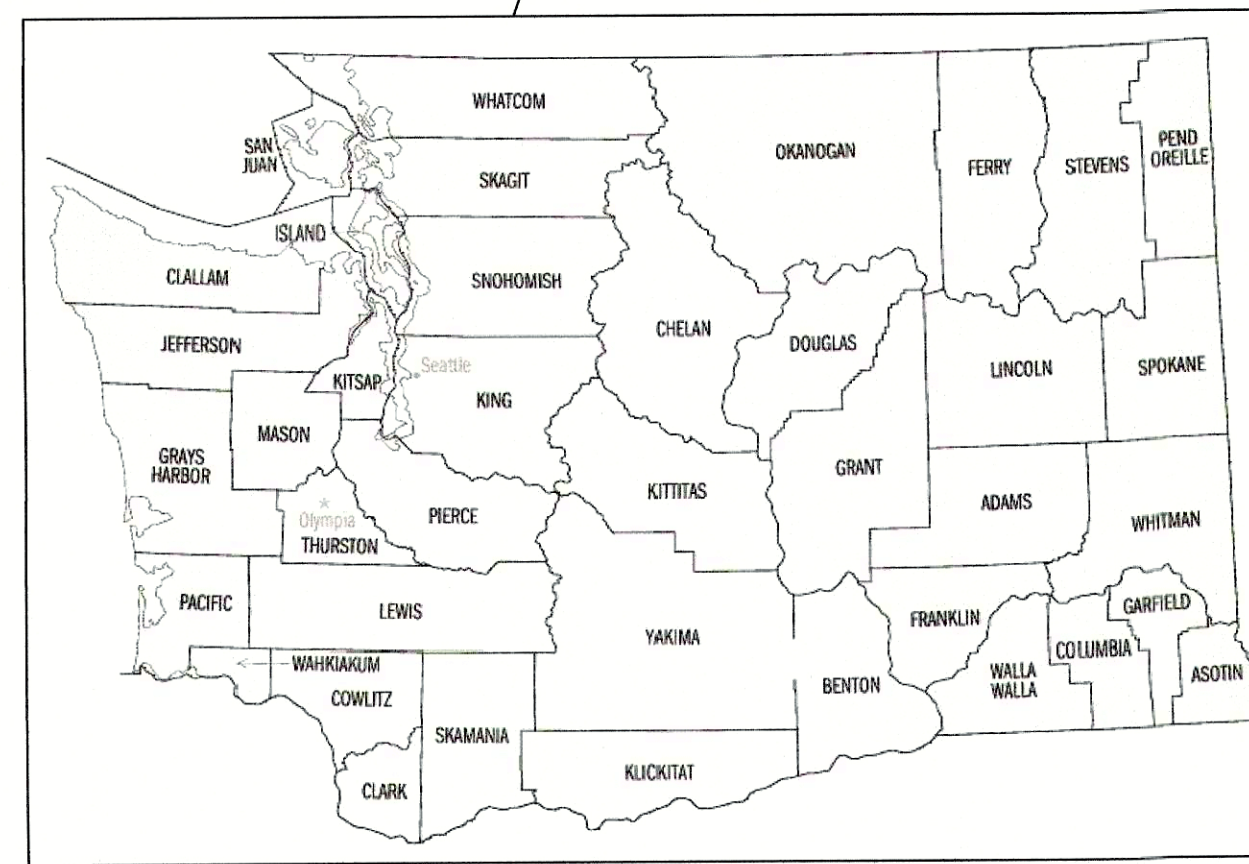


STEPHENS FREDERICK
NO SITE ADDRESS
MAILING ADDRESS:
2794 E 1ST ST,
PORT ORCHARD, WA 98366

ASSESSORS PARCEL NO. 4043-001-009-0000

PORT ORCHARD, WA 98366



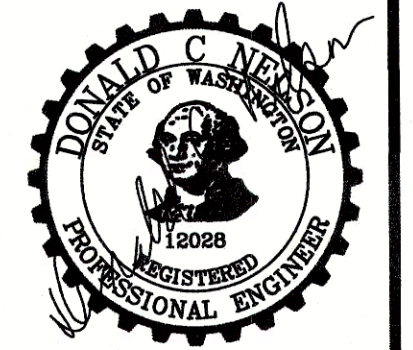
LOCATION Map

DRAWING INDEX

SHEET No.	SHEET DESCRIPTION
G-01	TITLE SHEET
S-01	EXISTING ZOOMED OUT SITE PLAN
S-02	EXISTING ZOOMED IN SITE PLAN
S-03	NEW ZOOMED OUT SITE PLAN
S-04	NEW ZOOMED IN SITE PLAN & PROFILE PLAN

COUNTER COMPLETE
 Permit Center
 Jul 13, 2023
 City of Port Orchard
 Community Development

WASHINGTON ENGINEERING
 1736 Riddell Road, Suite 100, Bremerton, WA 98310



Project site.

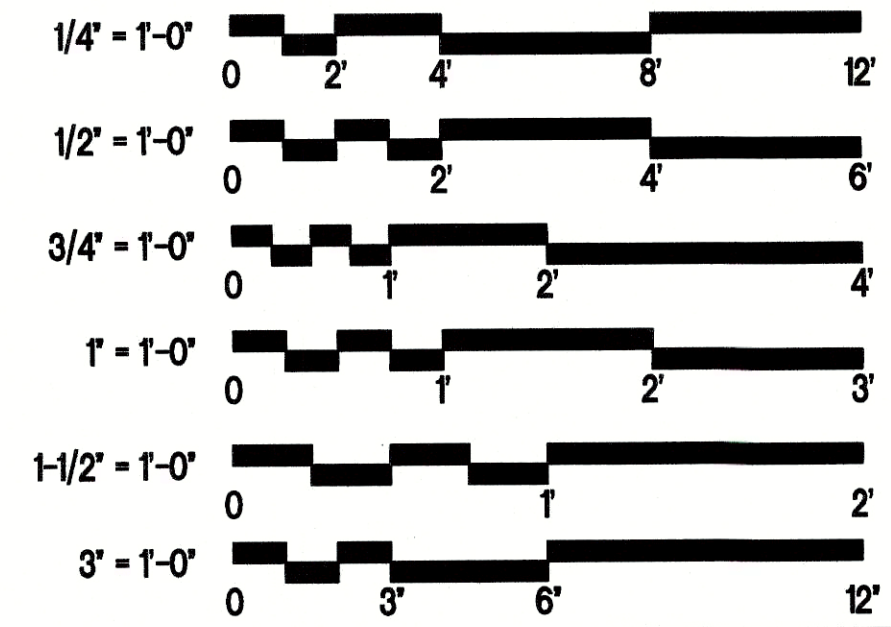


Vicinity Map



ABBREVIATIONS
 G=EXISTING NATURAL GAS LINE
 S=EXISTING STORM SEWER LINE
 W=EXISTING WATER LINE
 GSS=EXISTING GRAVITY SEWER LINE
 SS=NEW LOW PRESSURE SANITARY SEWER LINE

GRAPHIC SCALES



DESIGNED	DATE
DON NELSON	
DRAWN: BMIRM	
CHECKED: DON NELSON	
APPROVED: DON NELSON	

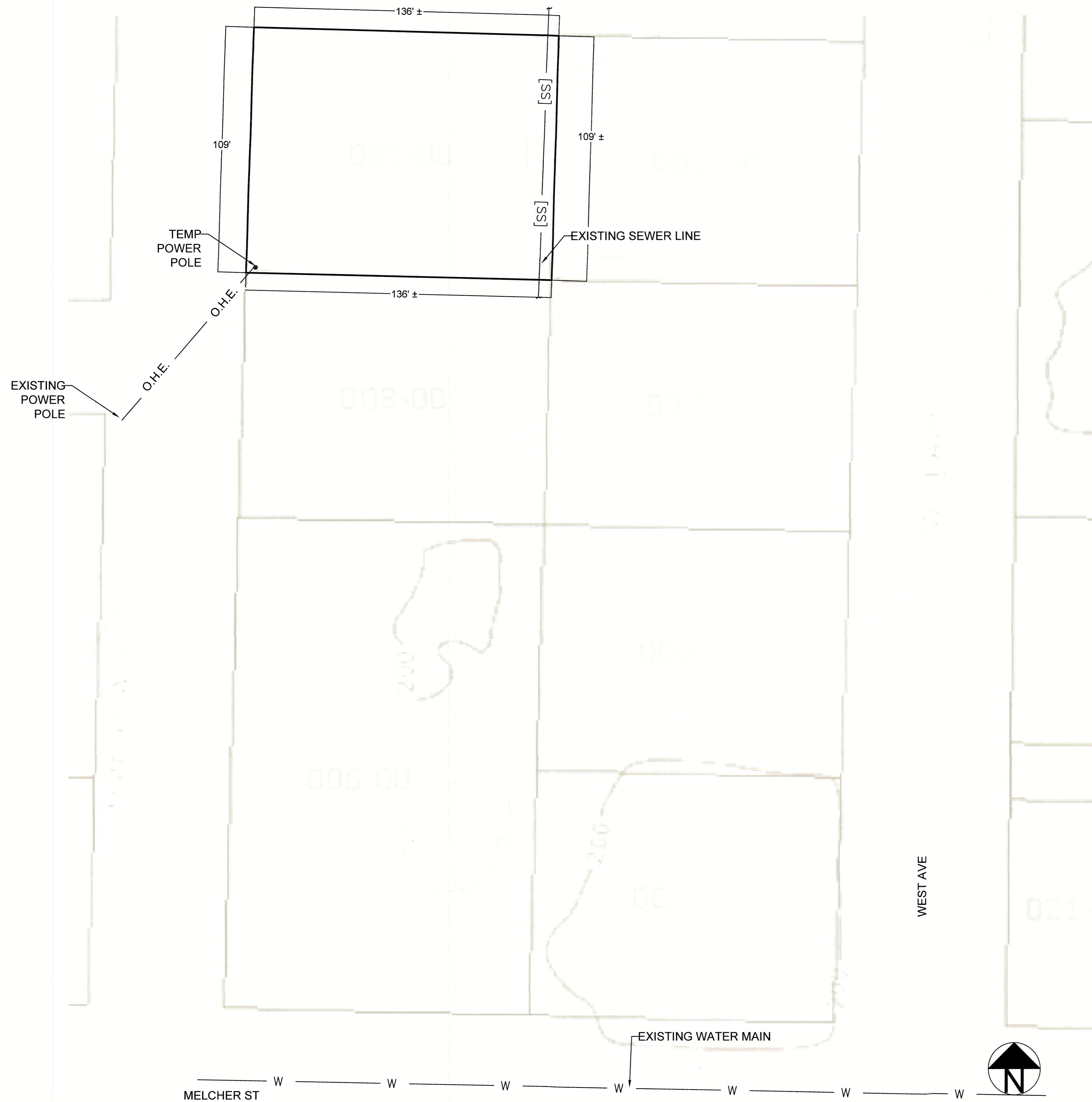
STEPHENS FREDERICK
SINGLE FAMILY RESIDENCE
SITE PLAN
TITLE SHEET

TITLE SHEET: 1 OF 3

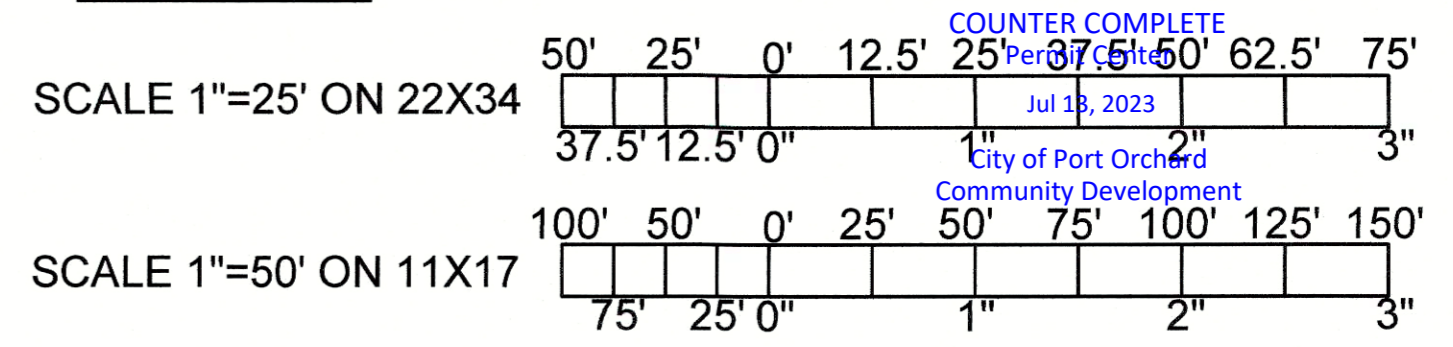
G-01

PW23-052
 PW23-053

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SCALES



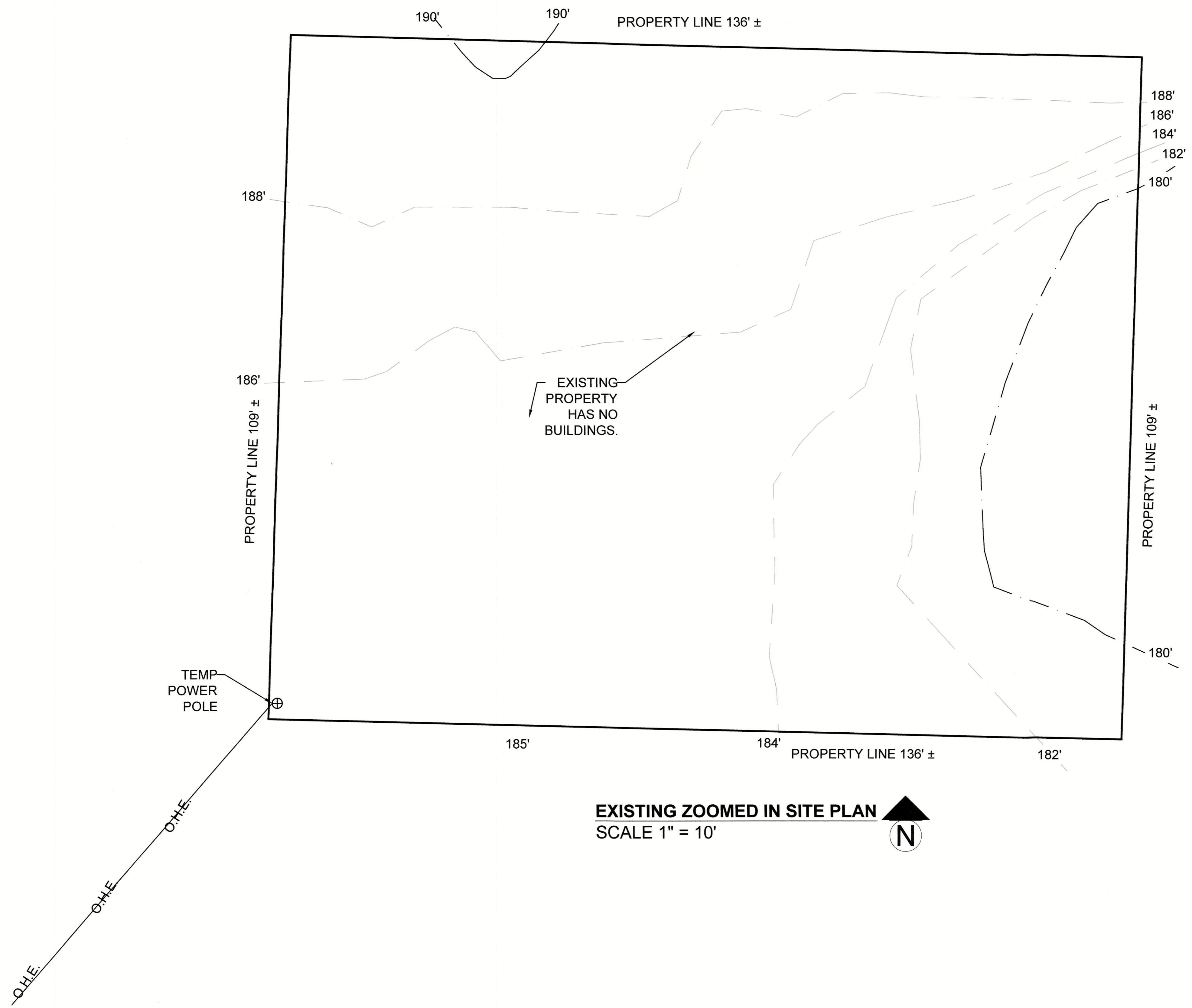
WASHINGTON ENGINEERING
 1736 Riddell Road, Suite 100, Bremerton, WA 98310

DESIGNED:	DATE:
DON NELSON	
DRAWN:	
BMRM	
CHECKED:	
DON NELSON	
APPROVED:	
DON NELSON	

TITLE: STEPHENS FREDERICK
 PORT ORCHARD, WA 98366
 (E) ZOOMED OUT SITE PLAN

SHEET: 2 OF 5

PW23-052
 PW23-053



EXISTING ZOOMED IN SITE PLAN
 SCALE 1" = 10'



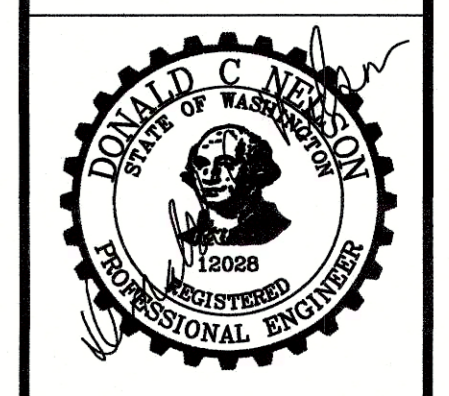
SCALES

COUNTER COMPLETE
 Permit Center
 Jul 13, 2023
 City of Port Orchard
 Community Development

SCALE 1"=10' ON 22X34
 10' 5' 0' 5' 10' 15' 20' 25' 75'
 7.5' 2.5' 0" 1" 2" 3"

SCALE 1"=20' ON 11X17
 20' 10' 0' 10' 20' 30' 40' 50' 60'
 15' 5' 0" 1" 2" 3"

WASHINGTON ENGINEERING
 1736 Riddell Road, Suite 100, Bremerton, WA 98310



DESIGNED:	DATE:
DON NELSON	
DRAWN:	
BMRM	
CHECKED:	
DON NELSON	
APPROVED:	
DON NELSON	

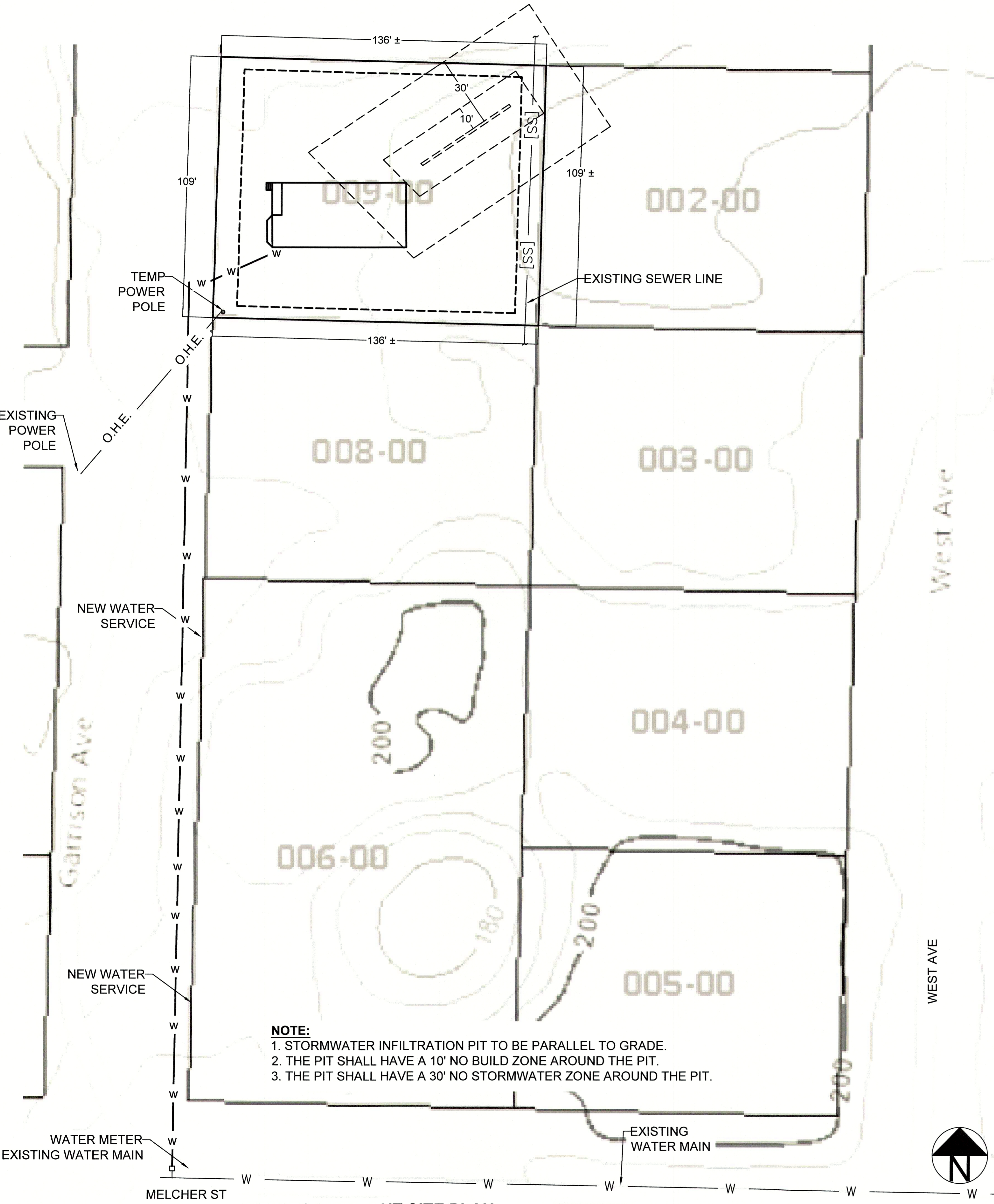
STEPHENS FREDERICK

**PORT ORCHARD, WA 98366
 (E) ZOOMED IN SITE PLAN**

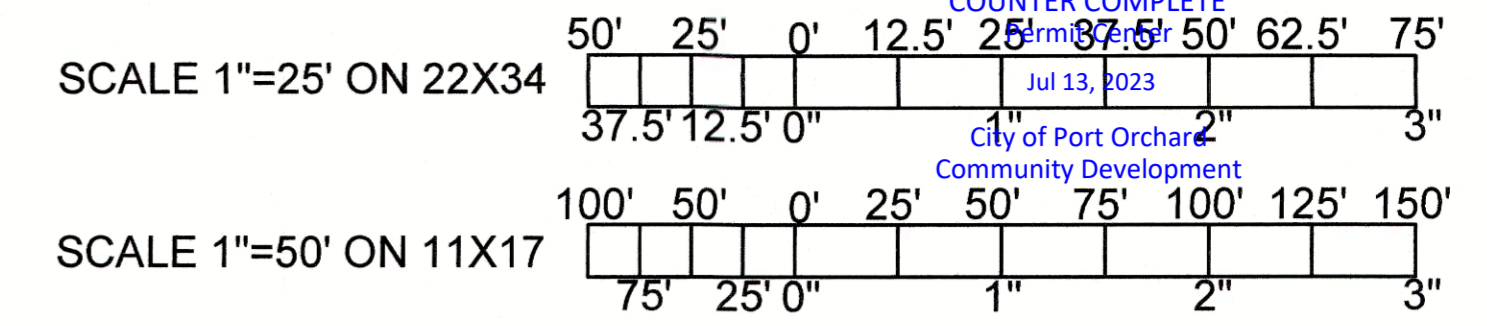
TITLE SHEET: 3 OF 5



IF USING ANY SIZE PAPER OTHER THAN 22X34 SCALE ACCORDING TO THE TITLE SHEET
 22X34 SCALE ACCORDING TO THE TITLE SHEET
 11X17 PAPER SCALE ACCORDING TO THE TITLE SHEET



SCALES



WHAT DOES AN INFILTRATION PIT/TRENCH LOOK LIKE?
SEE THE DETAIL BELOW WHICH SHOWS THE LAYOUT OF THE CONSTRUCTED INFILTRATION PIT/TRENCH. FOR COMPLETE DESIGN CRITERIA, PLEASE REFER TO KCSDM VOL 2 CHAPTER FIVE.

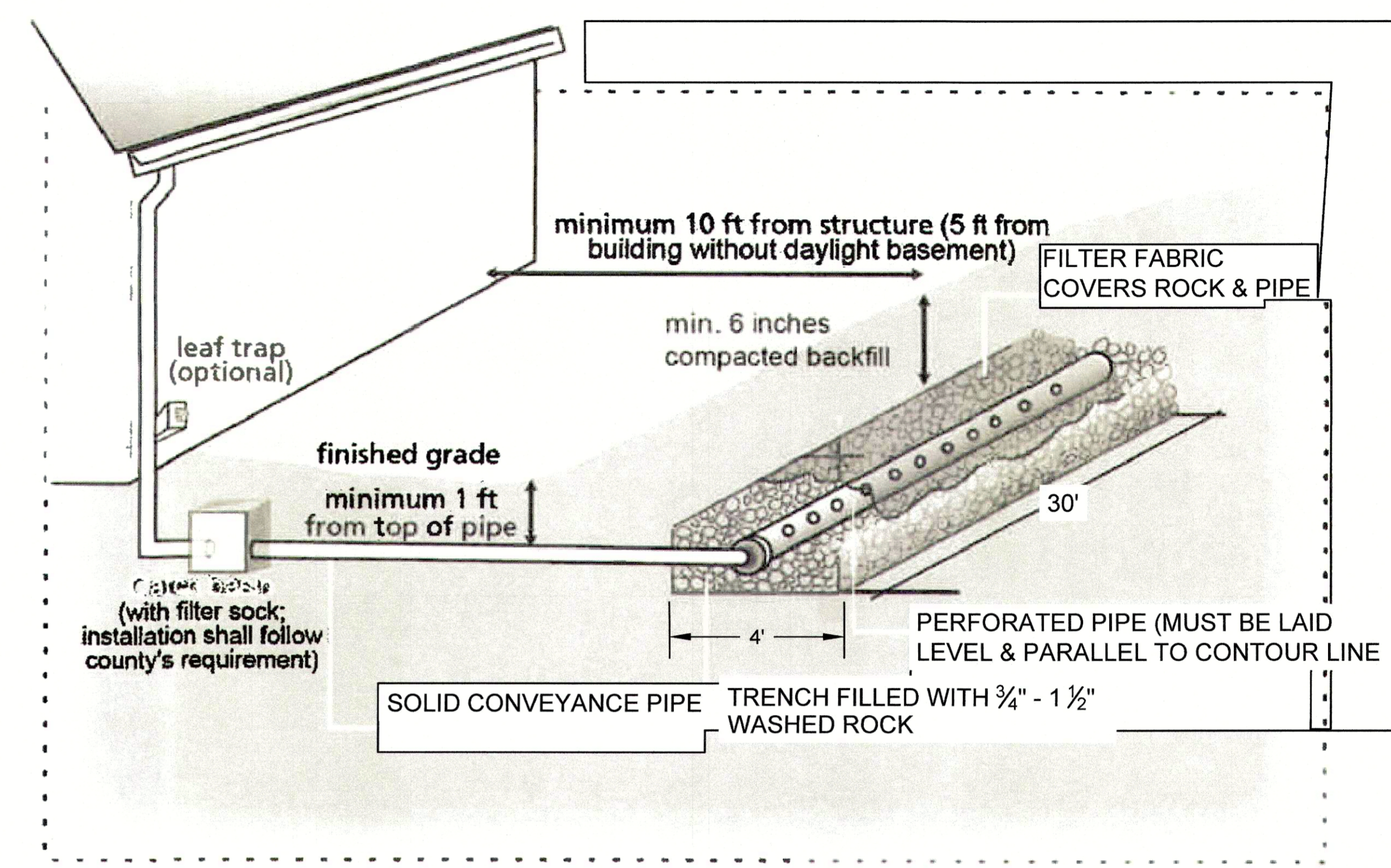
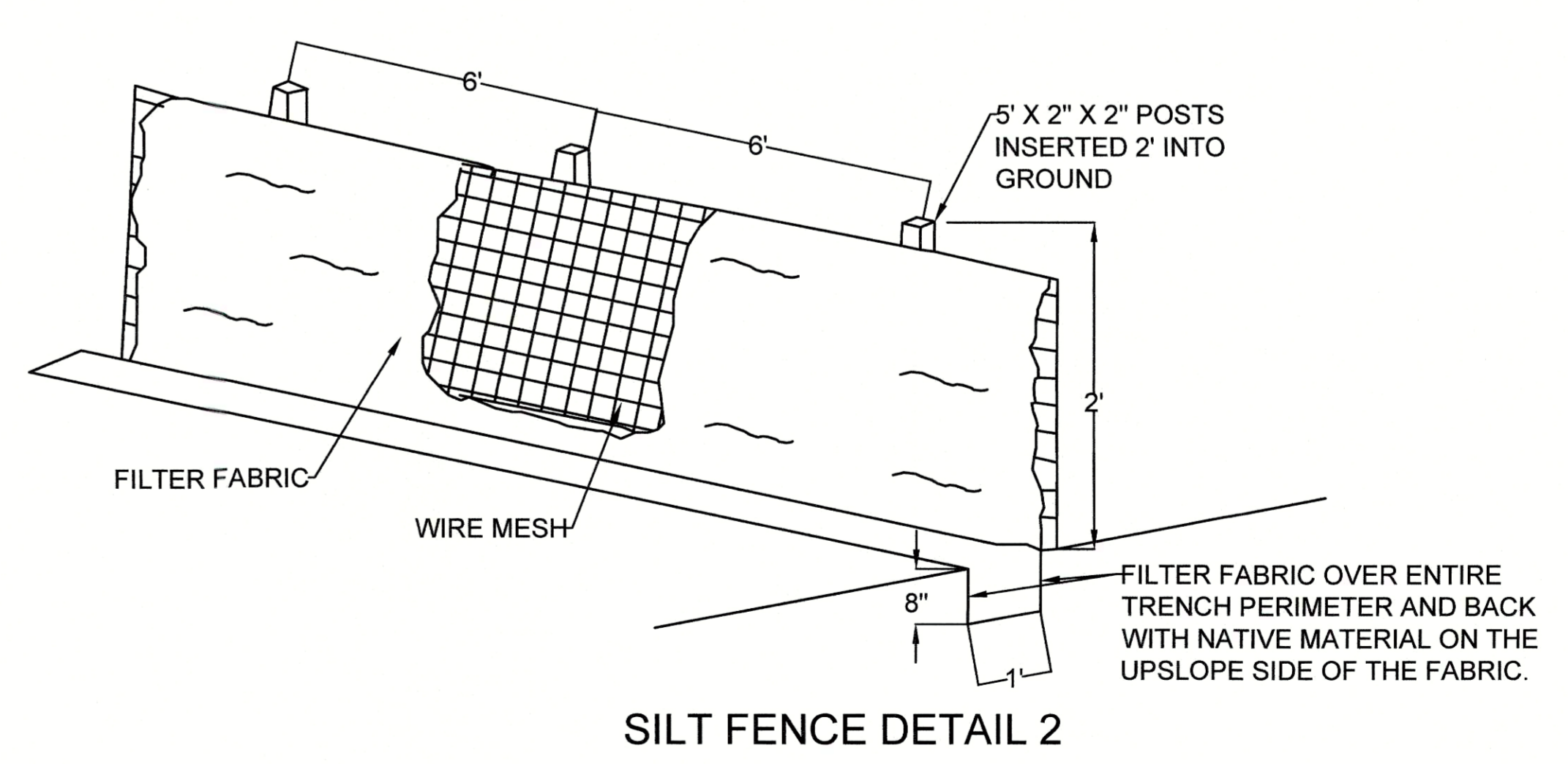
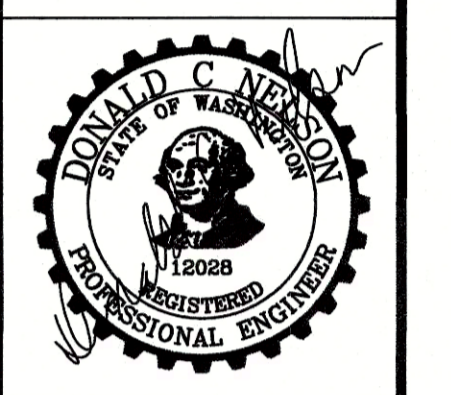


FIGURE 1 ILLUSTRATION OF A TYPICAL INFILTRATION TRENCH. MODIFIED FROM "HOW TO MANAGE STORMWATER" BY CITY OF PORTLAND ENVIRONMENTAL SERVICES.

DETAIL 1



SILT FENCE DETAIL 2

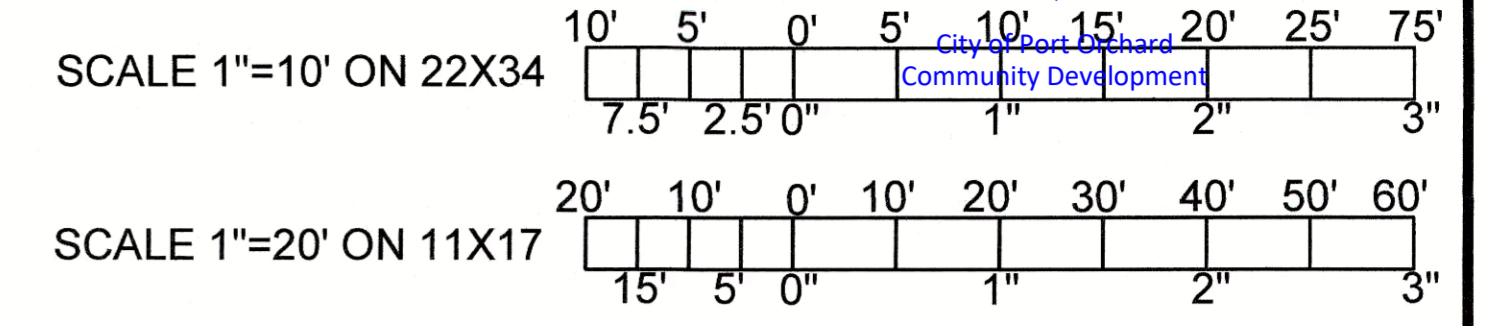


DESIGNED:	DON NELSON
DRAWN:	BMRM
CHECKED:	DON NELSON
APPROVED:	DON NELSON

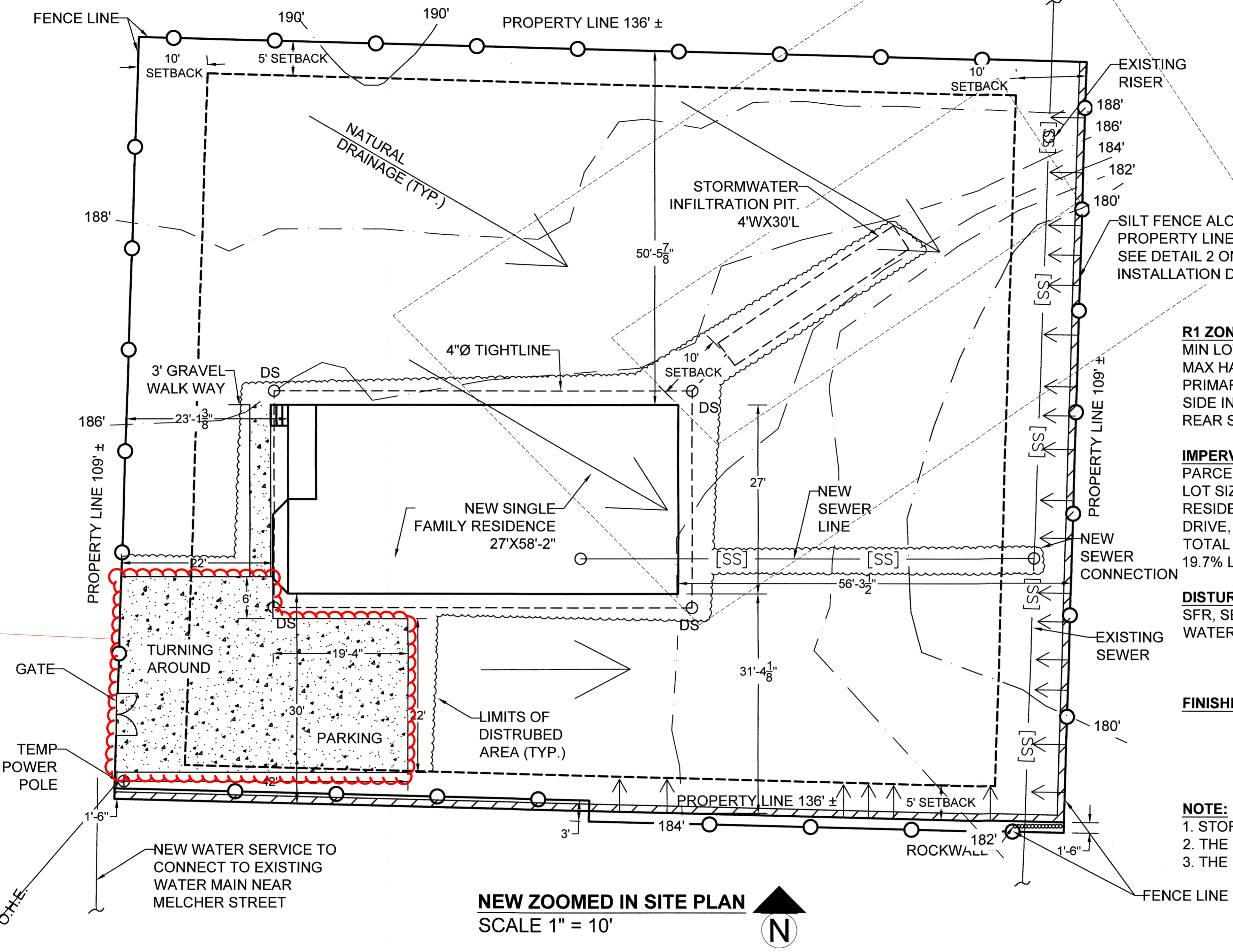


PW23-052
PW23-053

SCALES



COUNTY COMPLETE
Permit Center
Jul 13, 2023
City of Port Orchard
Community Development



Parking area must be asphalt or concrete surface (POMC 20.124.100(7))

R1 ZONE REQUIREMENTS:
MIN LOT SIZE 5000 SF
MAX HARD SURFACE ALLOWED 50%
PRIMARY STREET SETBACK: 10 FT MIN
SIDE INTERIOR: 5 FT MIN
REAR SETBACK: 10 FT MIN

IMPERVIOUS AREAS:
PARCEL #4027-026-005-0001
LOT SIZE 136'*109' 14,375 SQ. FT.
RESIDENCE -1,700 SQ. FT.
DRIVE, PARKING, SIDEWALK -1,124 SQ. FT.
TOTAL IMPERVIOUS AREAS: 2,824 SQ. FT.
19.7% LOT COVERAGE

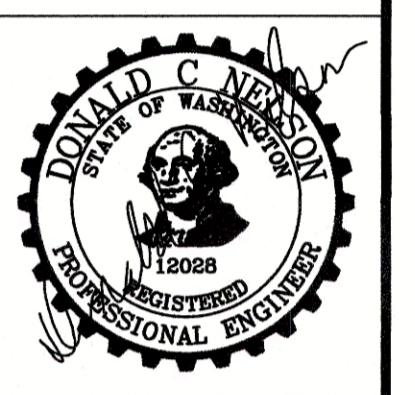
DISTURBED AREA:
SFR, SEWER, DRIVEWAY PARKING @ SIDE WALK 3896 SQ. FT.
WATER LINE TO MELCHER ST 2800 SQ. FT.
TOTAL 6696 SQ. FT.

FINISHED FLOOR ELEVATION: 189.0
EXISTING SOIL ELEVATION 186.0
FLOOR FRAME 1.0
CRAWL SPACE 2.0
FLOOR ELEV. 189.0

NOTE:
1. STORMWATER INFILTRATION PIT TO BE PARALLEL TO GRADE.
2. THE PIT SHALL HAVE A 10' NO BUILD ZONE AROUND THE PIT.
3. THE PIT SHALL HAVE A 30' NO STORMWATER ZONE AROUND THE PIT.

NEW ZOOMED IN SITE PLAN
SCALE 1" = 10'

WASHINGTON ENGINEERING
1736 Riddell Road, Suite 100, Bremerton, WA 98310



DATE	DESIGNED	DRAWN	CHECKED	APPROVED
	DON NELSON	BMRM	DON NELSON	DON NELSON

STEPHENS FREDERICK
PORT ORCHARD, WA 98366
NEW ZOOMED IN SITE PLAN
SHEET: 5 OF 5
C-4

PW23-052
PW23-053