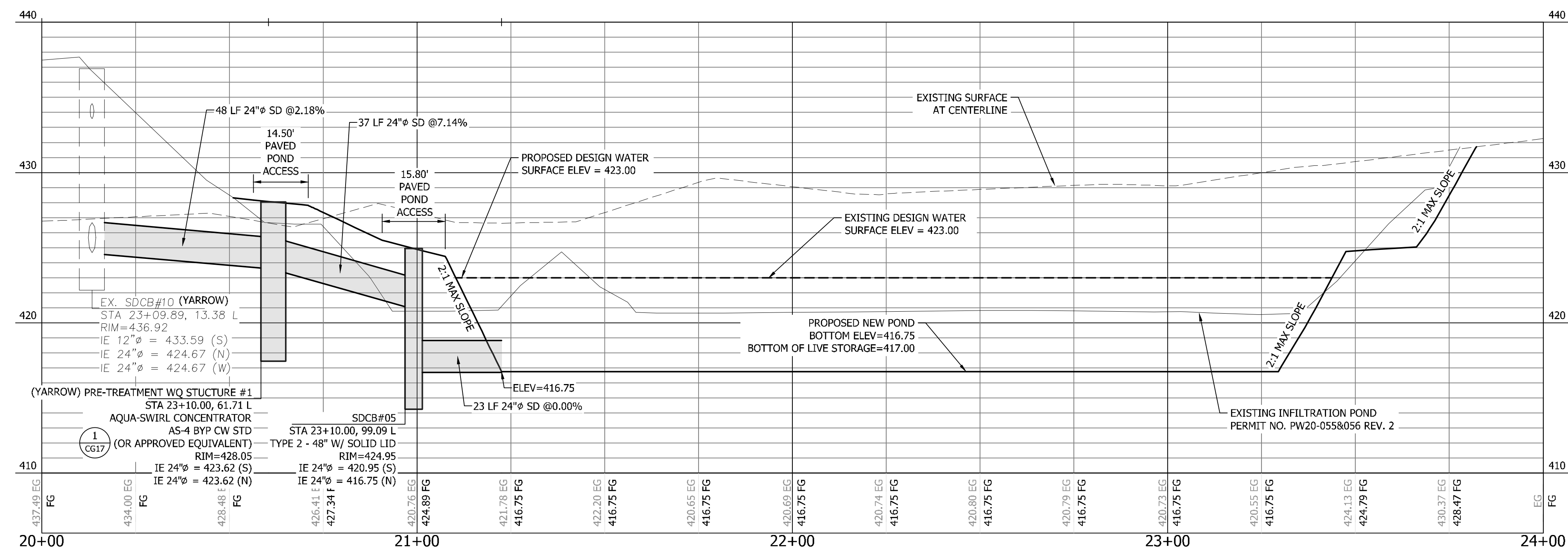
SHEET	REV.
<b>CG15</b>	1
15 OF 20	



**MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL**  
 A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON



**1 WEST-EAST POND SECTION**  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=5'



**2 NORTH-SOUTH POND SECTION**  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=5'

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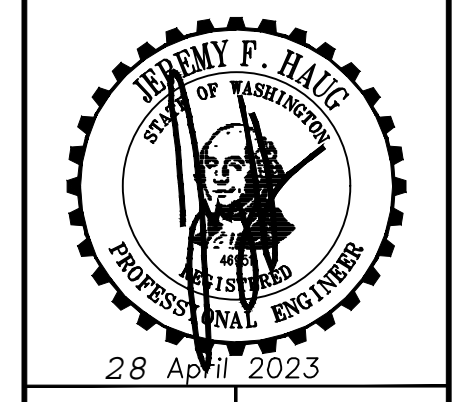
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 ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY  
 CONFLICTS ARE IDENTIFIED.

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 HOURS BEFORE YOU DIG**

REVISION	DESCRIPTION	DATE	BY

**PORTLAND ENGINEERING & SURVEYORS**  
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
 Phone: 253-857-5454 ~ Fax: 253-505-0044 ~ info@portlandeng.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
 Physical Address: 4705 97th Street NW, Suite 100, Gig Harbor, WA 98332



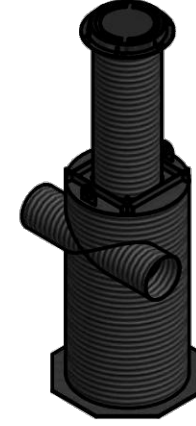
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 805 KIRKLAND AVE, SUITE 200  
 KIRKLAND, WA 98033  
 CONTACT: GREG KRABBE  
 PHONE: (425) 750-8400

DESIGNER: M. GOULARTE	ENGINEER: J. HAUG
DRAWN: R. HENRETTA	S4&5 T23 N R01E WM
DATE: 26 April 2023	REVISED: - - - -
PROJECT: 22-017	DWG NAME: 22-017-CG
SHEET	REV.
CG16	16 OF 20

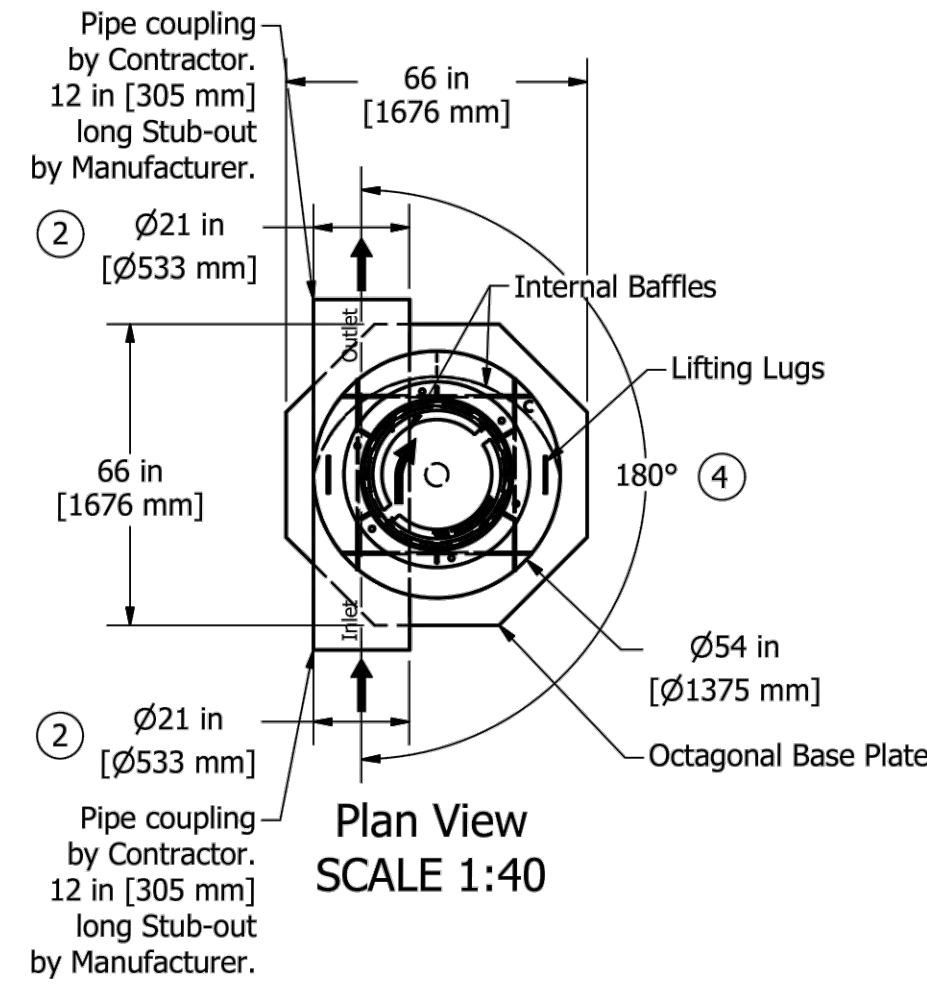


**MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL**  
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 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

Aqua-Swirl Polymer Coated Steel (PCS)  
 Stormwater Treatment System

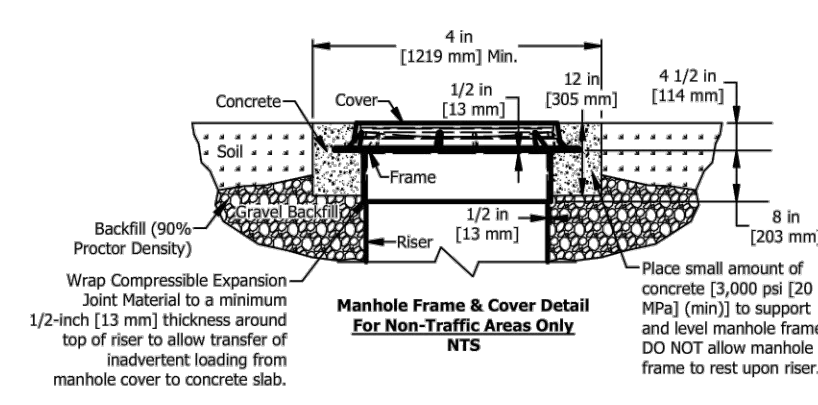


Projected View  
 SCALE 1:80



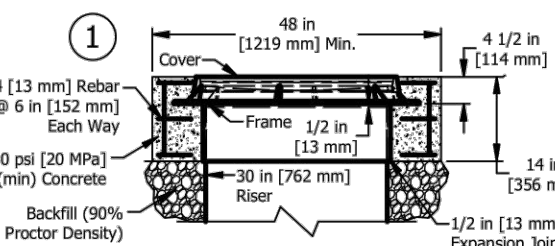
Plan View  
 SCALE 1:40

Unless other traffic barriers are present, bollards shall be placed around access riser(s) in non-traffic areas to prevent inadvertent loading by maintenance vehicles.



Manhole Frame & Cover Detail  
 For Non-Traffic Areas Only  
 NTS

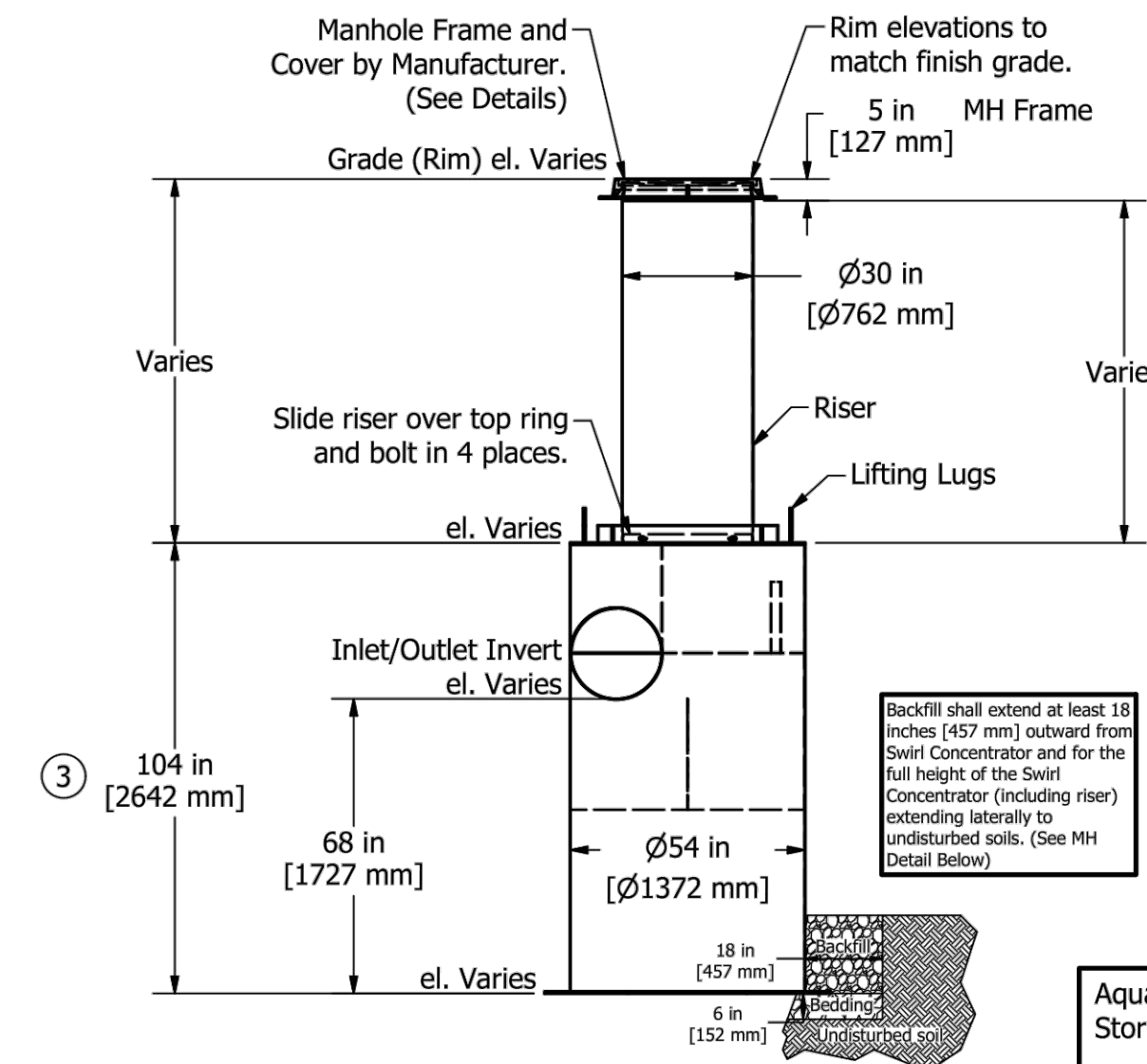
If traffic loading (HS-25) is required or anticipated, a 4-foot [1.22 m] diameter, 14-inch [356 mm] thick reinforced concrete pad must be placed over the Stormwater Treatment System Riser to support and level the manhole frame, as shown. The top of riser pipe must be wrapped with compressible expansion joint material to a minimum 1/2-inch [13 mm] thickness to allow transfer of wheel loads from manhole cover to concrete slab. Manhole cover shall bear on concrete slab and not on riser pipe. The concrete slab shall have a minimum strength of 3,000 psi [20 MPa] and be reinforced with #4 [13 mm] reinforcing steel as shown. Minimum cover over reinforcing steel shall be 1-inch [25 mm]. Top of manhole cover and concrete slab shall be level with finish grade.



Manhole Frame & Cover Detail  
 For Traffic Loading Areas  
 NTS

Please see accompanied Aqua-Swirl specification notes. See Site Plan for actual system orientation. Approximate dry (pick) weight: 2000 lbs [900 kg].

- As an alternative, 42 in [1067 mm] diameter, HS-20/25 rated precast concrete rings may be substituted. 14 in [356 mm] thickness must be maintained.
- AS-4 BYP inlet/outlet pipe size ranges from 12 in [305 mm] to 27 in [686 mm].
- AS-4 chamber height may vary from 92 in [2337 mm] to 107 in [2718 mm], depending on inlet/outlet pipe size.
- Orientation may vary from a minimum of 90° to a maximum of 180°.



Elevation View  
 SCALE 1:40

<p>2733 Kanasta Drive, Suite 111, Chattanooga, TN 37344                  Phone (888) 344-9044 Fax (423) 826-2112                  www.aquashieldinc.com</p>	Aqua-Swirl Concentrator AS-4 BYP CW STD	Structure #:	AS-4 STD	Rvwed	Rvw. Date
	Aqua-Swirl Concentrator Model Standard Detail	Drawn By:	OFlores		
		Scale:	As Shown		
		Date:	9/26/2018		
		U.S. Patent No. 6524473 and other Patent Pending			

**1 PRE-TREATMENT WATER QUALITY STRUCTURE (OR APPROVED EQUIVALENT)**  
 NOT TO SCALE

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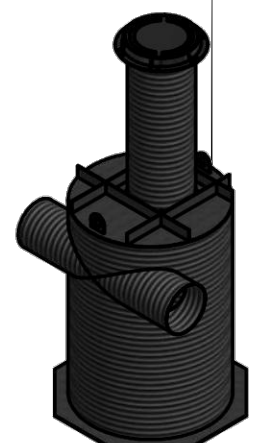
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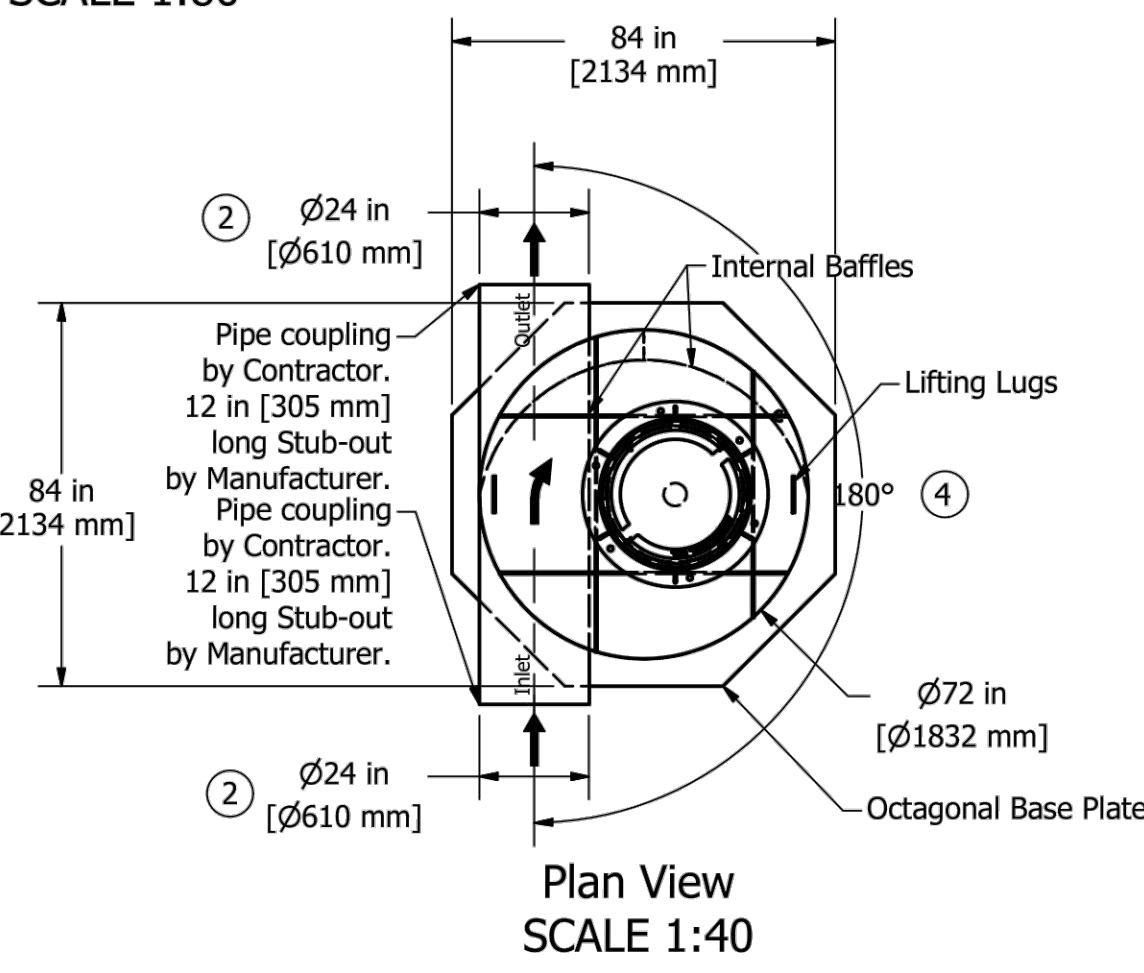
**PRE-TREATMENT WATER QUALITY NOTE**  
 PRE-TREATMENT WATER QUALITY STRUCTURE #1 SHALL BE BUILT TO DETAIL 1. PRE-TREATMENT WATER QUALITY STRUCTURE #2 SHALL BE BUILT TO DETAIL 2. THE PRE-TREATMENT WATER QUALITY STRUCTURES SHALL BE BUILT TO THE DETAILS ON THIS SHEET OR AN APPROVED EQUIVALENT STRUCTURE. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL. ANY APPROVED EQUIVALENT STRUCTURES SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR APPROVAL.

**2 PRE-TREATMENT WATER QUALITY STRUCTURE (OR APPROVED EQUIVALENT)**  
 NOT TO SCALE

Aqua-Swirl Polymer Coated Steel (PCS)  
 Stormwater Treatment System

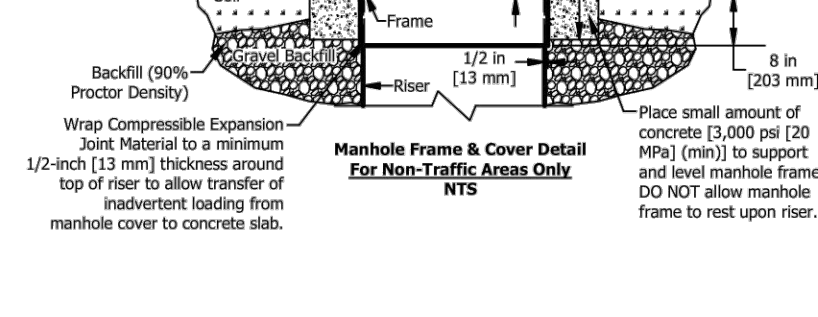


Projected View  
 SCALE 1:80



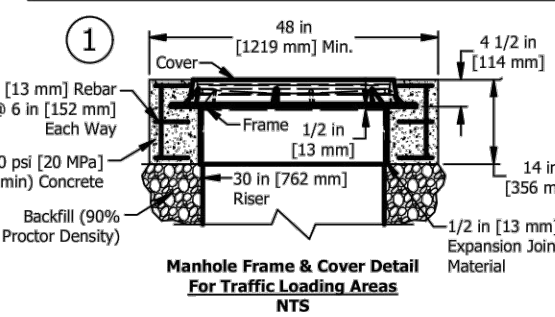
Plan View  
 SCALE 1:40

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Manhole Frame & Cover Detail  
 For Non-Traffic Areas Only  
 NTS

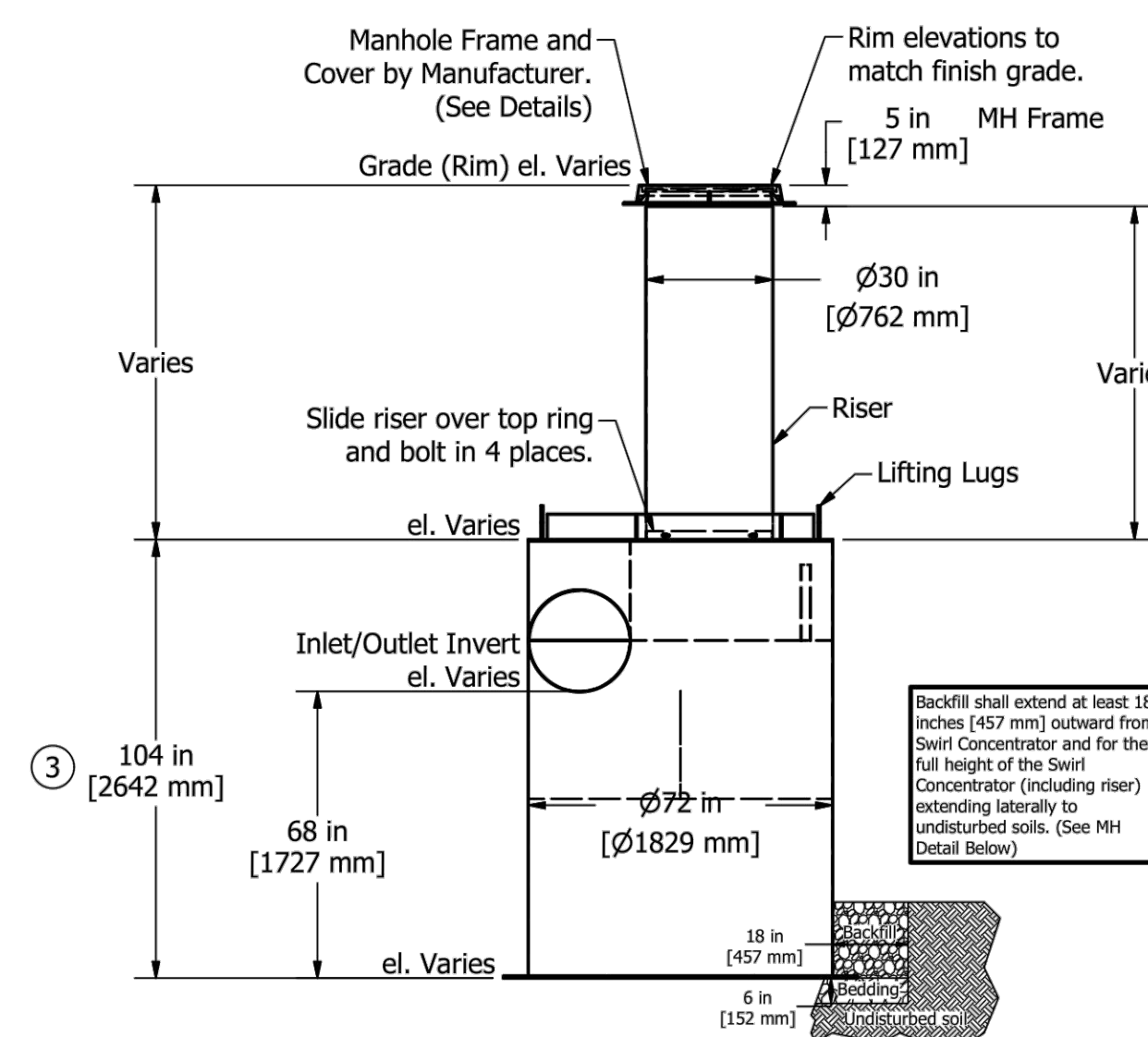
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Manhole Frame & Cover Detail  
 For Traffic Loading Areas  
 NTS

Please see accompanied Aqua-Swirl specification notes. See Site Plan for actual system orientation. Approximate dry (pick) weight: 3000 lbs [1400 kg].

- As an alternative, 42 in [1067 mm] diameter, HS-20/25 rated precast concrete rings may be substituted. 14 in [356 mm] thickness must be maintained.
- AS-6 BYP inlet/outlet pipe size ranges from 15 in [381 mm] to 36 in [914 mm].
- AS-6 chamber height may vary from 95 in [2413 mm] to 116 in [2946 mm], depending on inlet/outlet pipe size.
- Orientation may vary from a minimum of 90° to a maximum of 180°.



Elevation View  
 SCALE 1:40

<p>2733 Kanasta Drive, Suite 111, Chattanooga, TN 37344                  Phone (888) 344-9044 Fax (423) 826-2112                  www.aquashieldinc.com</p>	Aqua-Swirl Concentrator AS-6 BYP CW STD	Structure #:	AS-6 STD	Rvwed	Rvw. Date
	Aqua-Swirl Concentrator Model Standard Detail	Drawn By:	OFlores		
		Scale:	As Shown		
		Date:	9/26/2018		
		U.S. Patent No. 6524473 and other Patent Pending			

BY					
DATE					
DESCRIPTION					
REVISION					

**PROFESSIONAL ENGINEER**  
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 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

**PROFESSIONAL ENGINEER**  
 GREG KRABBE  
 28 April 2023

**SHEET TITLE: INFILTRATION & DETENTION POND DETAILS**  
 MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
 CLIENT: MCCORMICK COMMUNITIES LLC  
 805 KIRKLAND AVE, SUITE 200  
 KIRKLAND, WA 98033  
 CONTACT: GREG KRABBE  
 PHONE: (425) 750-8400

DESIGNER: M. GOULARTE  
 ENGINEER: J. HAUG  
 DRAWN: R. HENRETTA  
 S4&5 T23 N R01E WM  
 DATE: 26 April 2023  
 REVISED: ---  
 PROJECT: 22-017  
 DWG NAME: 22-017-CG

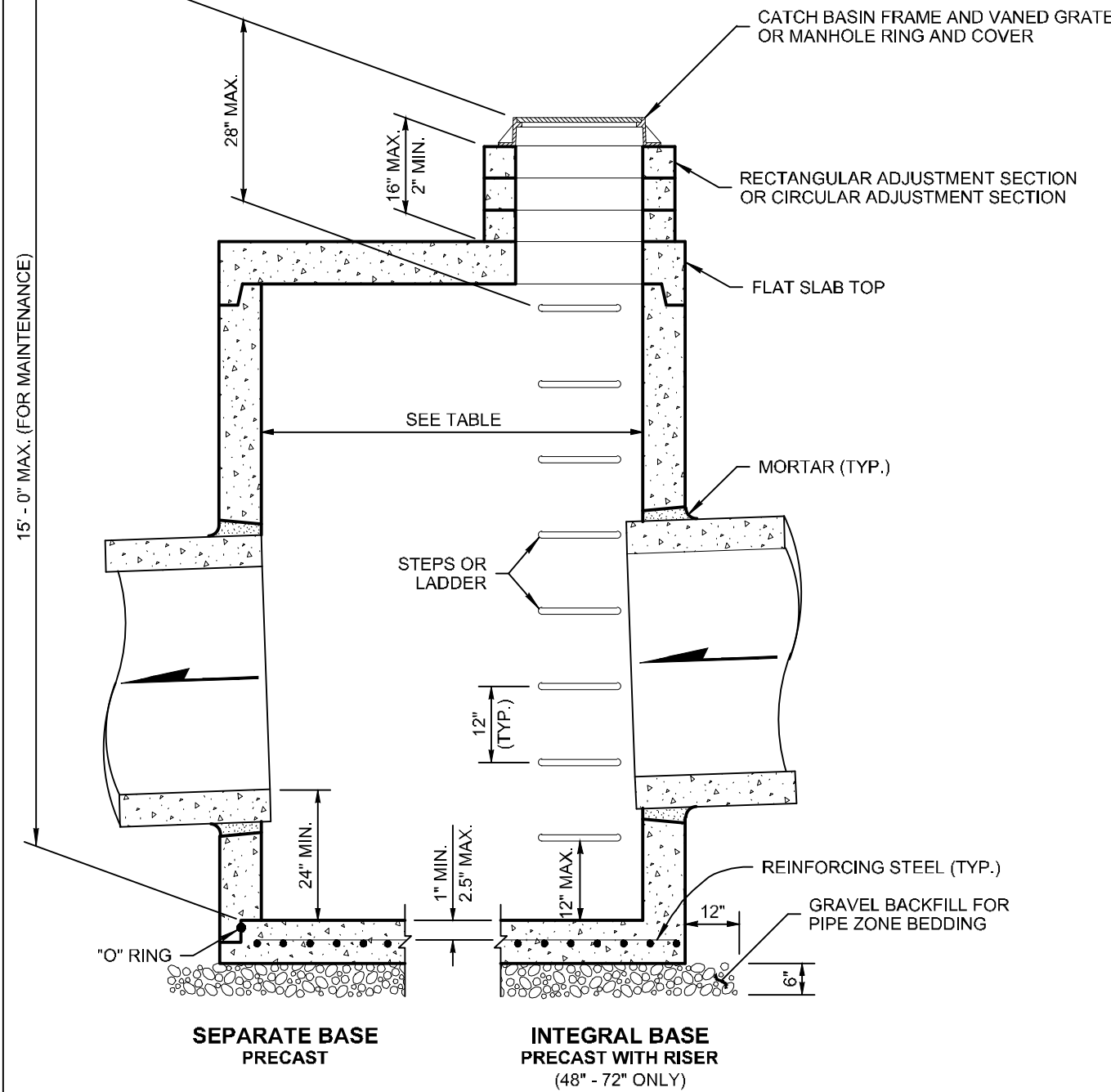
SHEET	REV.
CG17	1
17 OF 20	



MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
 A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON

NOTES

- NO STEPS ARE REQUIRED WHEN HEIGHT IS 4' OR LESS.
- THE BOTTOM OF THE PRECAST CATCH BASIN MAY BE SLOPED TO FACILITATE CLEANING.
- THE RECTANGULAR FRAME AND GRATE MAY BE INSTALLED WITH THE FLANGE UP OR DOWN. THE FRAME MAY BE CAST INTO THE ADJUSTMENT SECTION.
- KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MINIMUM TO 2.5" MAXIMUM. PROVIDE A 1.5" MINIMUM GAP BETWEEN THE KNOCKOUT WALL AND THE OUTSIDE OF THE PIPE. AFTER THE PIPE IS INSTALLED, FILL THE GAP WITH JOINT MORTAR IN ACCORDANCE WITH STANDARD SPECIFICATION 9-04.3.



CATCH BASIN DIMENSIONS				
CATCH BASIN DIAMETER	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"

CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER				
	CONCRETE	ALL METAL	CPSSP	SOLID WALL PVC	PROFILE WALL PVC
48"	24"	30"	24"	30"	30"
54"	30"	36"	30"	36"	36"
60"	36"	42"	36"	42"	42"
72"	42"	54"	42"	48"	48"
84"	54"	60"	54"	48"	48"
96"	60"	72"	60"	48"	48"
120"	66"	84"	60"	48"	48"
144"	78"	96"	60"	48"	48"

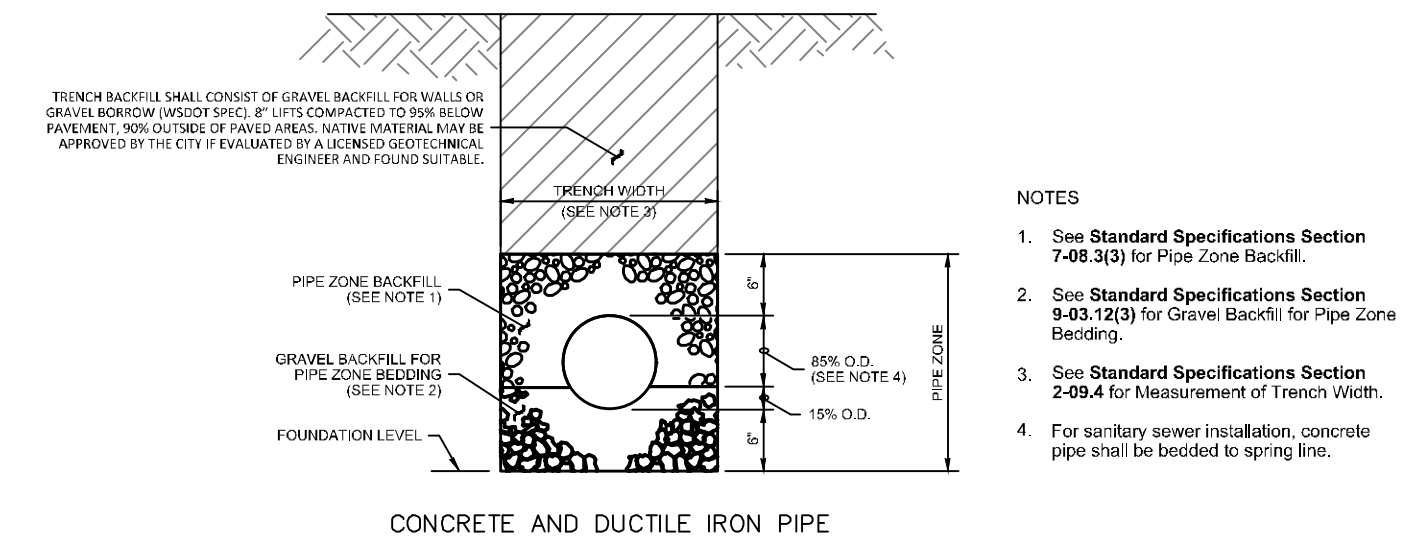
- ① Corrugated Polyethylene Storm Sewer Pipe (Standard Specification 9-05.20)  
 ② (Standard Specification 9-05.12(1))  
 ③ (Standard Specification 9-05.12(2))

1 TYPE 2 CATCH BASIN  
 NOT TO SCALE

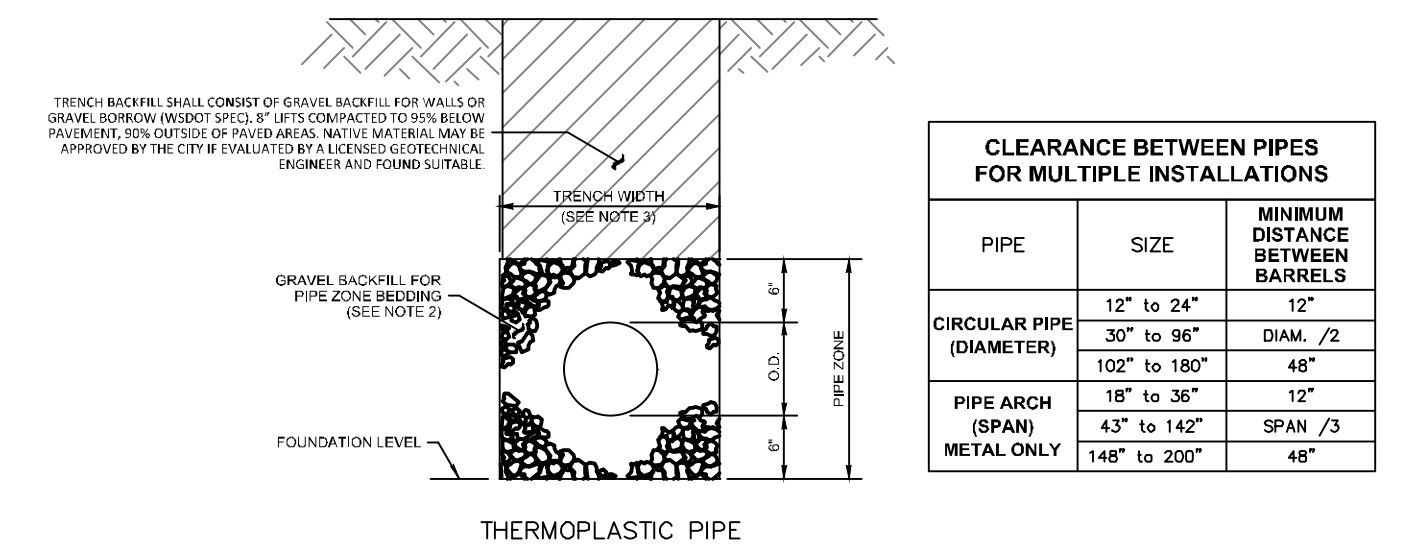
WSDOT STD PLAN B-10.20-01

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENTLY ADOPTED WSDOT AND APWA SPECIFICATIONS AND PLANS, AND THE CITY OF PORT ORCHARD MUNICIPAL CODE, THE CURRENTLY ADOPTED CITY OF PORT ORCHARD DEVELOPER'S HANDBOOK, THE CURRENTLY ADOPTED SURFACE WATER DESIGN MANUAL AND THE CONDITIONS OF PRELIMINARY SUBDIVISION APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE CITY OF PORT ORCHARD.
- THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE PORT ORCHARD DESIGN STANDARDS. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE CITY OF PORT ORCHARD CITY ENGINEER. ANY DEVIATION FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF PORT ORCHARD CITY ENGINEER, PRIOR TO CONSTRUCTION.
- APPROVAL OF THESE ENGINEERING PLANS SUCH AS FOR ROADS, GRADING, OR DRAINAGE DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER DESIGN (E.G., WATER, SEWER, GAS, ELECTRICAL, ETC.).
- BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF PORT ORCHARD PUBLIC WORKS DEPARTMENT, THE APPLICANT AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
- PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY OF PORT ORCHARD PRIOR TO THE PRECONSTRUCTION MEETING.
- A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- CONSTRUCTION NOISE SHALL COMPLY WITH THE CURRENT POMC SECTION 9.24.050.
- IT SHALL BE THE APPLICANT /CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL RIGHT-OF-WAY PERMITS AND CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFF-SITE WORK WITHIN A CITY OF PORT ORCHARD STREET RIGHT-OF-WAY.
- FRANCHISED UTILITIES OR OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS IS SUBMITTED TO THE CITY OF PORT ORCHARD PRIOR TO CONSTRUCTION.
- THE VERTICAL DATUM SHALL BE NAVD 1988 AND THE HORIZONTAL DATUM SHALL BE NAD 1983 HARN STATE PLANE WASHINGTON NORTH FIPS 4601 FEET.
- ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CITY OF PORT ORCHARD STANDARDS.

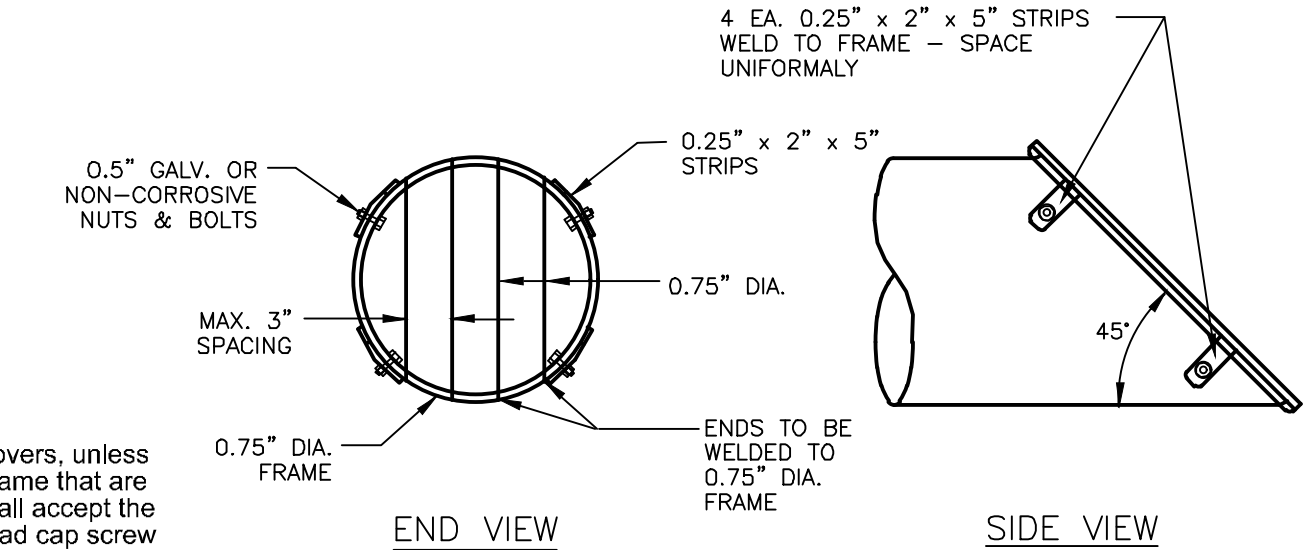


- NOTES
- See Standard Specifications Section 7-08.3(3) for Pipe Zone Backfill.
  - See Standard Specifications Section 9-05.12(3) for Gravel Backfill for Pipe Zone Bedding.
  - See Standard Specifications Section 2-09.4 for Measurement of Trench Width.
  - For sanitary sewer installation, concrete pipe shall be bedded to spring line.



CLEARANCE BETWEEN PIPES FOR MULTIPLE INSTALLATIONS		
PIPE	SIZE	MINIMUM DISTANCE BETWEEN BARRELS
CIRCULAR PIPE (DIAMETER)	12" to 24"	12"
	30" to 96"	DIAM. / 2
PIPE ARCH (SPAN)	18" to 36"	12"
	43" to 142"	SPAN / 3
METAL ONLY	148" to 200"	48"

3 PIPE ZONE BEDDING AND BACKFILL  
 NOT TO SCALE WSDOT STD PLAN B-55.20-02



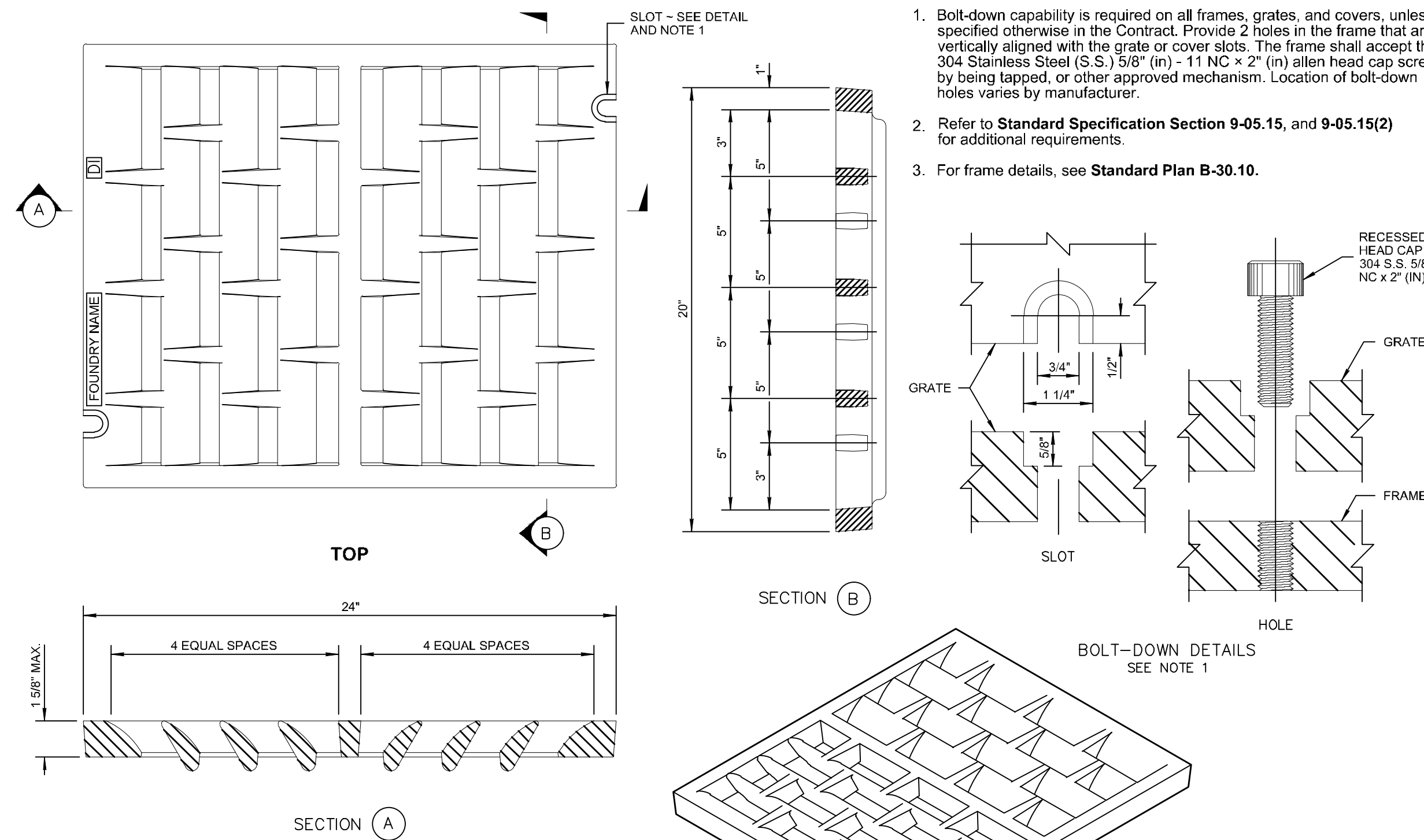
NOTES

- Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 2 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S.) 5/8" (M) - 11 NC x 2" (M) allen head cap screw by being lapped, or other approved mechanism. Location of bolt-down holes varies by manufacturer.
- Refer to Standard Specification Section 9-05.15, and 9-05.15(2) for additional requirements.
- For frame details, see Standard Plan B-30.10.

NOTES:

- ALL STEEL PARTS MUST BE GALVANIZED AND ASPHALT COATED (TREATMENT 1 OR BETTER).
- TRASH RACKS SHALL BE INSTALLED AT ALL OPEN ENDS OF STORM DRAINAGE PIPE 12" DIA. AND GREATER.

6 TRASH RACK DETAIL  
 NOT TO SCALE



4 WSDOT BI-DIRECTIONAL VANED GRATE  
 NOT TO SCALE B-30.40-03

BY	DATE	DESCRIPTION	REVISION

**ENGINEERING • LLC**  
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 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

**JERRY F. HAUG**  
 STATE OF WASHINGTON  
 PROFESSIONAL ENGINEER  
 28 April 2023

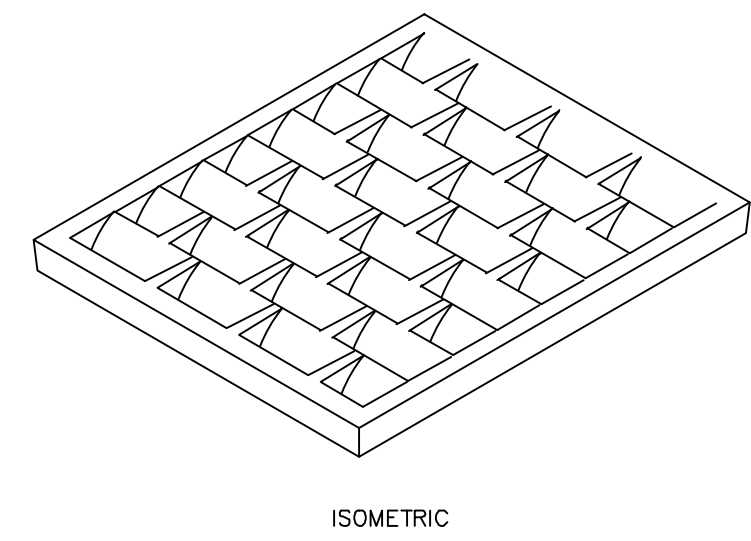
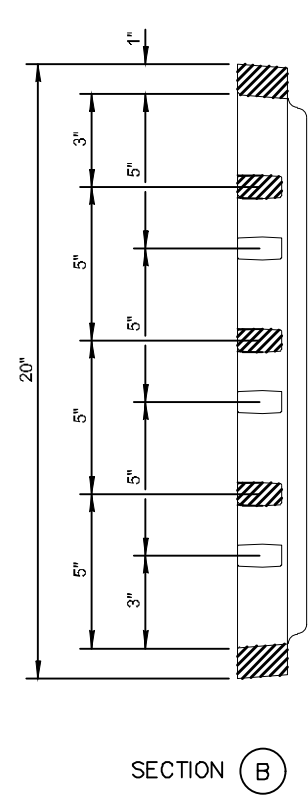
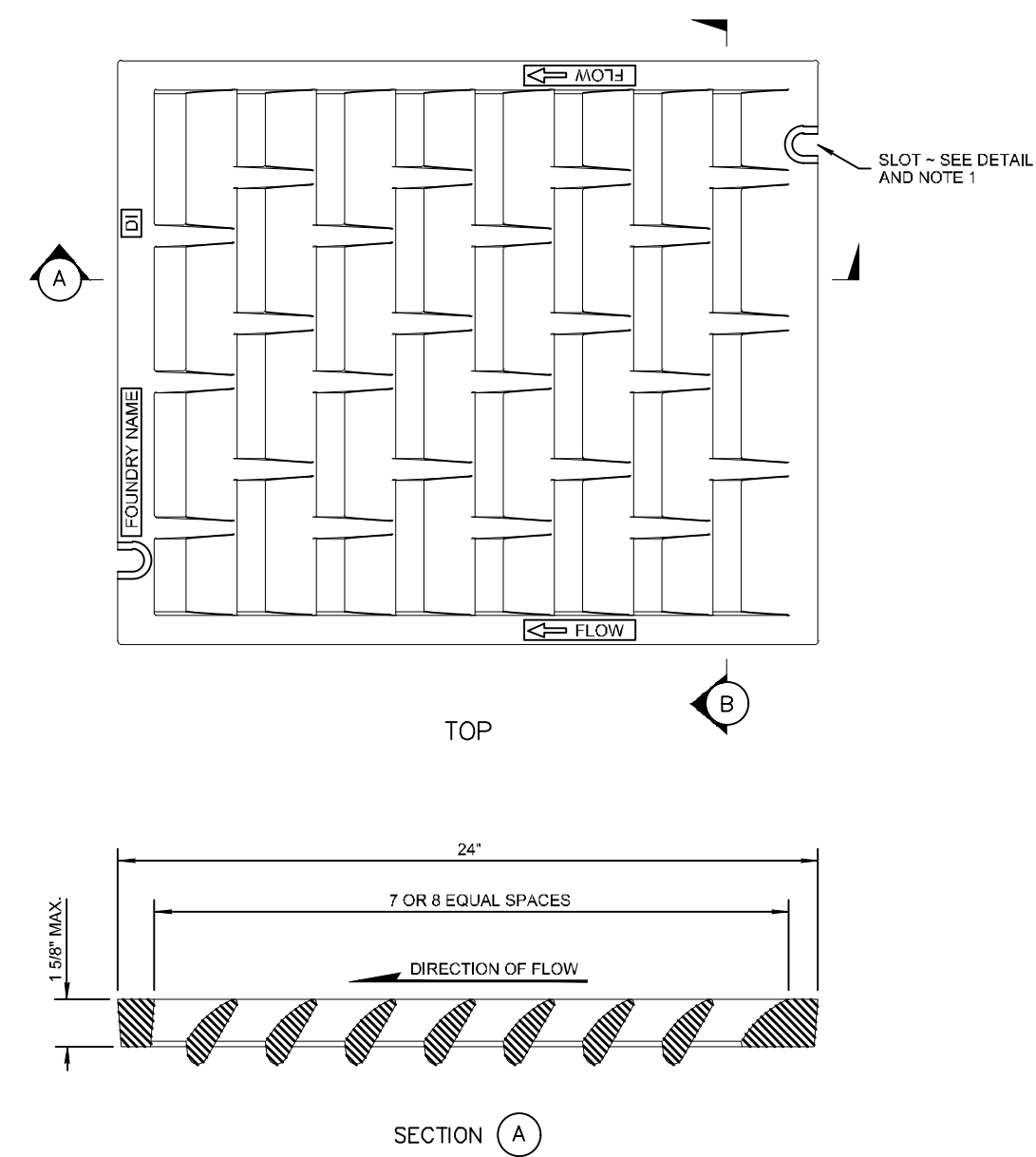
SHEET TITLE: NOTES AND DETAILS  
 MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
 CLIENT: MCCORMICK COMMUNITIES LLC  
 805 KIRKLAND AVE, SUITE 200  
 KIRKLAND, WA 98033  
 CONTACT: GREG KRABBE  
 PHONE: (425) 750-8400

DESIGNER: M. GOULARTE  
 ENGINEER: J. HAUG  
 DRAWN: R. HENRETTA  
 S4&S T23N R01E WM  
 DATE: 26 April 2023  
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 PROJECT: 22-017  
 DWG NAME: 22-017-CG

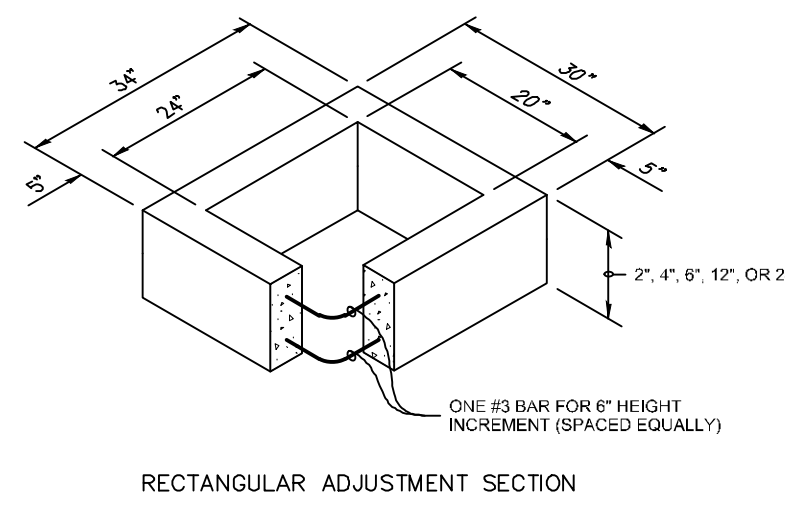
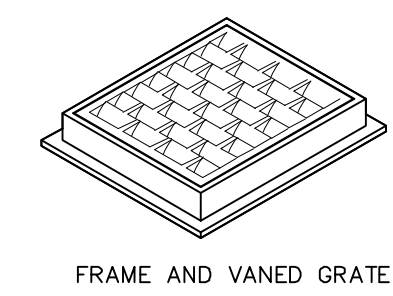
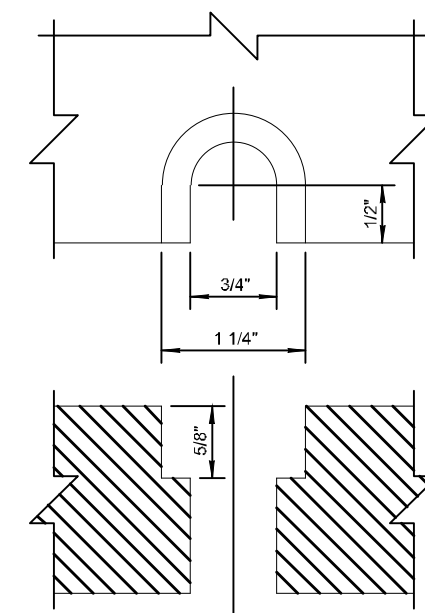
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 18 OF 20



MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
 A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON



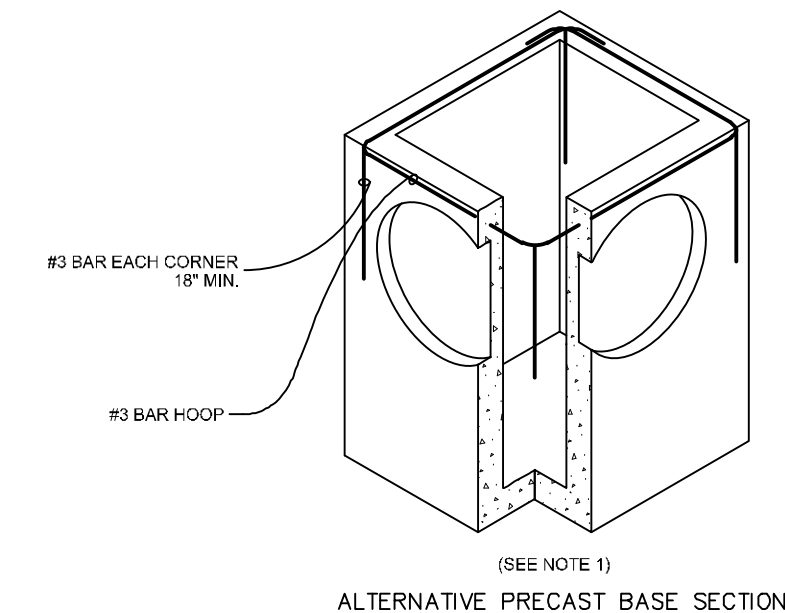
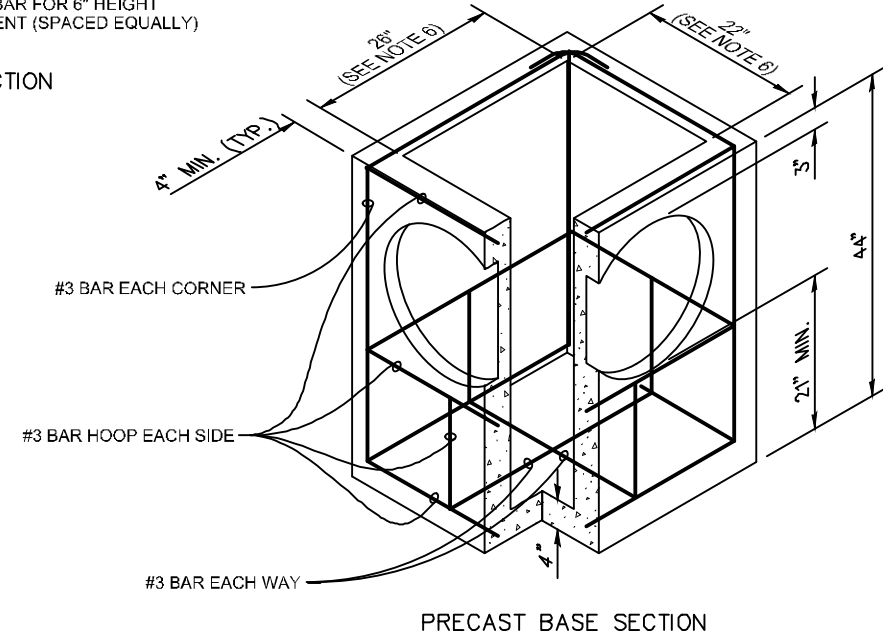
- NOTES
- Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 2 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 5/8" - 11 NC x 2" Allen head cap screw by being lapped, or other approved mechanism. Location of bolt-down holes varies by manufacturer.
  - For frame details, see **Standard Plan B-30.10**.
  - Refer to **Standard Specification 9-05.15(2)** for additional requirements.



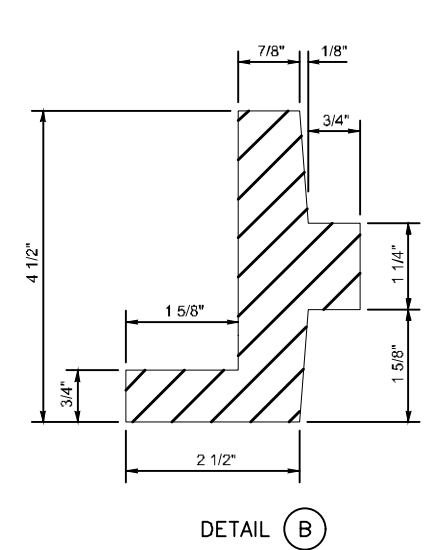
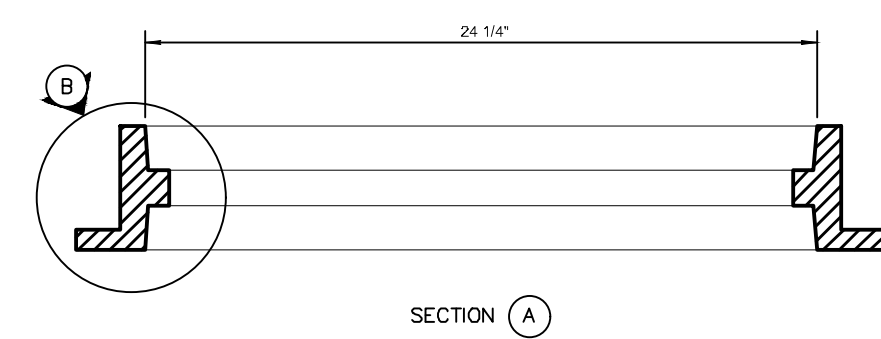
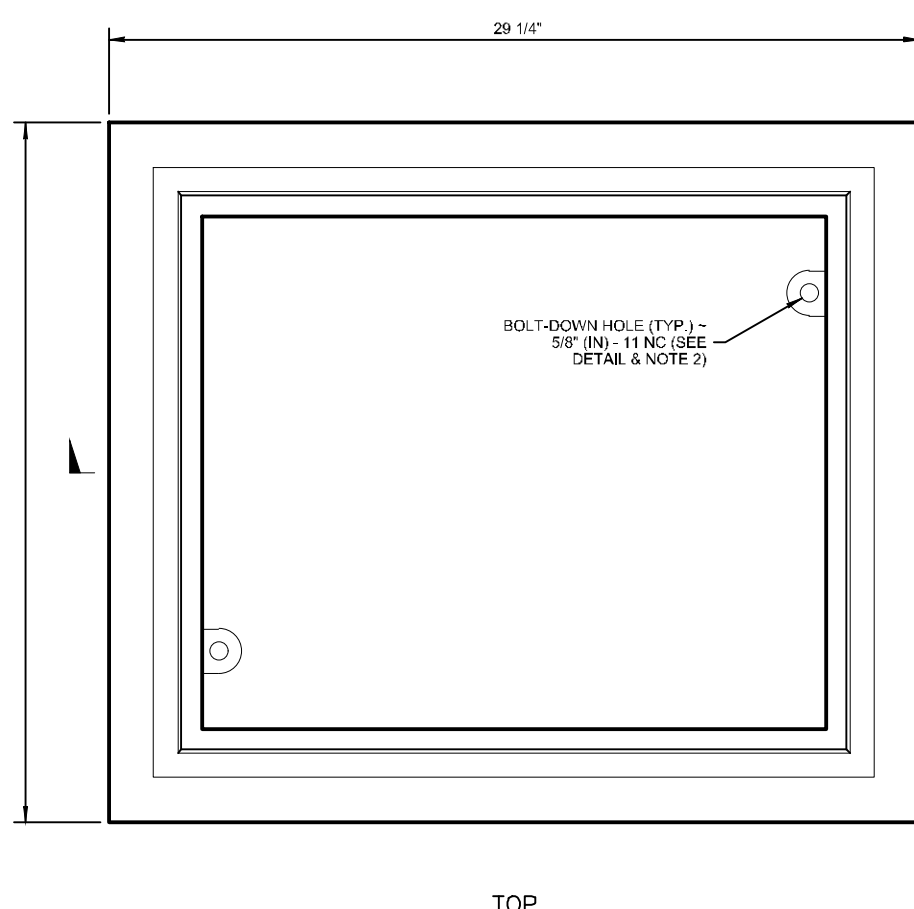
PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP* (STD. SPEC. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. 9-05.12(2))	15"

\* CORRUGATED POLYETHYLENE STORM SEWER PIPE

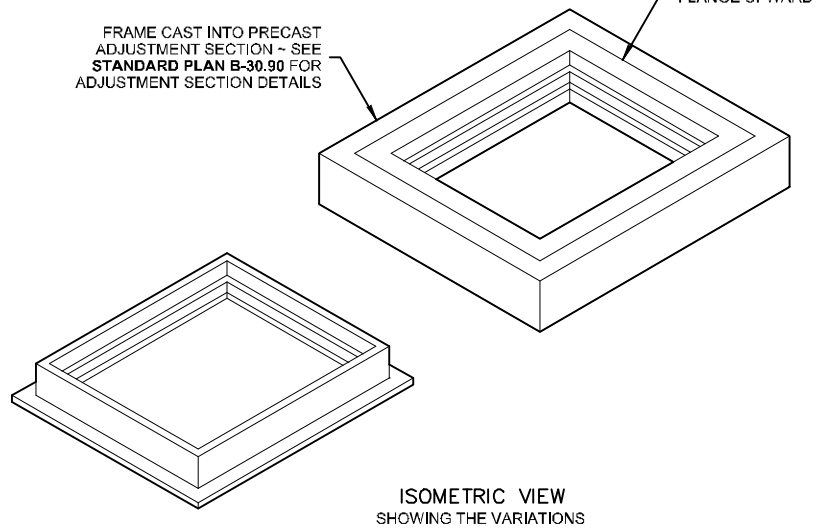
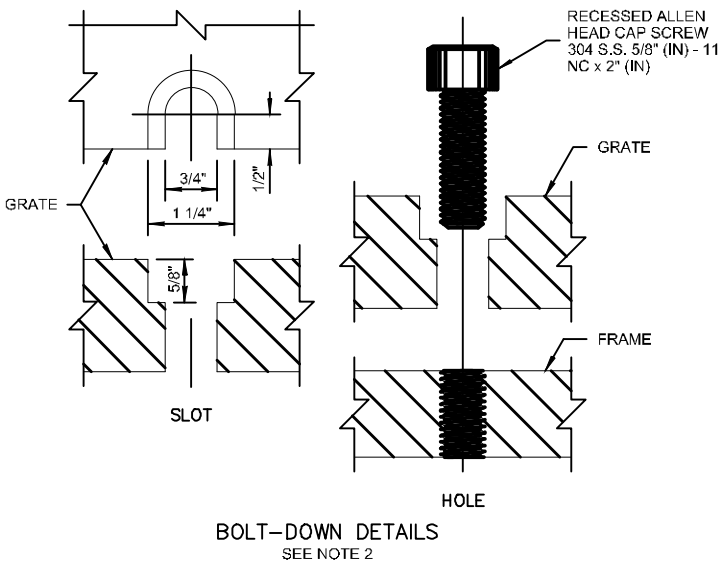
- NOTES
- As acceptable alternatives to the rebar shown in the PRECAST BASE SECTION, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the ALTERNATIVE PRECAST BASE SECTION. Wire mesh shall not be placed in the knockouts.
  - The knockout diameter shall not be greater than 20". Knockouts shall have a wall thickness of 2" minimum to 2.5" maximum. Provide a 1.5" minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification 9-04.3.
  - The maximum depth from the finished grade to the lowest pipe invert shall be 5'.
  - The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
  - The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1:24 or steeper.
  - The opening shall be measured at the top of the Precast Base Section.
  - All pickup holes shall be grouted full after the basin has been placed.



**1** RECTANGULAR VANED GRATE  
 NOT TO SCALE WSDOT B-30.30-01



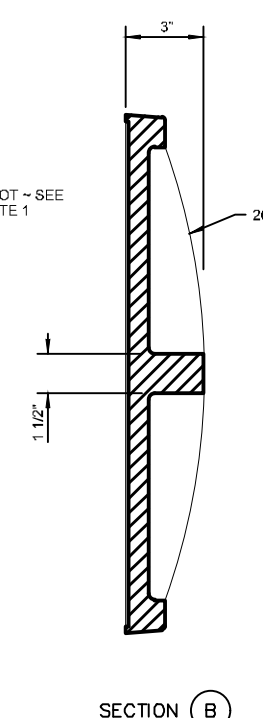
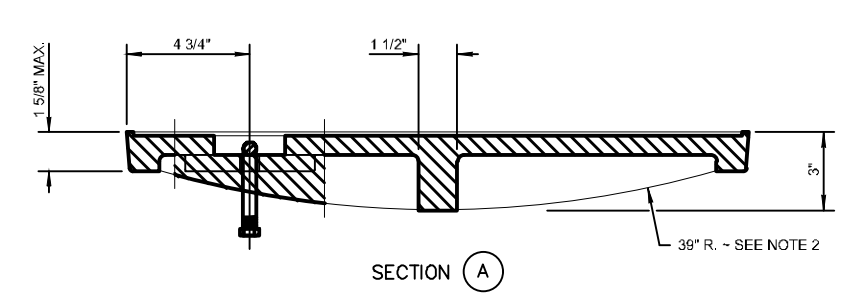
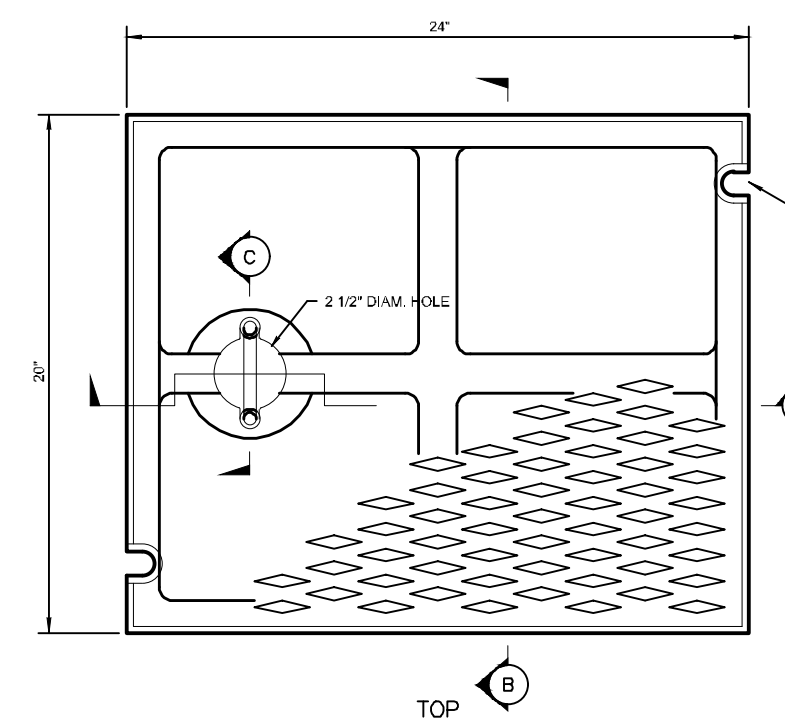
- NOTES
- This frame is designed to accommodate 20" (n) x 24" (n) grates or covers as shown on **Standard Plans B-30.20, B-30.30, B-30.40, and B-30.50**.
  - Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 2 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S.) 5/8" (n) - 11 NC x 2" (n) Allen head cap screw by being lapped, or other approved mechanism. Location of bolt-down holes varies by manufacturer.
  - Refer to **Standard Specification Section 9-05.15(2)** for additional requirements.



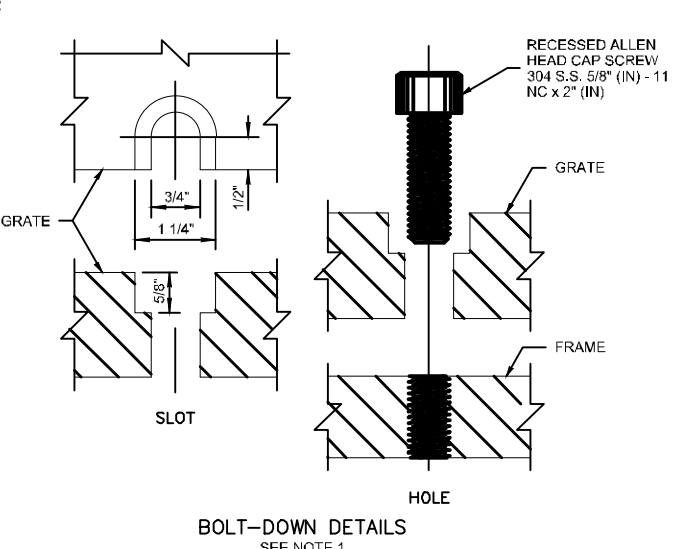
SHEET 1 OF 1 SHEET  
 01/26/17

**3** RECTANGULAR FRAME (REVERSIBLE)  
 NOT TO SCALE WSDOT STD PLAN B-30.10-02

**2** CATCH BASIN TYPE 1  
 NOT TO SCALE WSDOT B-5.20-01



- NOTES
- Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 2 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S.) 5/8" (n) - 11 NC x 2" (n) Allen head cap screw by being lapped, or other approved mechanism. Location of bolt-down holes varies by manufacturer.
  - Alternative reinforcing designs are acceptable in lieu of the rib design.
  - Refer to **Standard Specification Section 9-05.15(2)** for additional requirements.
  - For frame details, see **Standard Plan B-30.10**.



**4** RECTANGULAR SOLID METAL COVER  
 NOT TO SCALE WSDOT STD PLAN B-30.10-02

BY	DATE	DESCRIPTION	REVISION

**RENTON ENGINEERING • LLC**  
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
 Phone: 253-857-5454 ~ Fax: 253-505-0044 ~ info@rentoneng.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
 Physical Address: 4705 97th Street NW, Suite 100, Gig Harbor, WA 98332

28 April 2023

**NOTES AND DETAILS**

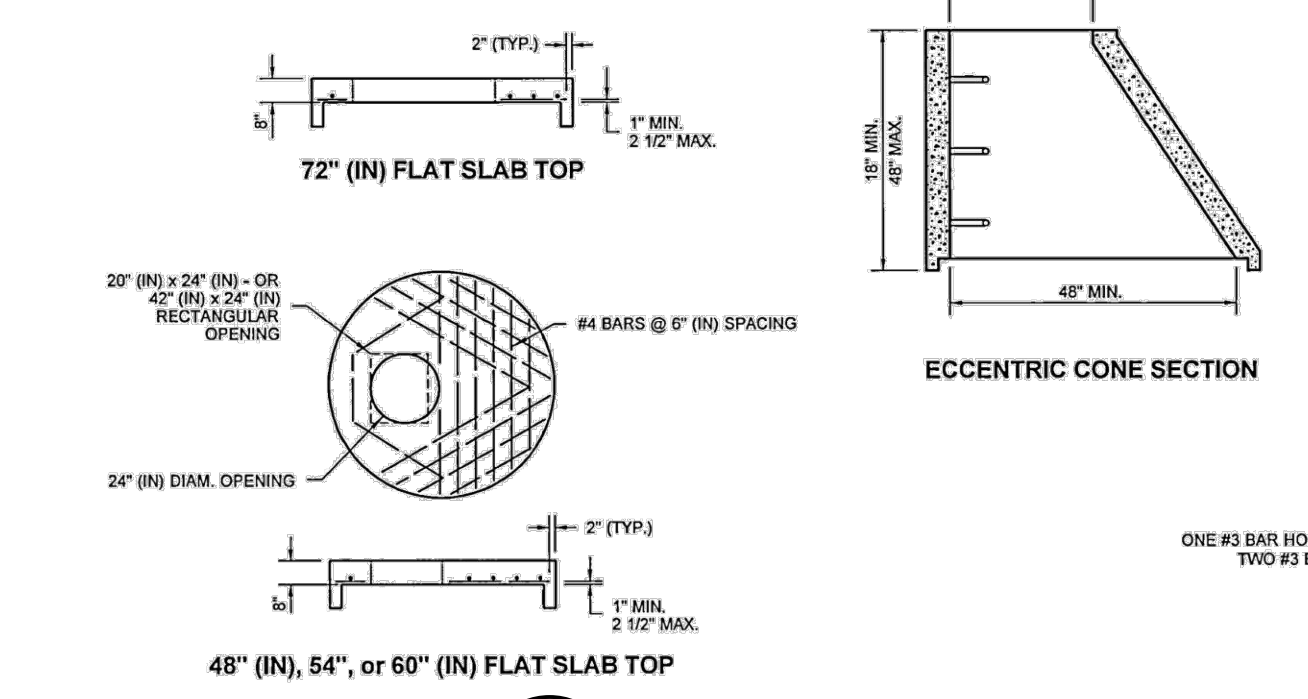
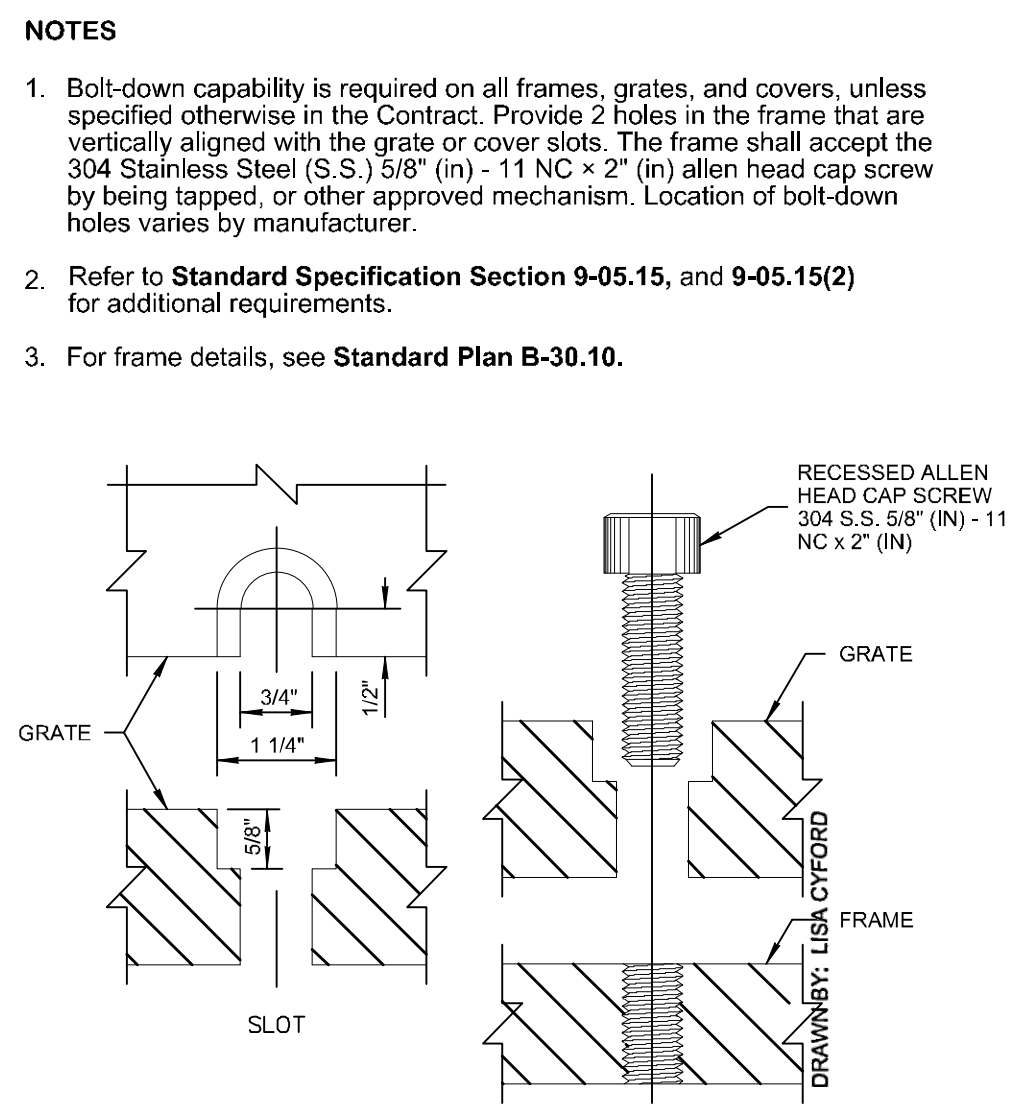
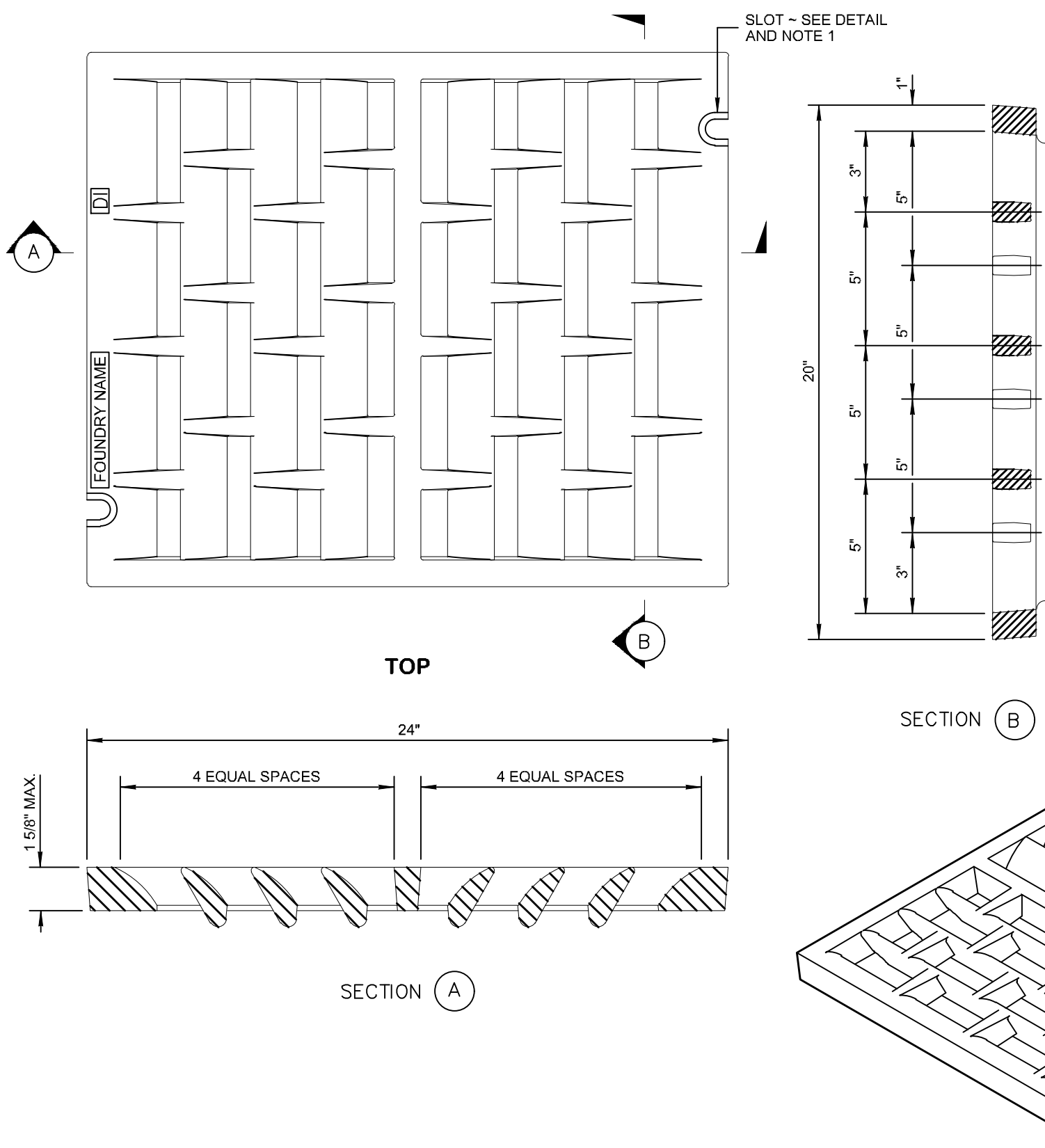
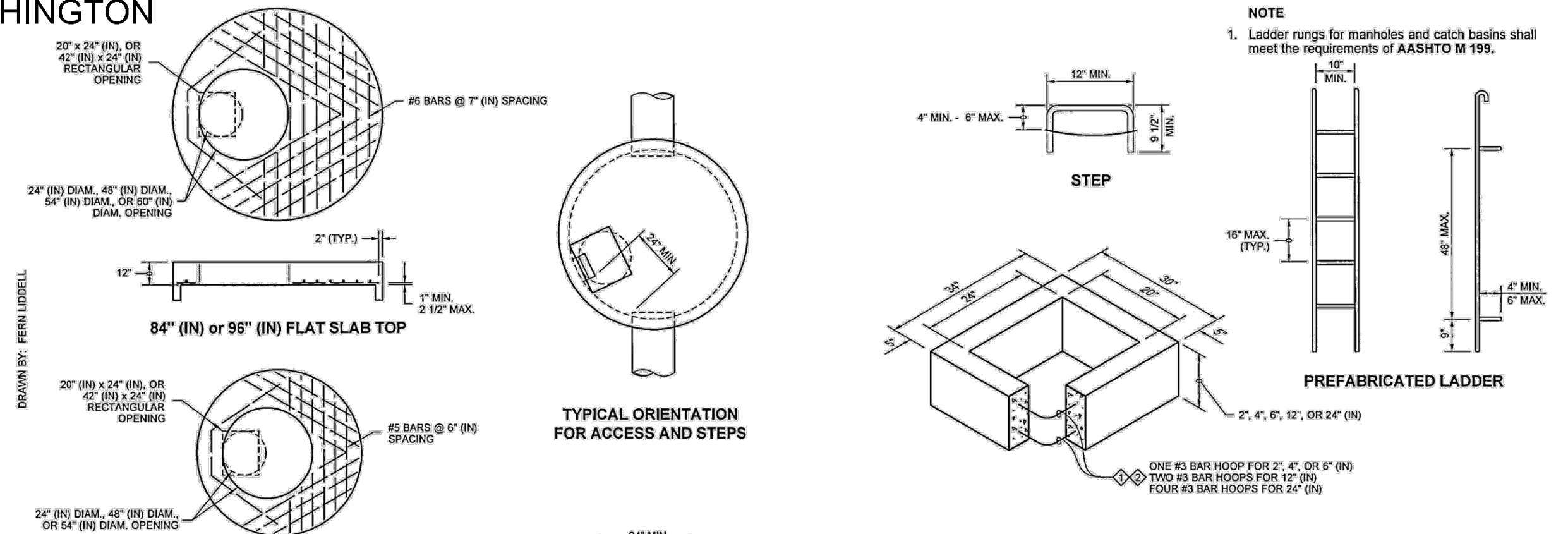
MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
 CLIENT: MCCORMICK COMMUNITIES LLC  
 805 KIRKLAND AVE, SUITE 200  
 KIRKLAND, WA 98033  
 CONTACT: GREG KRABBE  
 PHONE: (425) 750-8400

DESIGNER: M. GOULARTE  
 ENGINEER: J. HAUG  
 DRAWN: R. HENRETTA  
 S4&S T23 N R01E WM  
 DATE: 26 April 2023  
 REVISED: ---  
 PROJECT: 22-017  
 DWG NAME: 22-017-CG

SHEET	REV.
CG19	0
19 OF 20	



MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL  
 A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
 CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON



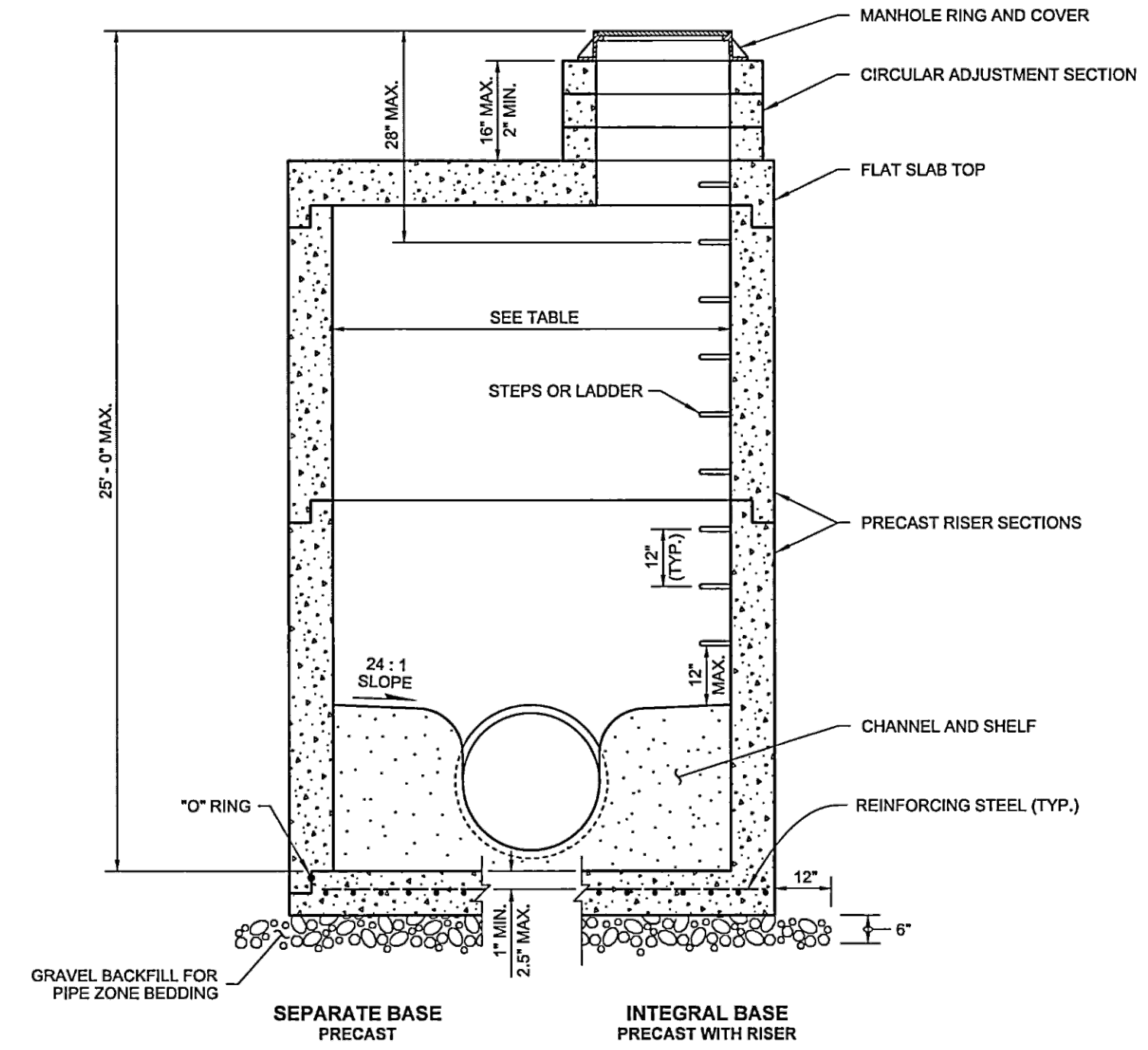
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 NOT TO SCALE

**NOTES**

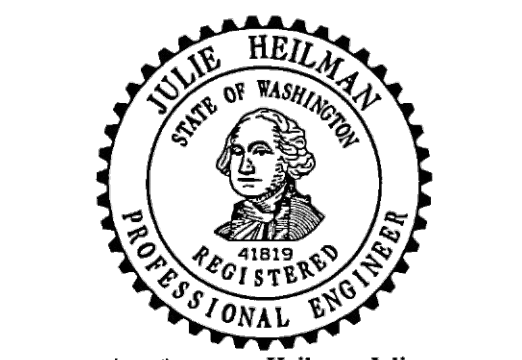
- Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum.
- For pipe allowances, see **Standard Plan B-10.20**.
- No steps are required when height is 4' (ft) or less.

**MANHOLE DIMENSION TABLE**

DIAM.	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"

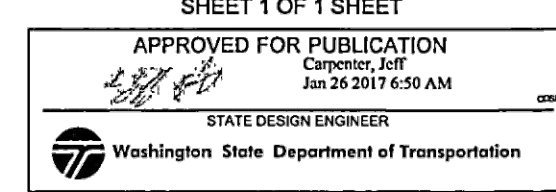


**3 MANHOLE TYPE 3**  
 NOT TO SCALE



Heilman, Julie  
 Jan 25 2017 2:58 PM  
**MANHOLE TYPE 3**

**STANDARD PLAN B-15.60-02**



BY	
DATE	
REVISION	
DESCRIPTION	

**REVISIONS**

**DESIGNER:** M. GOULARTE  
**ENGINEER:** J. HAUG  
**DRAWN:** R. HENRETTA  
**DATE:** 26 April 2023  
**REVISOR:** ---  
**PROJECT:** 22-017  
**DWG NAME:** 22-017-CG

**CLIENT:** MCCORMICK COMMUNITIES LLC  
 805 KIRKLAND AVE, SUITE 200  
 KIRKLAND, WA 98033

**CONTACT:** GREG KRABBE  
 PHONE: (425) 750-8400

**PHYSICAL ADDRESS:** 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

**PHONE:** 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourlic.com

**DATE:** 28 April 2023

**SHEET TITLE:** NOTES AND DETAILS

**PROJECT:** MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL

**DESIGNER:** M. GOULARTE  
**ENGINEER:** J. HAUG  
**DRAWN:** R. HENRETTA  
**DATE:** 26 April 2023  
**REVISOR:** ---  
**PROJECT:** 22-017  
**DWG NAME:** 22-017-CG

**SHEET:** CG20  
**REV.:** 0

20 OF 20