

1/16/2023 7:12 AM T:\022A_FIREWEED\CAD\PRODUCTION_FILES\DWG\LDP\G001.DWG.T4_ESD.S1B JASON

EXISTING FEATURES

Table listing existing features with symbols and descriptions: CENTERLINE, RIGHT OF WAY LINE, PROPERTY LINE, EASEMENT LINE, MAJOR CONTOURS, MINOR CONTOURS, CURB LINE, BUILDING LINE, CHAINLINK FENCE, BARBWIRE FENCE, WOOD FENCE, STEEL FENCE, FENCE LINE, STONE / ROCK WALL, BRICK WALL, TREE LINE, COMMUNICATION OVERHEAD, COMMUNICATION UNDERGROUND, FIBER OPTIC OVERHEAD, FIBER OPTIC UNDERGROUND, TRAFFIC SIGNAL OVERHEAD, TRAFFIC SIGNAL UNDERGROUND, ELECTRIC OVERHEAD, ELECTRIC UNDEGROUND, NATURAL GAS LINE, IRRIGATION LINE, IRRIGATION ABANDONED, STORM DRAIN LINE, STORM DRAIN ABANDONED, WATER LINE, WATER ABANDONED, SANITARY SEWER LINE, FORCE MAIN LINE, SANITARY SEWER ABANDONED.

Table listing existing features with symbols and descriptions: BRASS DISK FOUND, BRASS DISK SET, BENCHMARK FOUND, BENCHMARK SET, CALCULATED POINT, CONTROL POINT FOUND, CONTROL POINT SET, HUB & TACK FOUND, HUB & TACK SET, IRON PIPE FOUND, IRON PIPE SET, IRON ROD FOUND, IRON ROD SET, MONUMENT FOUND, MONUMENT SET, MAGNAIL FOUND, MAGNAIL SET, PROPERTY PIN FOUND, PROPERTY PIN SET, TEMP. BENCHMARK FOUND, TEMP. BENCHMARK SET, BIKE RACK, BOLLARD, BENCH, BUS STOP, GARBAGE CAN, GUARDRAIL POST, MAILBOX, PARKING METER, POST, SIGN, MANHOLE UNKNOWN, TEST PIT, BORE HOLE, SHRUB, TREE, DRAINAGE ARROW, STORM DRAIN GRATE INLET, STORM DRAIN MANHOLE, SANITARY SEWER AR VALVE, SANITARY SEWER BACKFLOW PRVN., SANITARY SEWER CLEANOUT, SANITARY SEWER FLOW METER, SANITARY SEWER MANHOLE, SANITARY SEWER METER, SANITARY SEWER SRVC. CONNECTION, SANITARY SEWER VAULT, SANITARY SEWER VALVE, WATER AF VALVE, WATER AR VALVE AUTO, WATER AR VALVE COMBO, WATER AR VALVE MANUAL, WATER BACKFLOW PREV., WATER CAP, WATER CHECK VLV. SINGLE, WATER CHECK VLV. DOUBLE, WATER DRAINAGE VALVE, WATER FIRE CONNECTION, WATER FIRE HYDRANT, WATER FLOW METER, COMMUNICATION PEDESTAL, COMM. JUNCTION BOX, COMMUNICATION POLE, ELECTRIC ANCHOR, ELECTRIC JUNCTION BOX, ELECTRIC LIGHT POLE, ELECTRIC METER, ELECTRIC POLE, ELECTRIC VAULT, NATURAL GAS METER, NATURAL GAS VALVE, NATURAL GAS VENT, IRRG. CONTROL VALVE, SPRINKLER CONTROL VALVE, SPRINKLER HEAD, IRRIGATION HOSE BIB, TRAF. SIGNAL / PED SIGNAL, TRAF. SIGNAL LIGHT & SIGN., WATER PRESSURE RELIEF VALVE, WATER METER, WATER MONITOR WELL, WATER PLUG, WATER PRS. RLS. VALVE, WATER PRS. SUST. VALVE, WATER REDUCER, WATER SERVICE CONNECTION, WATER SHUTOFF VALVE, WATER VALVE, WATER VAC. RLS. VALVE, WATER WELL.

COMMONLY USED ABBREVIATIONS

Table of commonly used abbreviations: A (ABANDON, ASBESTOS CEMENT, ACRE, ACCESSORY, ALIGNMENT, APPROXIMATE, ASPHALT, ASSEMBLY, ATTENTION, AUXILIARY, AIR RELEASE VALVE AUTO, AIR RELEASE VALVE), B (BACK OF CURB, BOUNDARY, BUILDING, BENCHMARK, BLOW OFF VALVE), C (CABLE TELEVISION, CATCH BASIN, CURB & GUTTER, CUBIC FEET, CUBIC FEET PER SECOND, CAST-IN-PLACE, CENTERLINE, CHAIN LINK, CLEAR, CORRUGATED METAL PIPE, CENTER, CLEAN-OUT, CONCRETE, COMMUNICATION, COUPLING, CASING, CONTROL, CUBIC YARD), D (DEPTH, DRAINAGE AREA, DATUM, DEGREE, DEMO, DEPARTMENT, DETAIL, DETENTION, DIAMETER, DIFFERENCE, DIRECTION, DUCTILE IRON PIPE, DISCONNECTED, DISCHARGE, DISTANCE, DIVISION, DOCUMENT, DRAIN, DRIVEWAY, DRAWING), E (EAST / ELECTRIC, EACH, EDGE OF GRAVEL, ELEVATION, ELECTRIC, ENGINEER, EDGE OF ASPHALT, EDGE OF CONCRETE, EDGE OF PAVEMENT, EMBANKMENT, EQUIV, EROSION, EDGE OF SHOULDER, EROSION AND SEDIMENTATION CONTROL, EASEMENT LINE, ESTIMATE, EXISTING), F (EXCAVATE, EXPANSION, FACE OF CONCRETE / CURB, FIRE DEPARTMENT CONNECTION, FINISHED FLOOR, FINISH GRADE, FIRE HYDRANT, FIGURE, FLOWLINE, FENCE, FIBER OPTIC, FEET), G (NATURAL GAS, GALLONS PER MINUTE, GATE VALVE), H (HANDICAPPED, HIGH DENSITY POLYETHYLENE, HORIZONTAL), I (INCHES, IRRIGATION), J (JUNCTION), L (POUNDS, LINEAR FEET, LIMIT OF CONSTRUCTION), M (MAXIMUM, MANHOLE, MINIMUM, MECHANICAL JOINT), N (NORTH, NOT APPLICABLE, NOT TO SCALE), O (ON CENTER, OVERHEAD), P (POINT OF CURVATURE, PROFESSIONAL ENGINEER, POINT OF INTERSECTION, PROPERTY LINE, PRESSURE REDUCING VALVE, POUNDS PER SQUARE INCH, POINT OF TANGENCY, PUBLIC UTILITY EASEMENT, POLYVINYL CHLORIDE, PAVEMENT), Q (QUANTITY), R (REINFORCED CONCRETE PIPE, REDUCER, REFERENCE, RIGHT OF WAY, RAILROAD, RIP-RAP, RIGHT), S (SOUTH, STABILIZED CONSTRUCTION ENTRANCE, STORM DRAIN, STORM DRAIN CLEANOUT, STORM DRAIN LINE, SIDEWALK, SEDIMENT, SQUARE FEET, SILT FENCE, SANITARY SEWER, SANITARY SEWER CLEANOUT, SANITARY SEWER LIFT STATION, SANITARY SEWER MANHOLE, STANDARD, SERVICE, SOUTH WEST, SQUARE YARD), T (TO BE ABANDONED, TO BE REMOVED, TOP OF CURB ELEVATION, TIME OF CONCENTRATION, TREE LINE, CATV, TYPICAL), U (UNDERGROUND, UNKNOWN), V (VERTICAL, VOLUME, VERTICAL POINT OF CURVATURE, VERTICAL POINT OF INTERSECTION, VERTICAL POINT OF TANGENCY), W (WATER / WEST, WATER VALVE).

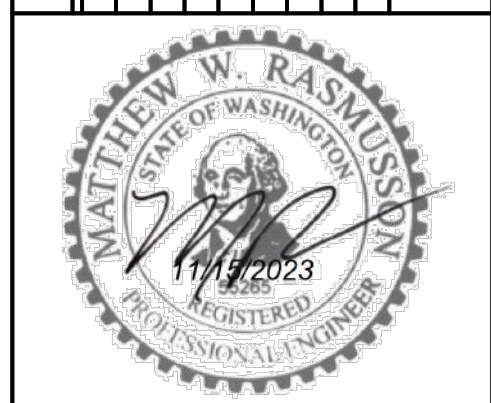
PROPOSED FEATURES

Table listing proposed features with symbols and descriptions: CENTERLINE, RIGHT OF WAY LINE, PROPERTY LINE, EASEMENT LINE, FLOOD HAZARD ZONE 100 YEAR, DRAINAGE CENTERLINE, MAJOR CONTOURS, MINOR CONTOURS, GRAVEL EDGE, CURB LINE, BUILDING LINE, GUARDRAIL, CHAINLINK FENCE, BOARD FENCE, BARBWIRE FENCE, SILT FENCE, STONE / ROCK WALL, LIMITS OF CONSTRUCTION, COMMUNICATION OVERHEAD, COMMUNICATION UNDERGROUND, TRAFFIC SIGNAL OVERHEAD, TRAFFIC SIGNAL UNDERGROUND, ELECTRIC OVERHEAD, ELECTRIC UNDEGROUND, EROSION INLET PROTECTION, PAVED ROAD HATCH, DRIVEWAY APRON HATCH, LANDSCAPE HATCH, CONCRETE HATCH, CAST IN PLACE CONCRETE WALL, IRRIGATION LINE, STORM DRAIN LINE, STORM PERFORATED DRAIN, ROOF DRAIN, WATER LINE, SANITARY SEWER LINE, SANITARY SEWER FORCE MAIN LINE.

Table listing proposed features with symbols and descriptions: BIKE RACK, BOLLARD, BENCH, BUS STOP, GARBAGE CAN, GUARDRAIL POST, MAILBOX, PARKING METER, POST, SIGN, SHRUB, TREE, SANITARY SEWER AR VALVE, WWTR BACKFLOW PRVN., SANITARY SEWER CLEANOUT, SANITARY SEWER FLOW METER, WWTR LIFT STATION, SANITARY SEWER MANHOLE, SANITARY SEWER METER, WWTR SRVC. CONNECTION, SANITARY SEWER VAULT, SANITARY SEWER VALVE, STORM DRAIN AREA INLET, DRAINAGE ARROW, STORM DRAIN CURB INLET, STORM DRAIN CLEANOUT, STORM DRAIN GRATE INLET, STORM DRAIN MANHOLE, STORM DRAIN WINGWALL, WATER AF VALVE, WATER AR VALVE AUTO, WATER AR VALVE COMBO, WATER AR VALVE MANUAL, WATER BACKFLOW PREV., WATER BOUNDARY VALVE, WATR / WWTR CAP, WATER CHECK VLV. SINGLE, WATER CHECK VLV. DOUBLE, WATER DRAINAGE VALVE, WATER DRAINAGE MANHOLE, WATER FIRE CONNECTION, WATER FIRE HYDRANT, WATER FLOW METER, WATER HANDHOLE, WATER HYD. PRS. RLS. VLV., WATER MANHOLE, WATR / WWTR MAT. CHANGE, WATER METER, WATER MONITOR WELL, WATR / WWTR PLUG, WATR / WWTR PROJ. SEP., WATER PRS. RLS. VALVE, WATER PRS. SUST. VALVE, WATR / WWTR REDUCER, WATER SRVC. CONNECTION, WATER SHUTOFF VALVE, WATER VAULT, WATER VALVE, WATER VAC. RLS. VALVE, WATER WELL, SPOT ELEVATION, COMMUNICATION PEDESTAL, COMM. JUNCTION BOX, COMMUNICATION MANHOLE, COMMUNICATION POLE, COMMUNICATION VAULT, FIBER OPTIC MANHOLE, FIBER OPTIC JUNCTION BOX, ELECTRIC ANCHOR, ELECTRIC JUNCTION BOX, ELECTRIC LIGHT POLE, ELECTRIC MANHOLE, ELECTRIC METER, ELECTRIC POLE, ELECTRIC PULL BOX, ELECTRIC VAULT, ELECTRIC TOWER, NATURAL GAS LIGHT, NATURAL GAS MANHOLE, NATURAL GAS METER, NATURAL GAS VALVE, NATURAL GAS VENT, IRRG. CONTROL VALVE, SPRINKLER CONTROL VALVE, SPRINKLER HEAD, IRRIGATION HOSE BIB, TRAFFIC SIGNAL MANHOLE, TRAF. SIGNAL CONTROL BOX, TRAFFIC SIGNAL PULL BOX, TRAF. SIGNAL / PED SIGNAL, TRAF. SIGNAL LIGHT & SIGN., TRAF. SIGNAL SIGN. EXTEND.

Table with columns: NOTES, NAME, DATE. SURVEY BY: KJB, 7/9/22. DRAWN BY: JKA, 11/15/23. DESIGNED BY: JKA, 11/15/23. CHECKED BY: JKA, 11/15/23. REVIEWED BY: MWR, 11/15/23.

Table with columns: REVISION DESCRIPTION, DATE, REV. BY, REV. NO.

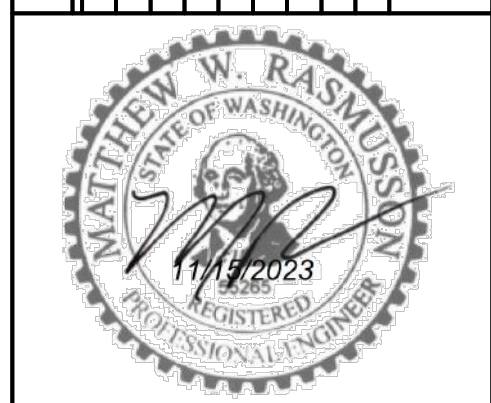


LIMELIGHT LDP / SDP INDEX SHEET REID REALTY JERRY REID 23867 NE SR 3 BELFAIR, WA 98528 (360) 377-0046

TEAM 4 ENGINEERING 5819 NE MINDER RD POULSBORO, WA. 98370 (360) 297-5860 (360) 297-7951 (FAX) G002 Project# 202A

NOTES	NAME	DATE
SURVEY BY	KJB	7/9/22
DRAWN BY	JKA	11/15/23
DESIGNED BY	JKA	11/15/23
CHECKED BY	JKA	11/15/23
REVIEWED BY	MWR	11/15/23

REV. NO.	DATE	REVISION DESCRIPTION



**LIMELIGHT
LDP / SDP
TREE RETENTION
PLAN**

REID REALTY
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5819 NE MINDER RD
POULSBORO, WA 98370
(360) 297-5860
(360) 297-7951 (FAX)

V101

Project# 202A



NOTES:
PROTECTIVE FENCING SHALL NOT BE MOVED OR REMOVED UNTIL DIRECTED BY THE CITY.

POINT NO.	DBH	SPECIES
1001	18"	FIR
1002	18"	FIR
1003	22"	FIR
1004	32"	FIR
1005	28"	FIR
1006	20"	CEDAR
1007	27"	FIR
1008	27"	FIR
1009	22"	FIR
1010	20"	FIR
1011	26"	FIR
1012	18"	FIR
1013	24"	FIR
1014	24"	FIR
1015	22"	FIR
1016	24"	FIR
1017	18"	FIR
1018	20"	FIR
1020	28"	FIR
1021	28"	CEDAR
1022	19"	FIR
1023	26"	FIR
1024	25"	FIR

POINT NO.	DBH	SPECIES
1025	30"	FIR
1026	23"	FIR
1027	24"	FIR
1029	27"	FIR
1030	24"	FIR
1031	22"	FIR
1032	24"	FIR
1033	26"	FIR
1035	26"	FIR
1036	21"	FIR
1037	24"	FIR
1038	22"	FIR
1039	22"	FIR
1040	31"	FIR
1041	21"	FIR
1042	23"	FIR
1043	26"	FIR
1044	24"	FIR
1045	26"	FIR
1046	25"	FIR
1047	32"	FIR
1049	23"	FIR
1051	18"	FIR

POINT NO.	DBH	SPECIES
1054	24"	FIR
1055	23"	FIR
1056	28"	FIR
1058	22"	FIR
1059	23"	FIR
1060	22"	FIR
1061	20"	FIR
1062	20"	FIR
1063	22"	FIR
1064	19"	FIR
1065	22"	FIR
1066	20"	FIR
1067	22"	FIR
1068	30"	FIR
1069	18"	FIR
1070	22"	FIR
1071	18"	FIR
1072	20"	FIR
1073	31"	FIR
1078	19"	FIR
1079	19"	FIR
1080	18"	FIR
1081	22"	FIR

POINT NO.	DBH	SPECIES
1088	26"	FIR
1089	19"	FIR
1092	32"	FIR
1093	40"	FIR
1094	18"	FIR
1095	33"	FIR
1096	23"	FIR
1097	21"	FIR
1098	37"	FIR
1100	18"	FIR
1101	32"	FIR
1102	20"	FIR
1103	22"	FIR
1104	19"	FIR
1105	32"	FIR
1109	20"	FIR
1110	20"	FIR
1111	18"	FIR
1112	22"	FIR
1113	24"	FIR
1114	19"	FIR
1115	18"	FIR
1116	18"	FIR

POINT NO.	DBH	SPECIES
1117	20"	FIR
1119	30"	FIR
1120	18"	FIR
1121	22"	FIR
1122	22"	FIR
1123	24"	FIR
1124	19"	FIR
1126	18"	FIR
1127	20"	FIR
1128	19"	FIR
1129	18"	FIR
1131	25"	FIR
1132	21"	FIR
1133	20"	FIR
1134	25"	FIR
1135	19"	FIR
2136	24"	FIR
2137	22"	FIR
2138	23"	FIR
2139	25"	CEDAR
2140	22"	FIR
2141	34"	FIR

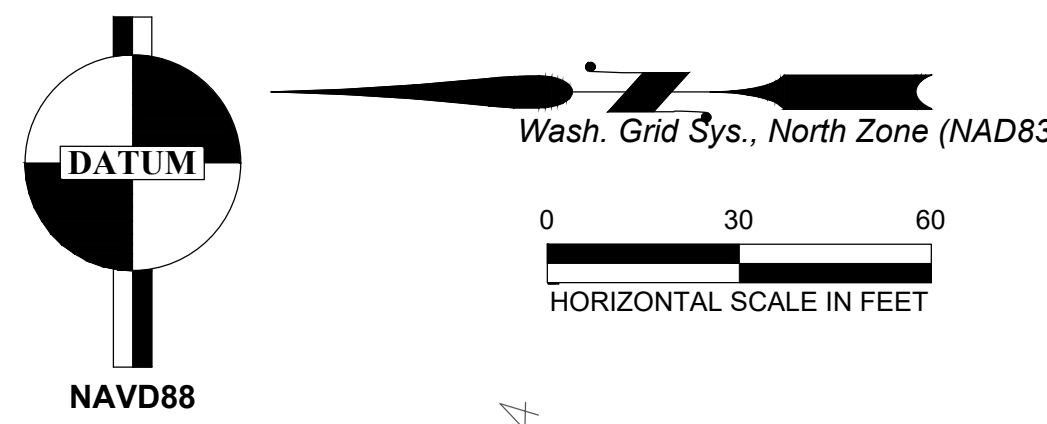
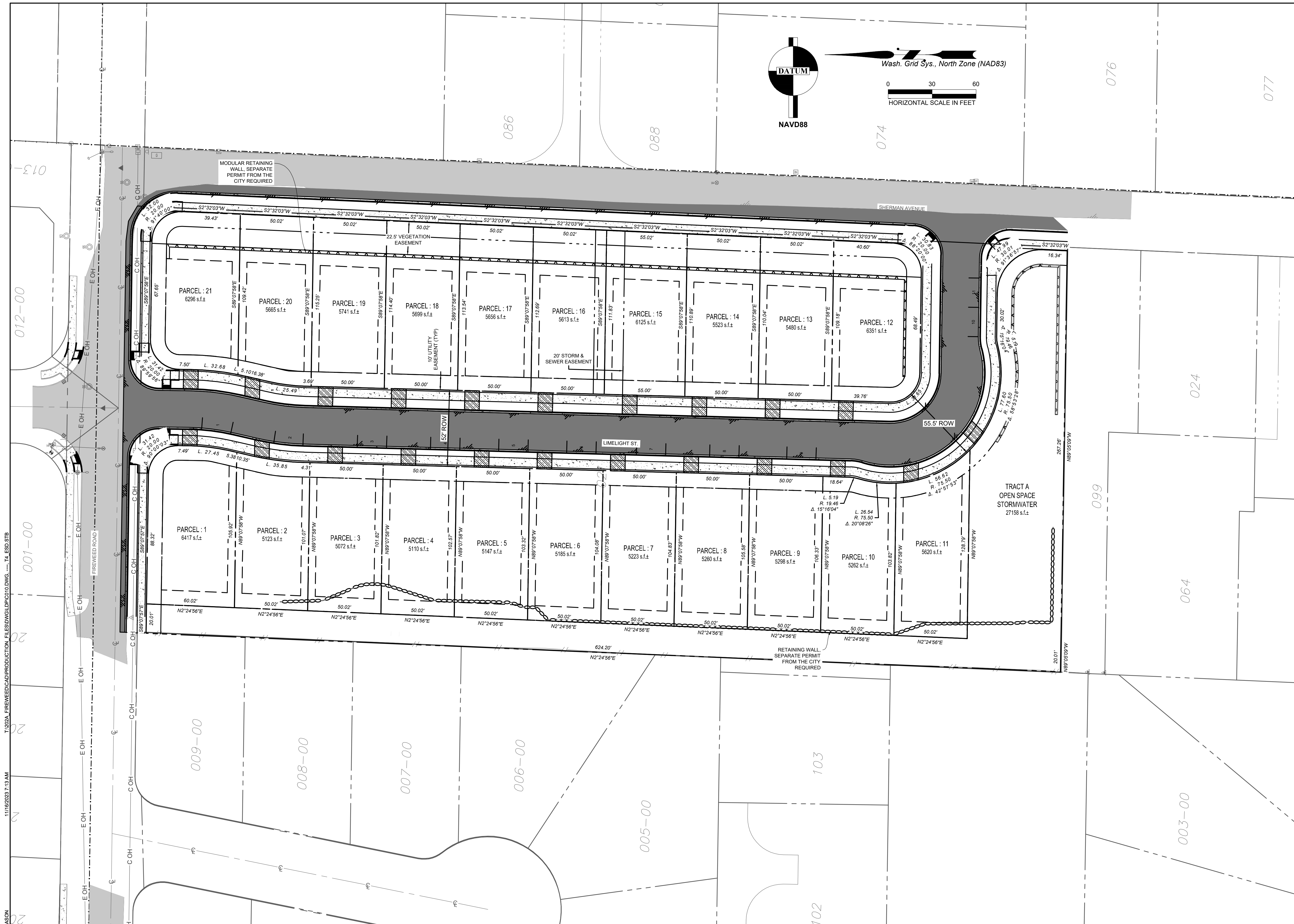
POINT NO.	DBH	SPECIES
2142	28"	FIR
2143	22"	FIR
2144	24"	FIR
2145	24"	FIR
2146	22"	FIR
2147	22"	CEDAR
2148	24"	CEDAR
2149	22"	CEDAR
2150	23"	FIR
2151	28"	FIR
2152	23"	FIR
2153	18"	FIR
2155	18"	FIR
2156	25"	FIR
2157	20"	FIR
2158	28"	FIR
2161	24"	FIR
2162	28"	FIR
2163	28"	FIR
2164	18"	FIR
2165	28"	FIR
2166	28"	FIR
2167	22"	FIR

POINT NO.	DBH	SPECIES
2168	19"	FIR
2169	28"	FIR
2170	21"	FIR
2171	18"	FIR
2172	22"	FIR
2174	22"	FIR
2175	20"	FIR
2185	20"	FIR
2186	37"	FIR
2187	20"	FIR
2188	28"	FIR
2189	24"	FIR
2190	26"	FIR
2192	20"	FIR
2193	18"	FIR
2194	18"	FIR
2195	19"	FIR
2196	21"	FIR
2197	18"	FIR
2204	24"	FIR
2205	24"	FIR
2209	18"	FIR
2211	24"	FIR

POINT NO.	DBH	SPECIES
2213	24"	FIR
2214	26"	FIR
2219	28"	FIR
2221	29"	FIR
2222	25"	FIR
2223	22"	FIR
2224	26"	FIR
2225	25"	FIR
2226	34"	FIR
2235	28"	FIR
2245	20"	FIR
2246	19"	FIR
2247	20"	FIR
2248	22"	FIR
2249	20"	FIR
TOTAL	176	

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JASON

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NOTES	NAME	DATE
SURVEY BY	KJB	7/9/22
DRAWN BY	JKA	11/15/23
DESIGNED BY	JKA	11/15/23
CHECKED BY	JKA	11/15/23
REVIEWED BY	MWR	11/15/23

REV. NO.	DATE	REVISION DESCRIPTION



LIMELIGHT LDP / SDP

SITE PLAN

REID REALTY
 JERRY REID
 23867 NE SR 3
 BELFAIR, WA 98528
 (360) 377-0046

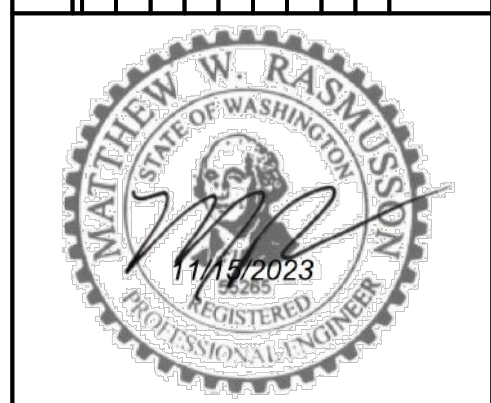
TEAM 4 ENGINEERING
 5819 NE MINDER RD
 POULSBORO, WA. 98370
 (360) 297-5860
 (360) 297-7951 (FAX)

C100

Project# 202A

NOTES	NAME	DATE
SURVEY BY	KJB	7/9/22
DRAWN BY	JKA	11/15/23
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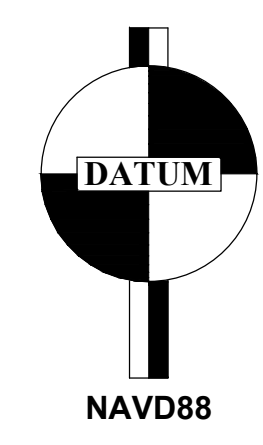
**LIMELIGHT
LDP / SDP
ROAD & GRADING
PLAN**

REID REALTY
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(360) 377-0046

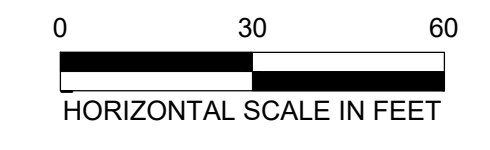
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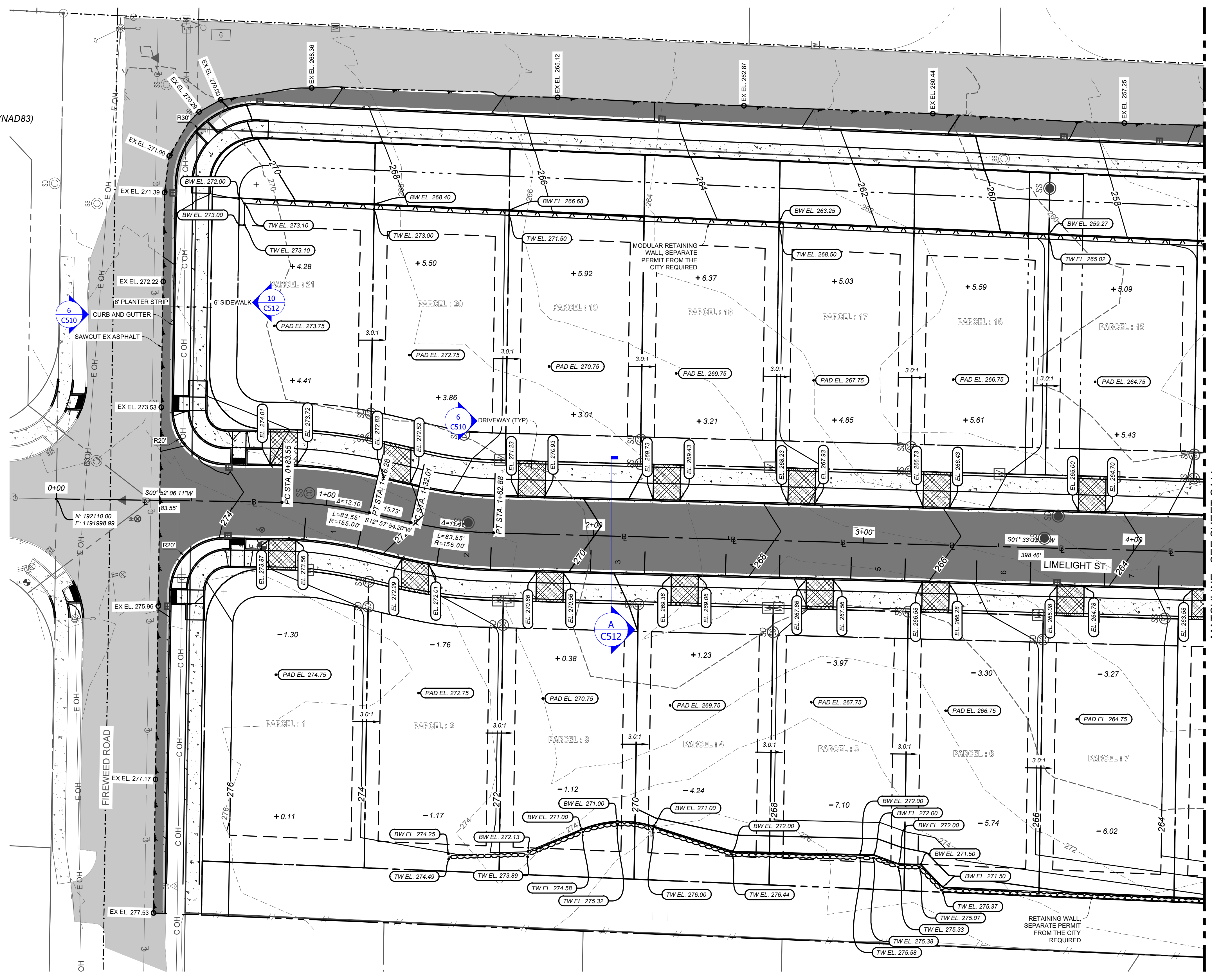
C110
Project# 202A



Wash. Grid Sys., North Zone (NAD83)

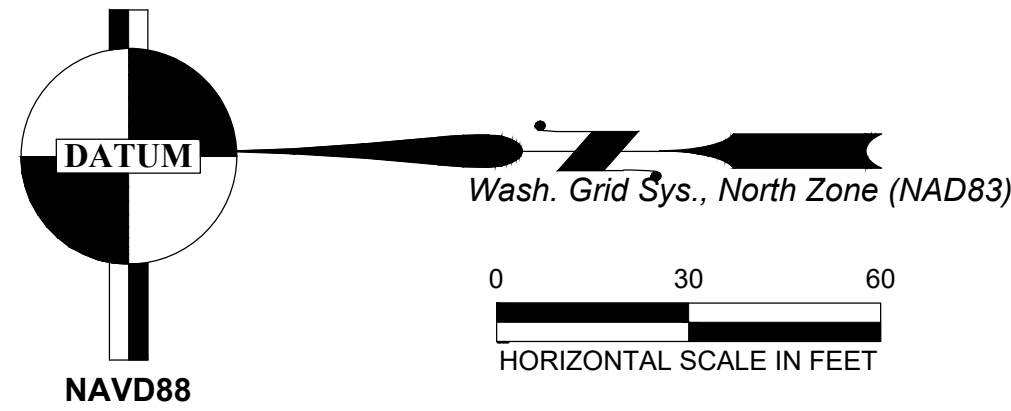


RETAINING WALL EXCEEDING 4-FEET IN HEIGHT AS MEASURED TO THE BASE OF THE BURIED BLOCK WILL REQUIRE DESIGN BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON AND FALL RESTRAINT.

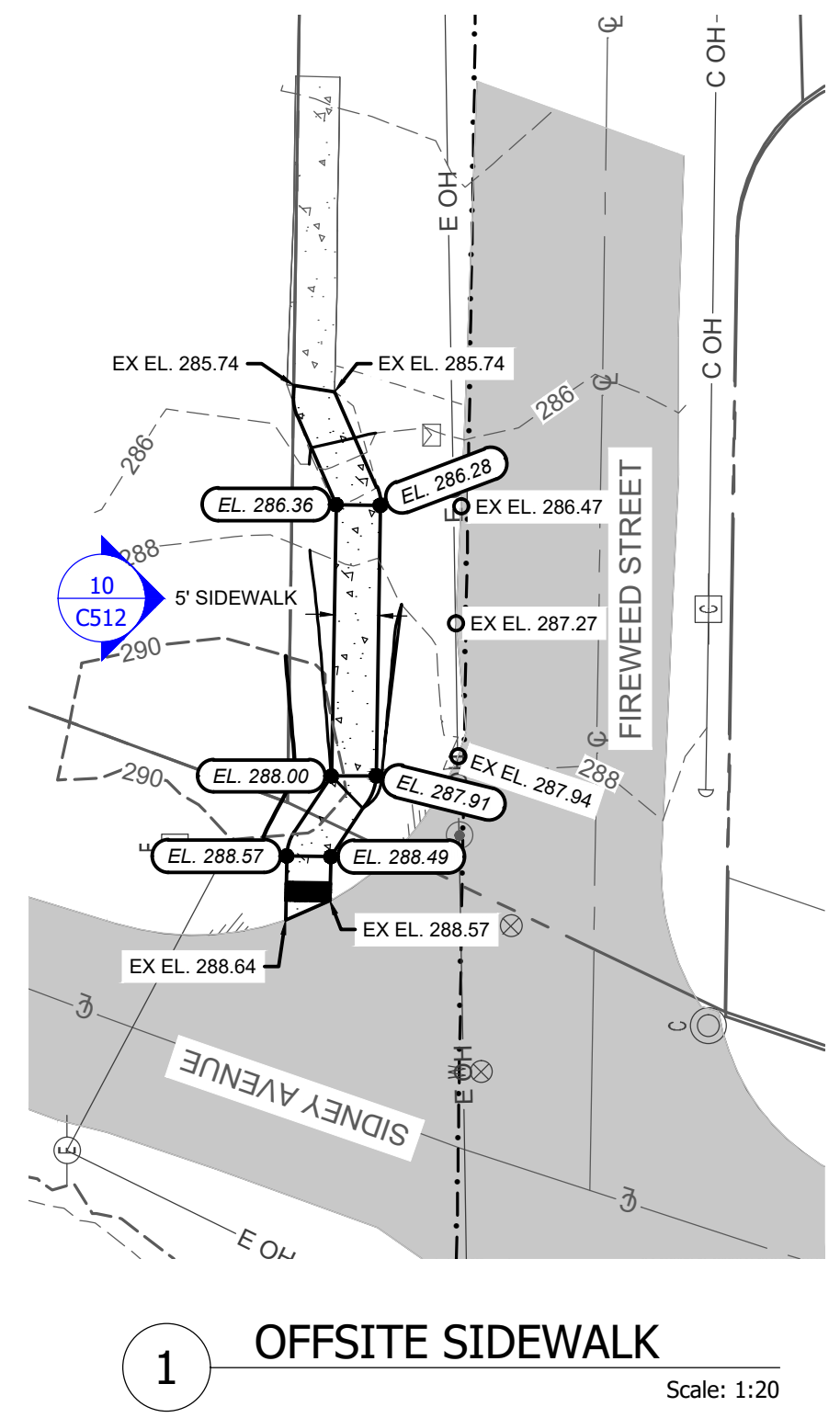
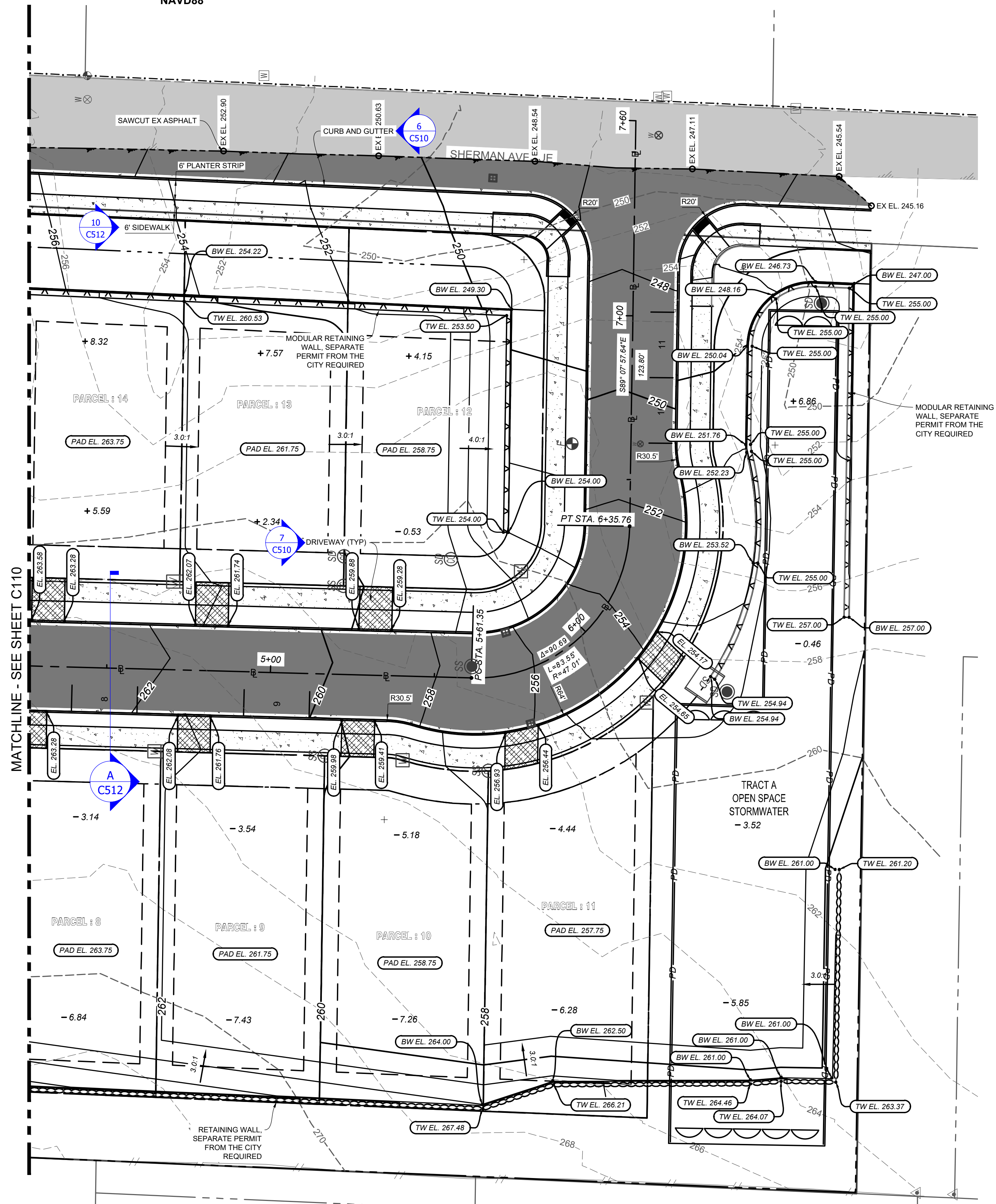


MATCHLINE - SEE SHEET C111

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RETAINING WALL EXCEEDING 4-FEET IN HEIGHT AS MEASURED TO THE BASE OF THE BURIED BLOCK WILL REQUIRE DESIGN BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON AND FALL RESTRAINT.



MATCHLINE - SEE SHEET C110

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**LIMELIGHT
LDP / SDP
ROAD & GRADING
PLAN**

REID REALTY
JERRY REID
23867 NE SR 3
BELFAIR, WA 98528
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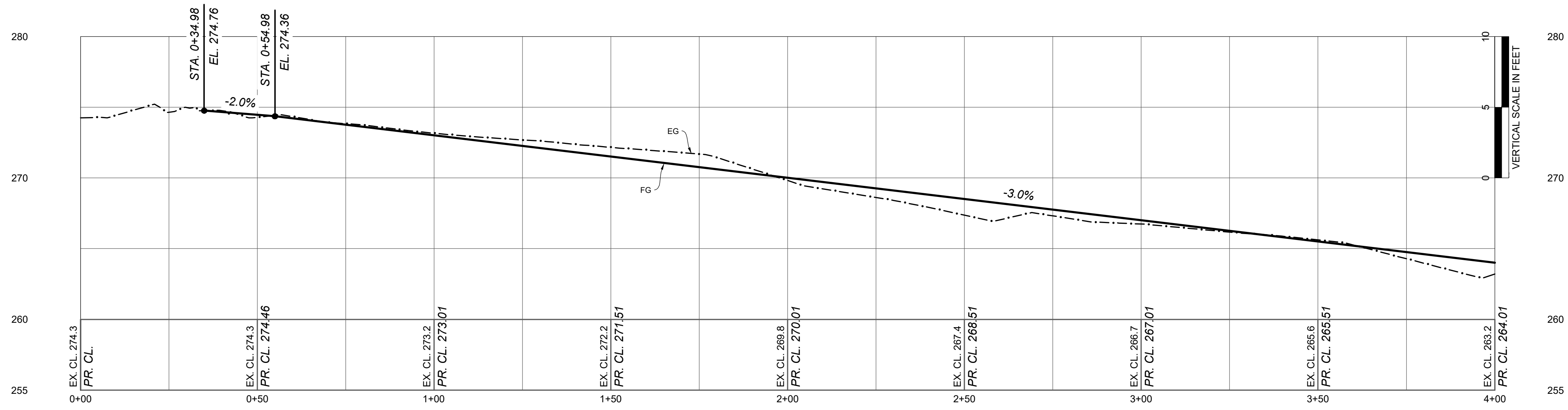
TEAM 4 ENGINEERING
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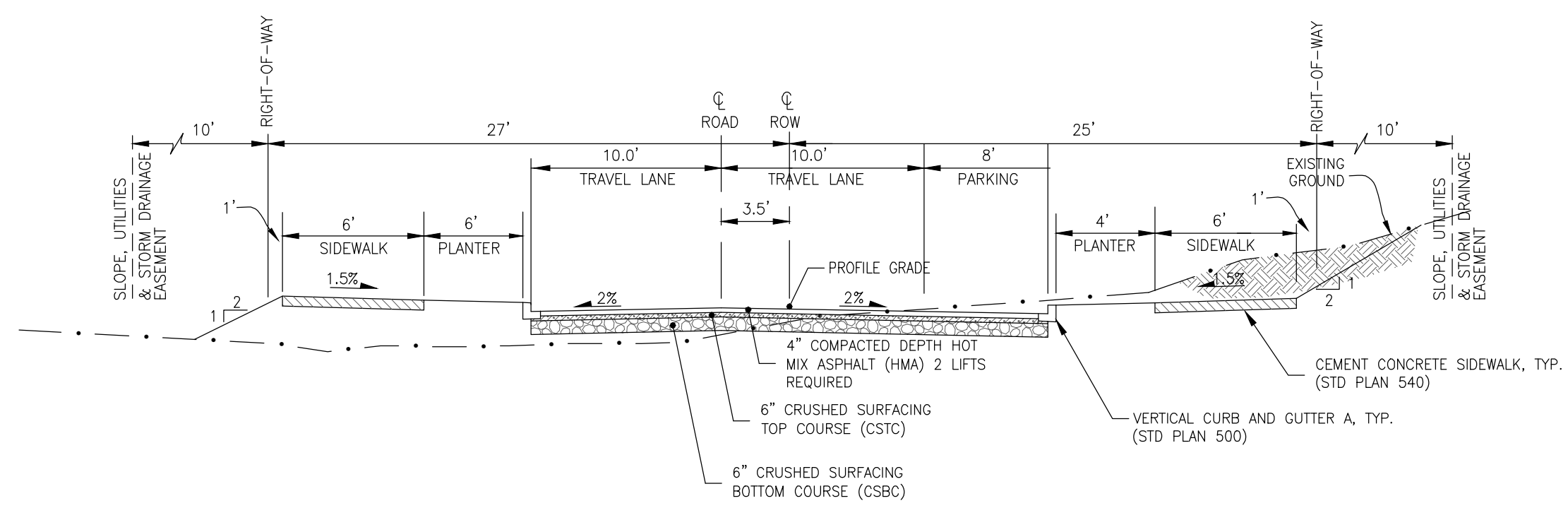
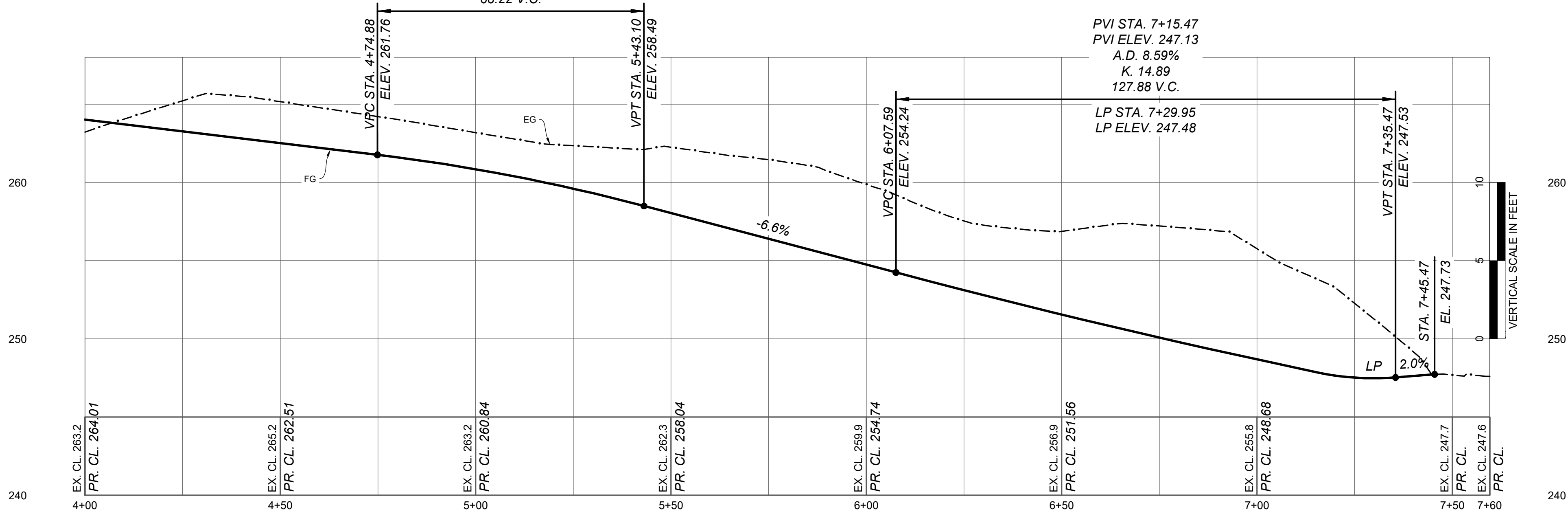
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Project# 202A

LIMELIGHT (STA:0+00.00 TO 4+00.00)



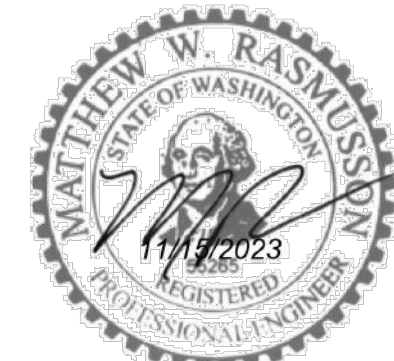
LIMELIGHT (STA:4+00.00 TO 7+59.56)



A LIMELIGHT ROAD SECTION NTS

NOTES	NAME	DATE
SURVEY BY	KJB	7/9/22
DRAWN BY	JKA	11/15/23
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REV. NO.	BY	DATE	REVISION DESCRIPTION



LIMELIGHT LDP / SDP ROAD PROFILES

REID REALTY
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TEAM 4 ENGINEERING
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 (360) 297-5560
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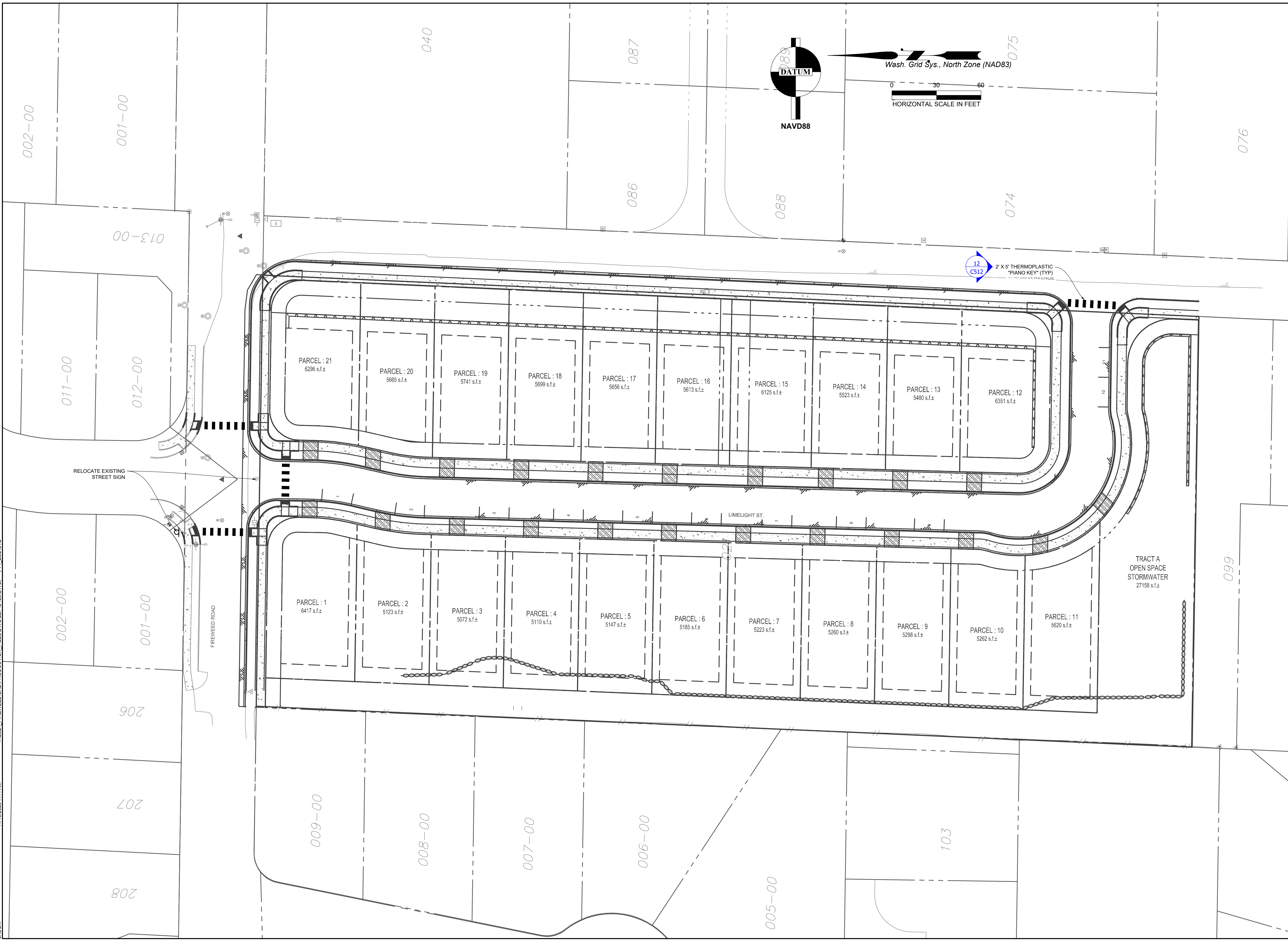
C112

Project# 202A

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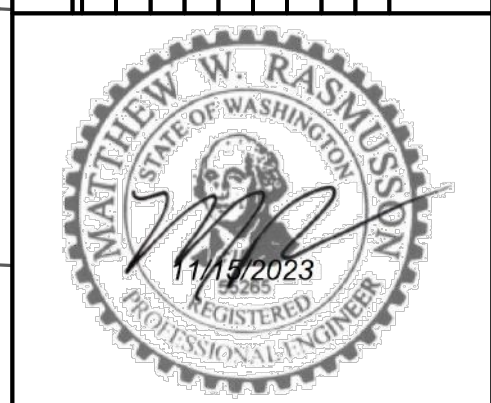
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JASON



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SURVEY BY	KJB	7/9/22
DRAWN BY	JKA	11/15/23
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CHECKED BY	JKA	11/15/23
REVIEWED BY	MWR	11/15/23

REV. NO.	BY	DATE	REVISION DESCRIPTION



**LIMELIGHT
LDP / SDP
STRIPING & SIGNAGE
PLAN**

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5819 NE MINDER RD
POULSBORO, WA. 98370
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(360) 297-7951 (FAX)

C120
Project# 202A

NOTES	NAME	DATE
SURVEY BY	KJB	7/9/22
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(360) 377-0046

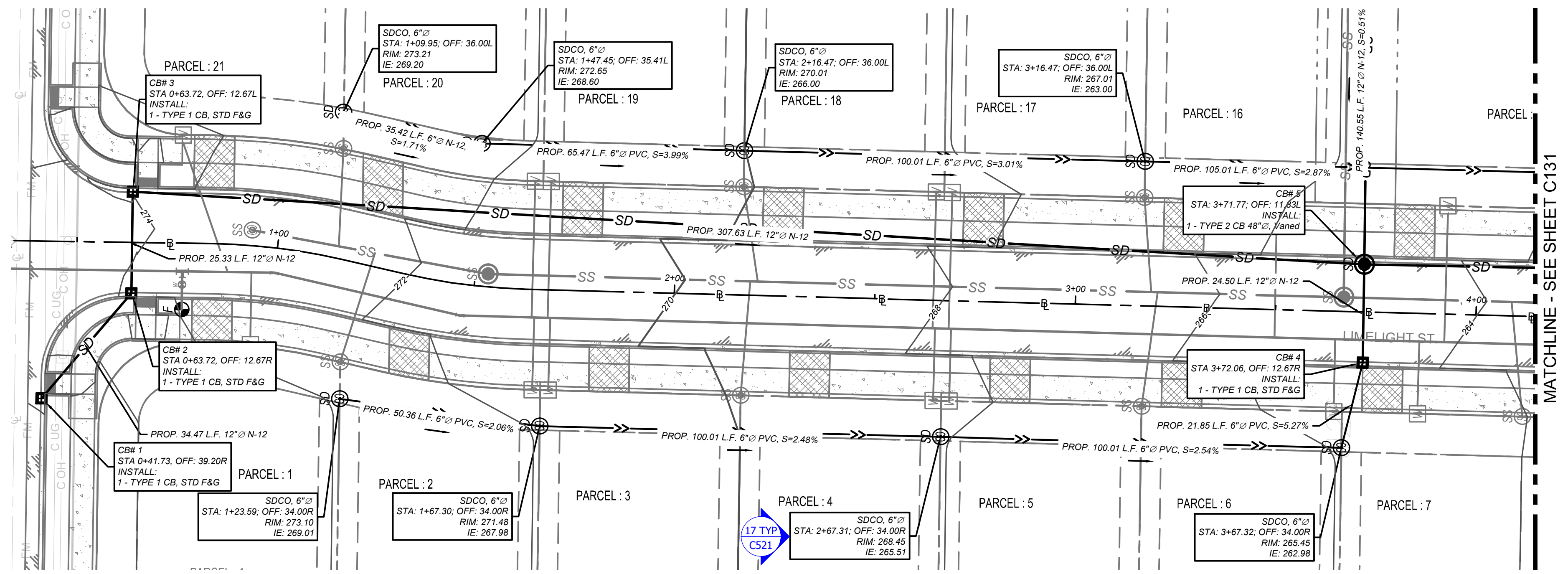
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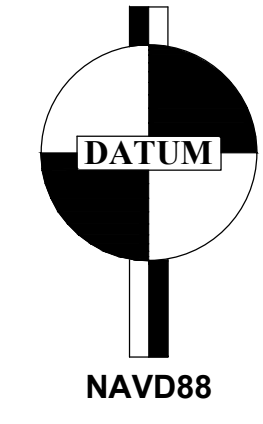
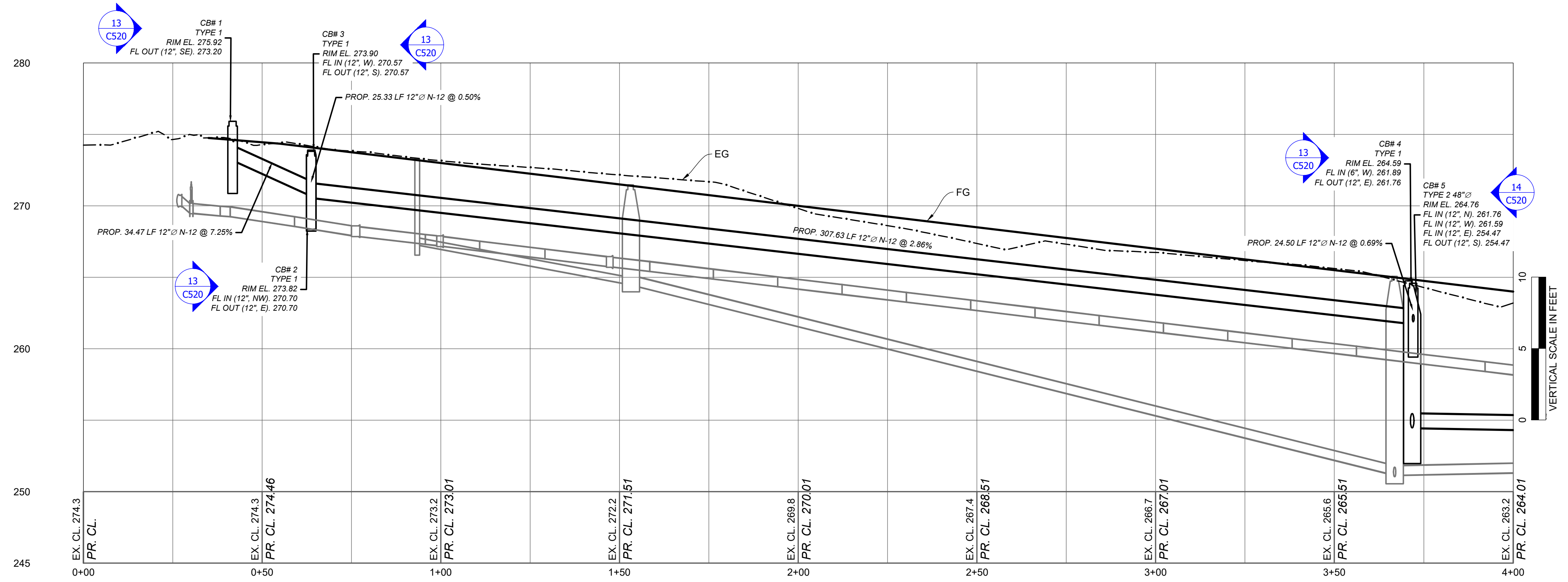


C130

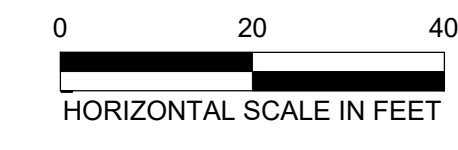
Project# 202A



LIMELIGHT (STA:0+00.00 TO 4+00.00)



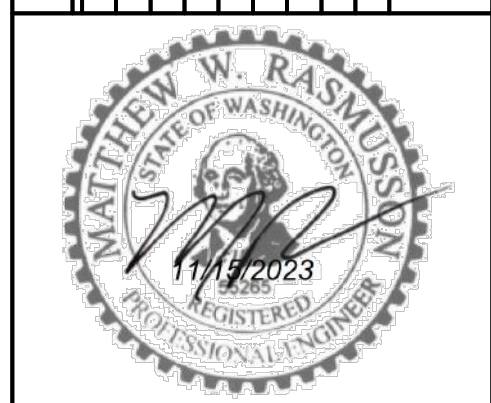
Wash. Grid Sys., North Zone (NAD83)



MATCHLINE - SEE SHEET C-131

NOTES	NAME	DATE
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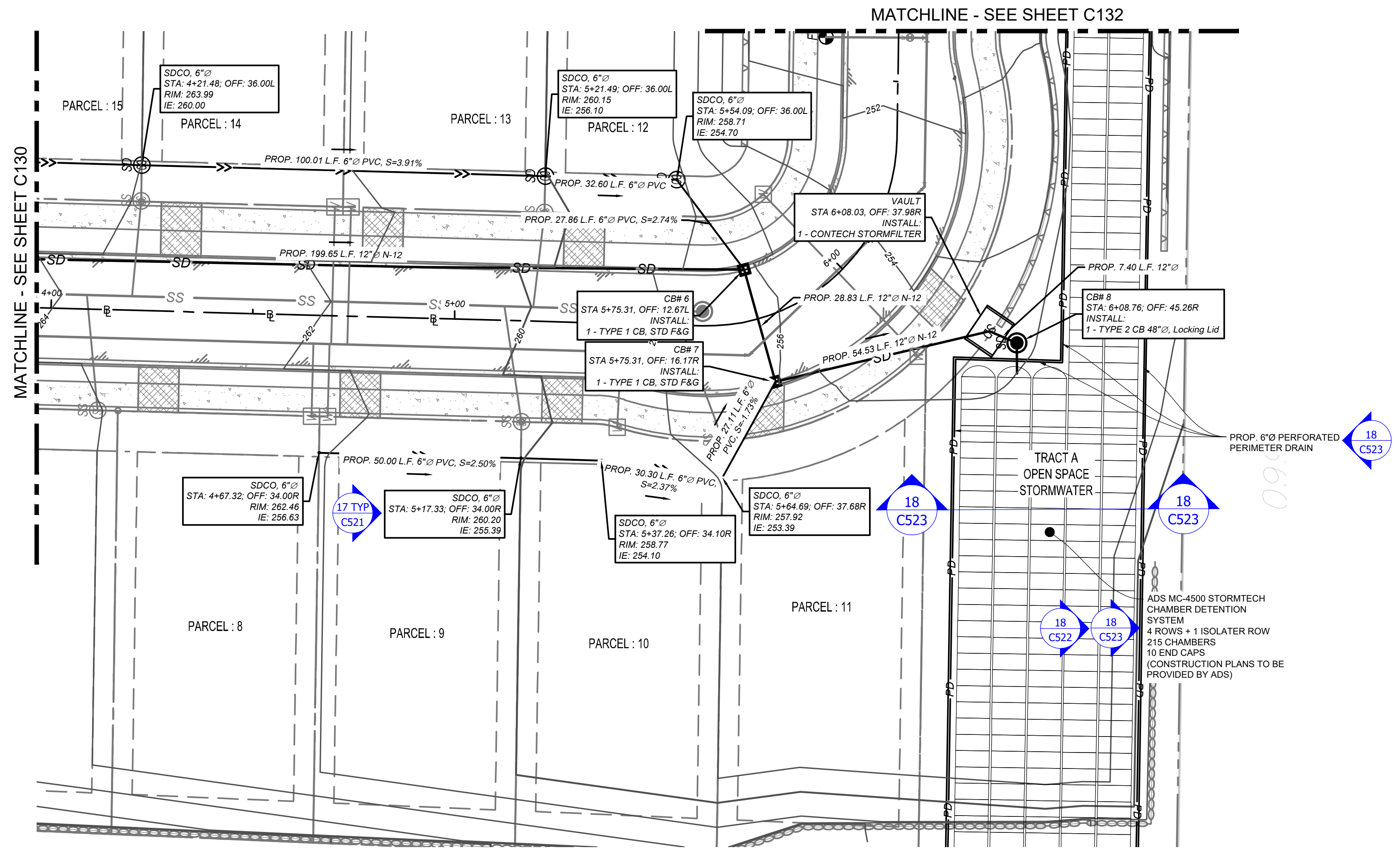
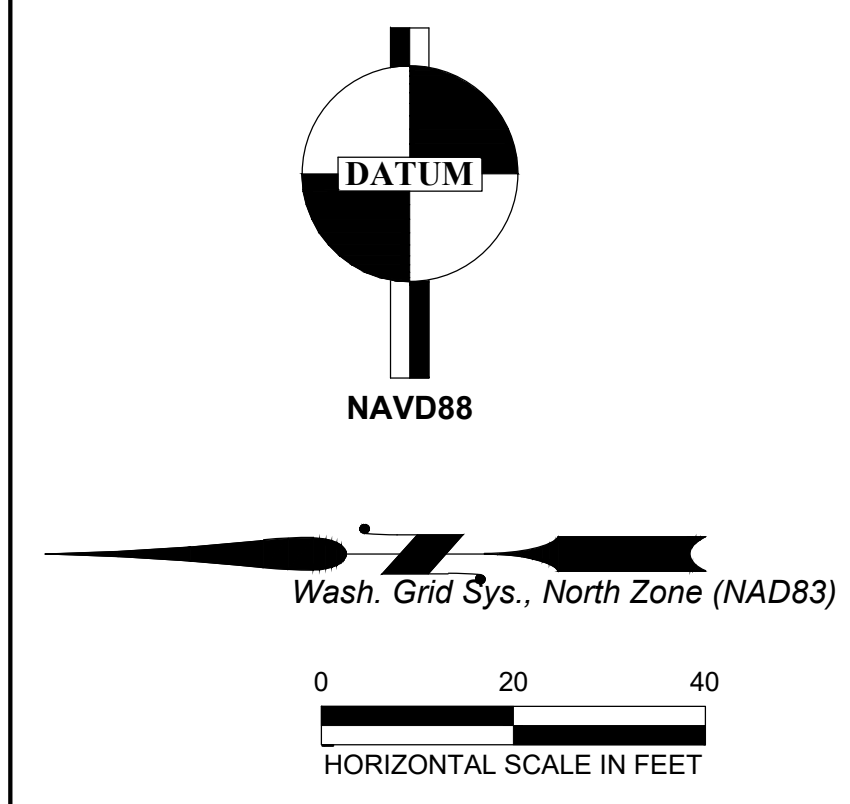


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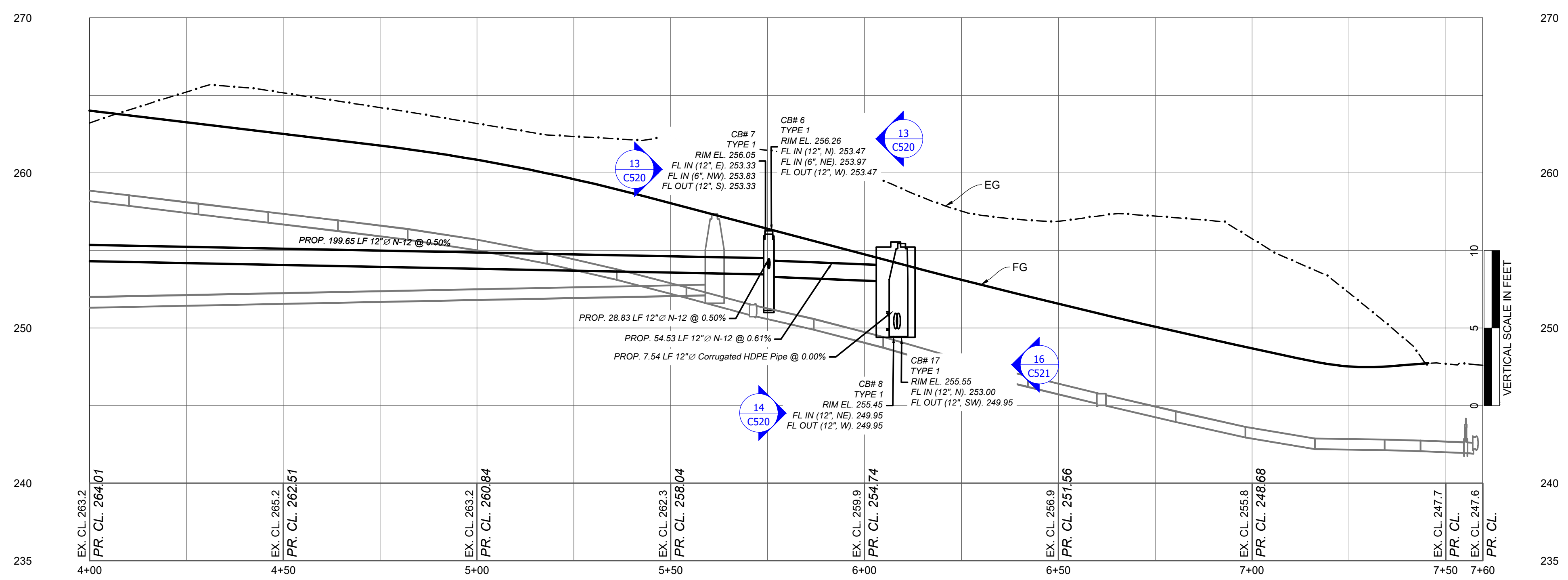
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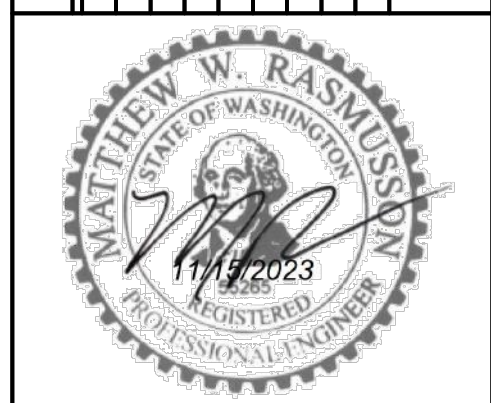
LIMELIGHT (STA:4+00.00 TO 7+59.56)



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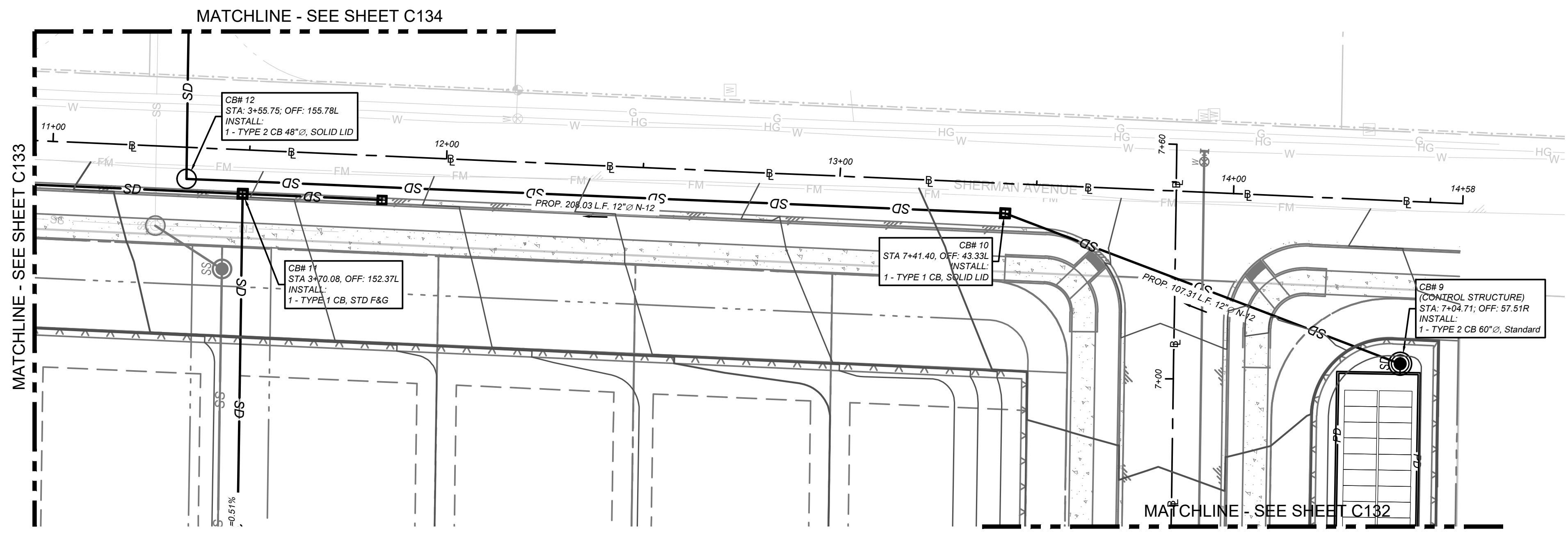
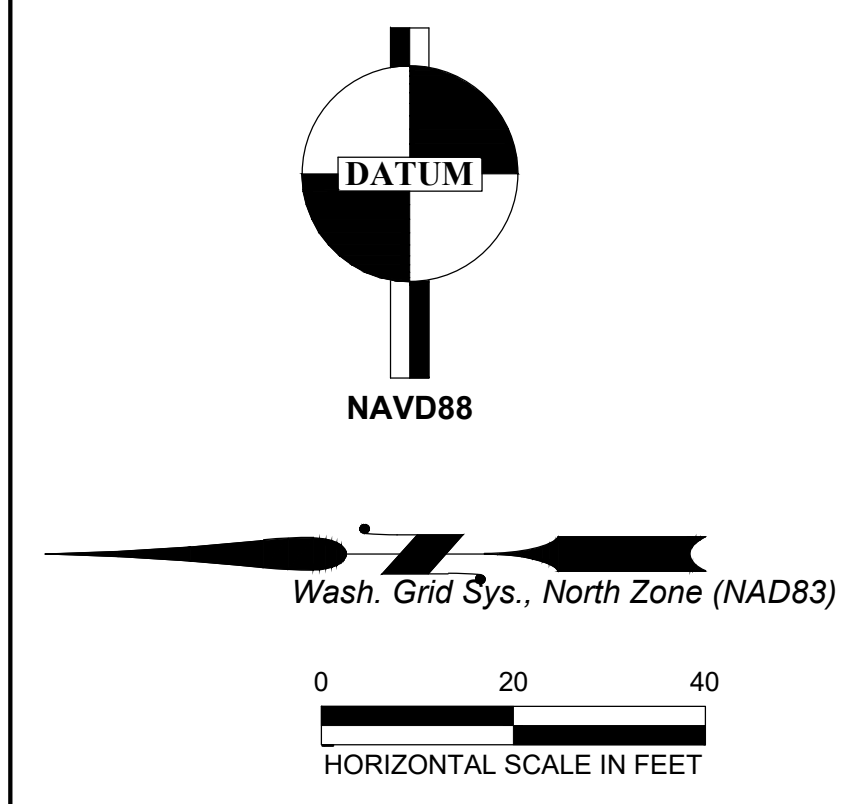
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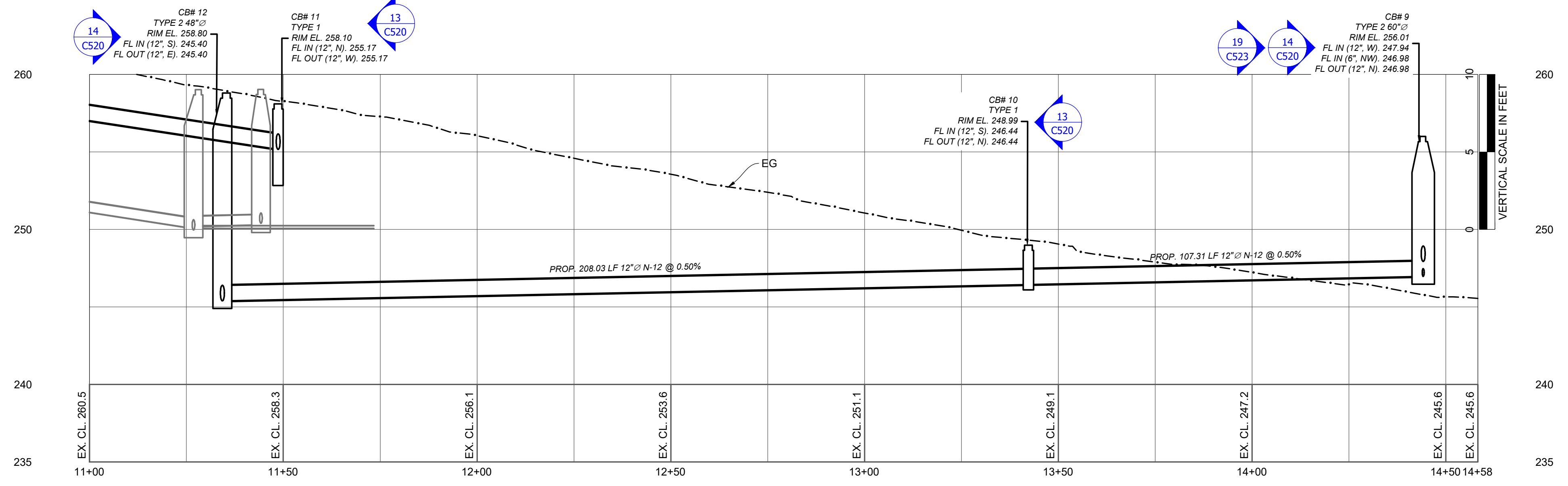


C132

Project# 202A



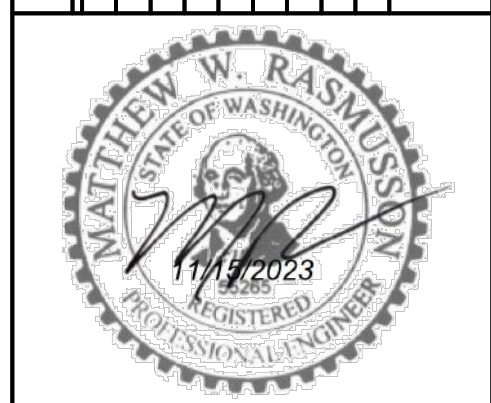
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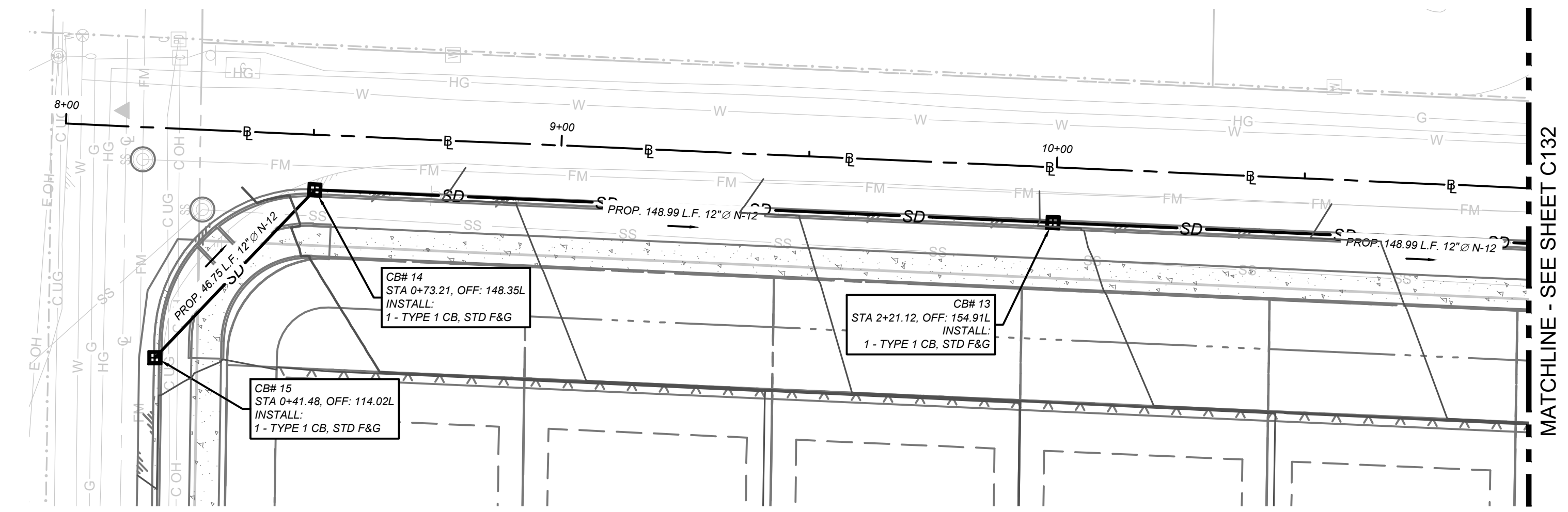
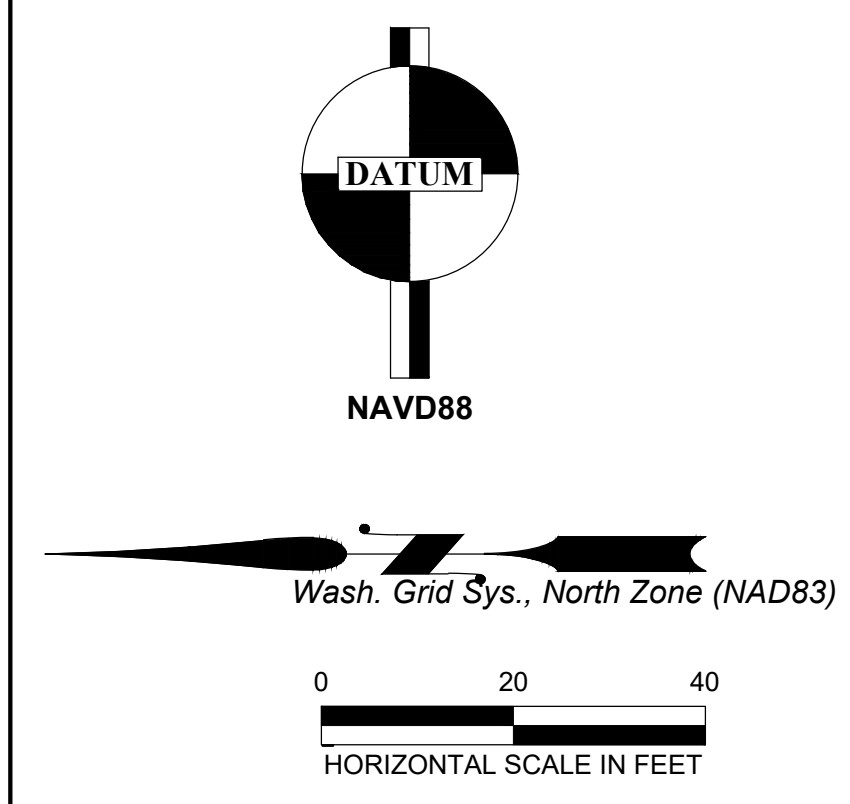
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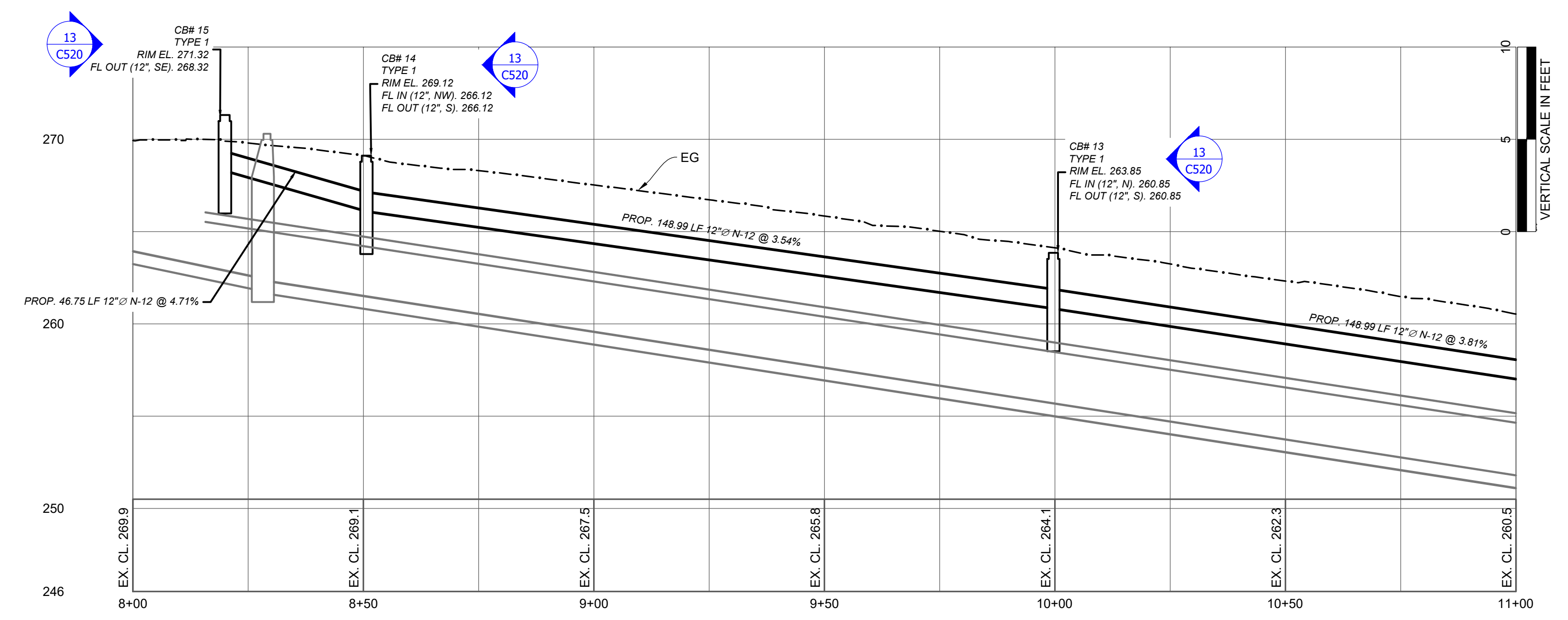
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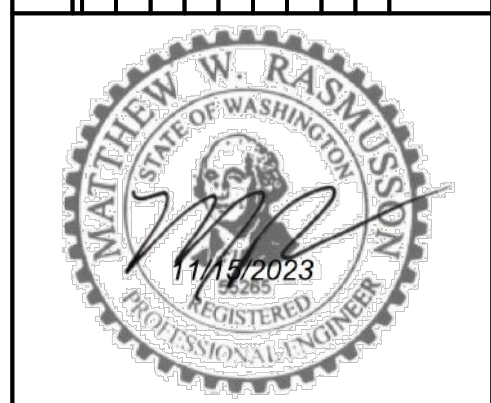
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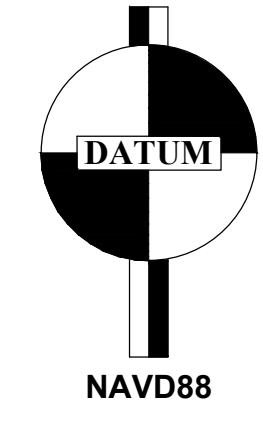
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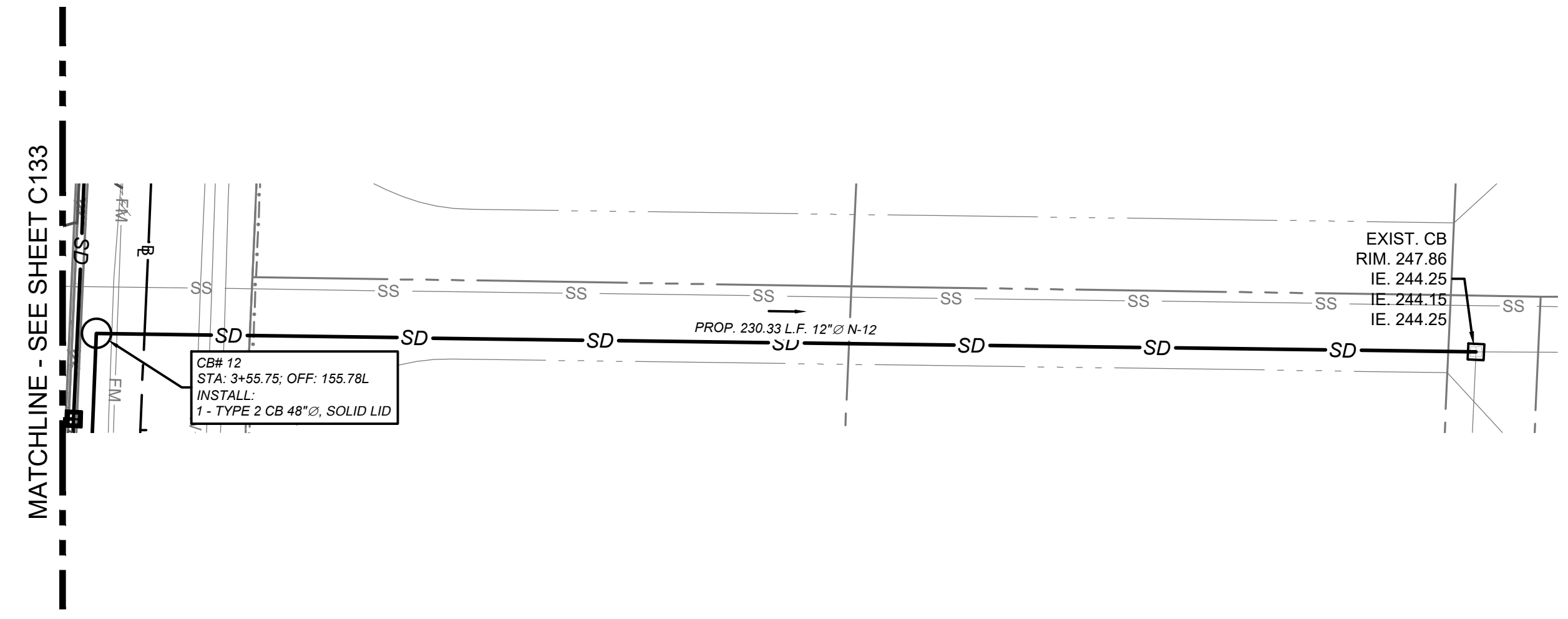
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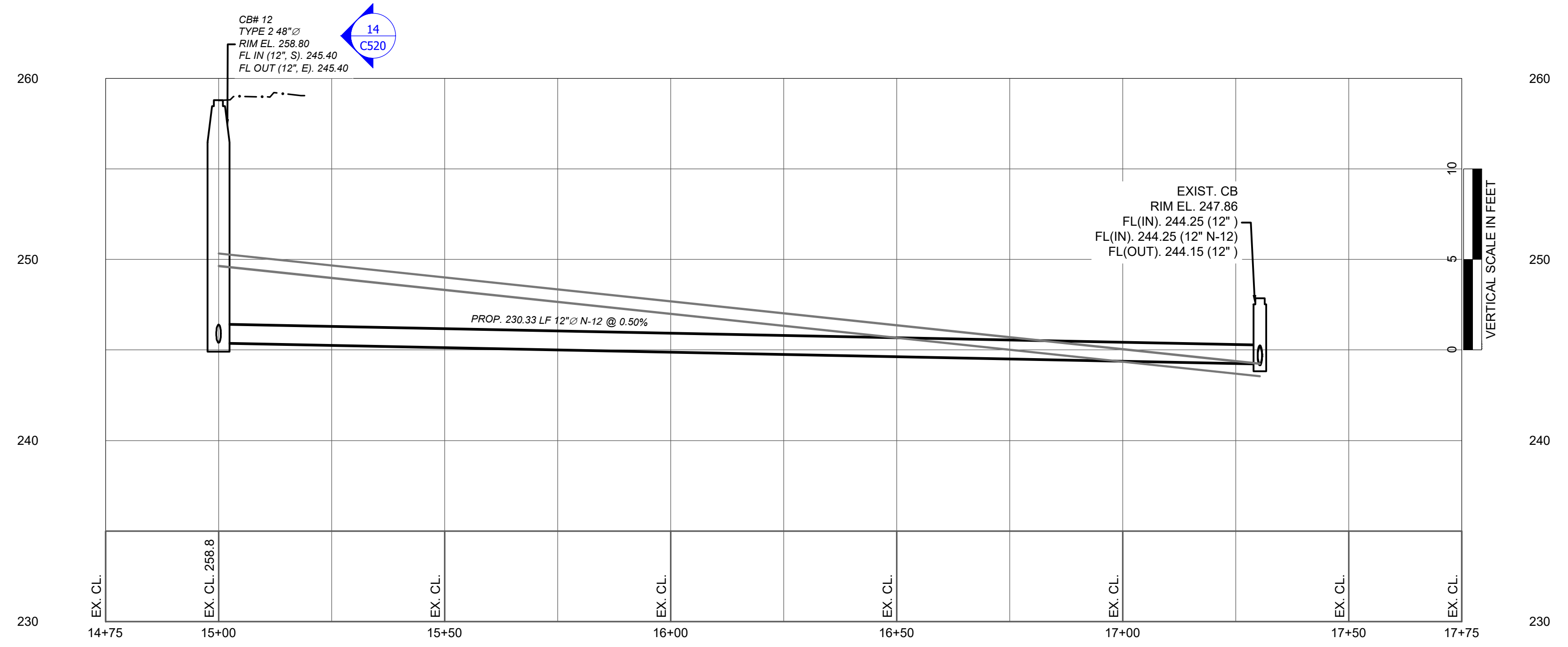
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Wash. Grid Sys., North Zone (NAD83)



OFFSITE STORM (STA:14+75.00 TO 17+75.00)



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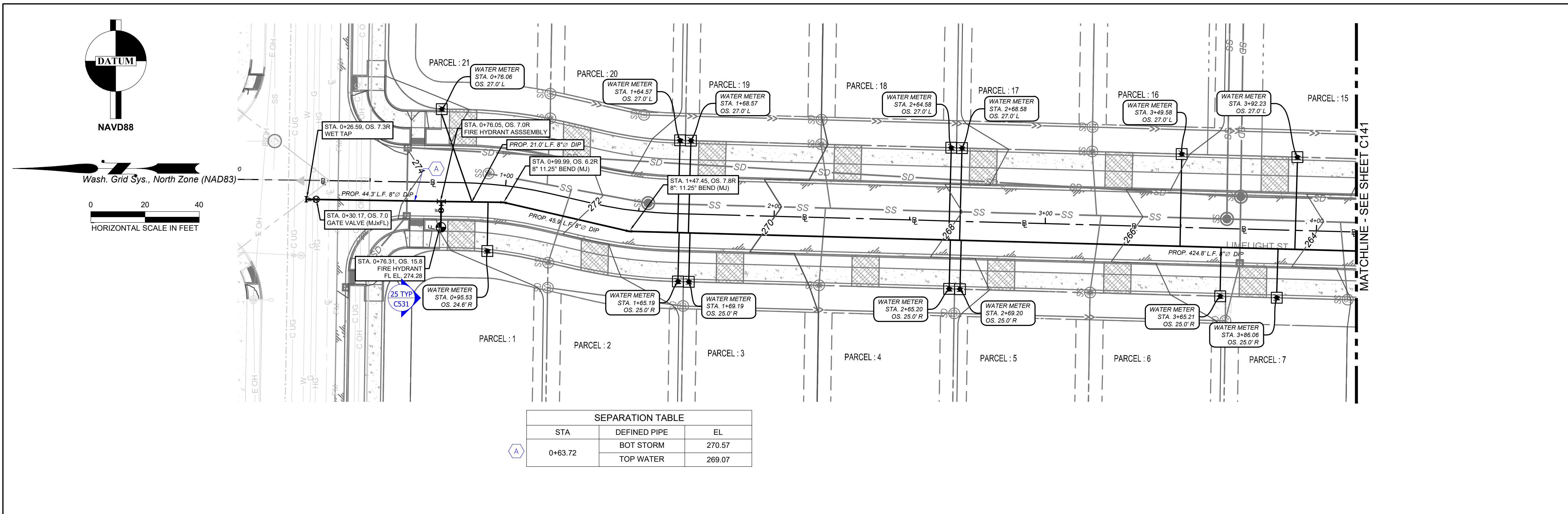


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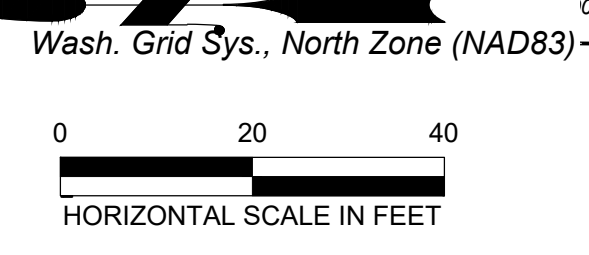
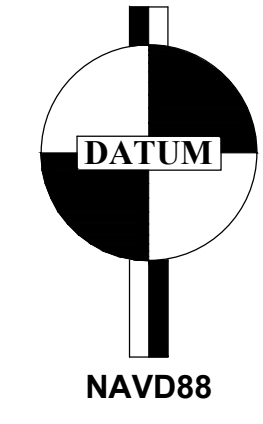
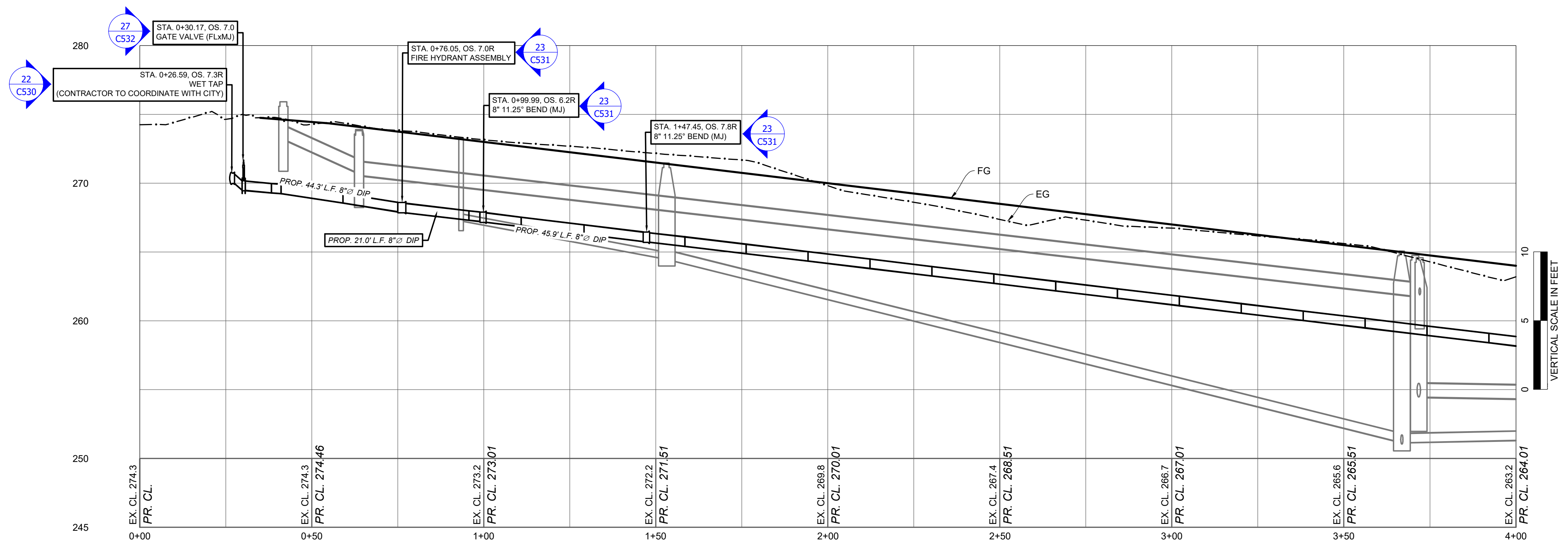


C140
 Project# 202A



STA	DEFINED PIPE	EL
0+63.72	BOT STORM	270.57
	TOP WATER	269.07

LIMELIGHT (STA:0+00.00 TO 4+00.00)



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LIMELIGHT LDP / SDP

WATER PLAN & PROFILE

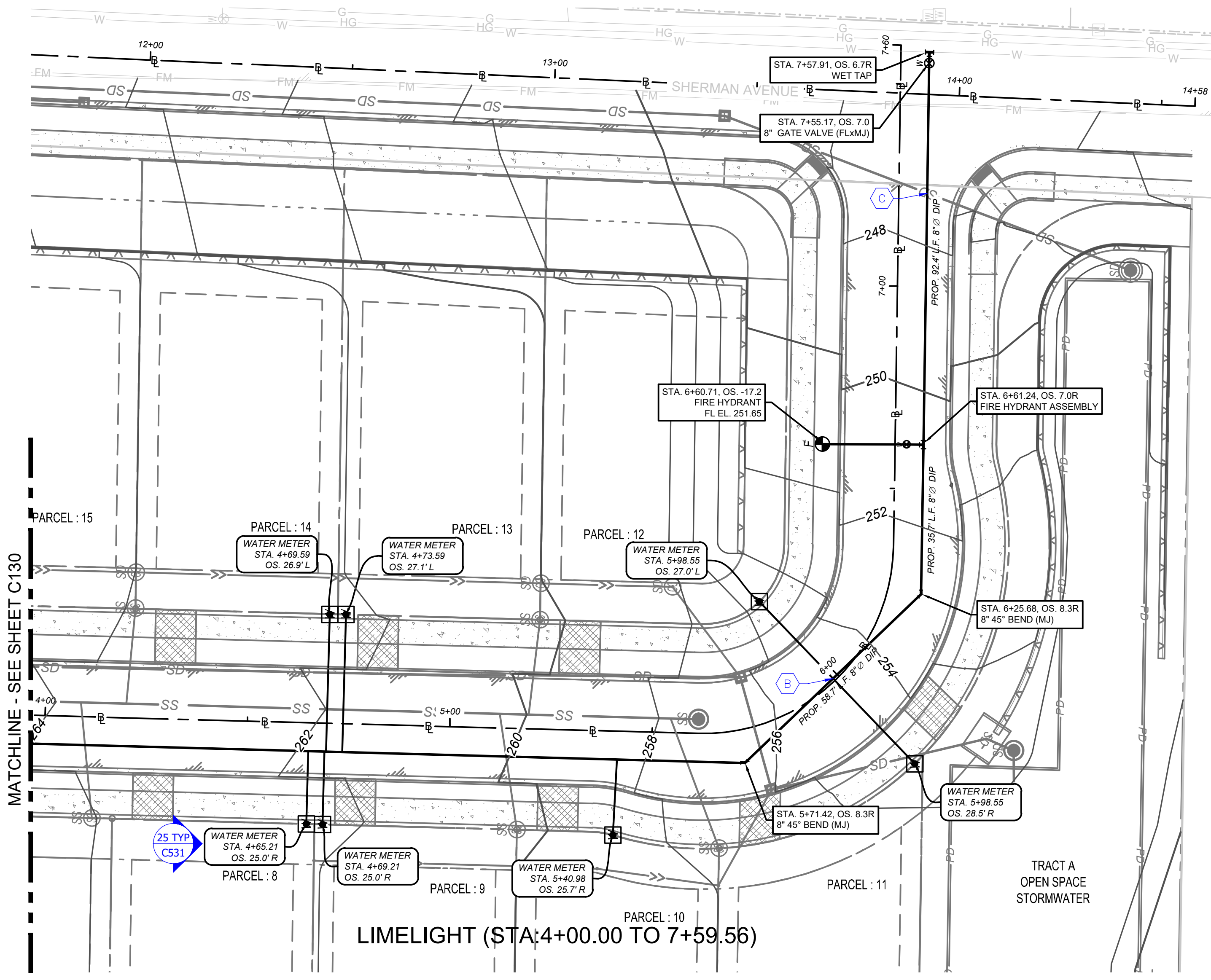
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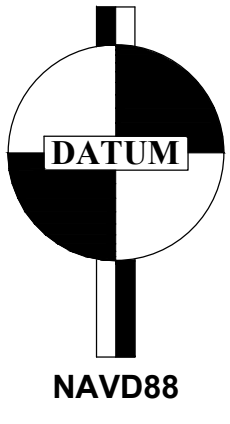
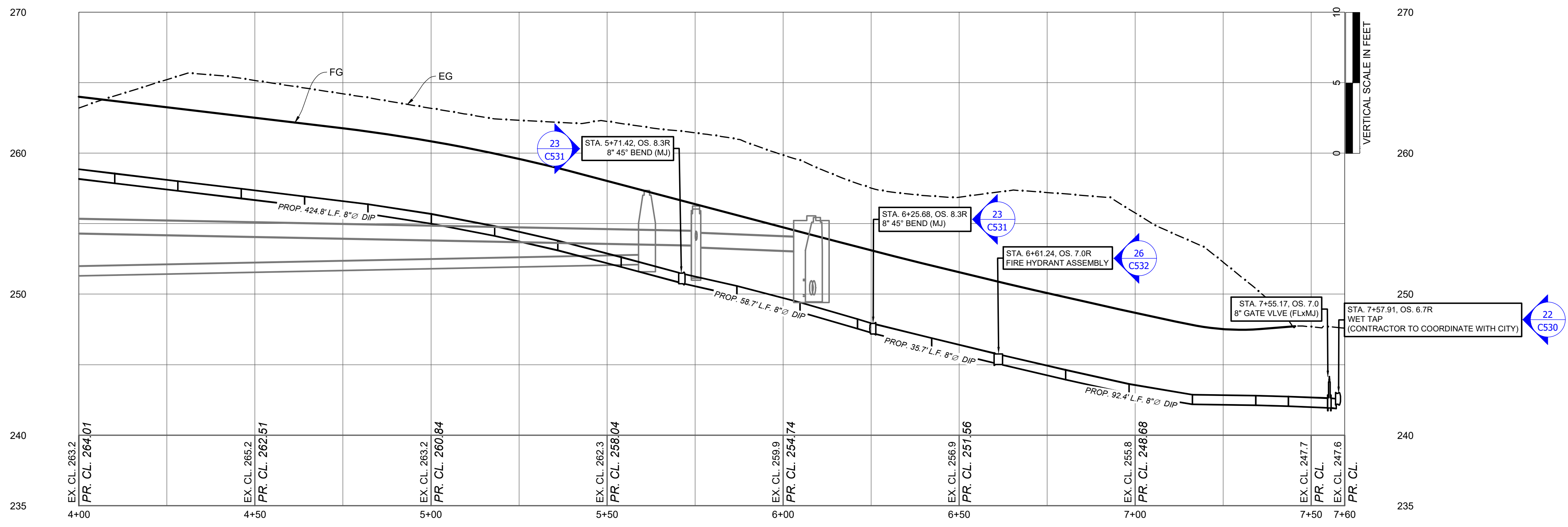


C141

Project# 202A



SEPARATION TABLE		
STA	DEFINED PIPE	EL
5+75.31	BOT STORM	253.28
	TOP WATER	251.25
7+23.09	BOT STORM	246.61
	TOP WATER	242.85



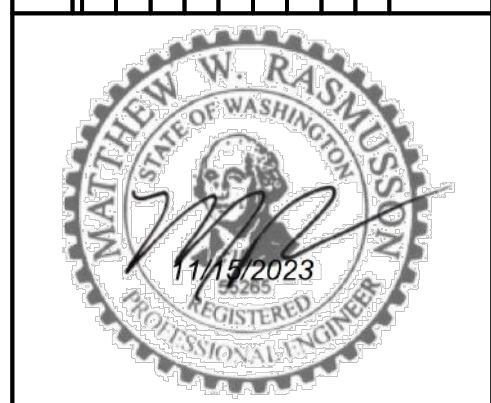
Wash. Grid Sys., North Zone (NAD83)

0 20 40
 HORIZONTAL SCALE IN FEET

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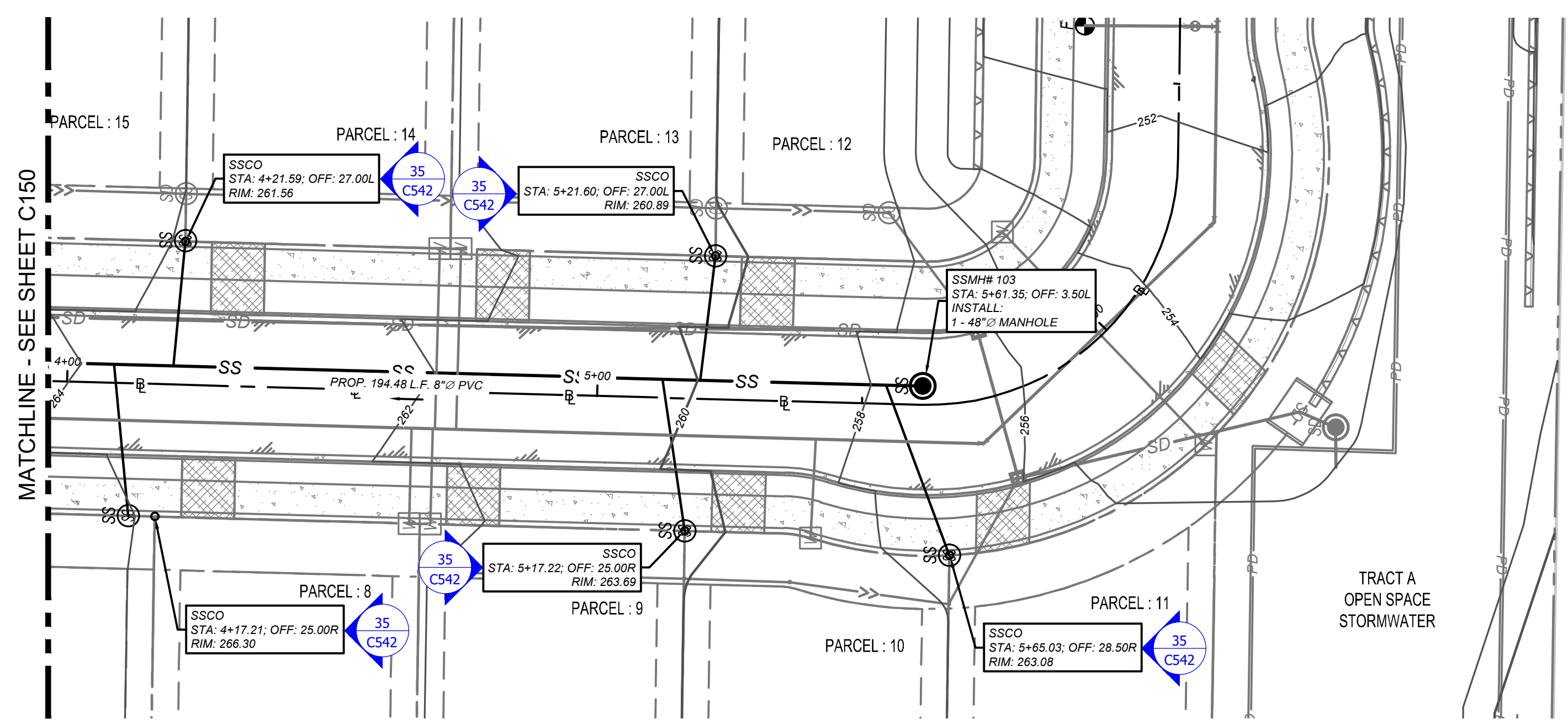
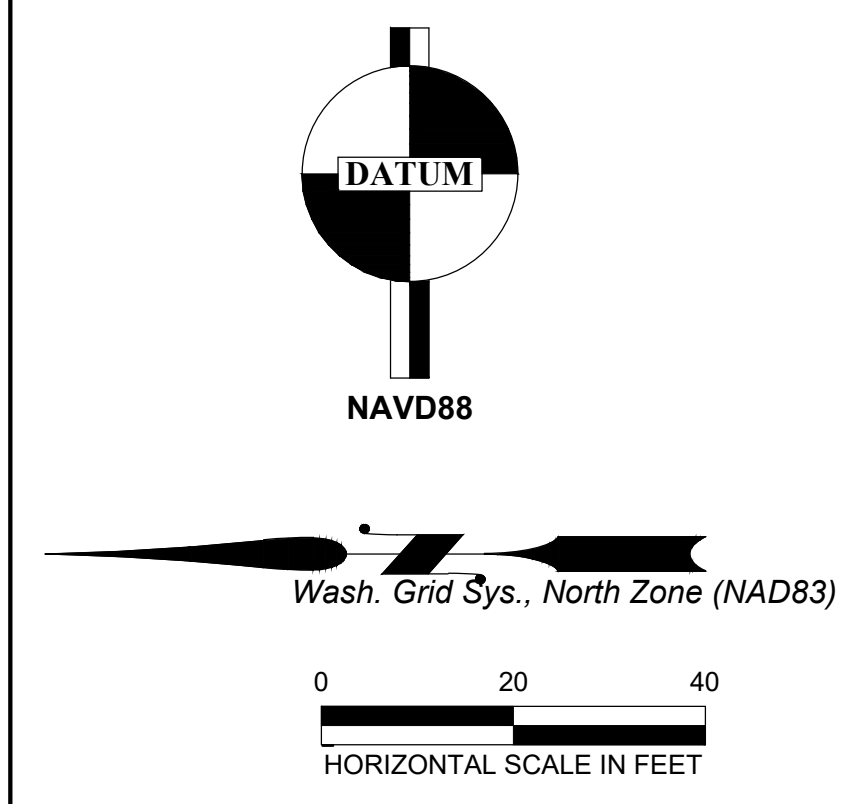
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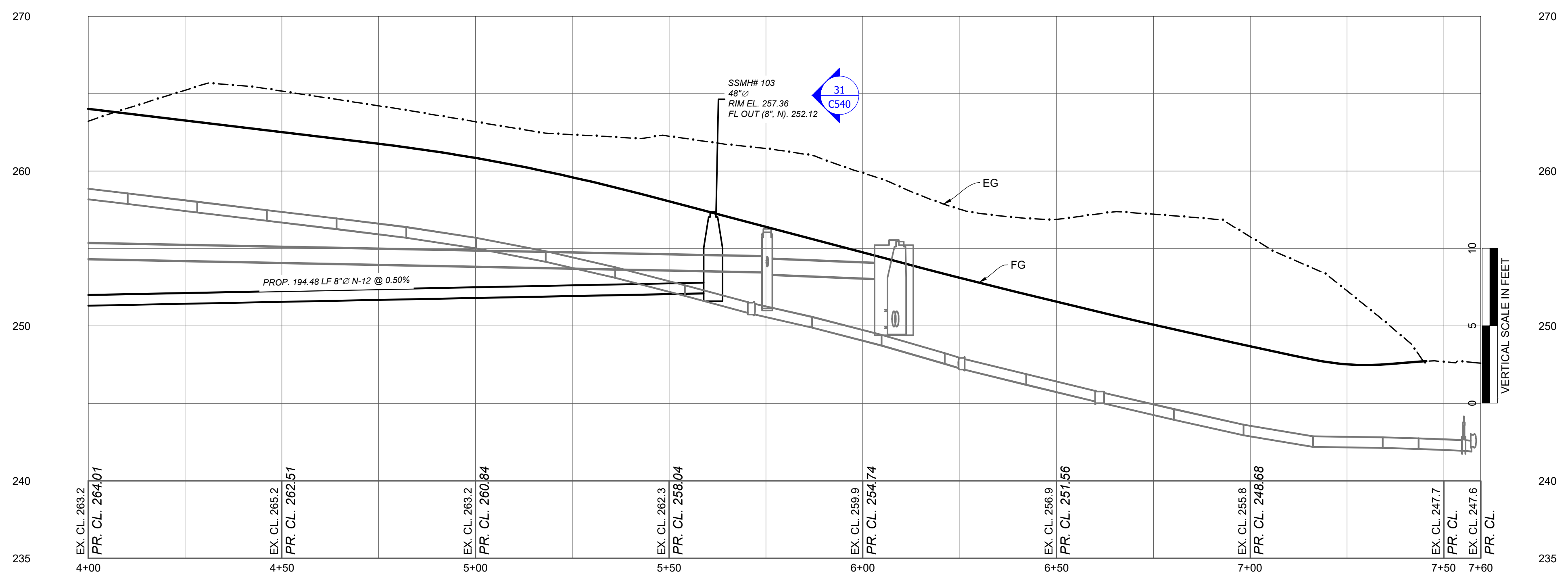
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C151

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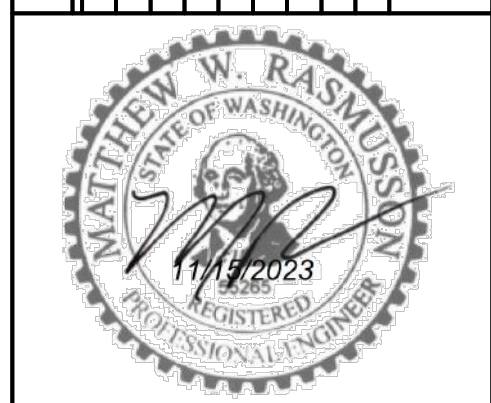
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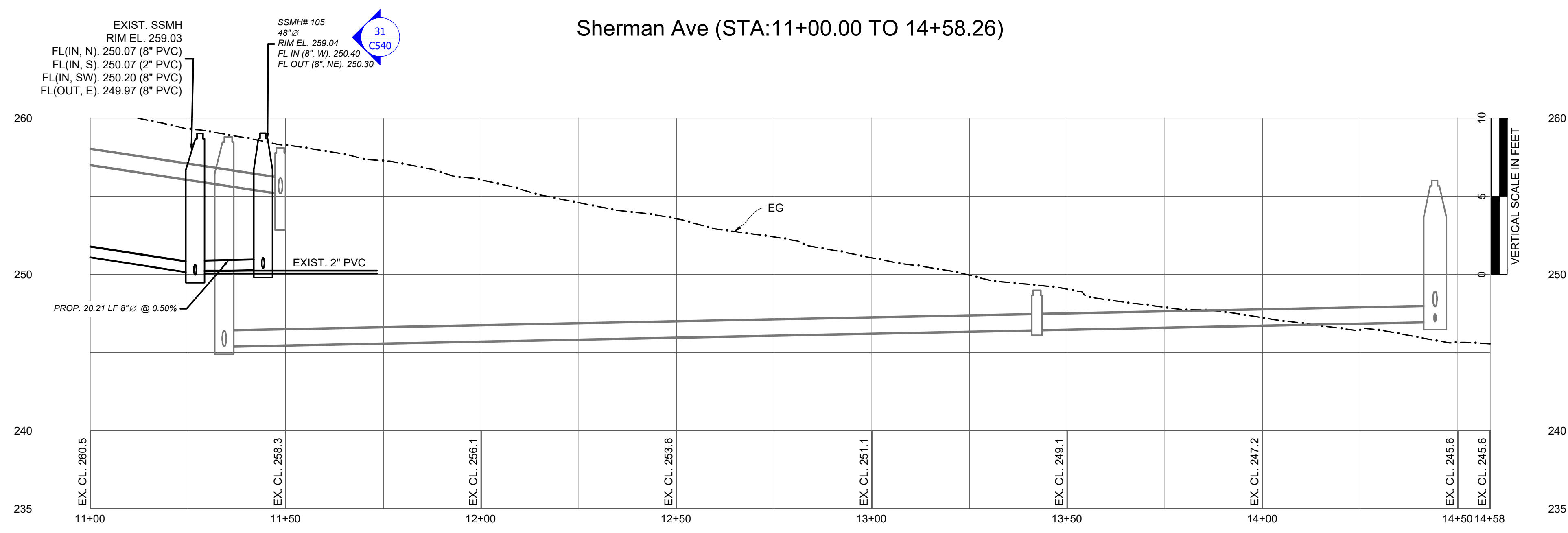
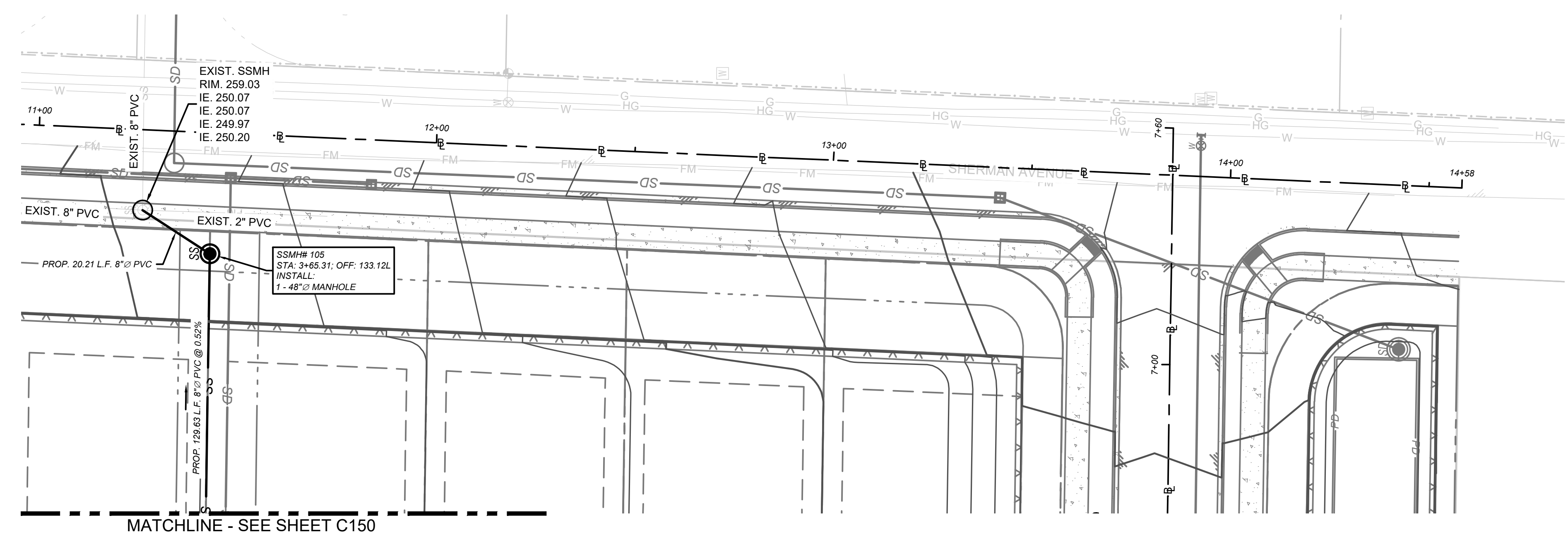
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Figure II-3.1: Stabilized Construction Access

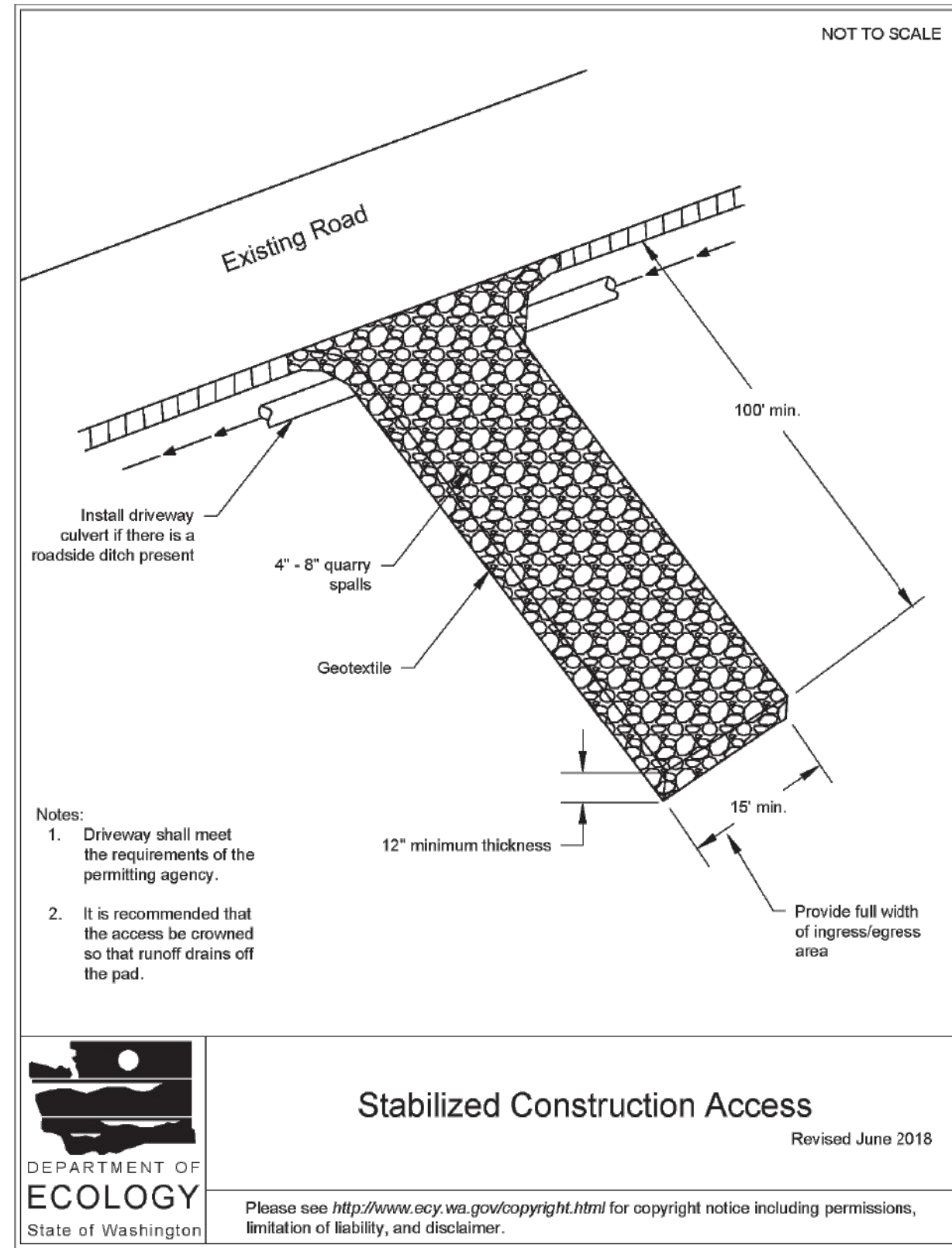


Figure II-3.10: Typical Grass-Lined Channels

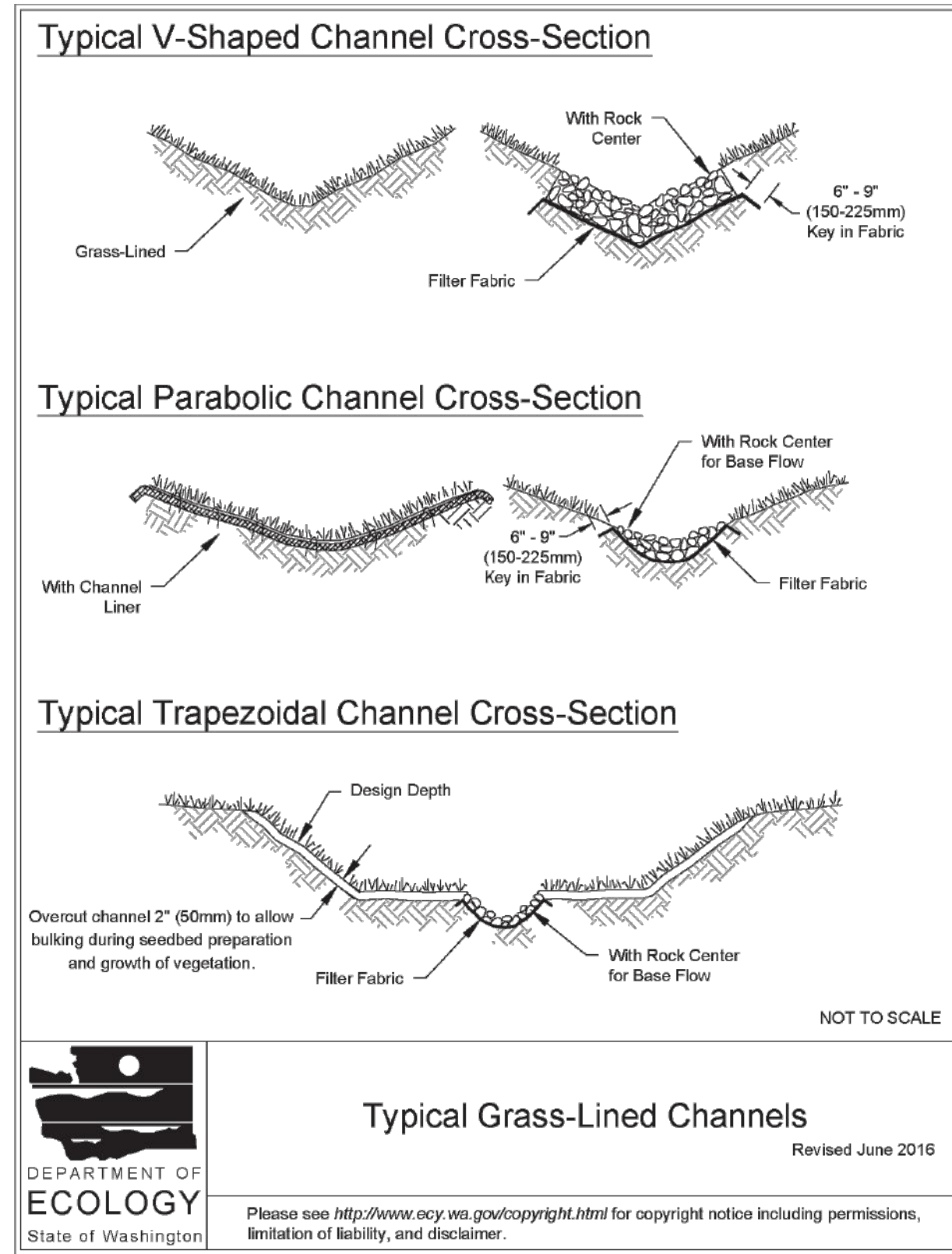
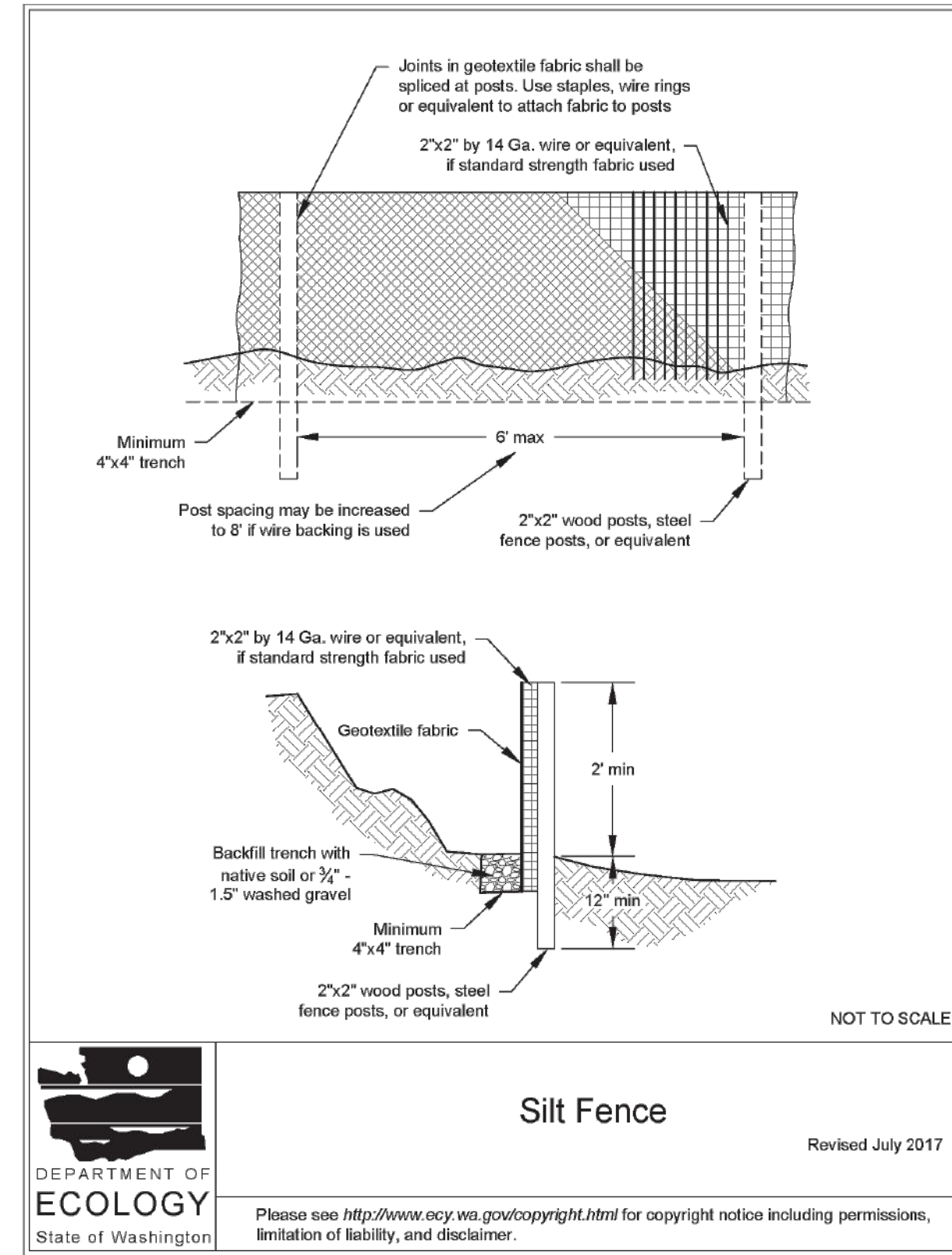


Figure II-3.22: Silt Fence



1 STABILIZED CONSTRUCTION ENTRANCE
NTS

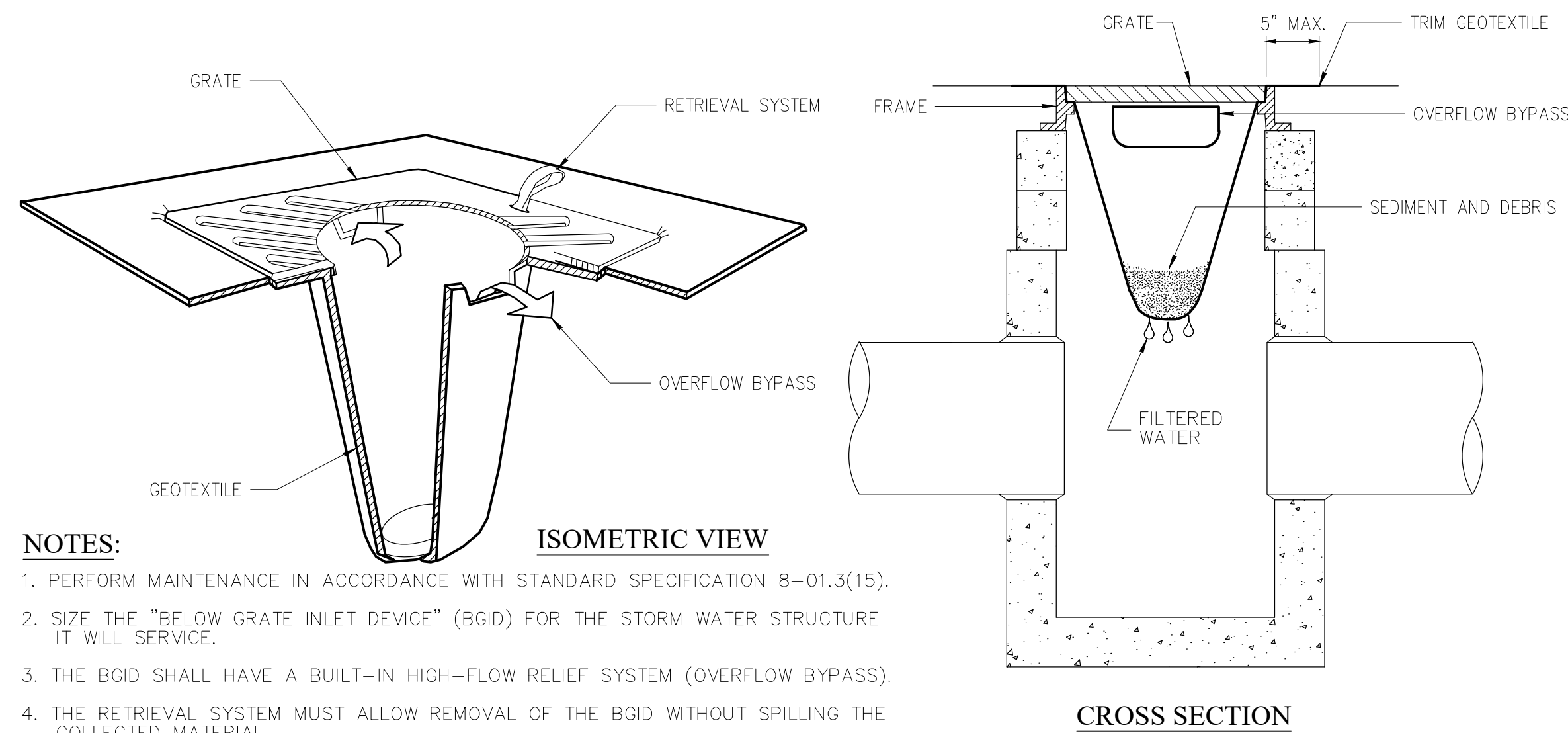
2 INTERCEPTOR SWALE
NTS

3 SILT FENCE
NTS

TABLE 2.1

TEMPORARY EROSION CONTROL SEED MIX

	% WEIGHT	% PURITY	% GERMINATION
CHEWINGS OR ANNUAL BLUE GRASS FESTUCA RUBRA VAR. COMMUTATA OR POA ANNA	40	98	90
PERENNIAL RYE LOLIUM PERENNE	50	98	90
REDTOP OR COLONIAL BENTGRASS AGROSTIS ALBA OR AGROSTIS TENIUS	5	92	85
WHITE DUTCH CLOVER TRIFOLIUM REPENS	5	98	90



4 INLET PROTECTION
nts

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TEMPORARY SEDIMENT
EROSION DETAILS

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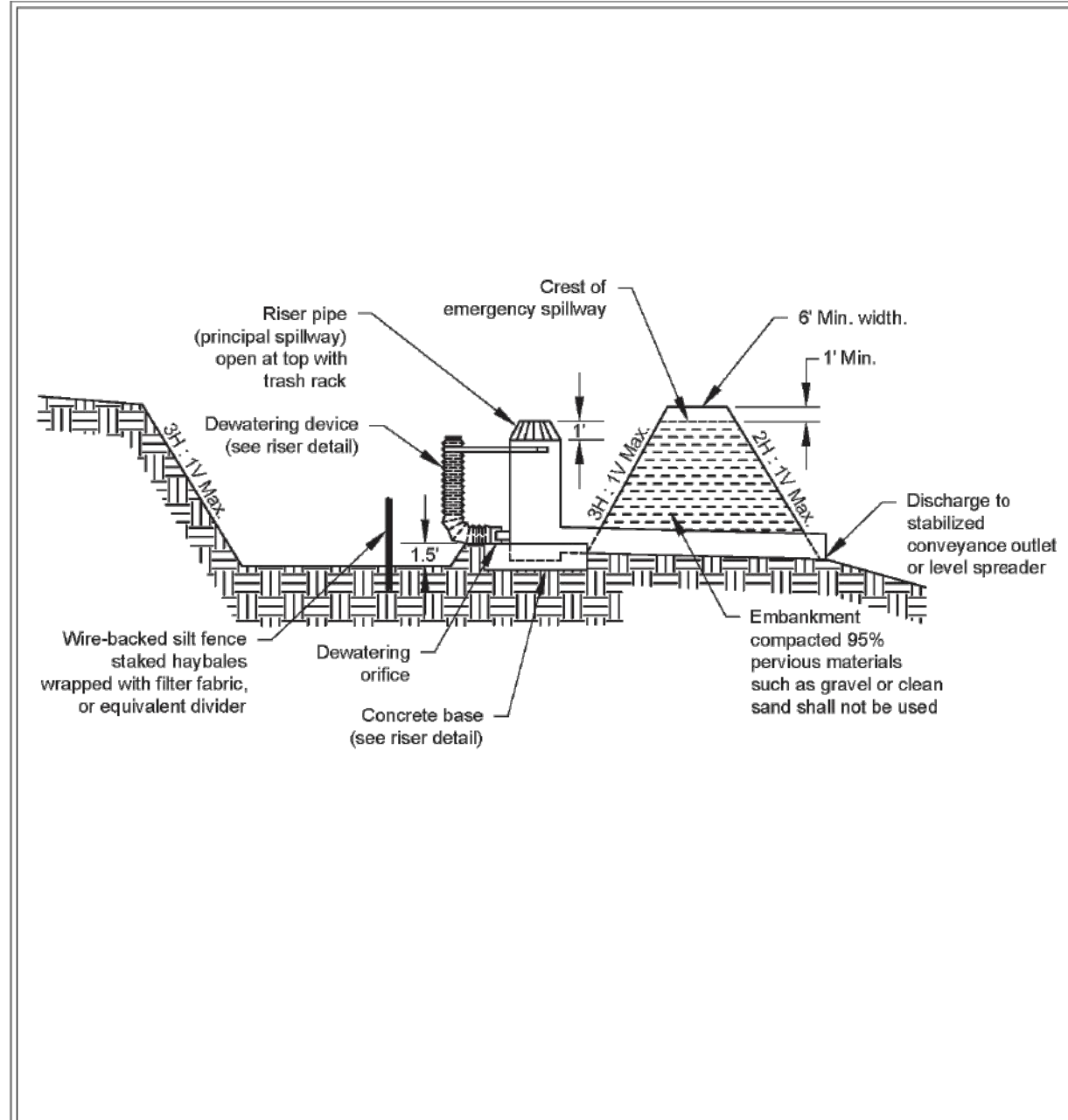
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C501

Project# 202A

Figure II-3.29: Sediment Pond Cross Section



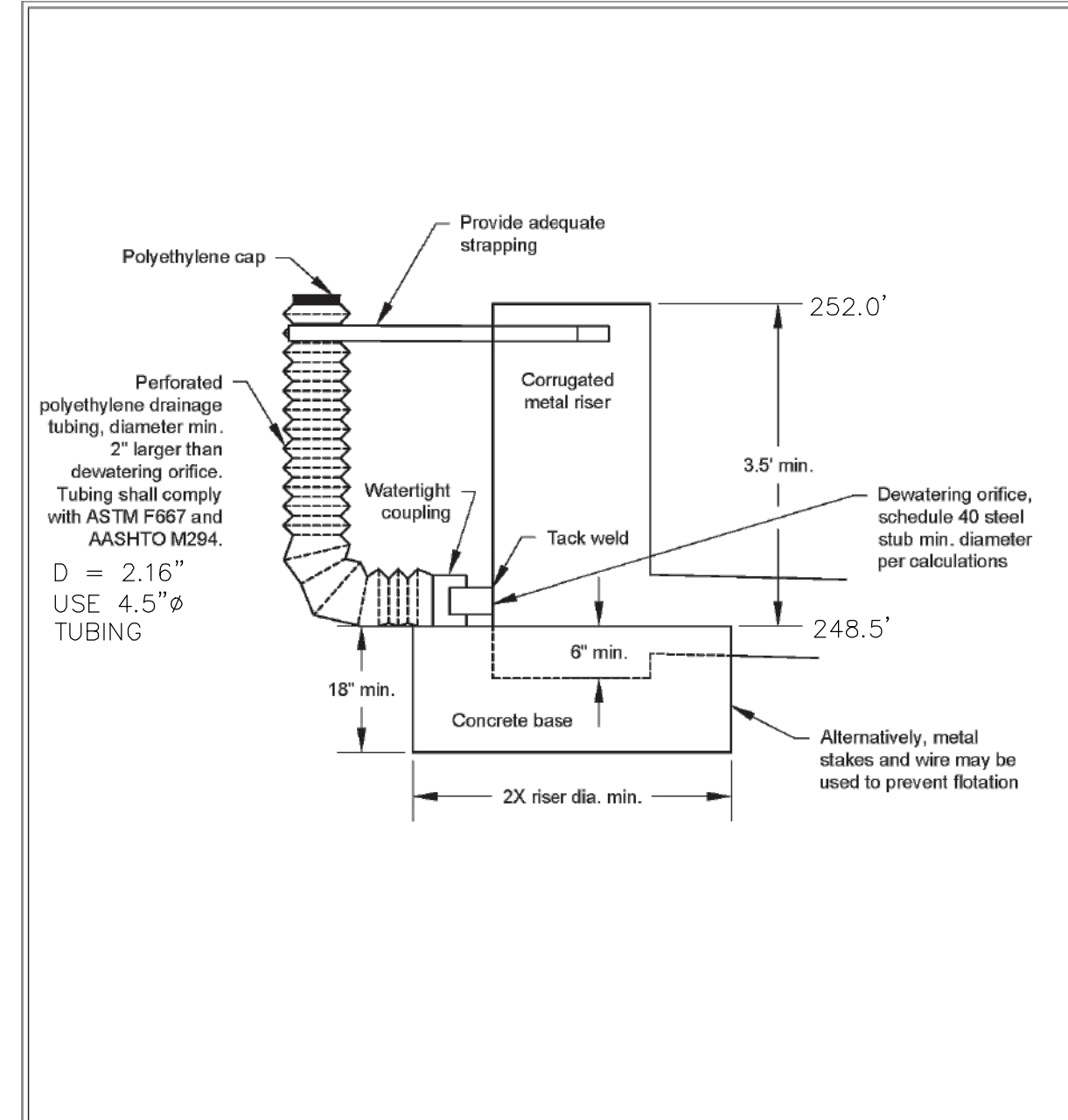
NOT TO SCALE

Sediment Pond Cross Section
Revised June 2016

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Figure II-3.30: Sediment Pond Riser Detail



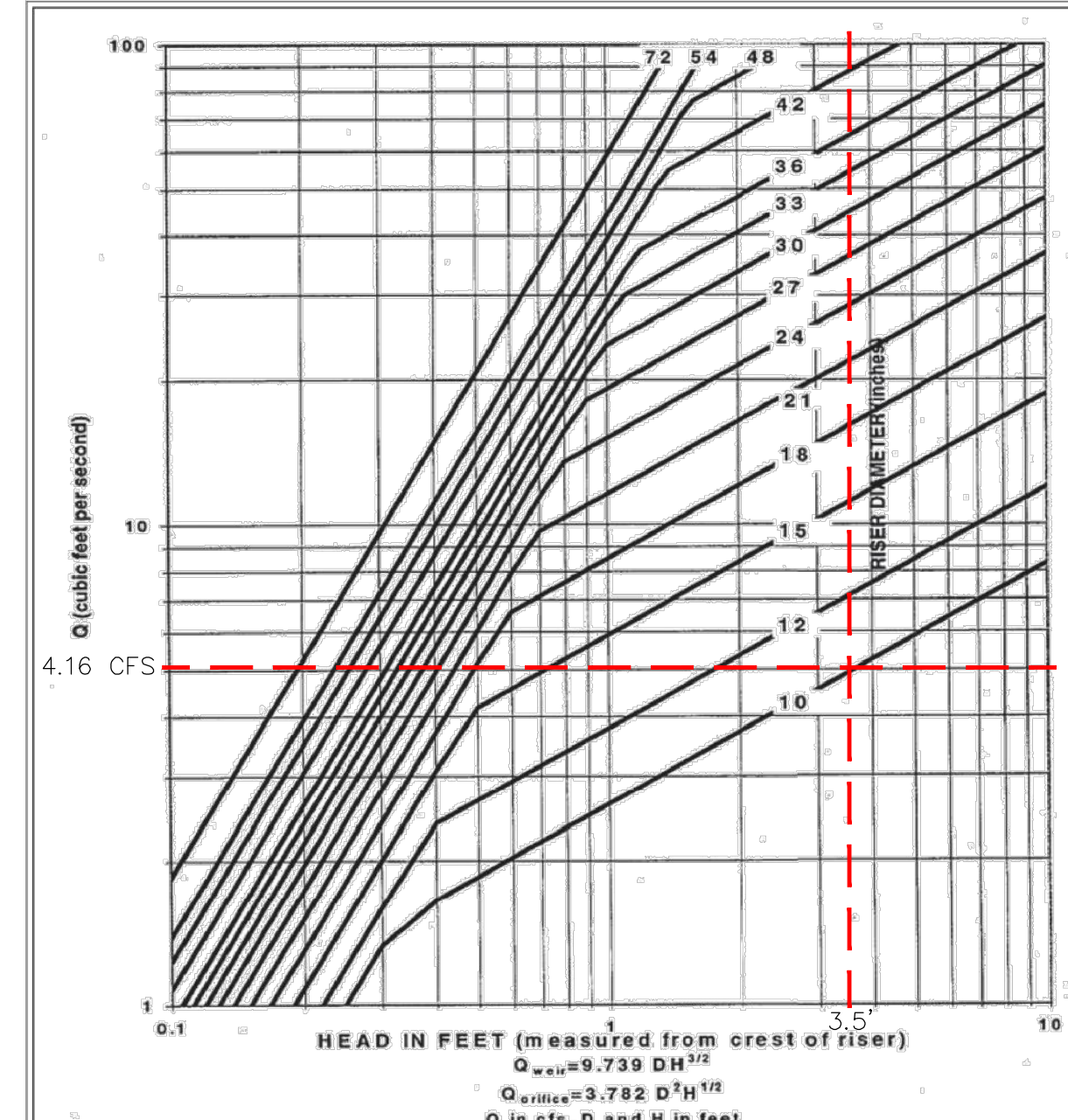
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Sediment Pond Riser Detail
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Figure II-3.31: Riser Inflow Curves



Riser Inflow Curves
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5 TEMPORARY SEDIMENT POND SECTION NTS

- * SURFACE AREA
 $SA = 2080 \cdot Q2$
 $SA = 2080 \cdot 1.53 \text{ CFS}$
 $SA = 3,182 \text{ SF}$
 $Q2 \text{ FROM MODEL} = 1.53 \text{ CFS}$
- * WEIR SIZING
 $L = [(Q100) / (3.21 \cdot H^{1.5})] - 2.4 \cdot H$
 $L = [4.16 \text{ CFS} / (3.21 \cdot 0.5^{1.5})] - 2.4 \cdot 0.5'$
 $L = 2.47' < 6' \text{ MIN WIDTH REQ'D USE } 6'$
 $Q100 \text{ FROM MODEL} = 4.16 \text{ CFS}$
- * ORIFICE SIZING
 $Ao = [As(2H)^{0.5}] / [(0.6 \cdot 3600 \cdot Tg^{0.5})]$
 $Ao = [3,182 \text{ SF} (2 \cdot 3.5')^{0.5}] / [0.6 \cdot 3600 \cdot 24 \text{ Hr} \cdot 32.2 \text{ Ft/Sec}^2 \cdot 0.5]$
 $Ao = 0.03 \text{ Ft}^2$
 $As = 3,182 \text{ SF}$
 $H = 3.5'$
 $T = 24 \text{ Hr}$
 $g = 32.2 \text{ Ft/Sec}^2$
 $D = 13.54 \cdot Ao^{0.5}$
 $D = 13.54 \cdot 0.03^{0.5}$
 $D = 2.16"$

- MAINTENANCE STANDARDS:
1. SEDIMENT SHALL BE REMOVED FROM THE TRAP WHEN IT REACHES 1 FOOT IN DEPTH.
 2. ANY DAMAGE TO THE TRAP EMBANKMENTS OR SLOPES SHALL BE REPAIRED.

5c SEDIMENT POND CALCULATIONS nts

5a POND RISER DETAIL NTS

5b RISER INFLOW CURVE NTS

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TEMPORARY SEDIMENT CONTROL DETAILS

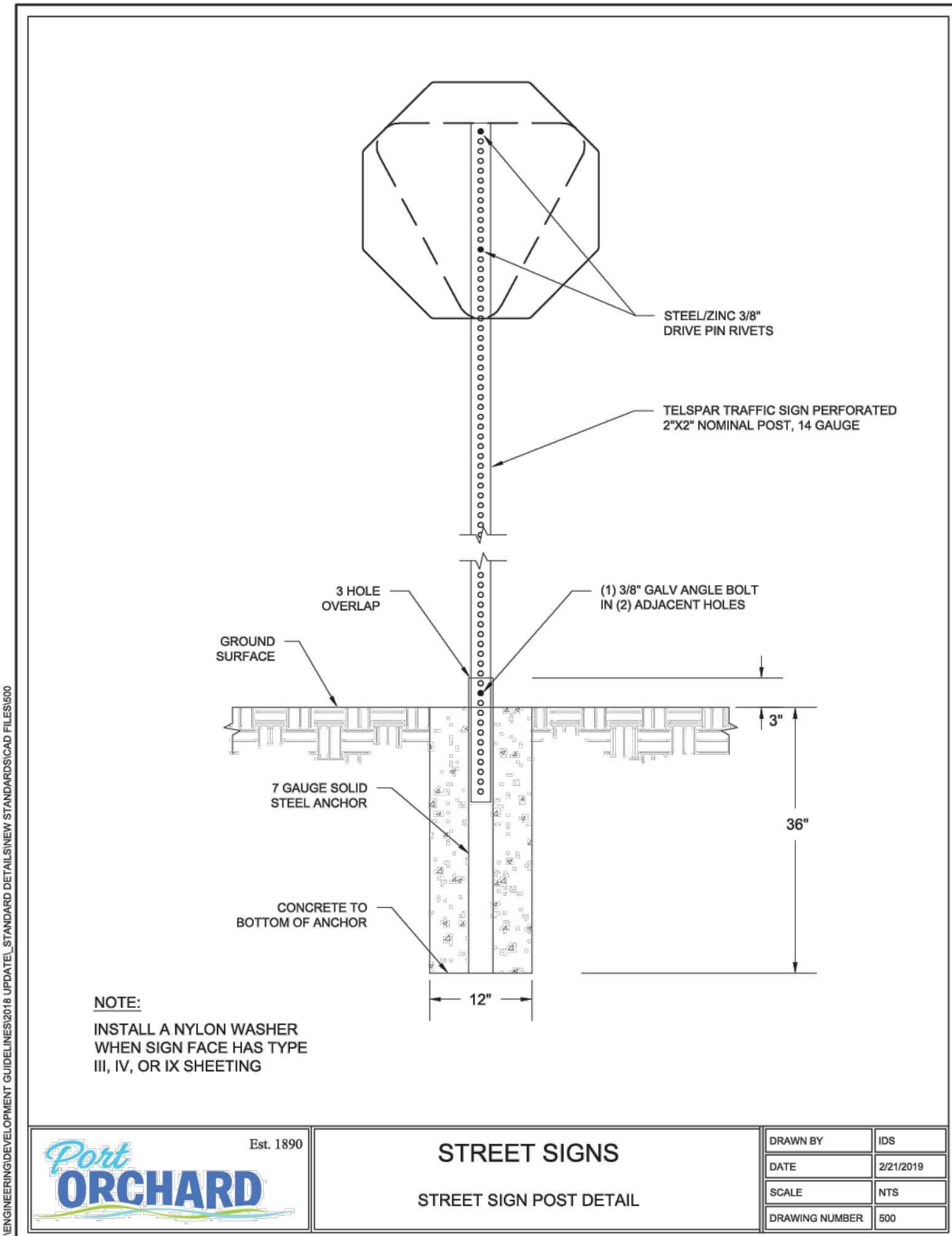
REID REALTY
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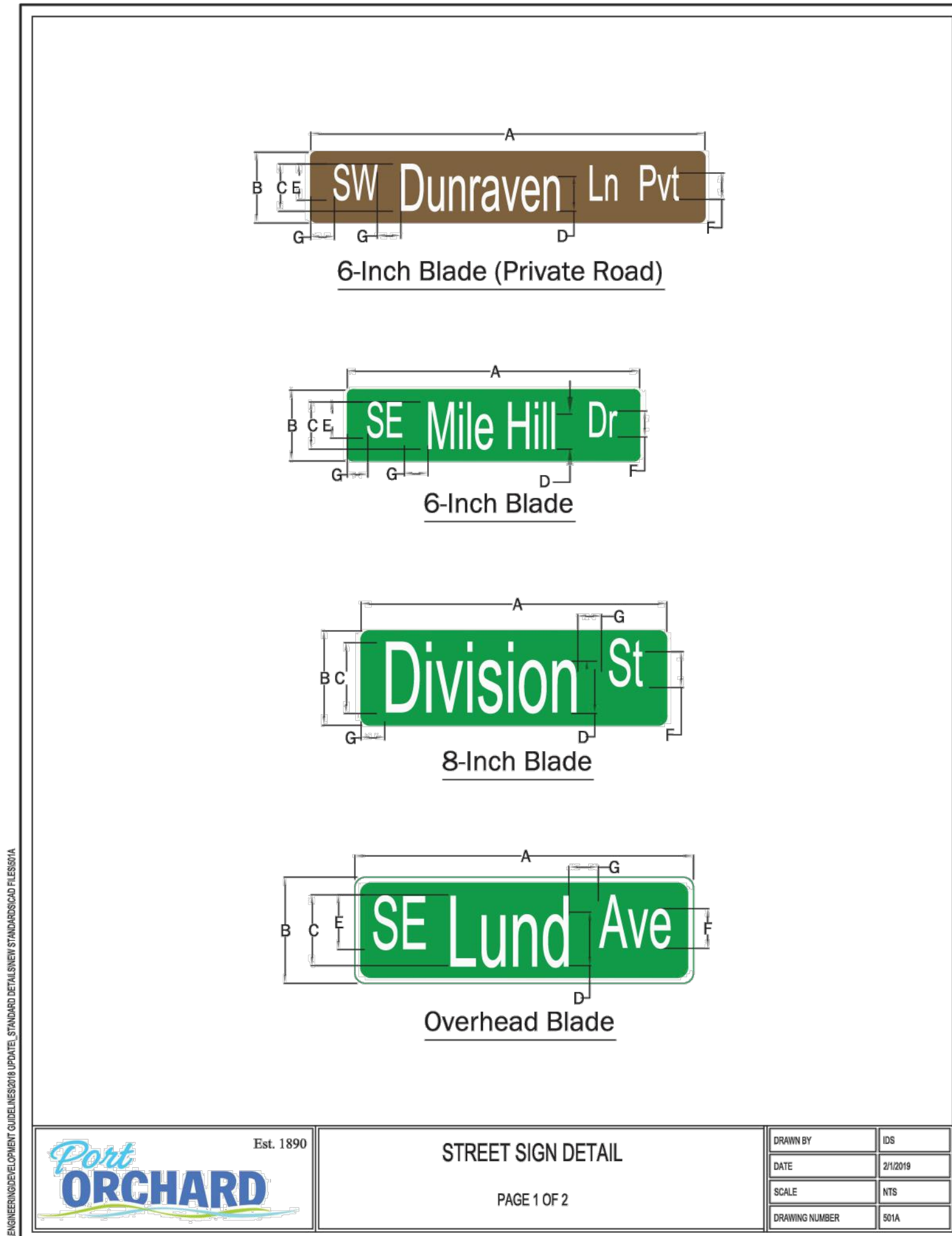
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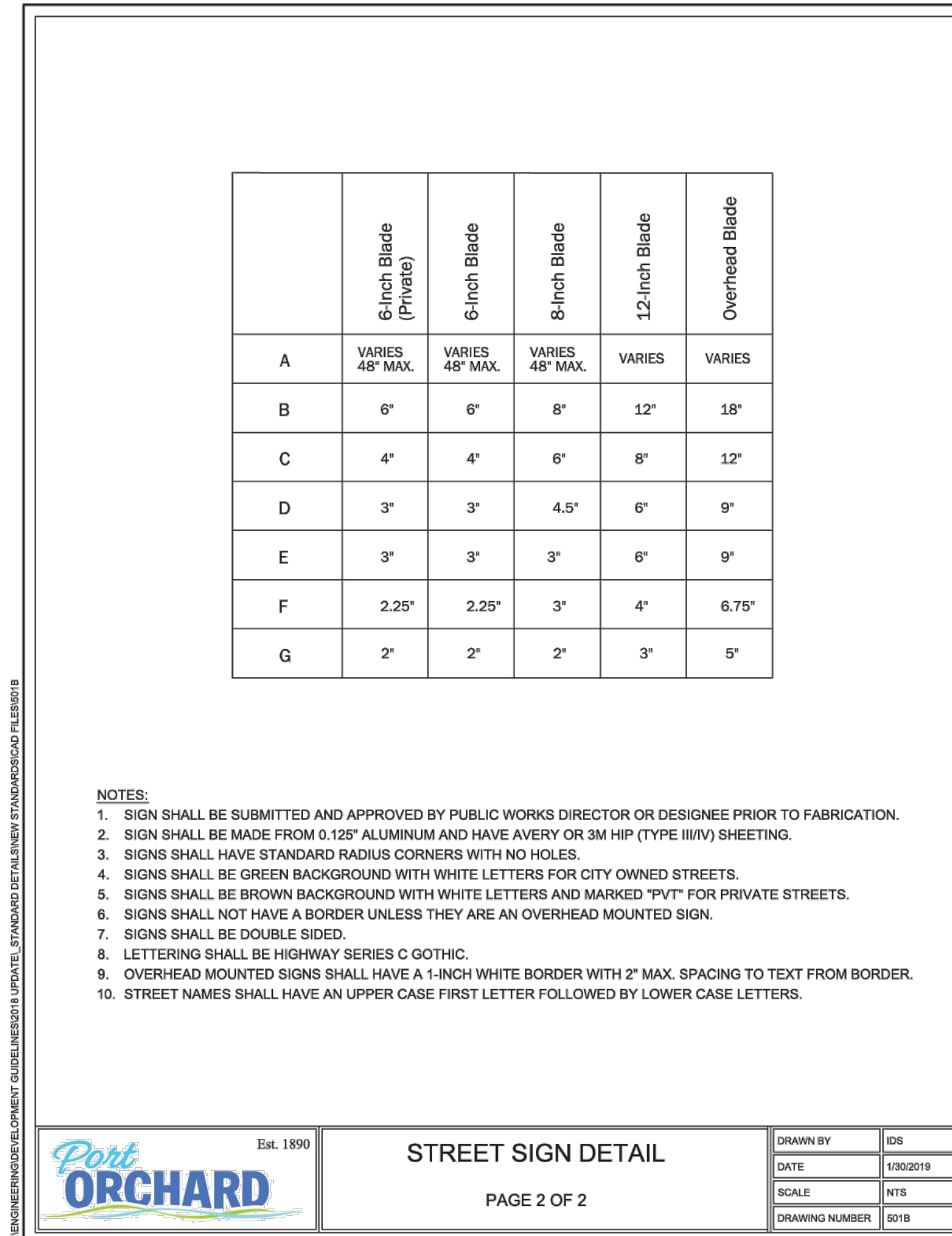
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9a SIGN POST
NTS



9b SIGN DETAILS
NTS



9c SIGN DETAILS
NTS

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LIMELIGHT LDP / SDP

ROAD DETAILS

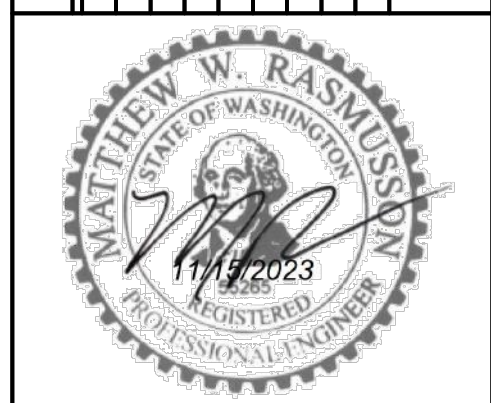
REID REALTY
 JERRY REID
 23867 NE SR 3
 BELFAIR, WA 98528
 (360) 377-0046

TEAM 4 ENGINEERING
 5819 NE MINDER RD
 POULSBORO, WA. 98370
 (360) 297-5860
 (360) 297-7951 (FAX)



NOTES	NAME	DATE
SURVEY BY	KJB	7/9/22
DRAWN BY	JKA	11/15/23
DESIGNED BY	JKA	11/15/23
CHECKED BY	JKA	11/15/23
REVIEWED BY	MWR	11/15/23

REVISION DESCRIPTION	DATE	REV BY	NO.



**LIMELIGHT
LDP / SDP**

**STORM
DETAILS**

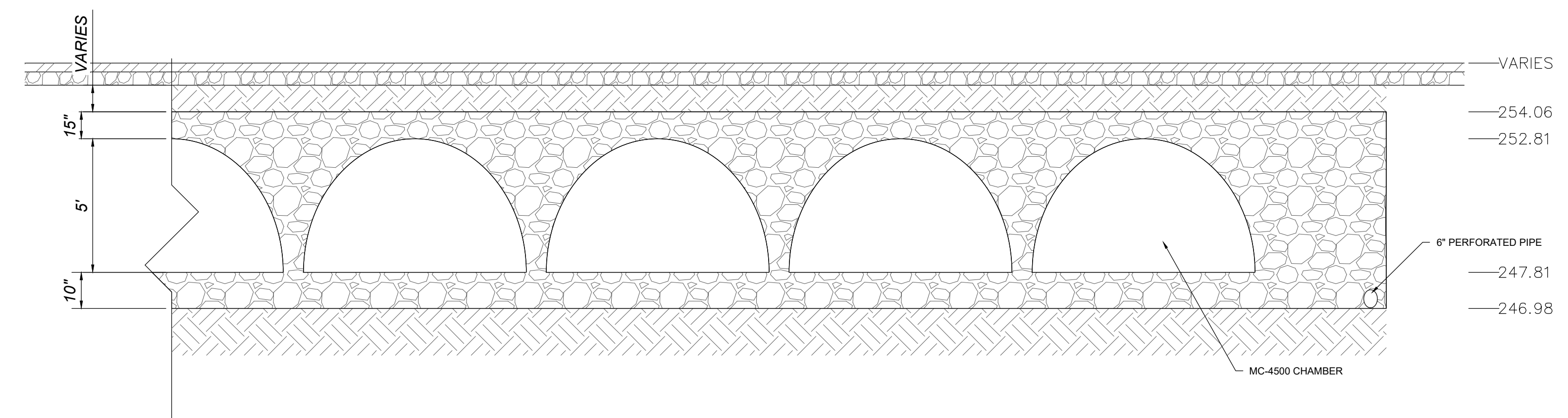
REID REALTY
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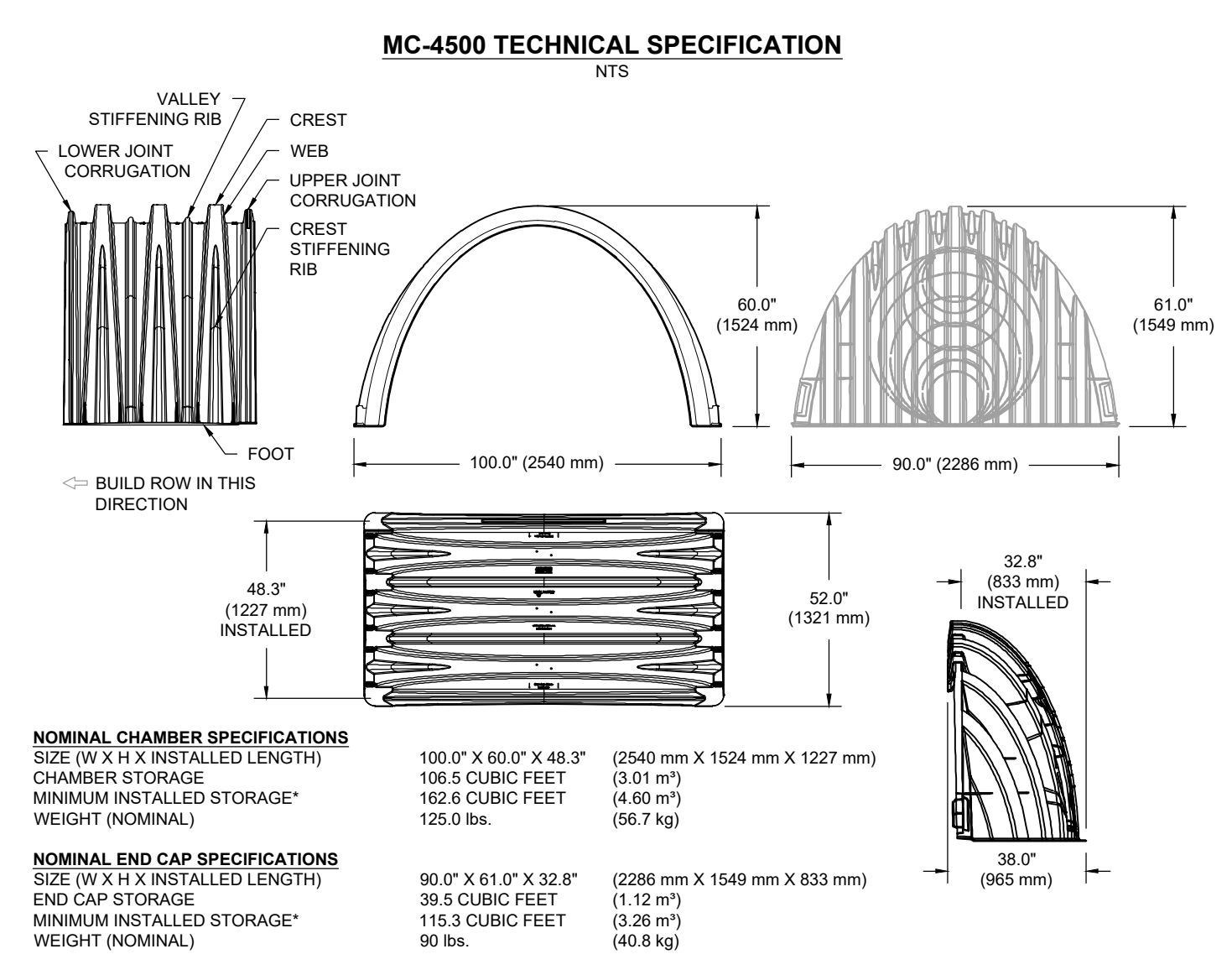


C523

Project# 202A



18e SECTION A-A MC-4500 DETENTION CHAMBERS
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 48.3"	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m ³)
MINIMUM INSTALLED STORAGE*	162.6 CUBIC FEET	(4.60 m ³)
WEIGHT (NOMINAL)	125.0 lbs.	(56.7 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m ³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m ³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

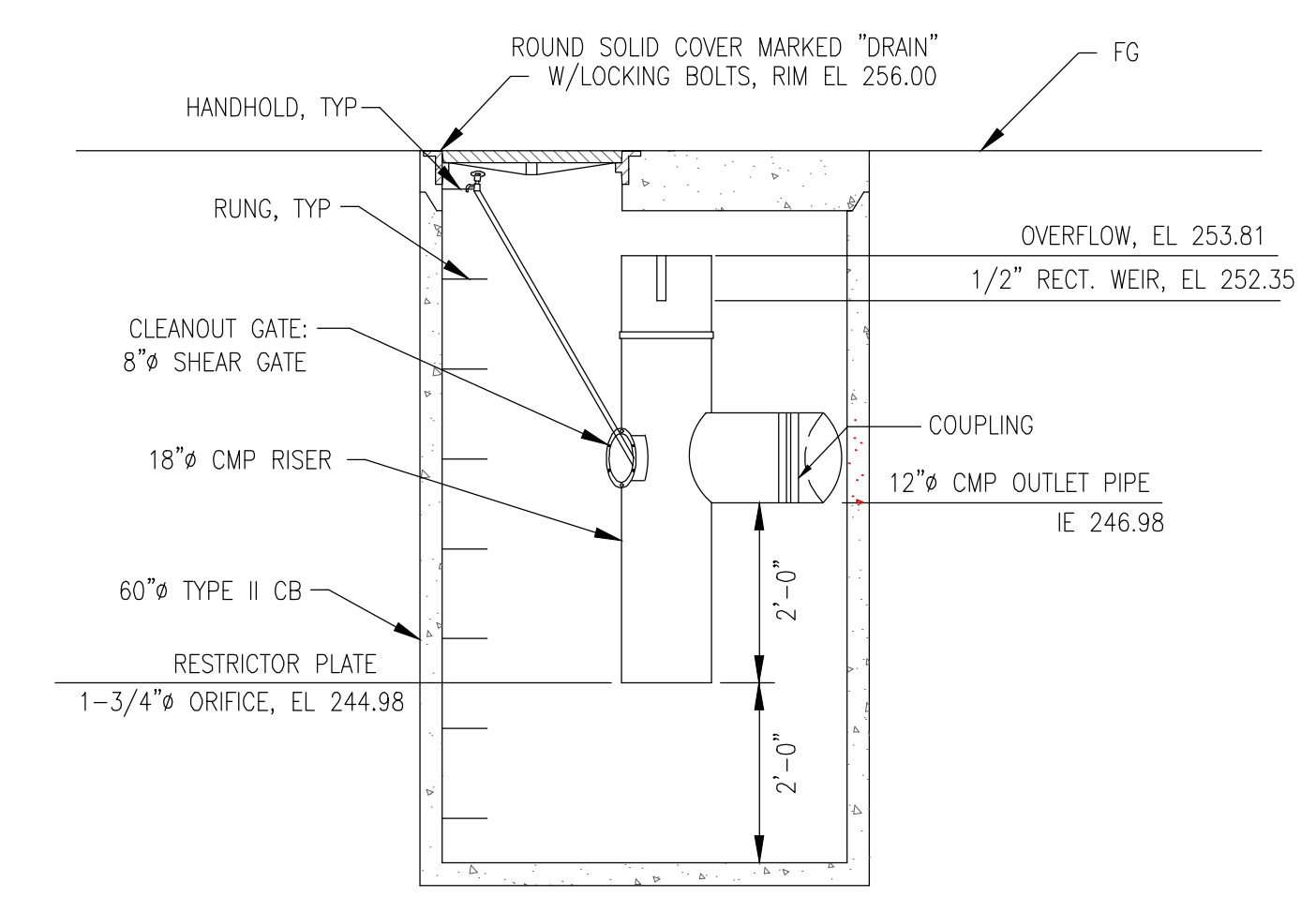
PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC4500IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC4500IEPP06B	---	---	0.86" (22 mm)
MC4500IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC4500IEPP08B	---	---	1.01" (26 mm)
MC4500IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC4500IEPP10B	---	---	1.33" (34 mm)
MC4500IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC4500IEPP12B	---	---	1.55" (39 mm)
MC4500IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC4500IEPP15B	---	---	1.70" (43 mm)
MC4500IEPP18T	---	29.36" (746 mm)	---
MC4500IEPP18TW	18" (450 mm)	---	---
MC4500IEPP18B	---	---	1.97" (50 mm)
MC4500IEPP18BW	---	---	---
MC4500IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC4500IEPP24TW	---	---	---
MC4500IEPP24B	---	---	2.26" (57 mm)
MC4500IEPP24BW	---	---	---
MC4500IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC4500IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC4500IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

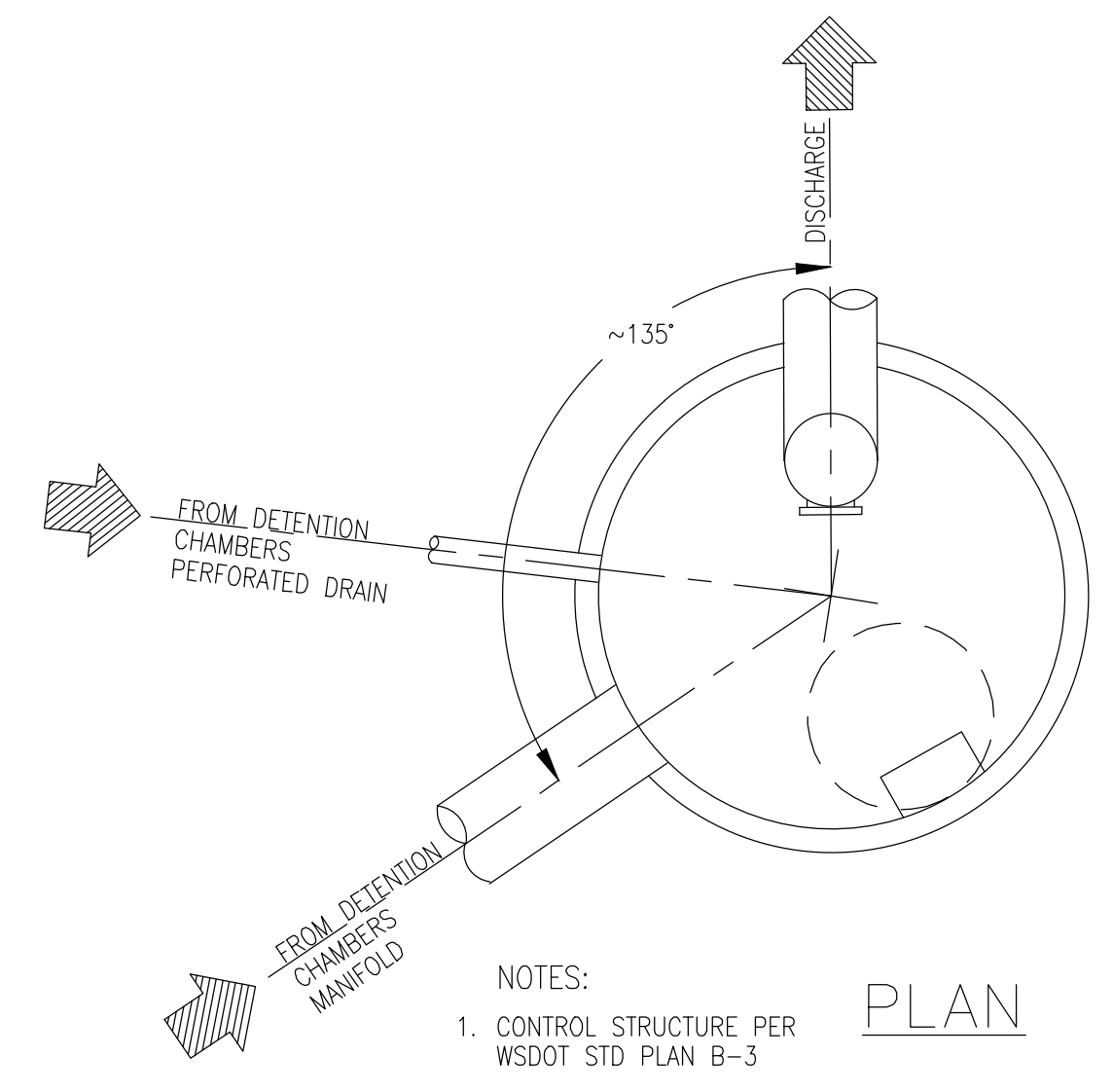
NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 16-48" (375-1200 mm) EGECENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

18d MC-4500 TECHNICAL SPECIFICATIONS
NTS



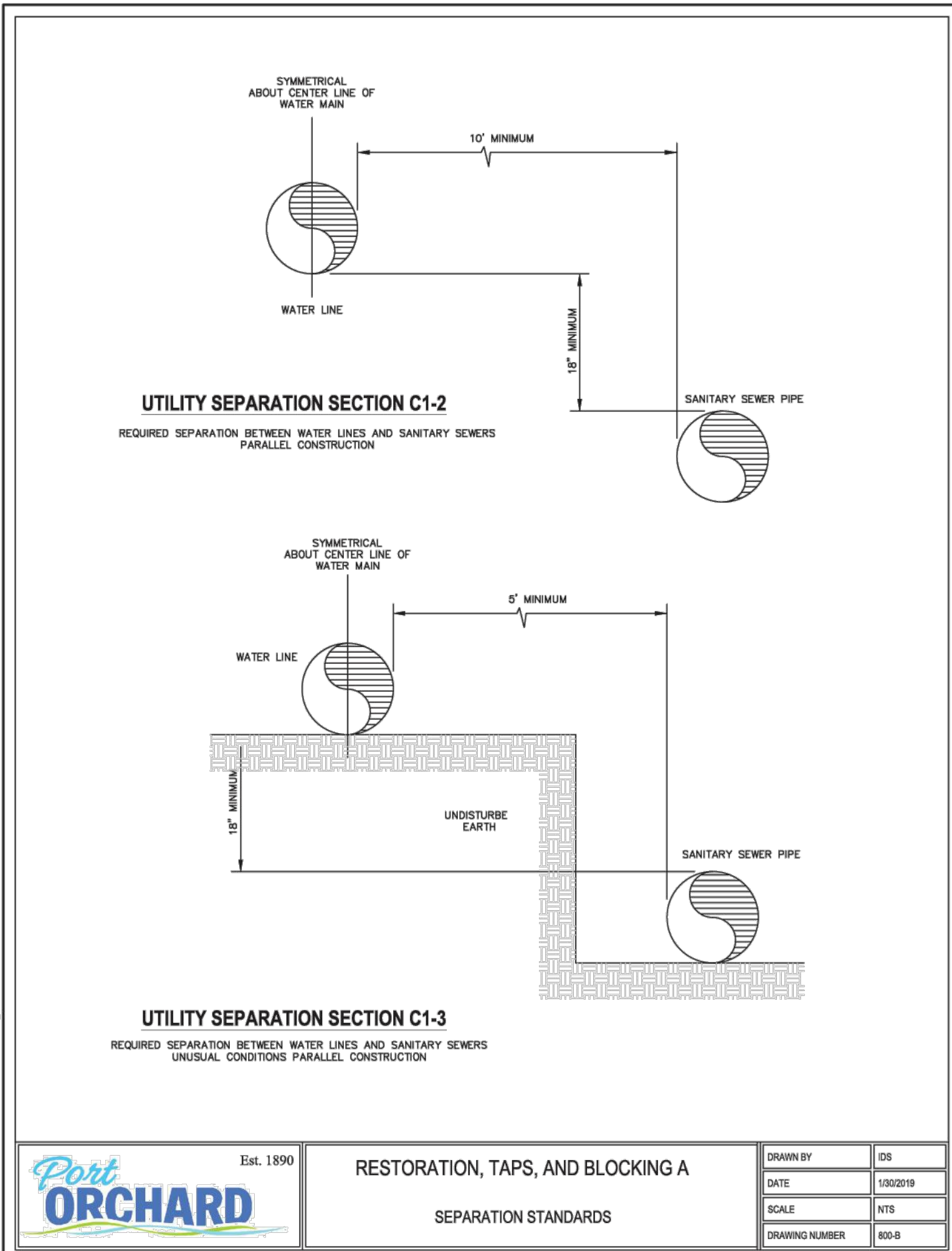
SECTION A-A



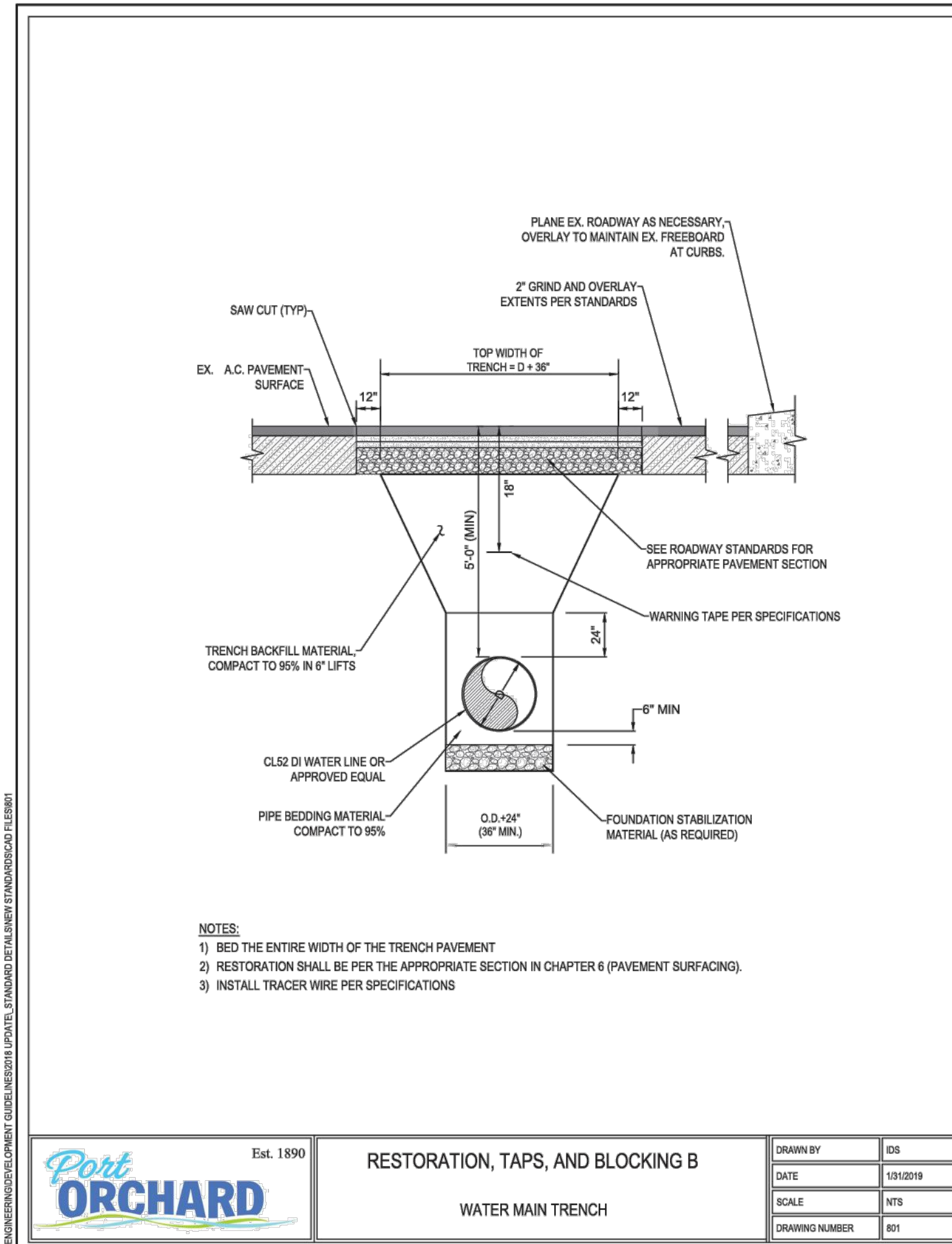
19 CB #9 - CONTROL STRUCTURE
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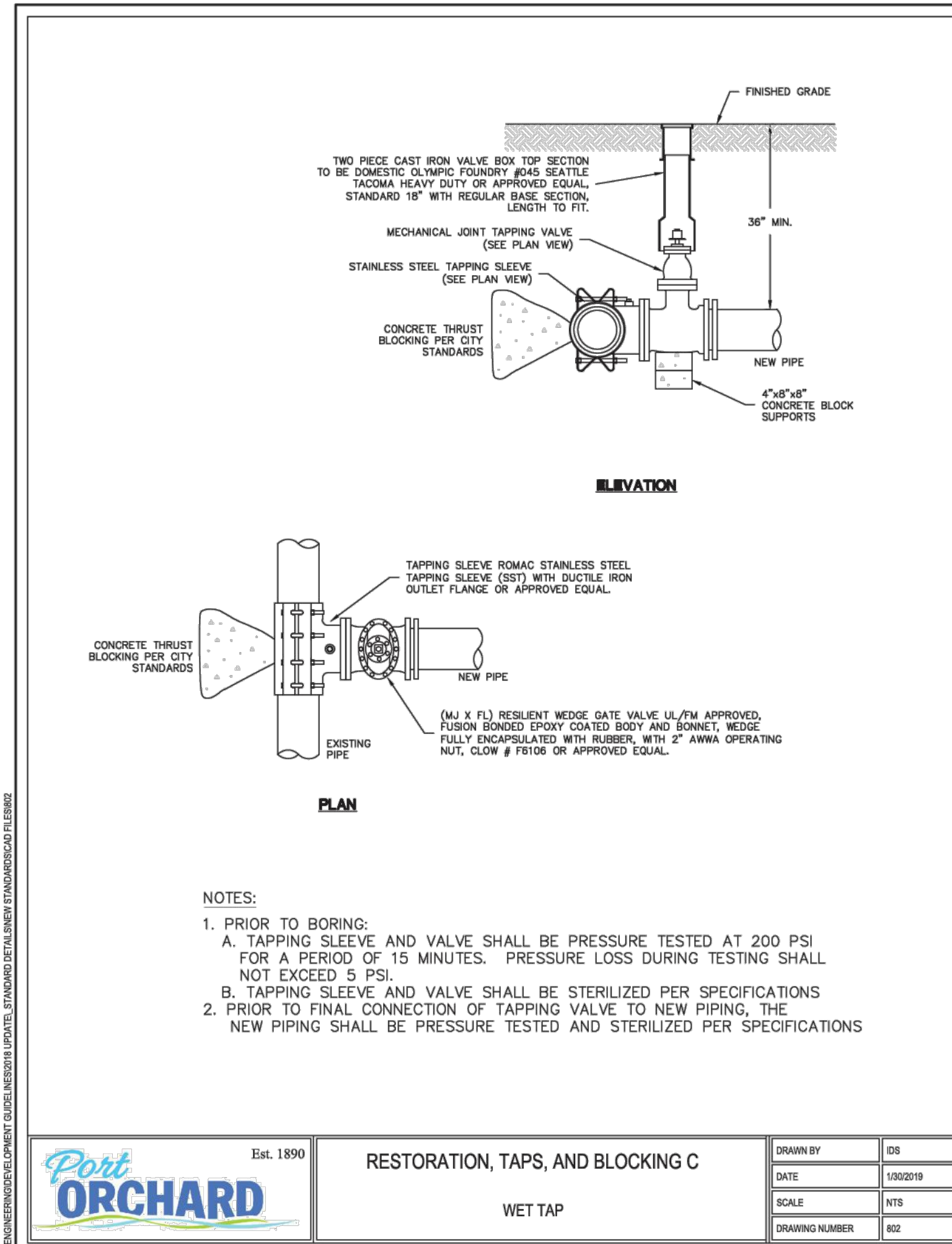
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20 SEPARATION STANDARDS
NTS



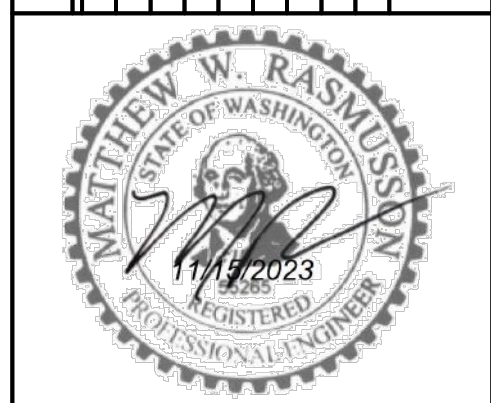
21 TRENCH STANDARDS
NTS



22 WET TAP
NTS

NOTES	NAME	DATE
SURVEY BY	KJB	7/9/22
DRAWN BY	JKA	11/15/23
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REV. NO.	DATE	REVISION DESCRIPTION



LIMELIGHT LDP / SDP

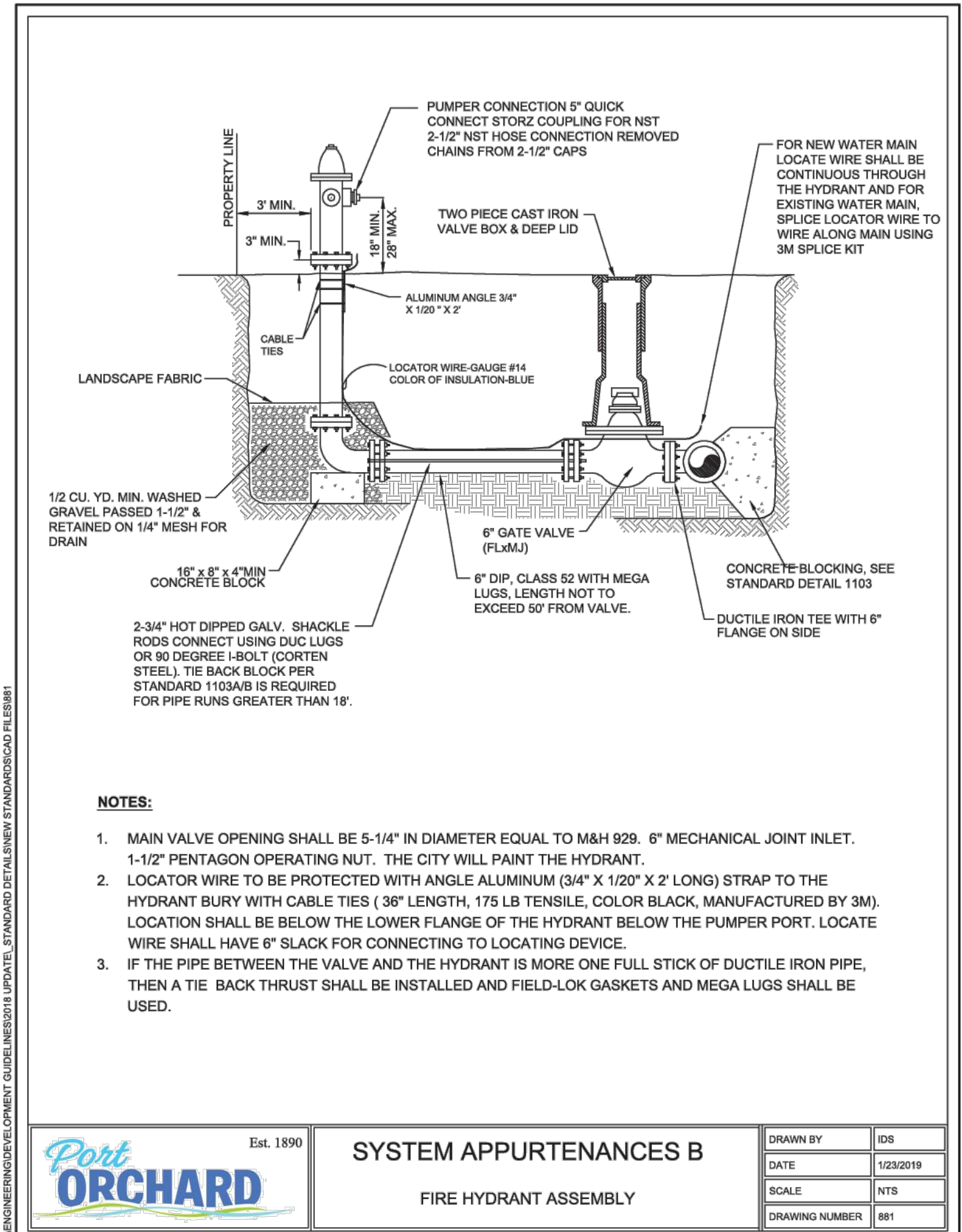
WATER DETAILS

REID REALTY
JERRY REID
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BELFAIR, WA 98528
(360) 377-0046

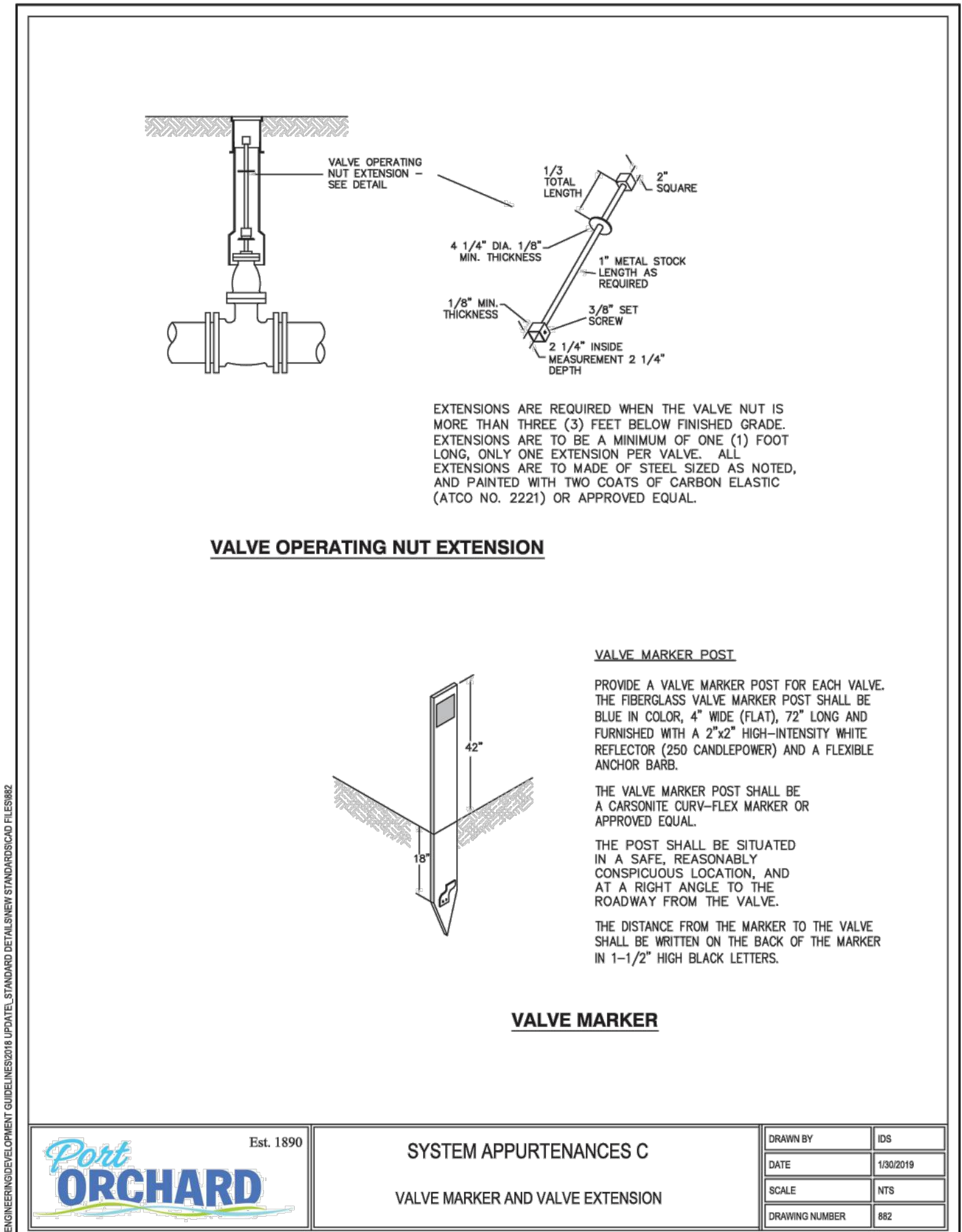
TEAM 4 ENGINEERING

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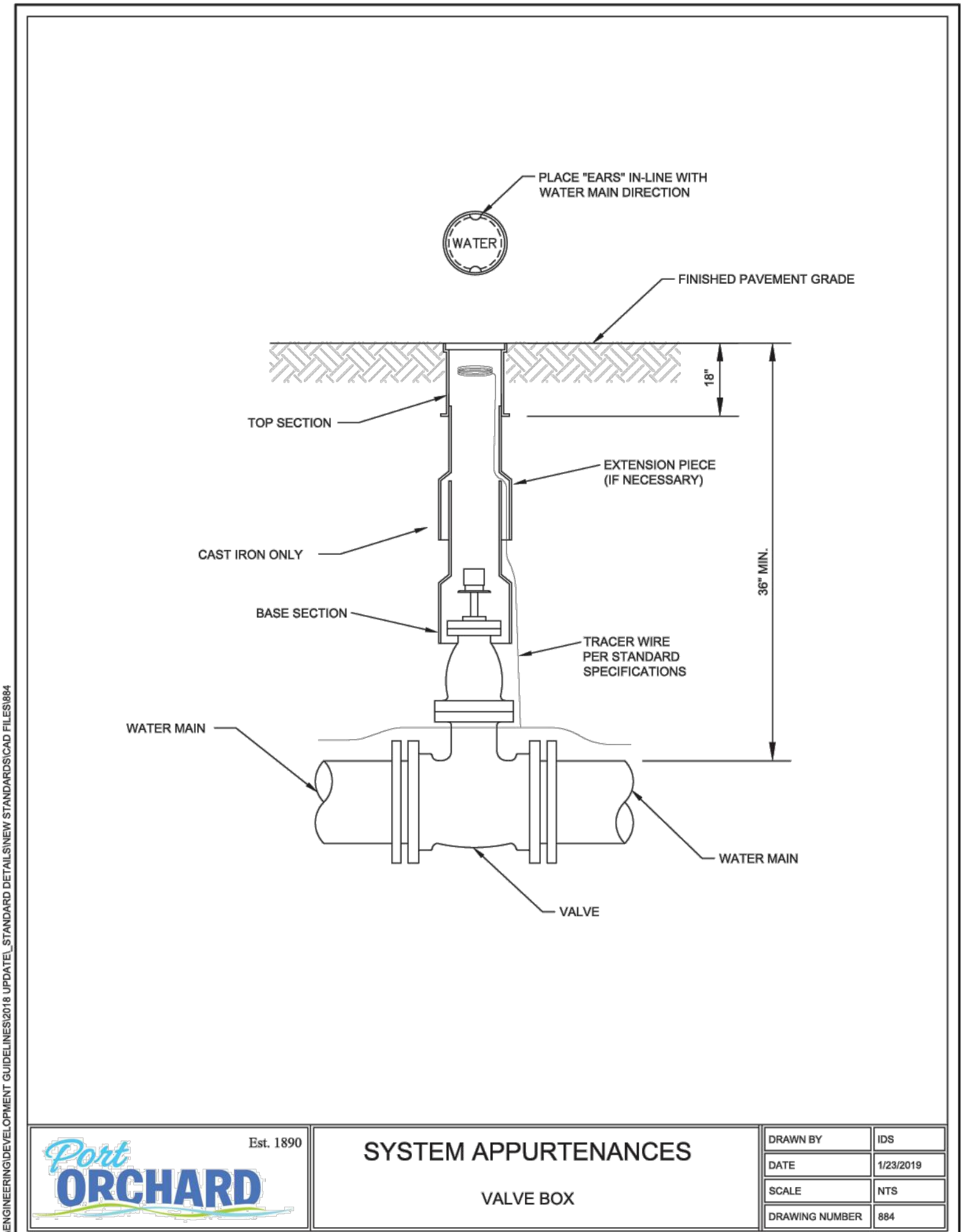
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26 FIRE HYDRANT ASSEMBLY NTS



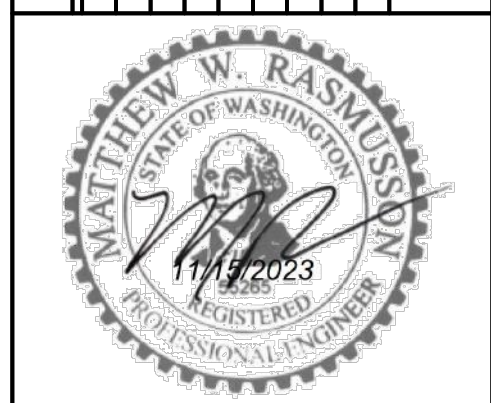
27 VALVE MARKER NTS



28 VALVE BOX NTS

NOTES	NAME	DATE
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LIMELIGHT LDP / SDP

WATER DETAILS

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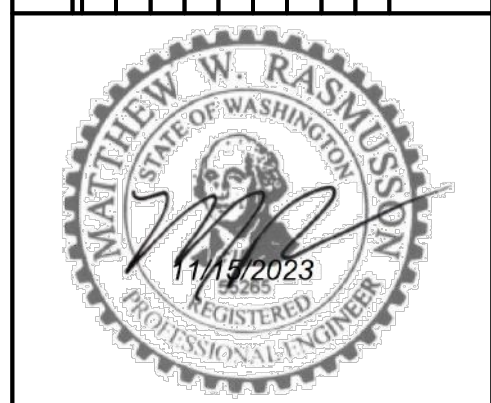
TEAM 4 ENGINEERING

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POULSBORO, WA. 98370
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**LIMELIGHT
LDP / SDP
SANITARY SEWER
DETAILS**

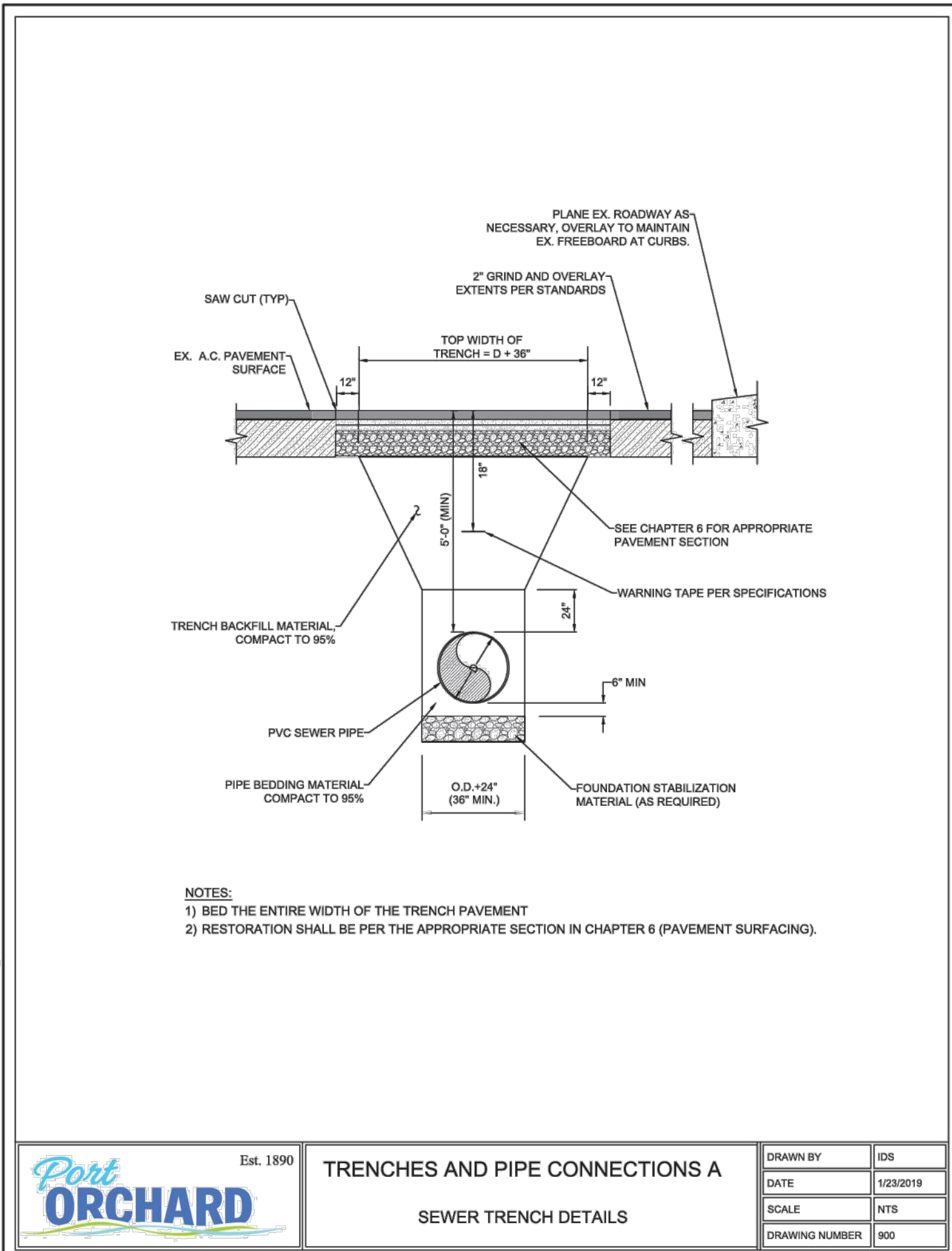
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JERRY REID
23867 NE SR 3
BELFAIR, WA 98528
(360) 377-0046

TEAM 4 ENGINEERING

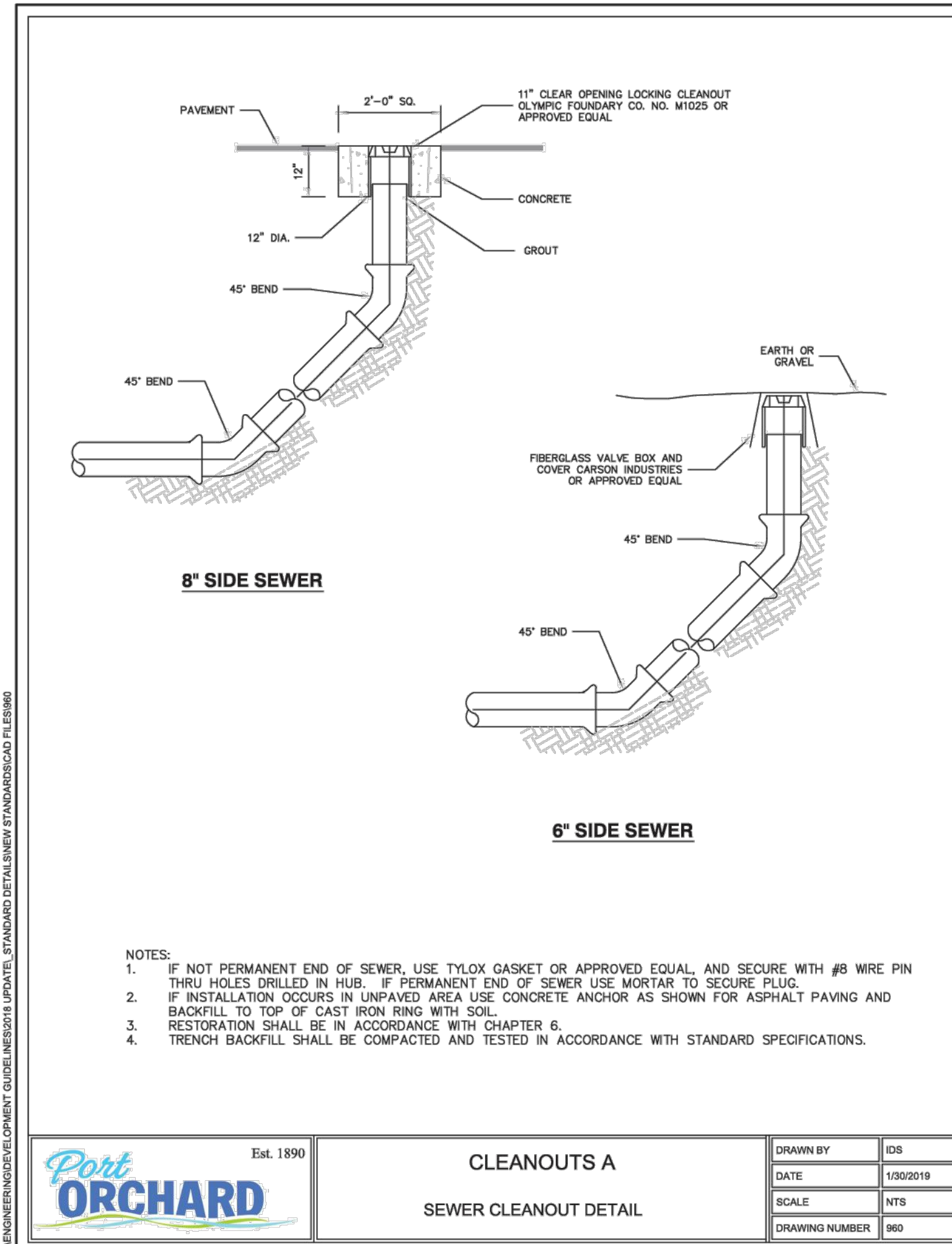
5819 NE MINDER RD
POULSBORO, WA. 98370
(360) 297-5860
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C540

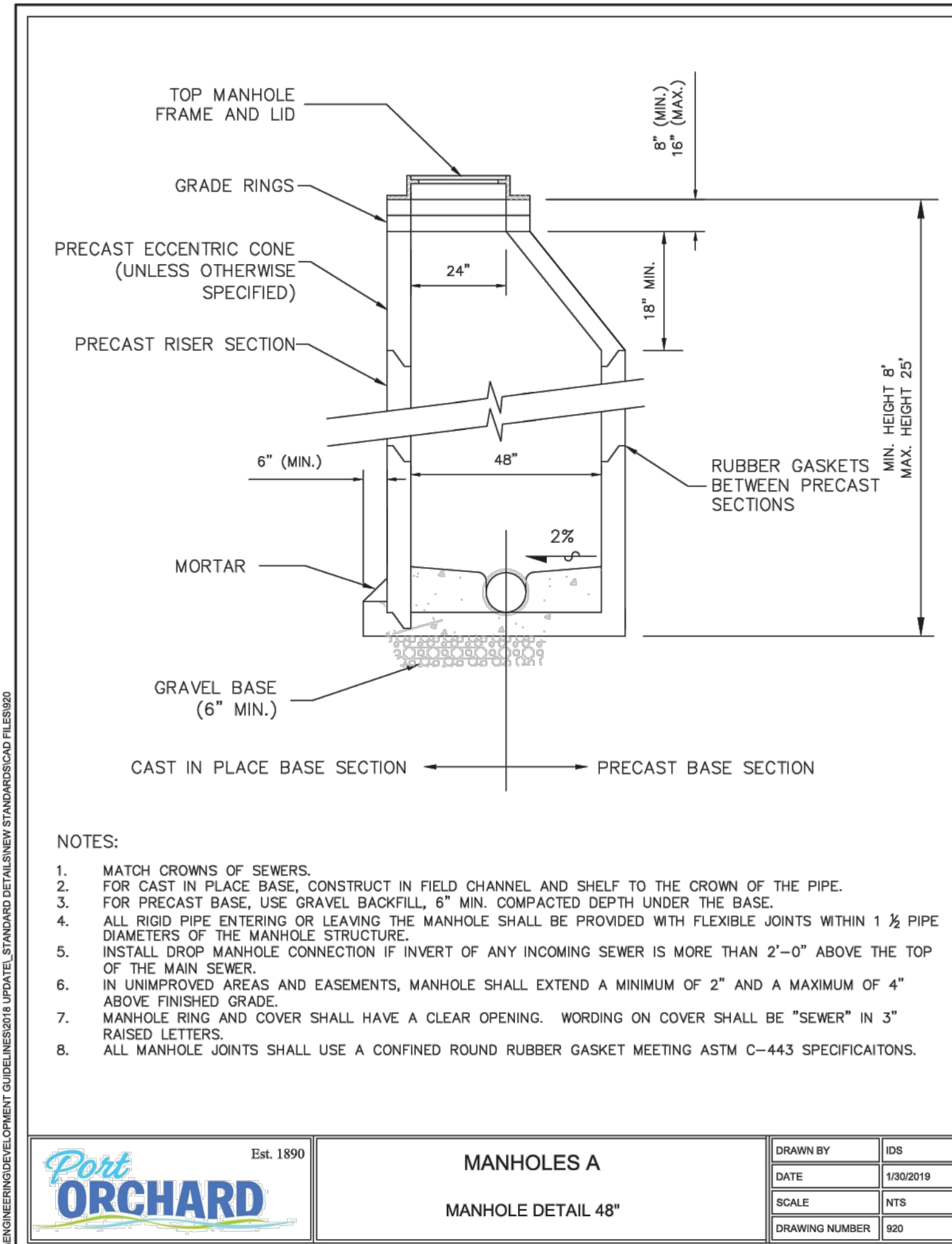
Project# 202A



29 TRENCH DETAIL
NTS



30 CLEANOUT
NTS



31 MANHOLE
NTS

Port ORCHARD Est. 1890

TRENCHES AND PIPE CONNECTIONS A

SEWER TRENCH DETAILS

DRAWN BY	IDS
DATE	1/30/2019
SCALE	NTS
DRAWING NUMBER	900

Port ORCHARD Est. 1890

CLEANOUTS A

SEWER CLEANOUT DETAIL

DRAWN BY	IDS
DATE	1/30/2019
SCALE	NTS
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Port ORCHARD Est. 1890

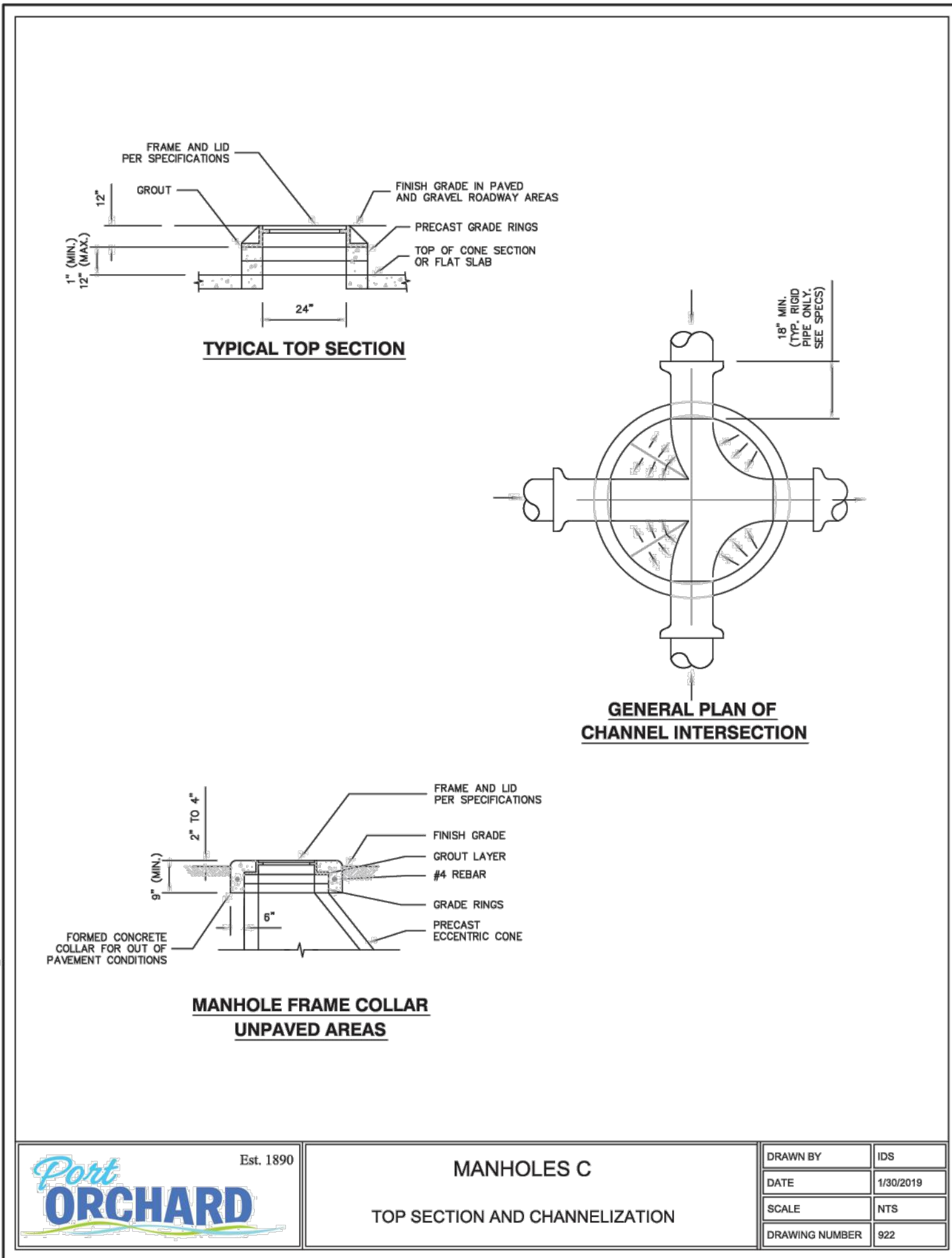
MANHOLES A

MANHOLE DETAIL 48"

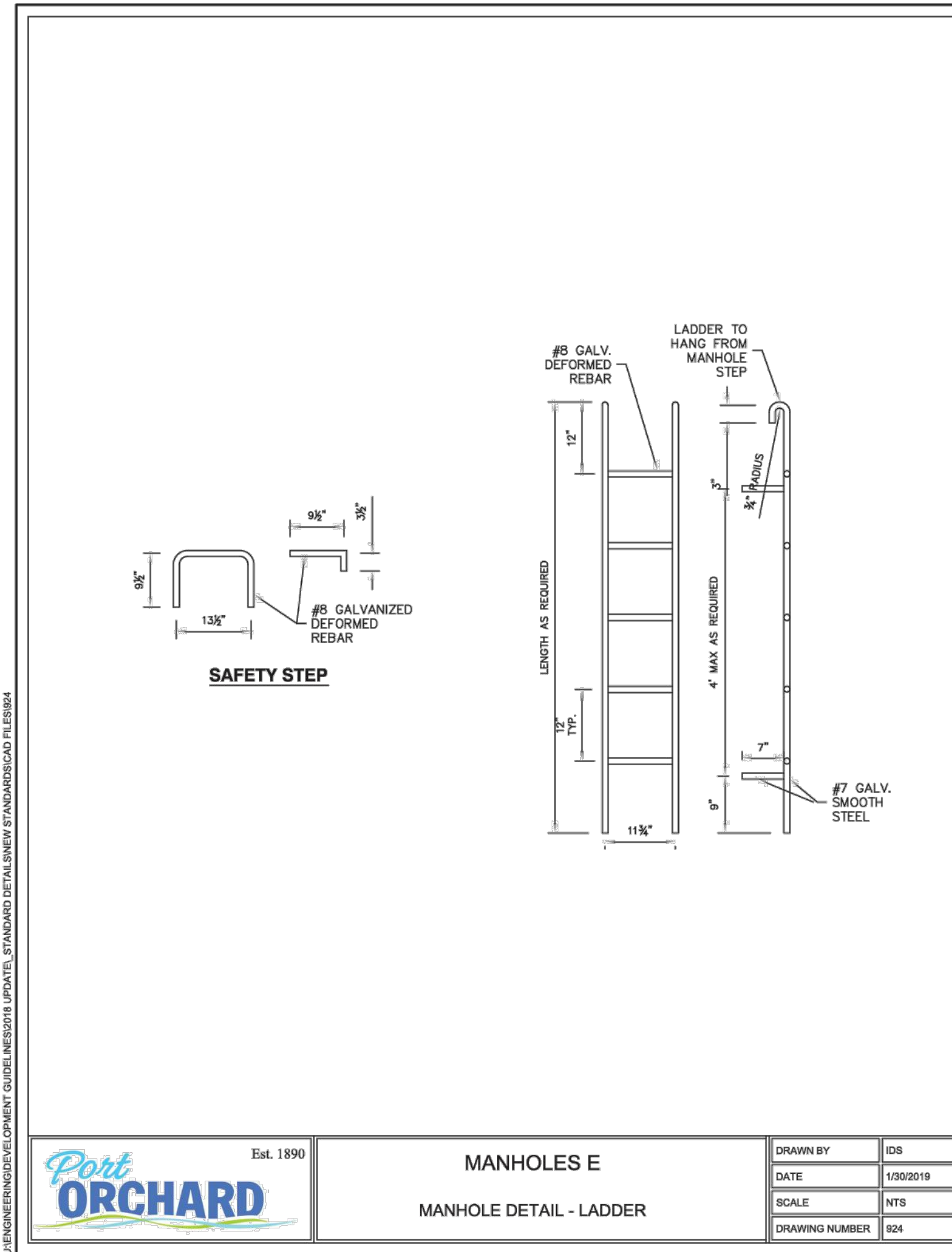
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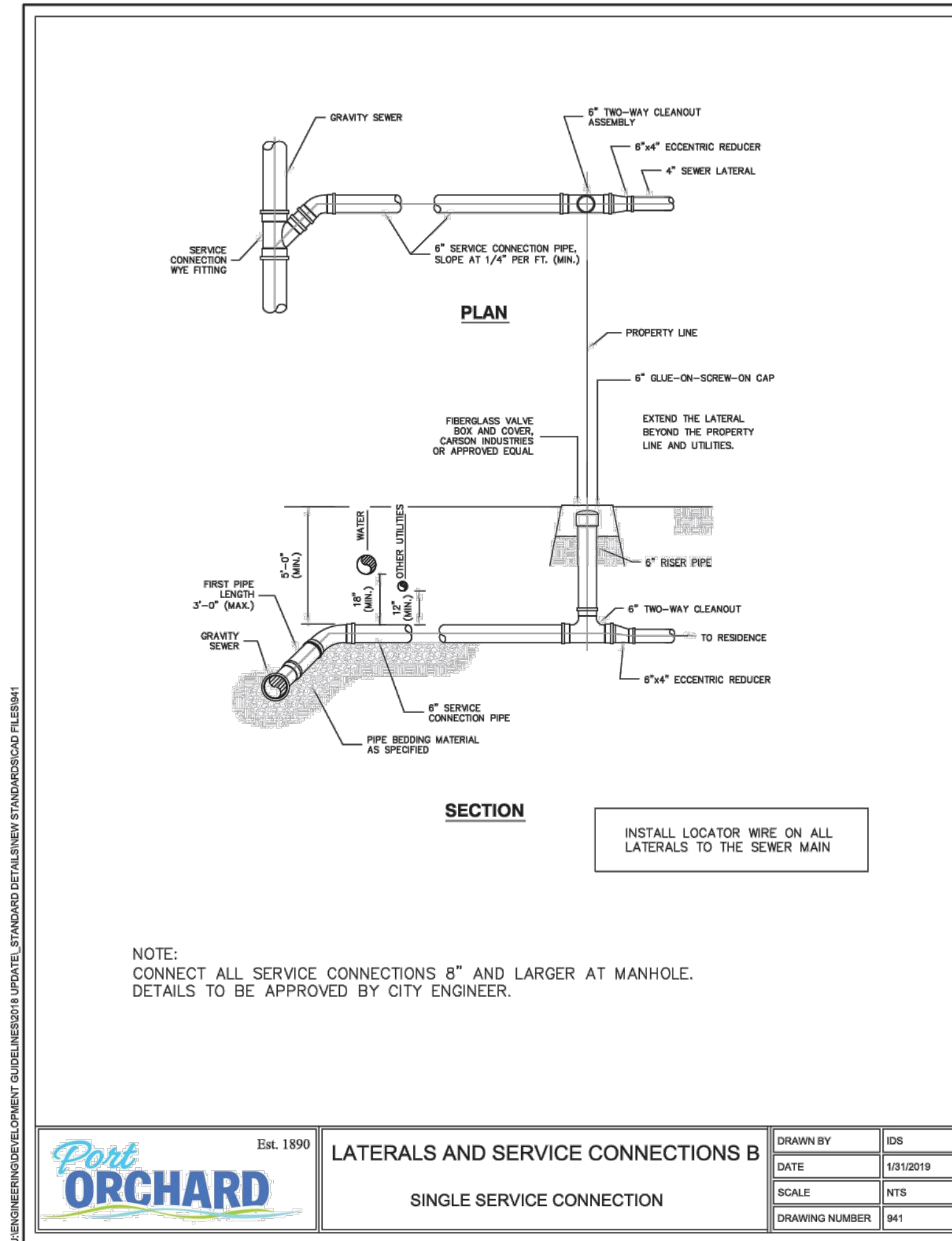
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32 MANHOLE CHANNELIZATION
NTS



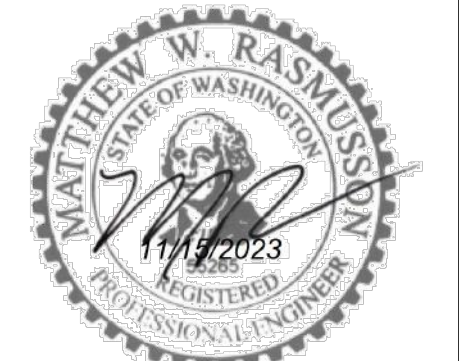
33 MANHOLE LADDER
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34 SINGLE SERVICE
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NOTES	NAME	DATE
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LIMELIGHT LDP / SDP

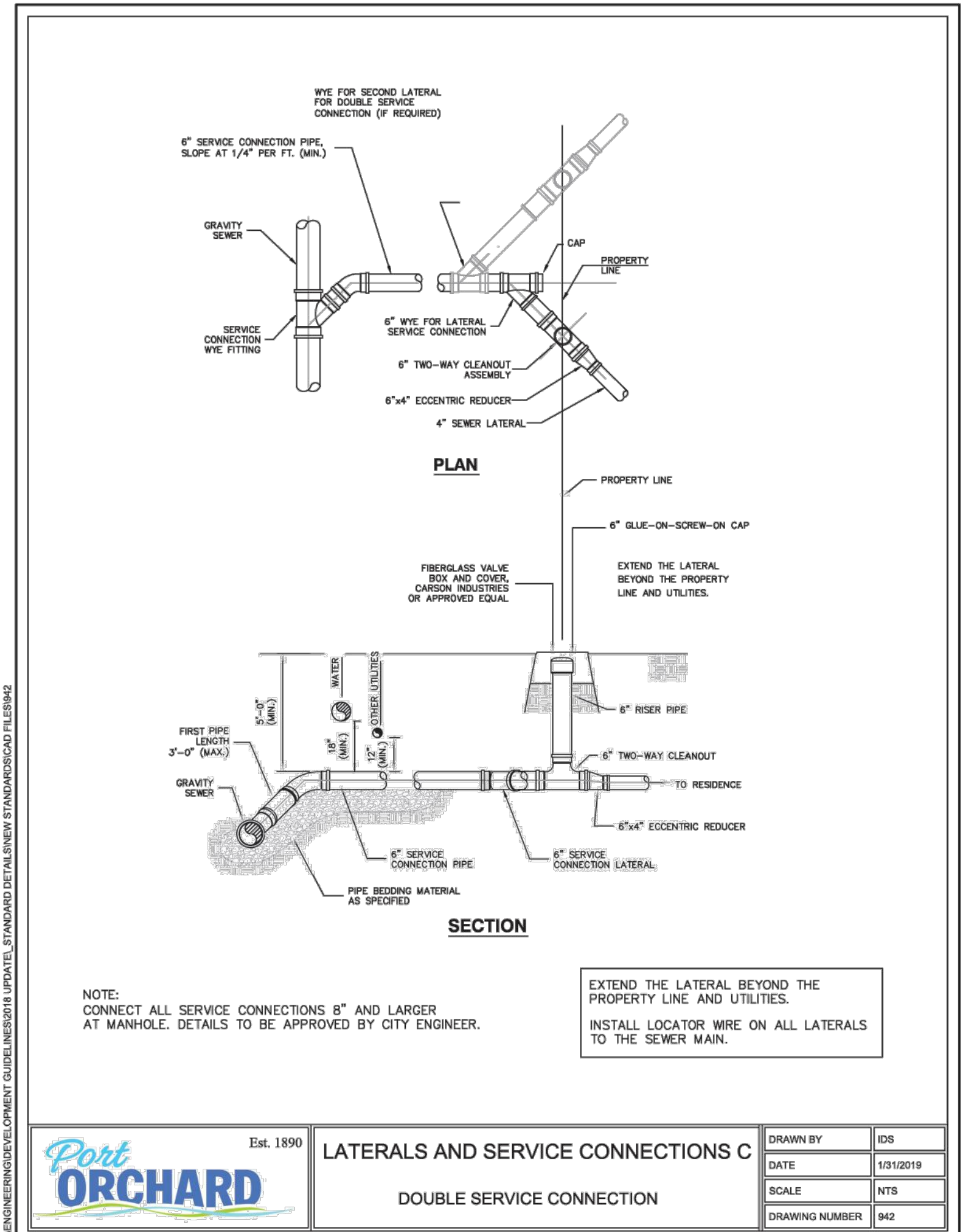
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REID REALTY
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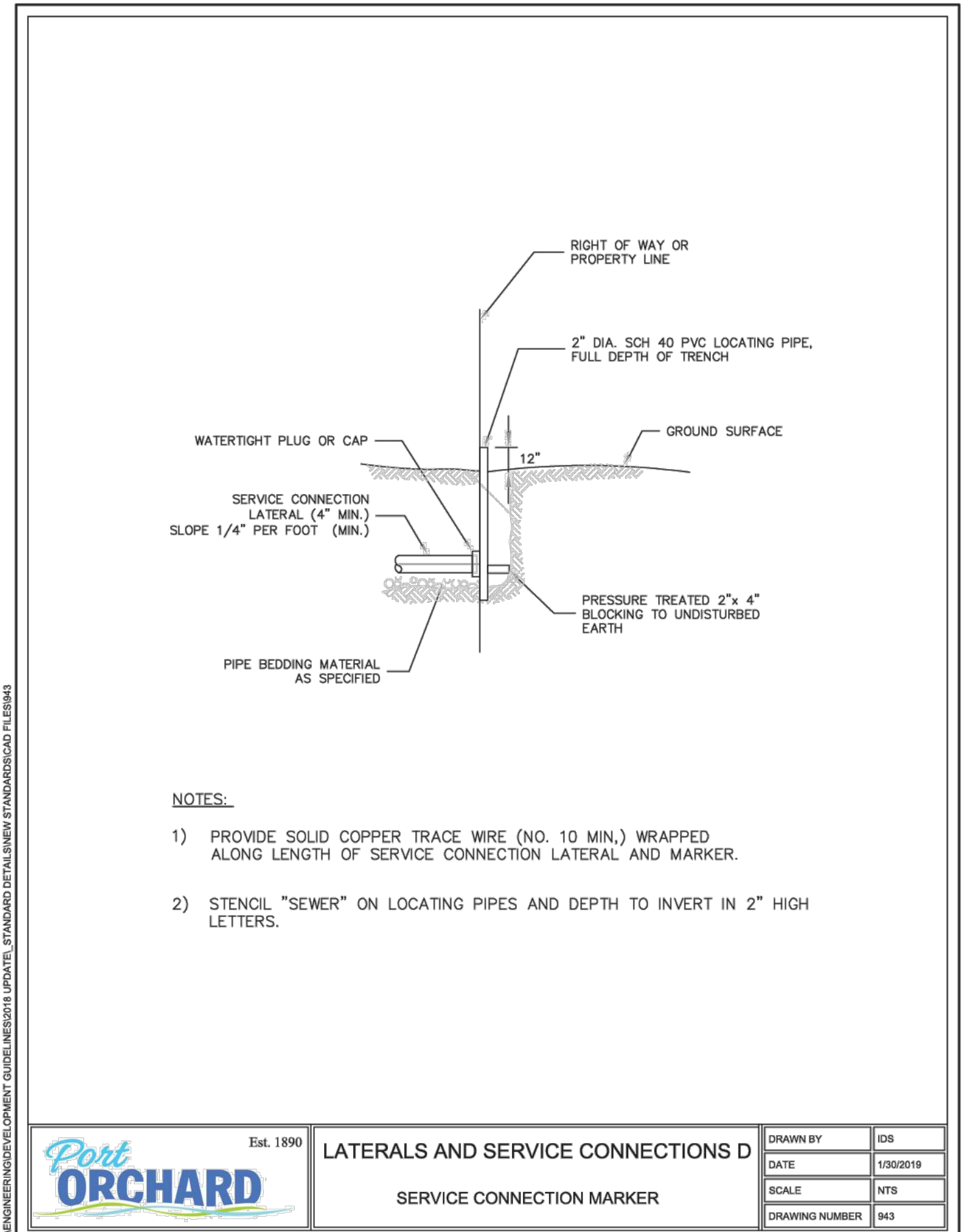
TEAM 4 ENGINEERING

5819 NE MINDER RD
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1/16/2023 7:17 AM T:\020A_FIREWEED\CAD\PRODUCTION_FILES\DWG\LDP\C540.DWG - T4_ESD.STB



35 DOUBLE SERVICE
NTS



36 CONNECTION MARKER
NTS

NOTES	NAME	DATE
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**LIMELIGHT
LDP / SDP
SANITARY SEWER
DETAILS**

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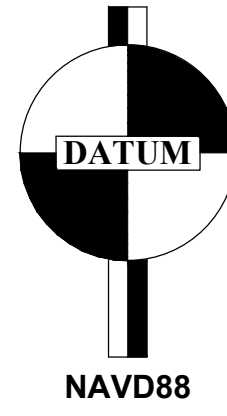
TEAM 4 ENGINEERING

5819 NE MINDER RD
POULSBORO, WA. 98370
(360) 297-5860
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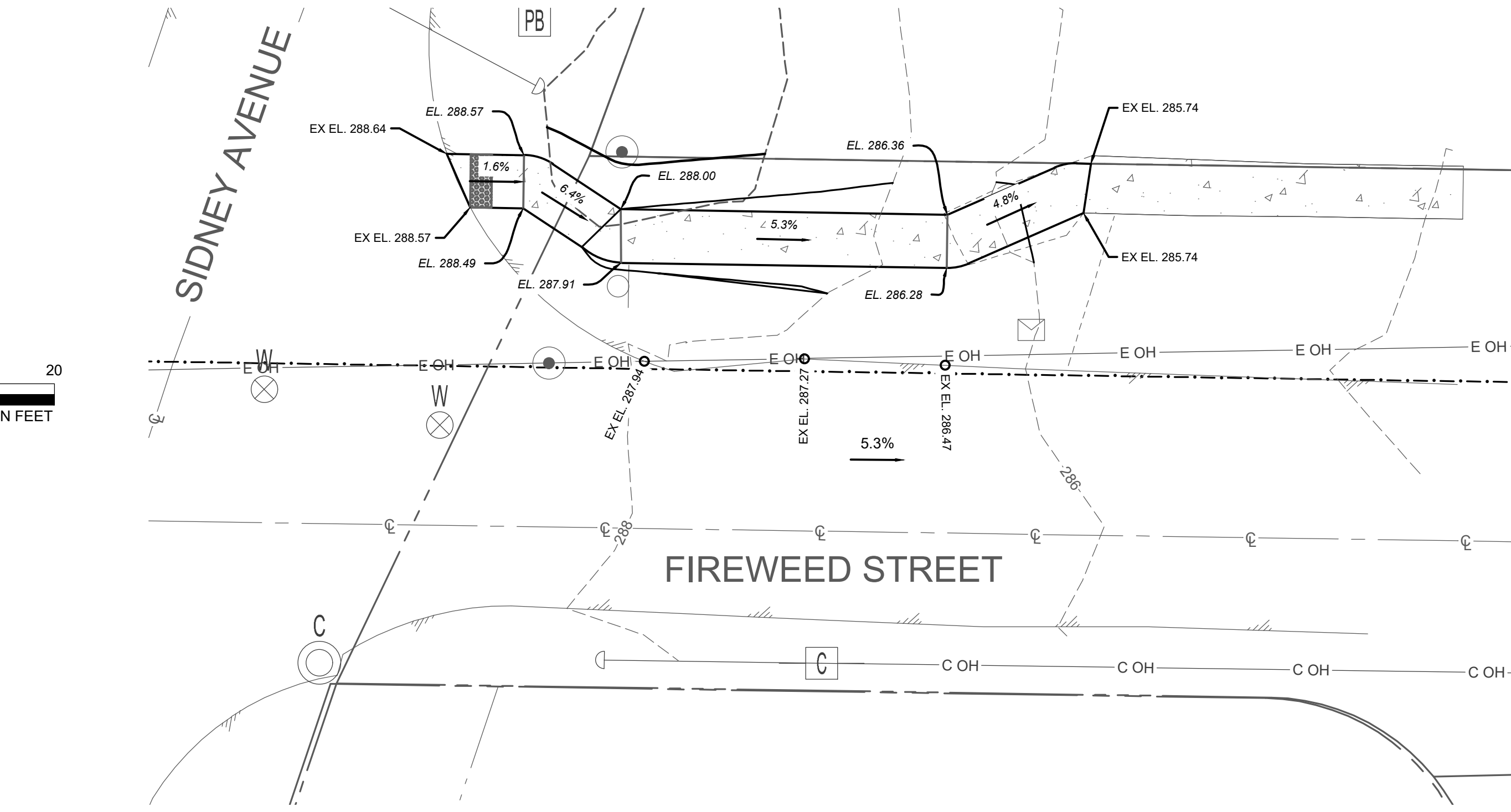
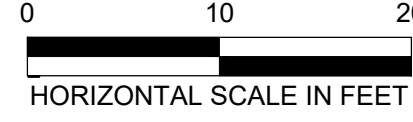
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Project# 202A

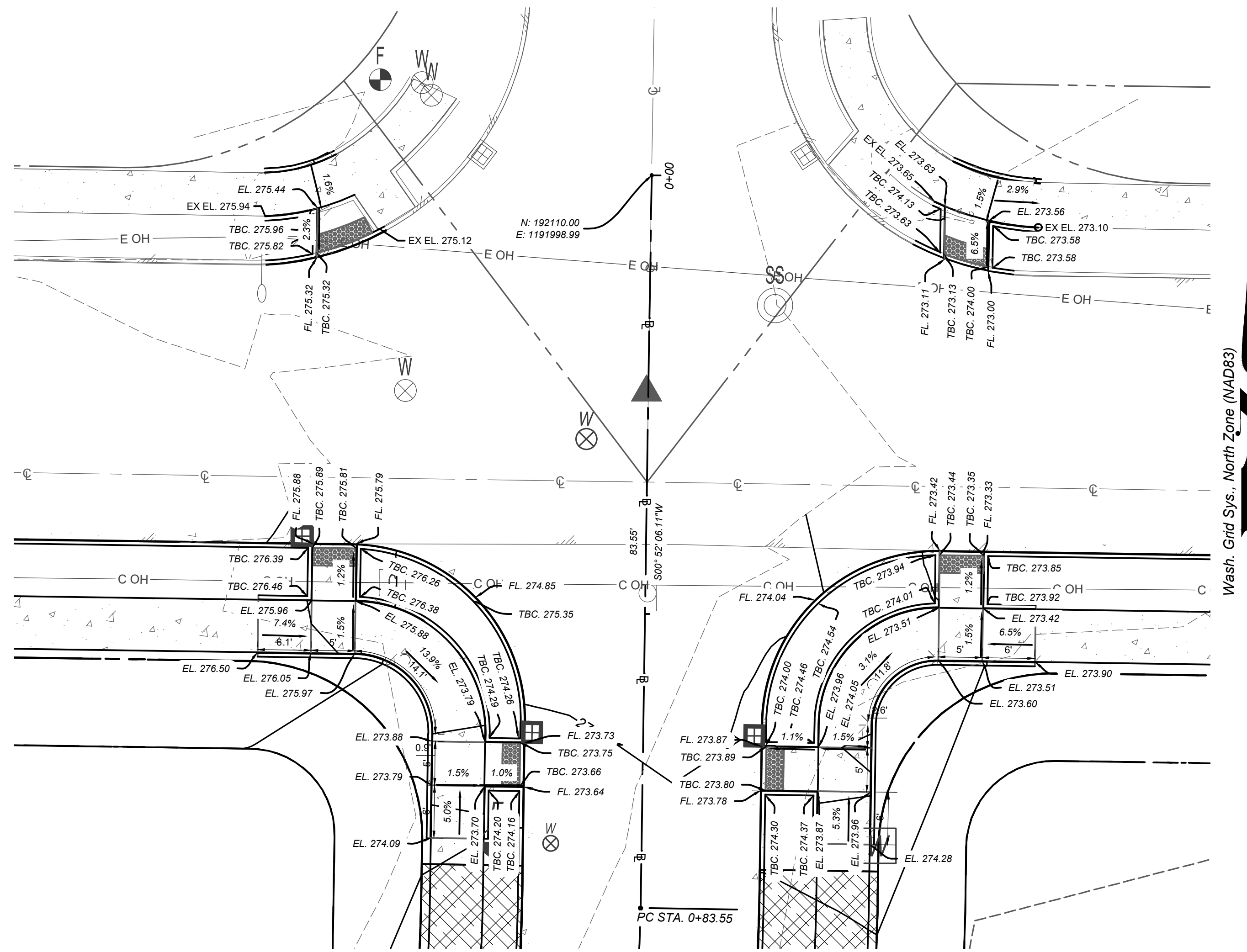
Wash. Grid Sys., North Zone (NAD83)



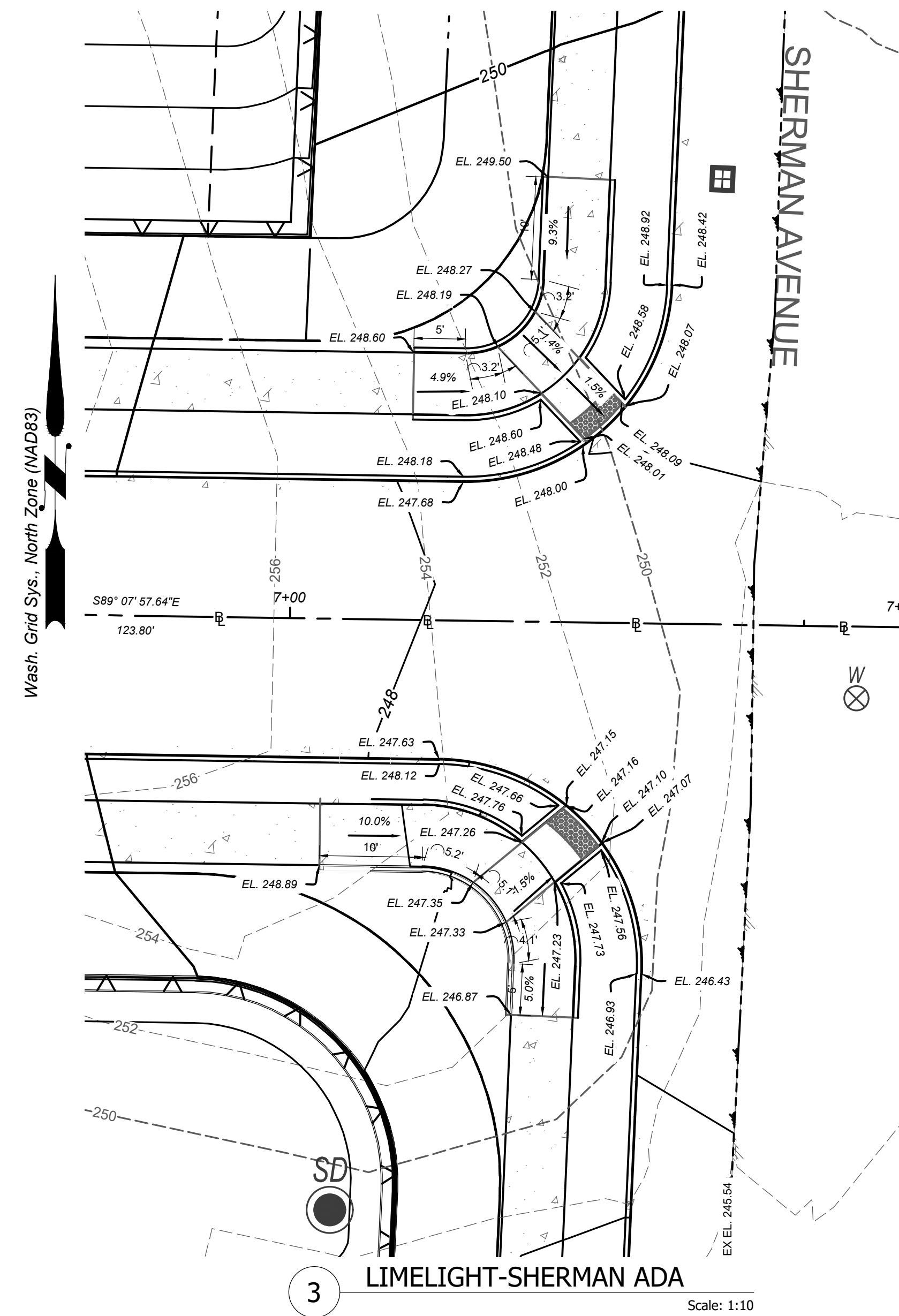
NAVD88



1 OFFSITE ADA
Scale: 1:10



2 LIMELIGHT-FIREWEED ADA
Scale: 1:10



3 LIMELIGHT-SHERMAN ADA
Scale: 1:10

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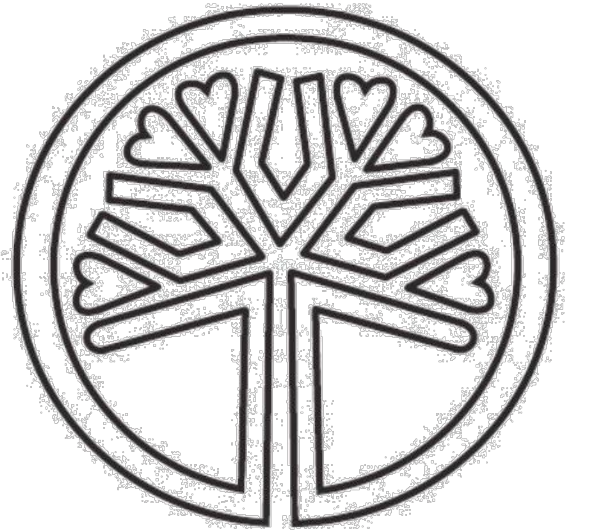


LIMELIGHT
LDP / SDP
ADA RAMP
PLAN
REID REALTY
JERRY REID
23861 NE SR 3
BELFAIR, WA 98528
(360) 377-0046

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5819 NE MINDER RD
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(360) 297-7951 (FAX)



C550
Project# 202A



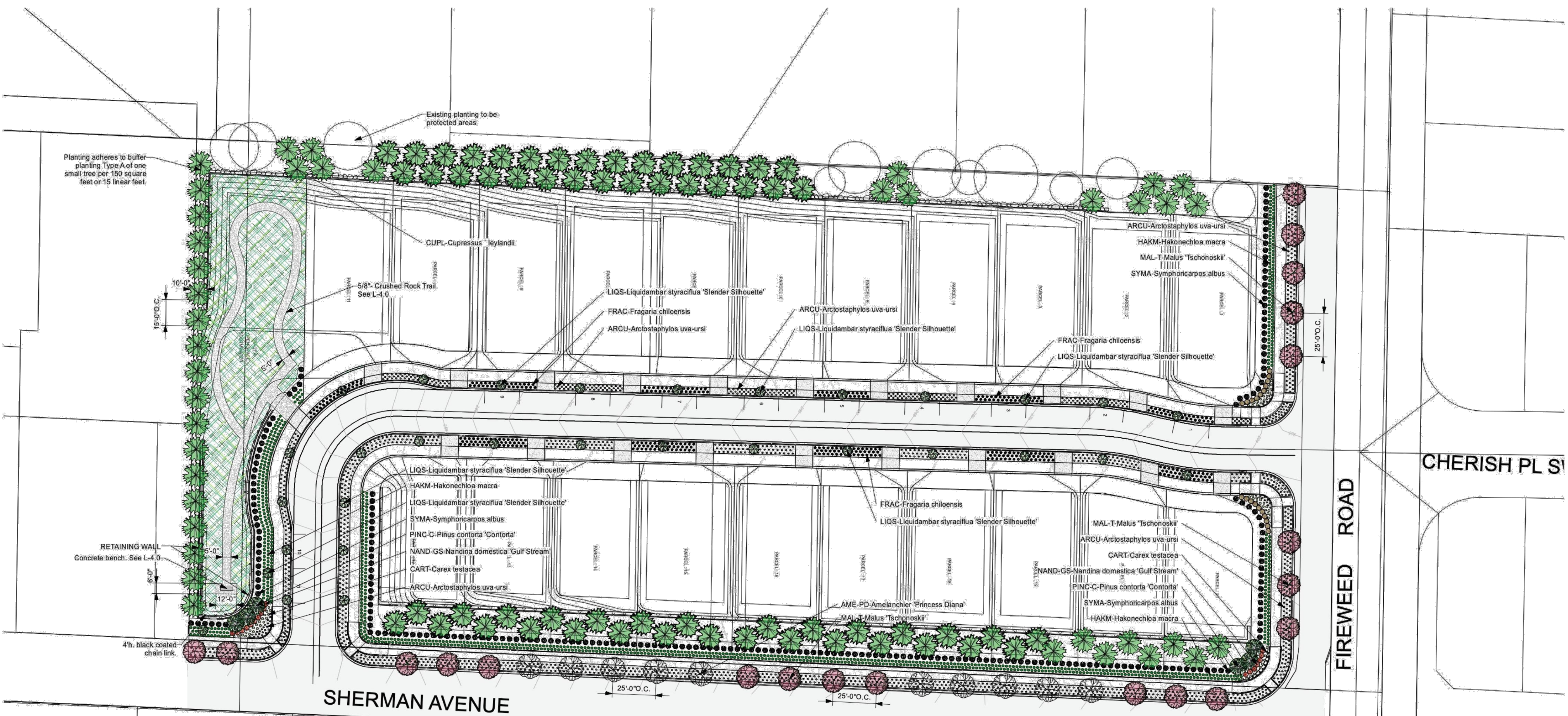
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

Emily Russell

Emily Russell
CERTIFICATE NO. 1272

Fireweed
Preliminary Plat

The City of Port Orchard, WA



Plant Legend: D: Decid, E: Evgrn, SE: Semi Evgrn, DT: Drought Tol, DR: Deer Resist, N: Native

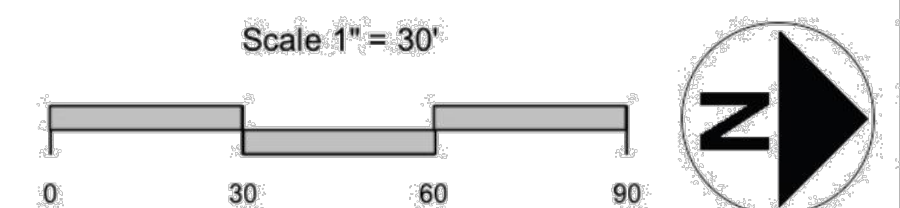
ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
AME-PD	10	Amelanchier 'Princess Diana'	Princess Diana Serviceberry	1.5' C	D, DT, N, DR, small street tree, white flowers
ARCU	1832	Arcostaphylos uva-ursi	Kinnikinnick	4"	E, GC, white and pink flower, year round interest
CART	85	Carex testacea	Orange New Zealand Sedge	1' G	SE, DT, low ornamental grass, bronze color
CUPL	99	Cupressus 'Icelandii'	Iceland Cypress	6' H	E, conifer for screening, no flowers or blooms
FRAC	402	Fragaria chiloensis	Beach Strawberry	4" Pot	SE, GC, DT, N, low shrub, white flowers, green foliage
HAKM	971	Hakonechloa macra	Japanese Forest Grass	1' G	PER, DT, yellow variegated ornamental grass
LIQS	31	Liquidambar styraciflua 'Slender Silhouette'	'Slender Silhouette' Sweetgum	1.5' C	D, DT, upright street tree, fall color, narrow, columnar
MAL-T	20	Malus 'Tschonoskii'	Flowering Crabapple	1.5' C	D, DT, narrow tree to 30', white fruit, white apricot flowers
NAND-GS	37	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	1' G	E, DT, DR, dwarf habit, year round interest
PINC-C	6	Pinus contorta 'Contorta'	Shore Pine	6' H	E, N, DT, DR, native conifer
SYMA	239	Symphoricarpos albus	Snowberry	1' G	D, N, DT, upright shrub, white berries

Tree Note: Street tree spacing is per code.

GROUND COVER: Microclover Seed (Pelleted)
https://www.americanmeadows.com/grass-and-groundcover-seeds/clover-seeds/microclover-seed-pelleted
Acreage
1 Acre = 43,000 sq. ft.
1/2 Acre = 21,500 sq. ft.
1/4 Acre = 10,750 sq. ft.
1/10 Acre = 4,300 sq. ft.
Tips For Larger Plantings: If you have a large site, from 1/2 acre to several acres, your planting rate may be affected by land conditions. If you have heavy weeds on the site now, some erosion, generally poor soil, or other land problems, additional seed is usually the most economical solution, since installation of a large planting usually costs more than the seed itself. If your site does have these problems and you want full coverage, use 1 pound per 1000 sq. ft.

Irrigation Note:
All trees/street trees will use tree bags for irrigation.
Soak planting beds will be covered by soaker hoses- centrally locate 1-2 meters
Ground cover areas would not be irrigated- this means dry/dormant in summer- likely will need to be reseeded in fall

- (2) Tree Standards and Guidelines.
- (a) Tree heights may be called for within this chapter or elsewhere within this title:
 - (i) Large Tree. Capable of growing 35 feet high or greater under normal growing conditions.
 - (ii) Medium Tree. Capable of growing over 15 feet high and less than 35 feet high under normal growing conditions.
 - (iii) Small Tree. Capable of growing up to 15 feet high under normal growing conditions.
 - (b) Unless otherwise noted herein, required trees shall meet the following standards at the time of planting:
 - (i) Required deciduous trees shall be fully branched, have a dominant leader branch, have a minimum caliper of one and one-half inches (as measured six inches above the root ball), and a minimum height of six feet at the time of planting as measured from the top of the leader branch to the top of the root ball.
 - (ii) Required evergreen trees shall be fully branched and a minimum of six feet in height, measured from the treetop to the ground, at the time of planting.
 - (iii) Required trees of any species within parking areas shall be a minimum caliper of one-and-one-half inches (as measured 24 inches above the root ball) and a minimum height of 10 feet at the time of planting.
- Open Space Adhering to Type A Landscaping, ±353LF of buffer along opens space = 23 small trees provided.
- (1) Type A Landscaping.
(a) Type A landscaping shall function as a full screen and visual barrier. This landscaping is typically found between residential and nonresidential areas and used to screen unwanted views.
(b) Type A landscaping shall minimally consist of:
(i) Trees. Predominately evergreen (more than 50 percent) at the following rates on landscape strips:
(A) One large tree per 300 square feet or 30 linear feet.
(B) One medium tree per 220 square feet or 22 linear feet.
(C) One small tree per 150 square feet or 15 linear feet.
At least 70 percent of the trees shall be large.
(ii) Shrubs. Predominately evergreen provided at a rate of one shrub per four linear feet of landscaped strip and spaced no more than eight feet on center.
(iii) Plant Diversity. Trees and shrubs must comply with POMC 20.128.050(5).
(iv) Ground Cover. Planted at a density to cover the landscape buffer per POMC 20.128.070 within three years.
(v) The selected plant materials and configuration will be able to screen 70 percent of the unwanted views within five years of planting and fully screen the unwanted view within six years. This requirement will account for the size of materials planted and their typical growth rate.
- Street Trees Adhering to Type C Landscaping, ±920LF of frontage = 30 Street trees provided
- (a) Type C landscaping is a "see-through screen" that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontages or between multifamily developments.
(b) Type C landscaping shall minimally consist of:
(i) Trees. At least 70 percent deciduous trees at the following rates on landscape strips:
(A) One large tree per 300 square feet or 30 linear feet.
(B) One medium tree per 220 square feet or 22 linear feet.
(C) One small tree per 150 square feet or 15 linear feet.



Project Manager:	ELR	Date:	March 23, 2023.
Drawn By:	KDC	Scale:	As Indicated
Reviewed By:	ELR	Sheet Title:	Preliminary Landscape Plan
Project ID:	FIREWEED	Sheet Number:	L-1.0
Sequence:	1 of 4.		

Port Orchard Municipal Code:

**Title 20 UNIFIED DEVELOPMENT CODE
Chapter 20.128 LANDSCAPING***

20.128.040 Integration with LID stormwater management facilities.

The required landscape design requirements in this chapter may be integrated with low impact development (LID) stormwater management facilities and best management practices (BMPs) unless site and soil conditions make LID infeasible, subject to the approval of the director and public works department. LID facilities shall not compromise the purpose or intent of required landscaping and landscaping shall not result in the disruption of the LID facilities' functions. LID facilities shall be designed and constructed in accordance and the LID Technical Guidance Manual for Puget Sound (current edition). (Ord. 011-19 § 5 (Exh. 2)).

20.128.050 Plant material and installation standards.

(1) Native Plant Species.

New landscaping materials shall include species native to the region or hardy, waterwise, and noninvasive species appropriate in the climatic conditions of the region (decorative annuals are an exception). Generally acceptable plant materials must be those identified as hardy in Zone 8b as described in United States Department of Agriculture's Plant Hardiness Zone Map. The selection of plant species should include consideration of soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, compatibility with existing native vegetation preserved on the site, water conservation where needed, and the impact of landscaping on visibility of the site for purposes of public safety and surveillance.

(2) Tree Standards and Guidelines.

(a) Tree heights may be called for within this chapter or elsewhere within this title:

(i) Large Tree. Capable of growing 35 feet high or greater under normal growing conditions.

(ii) Medium Tree. Capable of growing over 15 feet high and less than 35 feet high under normal growing conditions.

(iii) Small Tree. Capable of growing up to 15 feet high under normal growing conditions.

(b) Unless otherwise noted herein, required trees shall meet the following standards at the time of planting:

(i) Required deciduous trees shall be fully branched, have a dominant leader branch, have a minimum caliper of one and one-half inches (as measured 24 inches above the root ball), and a minimum height of six feet at the time of planting as measured from the top of the leader branch to the top of the root ball.

(ii) Required evergreen trees shall be fully branched and a minimum of six feet in height, measured from the treetop to the ground, at the time of planting.

(iii) Required trees of any species within parking areas shall be a minimum caliper of one-and-one-half inches (as measured 24 inches above the root ball) and a minimum height of 10 feet at the time of planting.

(3) Shrub Standard. Shrubs, except for ornamental grasses, shall be a minimum of one-gallon size at the time of planting.

(4) Ground Cover Standards and Guidelines.

(a) Ground covers shall be planted and spaced to result in total coverage of the required landscape area within three years as follows, or as per recommendations by Washington State licensed landscape architect, Washington-certified professional horticulturalist (CPH), or other qualified individual. Ground cover plants other than turf forming grasses must be planted in triangular spacing at the following rates:

(i) Four-inch pots at 18 inches on center.

(ii) One gallon or greater sized containers at 24 inches on center.

(iii) Alternative plant spacing may be appropriate depending on the specific plants. When applicable, plant spacing information must be included with permit application submittals from published sources, such as the Sunset Western Garden Book, from Internet sources, or from cut sheets provided by a nursery. Such sources must be identified for verification purposes.

(b) Grass is acceptable as ground cover in landscaped areas, but generally not preferred for lawn conservation and maintenance purposes (lawn areas designed as play areas are an exception).

(c) Ground cover areas shall contain at least two inches of composted organic material at finished grade.

(5) Tree and Plant Diversity.

(a) If there are more than eight required trees, no more than 40 percent of them may be of one species.

(b) If there are more than 24 required trees, no more than 20 percent of them may be of one species.

(c) If there are more than 24 required shrubs, no more than 75 percent of them may be of one species.

(6) Soil Augmentation and Mulching.

(a) Existing soils shall be augmented with a two-inch layer of fully composted organic material tilled a minimum of six inches deep prior to initial planting.

(b) Landscape areas shall be covered with at least two inches of mulch to minimize evaporation. Mulch shall consist of organic materials such as bark chips and wood grindings or yard waste, sawdust, and/or manure that is fully composted. Washed rock may also be used as a mulch.

(7) Landscape Installation Standards.

(a) All required landscaping shall be in-ground, except when in raised planters. Plant materials shall be installed to current nursery industry standards.

(b) Plant materials shall be properly supported to ensure survival. Support devices such as guy wires or stakes shall not interfere with vehicular or pedestrian movement. Where support is necessary, stakes, guy wires or other measures shall be removed as soon as the plant can support itself.

(c) Existing trees and plant materials to be retained shall be protected during construction. Protection measures may include silt fencing, chain link fencing, or other sturdy fencing placed at the dripline of trees to be retained. Grading, topsoil storage, construction material storage, vehicles, and equipment shall not be allowed within the dripline of trees to be retained.

(d) Installation of landscaping materials must take into consideration access to utility vaults, pedestals, and other public and private utility facilities.

(e) Trees and major shrubs at mature size should avoid interference with windows, decks, pedestrian walkways or other travelled ways, or lighting. (Ord. 011-19 § 5 (Exh. 2))

20.128.060 Landscaping types.

(6) Rain Garden. A rain garden is a landscaped depression that collects, absorbs, and filters stormwater runoff from rooftops, driveways, patios, and other hard surfaces. They can also function as an attractive visual divider of space. To qualify as a rain garden, the following elements must be included:

(a) Garden located and designed to capture impervious area runoff.

(b) Six to 12 inches ponding depth.

(c) Twelve to 24 inches rain garden soil depth with two to three inches surface mulch layer.

(d) Gradual side slopes (maximum 2:1).

(e) Overflow design elements with measures to protect erosion.

(f) Generous plantings (capable of reaching 100 percent ground cover) of a variety of small trees, shrubs, ground covers, and grasses. Select plants suitable for the three planting zones within the garden and around the perimeter.

20.128.090 Irrigation standards.

The purpose of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable.

All required landscaped areas in the city must comply with at least one of the following:

(1) A permanent built-in irrigation system with an automatic controller will serve the proposed landscape area, and the system will be installed and operational before the city grants an occupancy permit or final inspection for the development.

(2) A temporary irrigation system will serve the proposed landscape area, provided the applicant can successfully demonstrate that the proposed temporary irrigation system will provide sufficient water to ensure that the plant materials to be planted will survive installation and, once established, will survive without watering other than natural rainfall.

(3) A permanent or temporary irrigation system will not serve the proposed landscape area, provided:

(a) The director finds the landscape area otherwise fulfills the requirements of this section; and

(b) The applicant submits all of the following with the site plan application:

(i) A statement from a Washington State licensed landscape architect, Washington-certified professional horticulturalist (CPH), or other qualified individual certifying that the materials to be planted will survive without watering other than natural rainfall.

(ii) A plan for monitoring the survival of required vegetation on the approved site plan for at least one year and for detection and replacement of required vegetation that does not survive with like-kind material or other material approved by the director.

(iii) A statement from the applicant agreeing to install an irrigation system if the director finds one is needed to ensure survival of required vegetation, based on the results of the monitoring plan. (Ord. 011-19 § 5 (Exh. 2)).

General Notes

1. ALL PLANT MATERIAL QUALITY, SIZE, AND CONDITION SUPPLIED FOR THE PROJECT SHALL BE GRADE NO. 1 AS PER AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1, CURRENT STANDARD). PLANTING HOLES SHOULD BE APPROXIMATELY TWICE THE DIAMETER OF THE ROOTBALL AND DEEP ENOUGH TO CONTAIN ROOTBALL BUT NOT TOO DEEP TO ALLOW SETTLING. MIXING APPROX. 25% COMPOST WITH 75% NATIVE SOILS. TAMP SOIL LIGHTLY TO REMOVE AIR POCKETS AND WATER THOROUGHLY. SET 1 GALLON CONTAINER GROUNDCOVERS 24" ON CENTER
2. Plant In Fall Or Spring For Best Results Due To Lack Of Irrigation. Plant List Is Based On Inventory Commonly Available In The Pacific Northwest. All Plants Have Been Chosen For Their Natural Habit And Eventual Size. Not All Plants Are Available Year Round. Availability Changes Both Seasonally And Annually According To What Growers Can Provide. If An Alternative Plant Is Needed Due To Lack Of Availability Any Plant Substitution Requires Review And Approval Of The City Of Port Orchard Department Of Community Development A Revised Landscape Plan Shall Be Submitted For Review And Be Approved Prior To Plant Substitution Installation. Please See The Landscape Architect For A Substitution.
3. Dimensions: Dimensions and layout of existing and proposed site layout are based on provided Civil site plan. The landscape plan was added to the site plan.
4. Planting beds: Plant quantities to be determined by required spacing. Plant spacing to achieve total coverage within three years. Plant varieties chosen are native and drought tolerant. Trees within the site are either Kitsap County approved street trees or approved native, drought tolerant, and chosen for their small size at maturity. All plants are approved native species or ornamental low maintenance and drought tolerant. All planting beds are to receive ground cover throughout except as noted
50% 3-way mix, 50% native soil. Top dress all beds with organic compost 3"d. Native planting beds: 100 native soil.
Amend soil annually with 2-3"d. Organic compost to be used as mulch in lieu of bark. Mulch is mandatory with little to no irrigation to retain moisture around plants and amend poor soil. If possible store and cover any nutrient rich native soil scraped from the site and re-use in planting beds and meadow areas. See soil storage guidelines.
Remove all weeds from soil before replacing.
5. All Fertilizer Supplied Shall Conform To Washington State Department Of Agriculture Laws And Federal Specification 0-F-241D Pertaining To Commercial Fertilizers.
6. Amend soil in all beds annually with 3" organic compost
7. Irrigation: Xeriscaping methods have been used in planting beds, which do not require permanent irrigation. Use temporary irrigation during warm months until established. Plants are drought tolerant once established and watering can be reduced after 3 years. Microclimates, weather variability, sunlight, and site conditions will vary greatly and influence watering needs for each area over time. In general water plants 2x per week for the first 3 months or the first summer if the first 3 months are wet weather, then approximately 3x/month during the warm months for the next 2 years. Water as needed after that time. Leaf structure, fullness, color, and changes to plant habit will determine whether water should be reduced or increased over time. Never water between 10 a.m. and 6 p.m. to reduce water lost to evaporation. If you have an automatic irrigatio system, adjust your controller regularly to accommodate weather conditions. Also, install a rain sensor to shut off the device when it rains. There are no assigned watering days, but never water a zone more than three days a week. Plan to "water, rest, water" by watering zones in increments, with rest periods to give water time to travel toward the roots. Light sprinkling only settles the dust and does little to alleviate drought stress of plants growing in hot, dry soil. Instead of light daily waterings, give plants a weekly soaking. When watering, allow the soil to become wet to a depth of 5 to 6 inches. This type of watering allows moisture to penetrate into the soil area where roots can readily absorb it. A soil watered deeply retains moisture for several days, while one wet only an inch or so is dry within a day. Consult with the irrigation technician or horticulturalist annually to determine adjustments to water quantity and frequency.

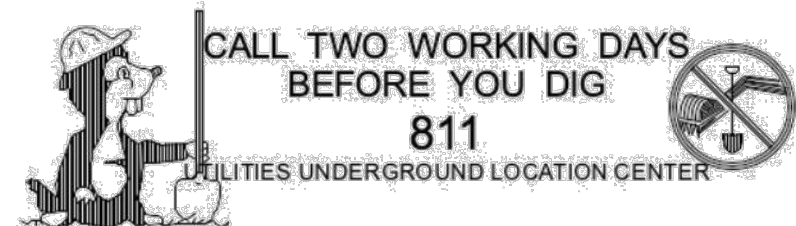
8. Lighting: In general, keep lighting low and to a minimum to reduce light pollution.
9. Requests to substitute any product, technique, or material shall be submitted in writing to Architect for approval. Samples, product information, and drawings shall be required prior to substitution approval. Proposed substitution shall be of equal quality and performance specification to that originally specified.
10. Contractor is responsible for the safety, actions and conduct of her or his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.
11. Following Delivery Of Plant Material Contractor Shall Protect Plants, Roots, Balls, And Tips At All Times From Injury In Handling Or From Sun And Drying Winds On Site Until Final Planting. Delivered Plants Need To Be Well Watered During Waiting Period Prior To Installation. Dig and store native plants available on-site prior to excavation. Dig a rootball twice the size of the plant. For larger conifers use a backhoe with tree spade attachment. Store the plants in containers in their native soil. Water regularly prior to planting. Street trees planted 25' O.C. whenever possible. Where space does not allow, plant evenly up 35' O.C. As per plan.
12. Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the Landscape Architect for resolution prior to the delivery of any bid.
13. Contractor is responsible for ensuring that all sitework and structures meet both International and County building codes
14. Ensure no conflict between tree locations and sewer alignment, including side sewers. Provide 6' clearance around sanitary sewer manholes.
15. Call before you Dig: 1-800-424-5555 to avoid disrupting utilities

Soil management during construction

- Don't
- X Stockpile soils when wet or plastic.
 - X Stockpile soils of different quality and composition together, especially topsoil and subsoil.
 - X Stockpile subsoil or waste materials on top of topsoil.
 - X Locate stockpiles close to retained trees, drains, watercourses or excavations.
 - X Steepen stockpile sides beyond a slope of 1 in 1.75 (30°) in order to reduce the risk of erosion.
 - X Allow vehicles to run over stockpiles except during their construction.

- Do
- ✓ Remove vegetation and waste materials from storage areas before forming stockpiles.
 - ✓ Manage the site so that soil storage periods are kept as short as possible.
 - ✓ Stockpile soils in the driest condition possible.
 - ✓ Use tracked equipment wherever possible to reduce compaction.
 - ✓ Protect stockpiles from erosion by seeding or covering them.
 - ✓ Use clear signage to identify the content of stockpiles

The greater the amount of weeds that can be removed from the site prior to planting, the greater the chance that the restoration project will succeed.



ERLA
From The Ground Up

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245 4th Street #501
Bremerton WA 98337

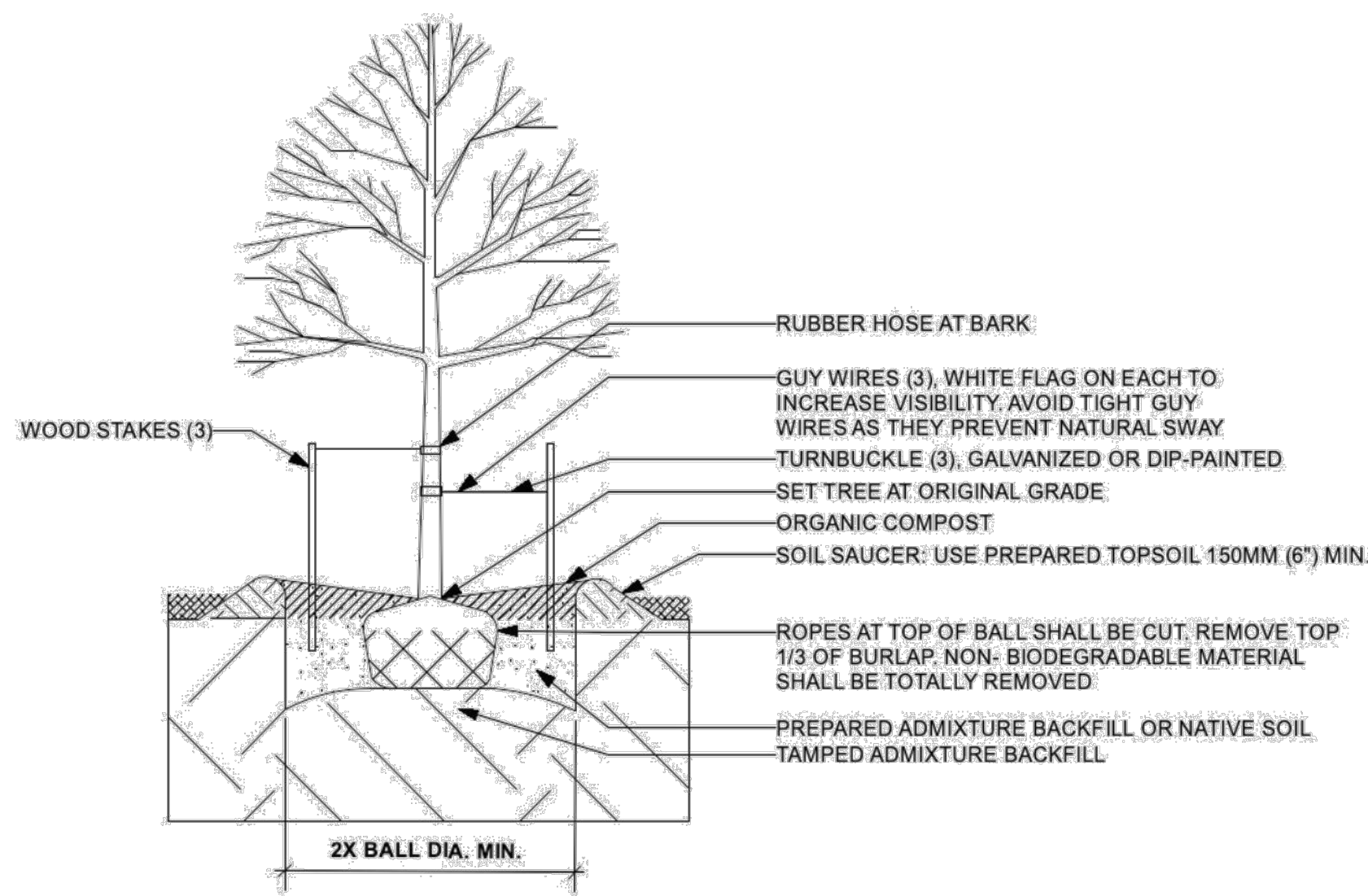
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

Emily Russell

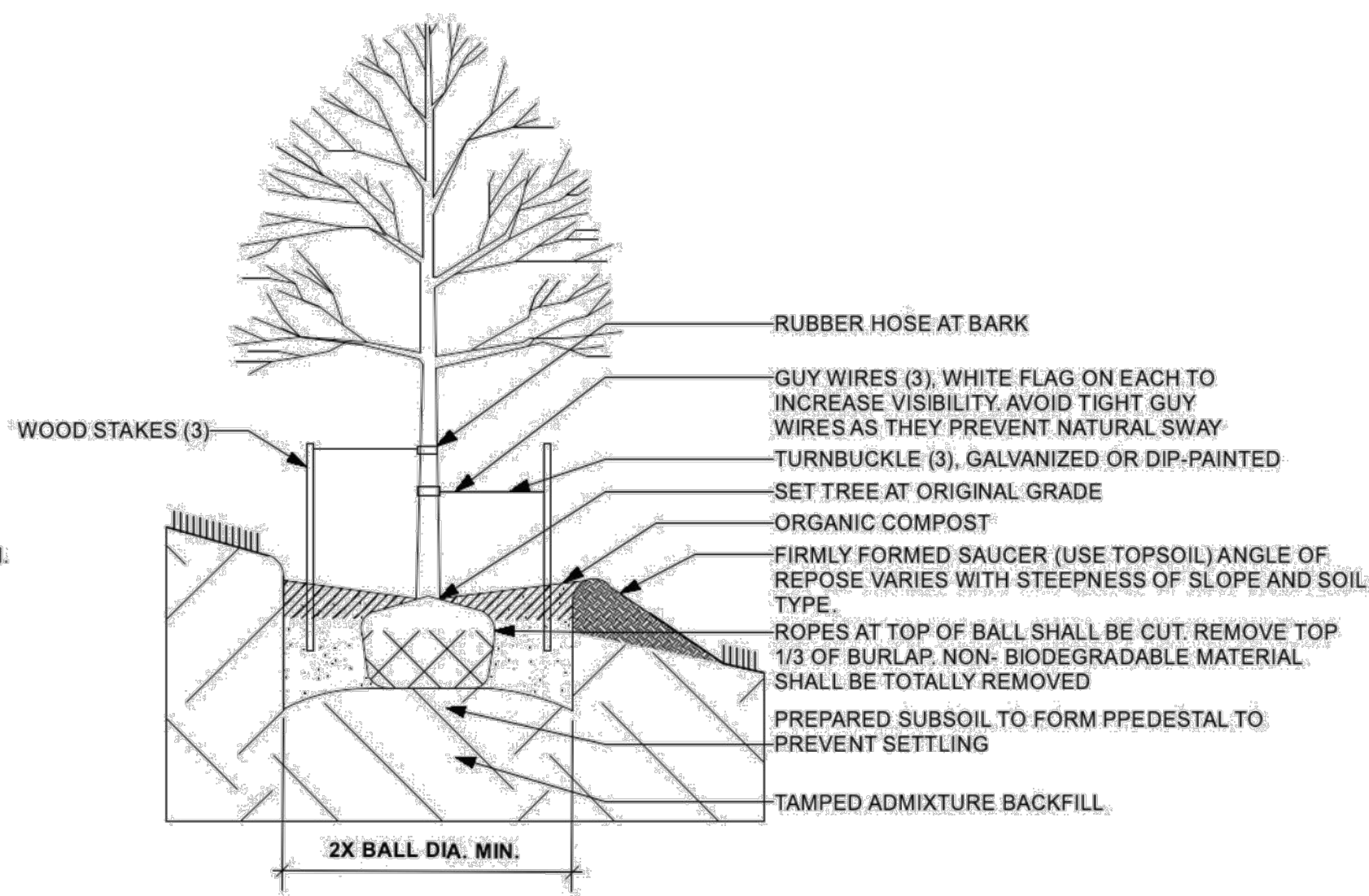
Emily Russell
CERTIFICATE NO. 1272

Fireweed
Preliminary Plat
 The City of Port Orchard, WA

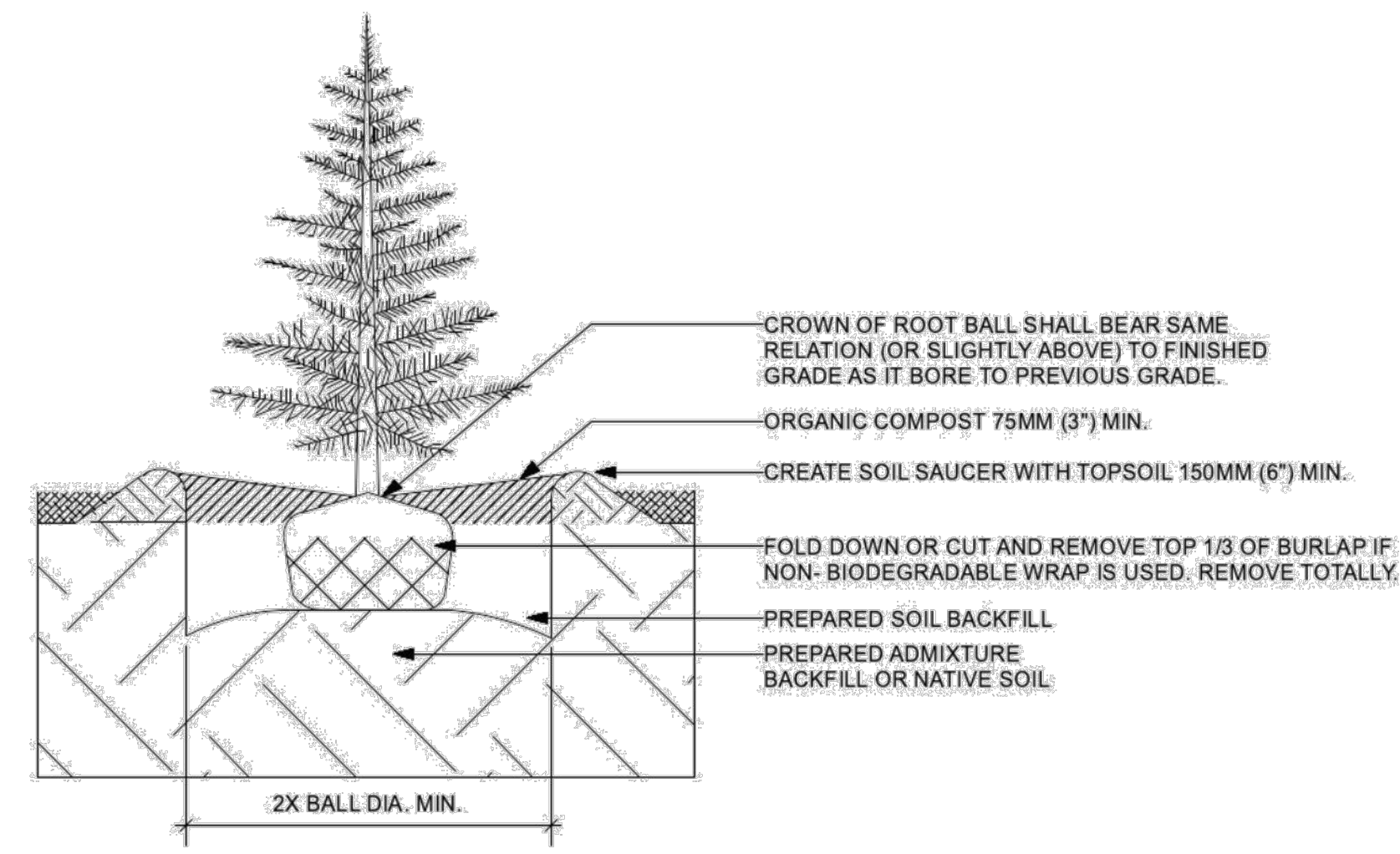
Project Manager:	ELR	Date:	March 23, 2023.
Drawn By:	KDC	Scale:	As Indicated
Reviewed By:	ELR	Sheet Title:	Landscape Notes
Project ID:	FIREWEED	Sheet Number:	L-2.0
Sequence:	2 of 4.		



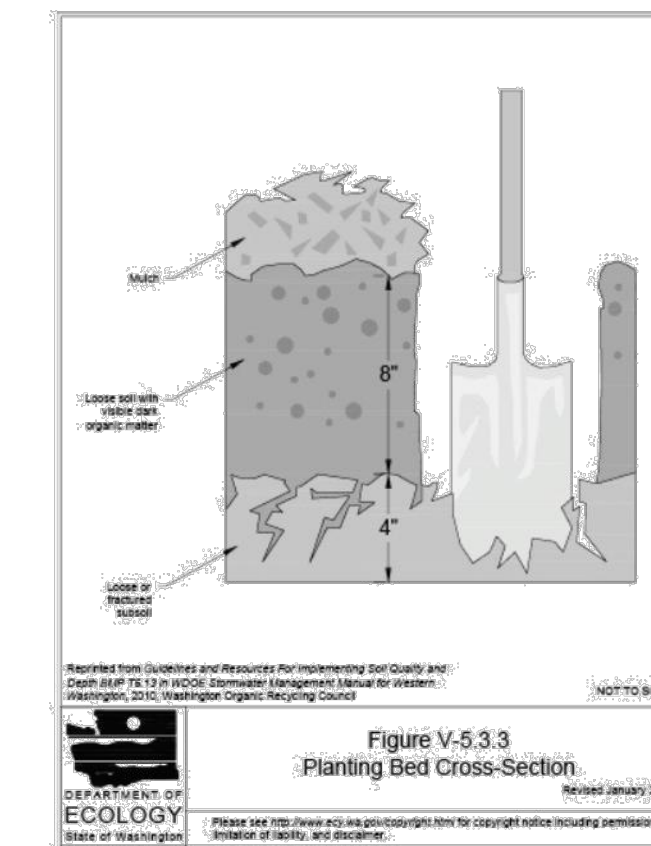
1 Tree Planting And Staking -NTS



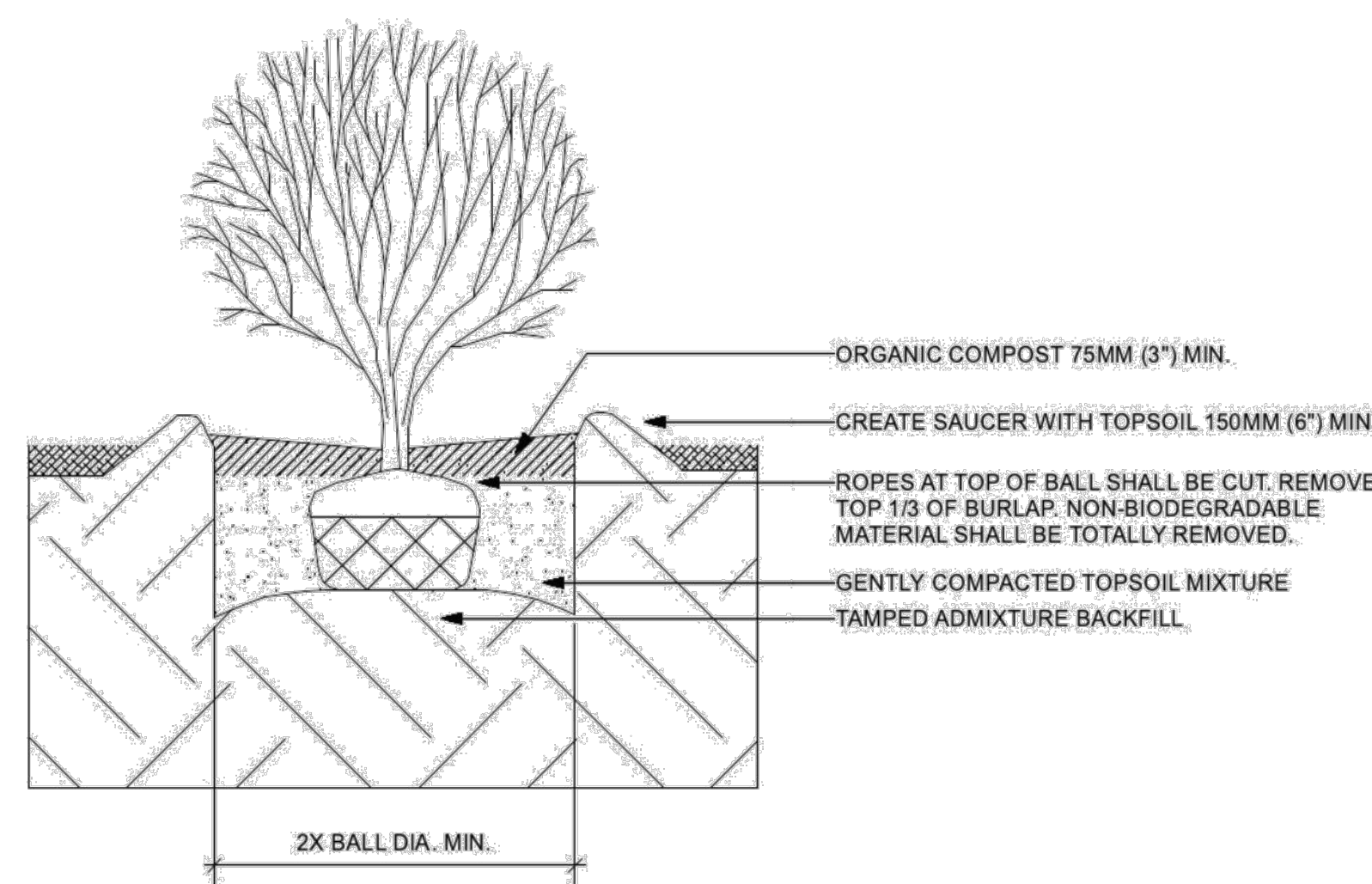
2 Tree Planting On Slope And Staking On Slope -NTs



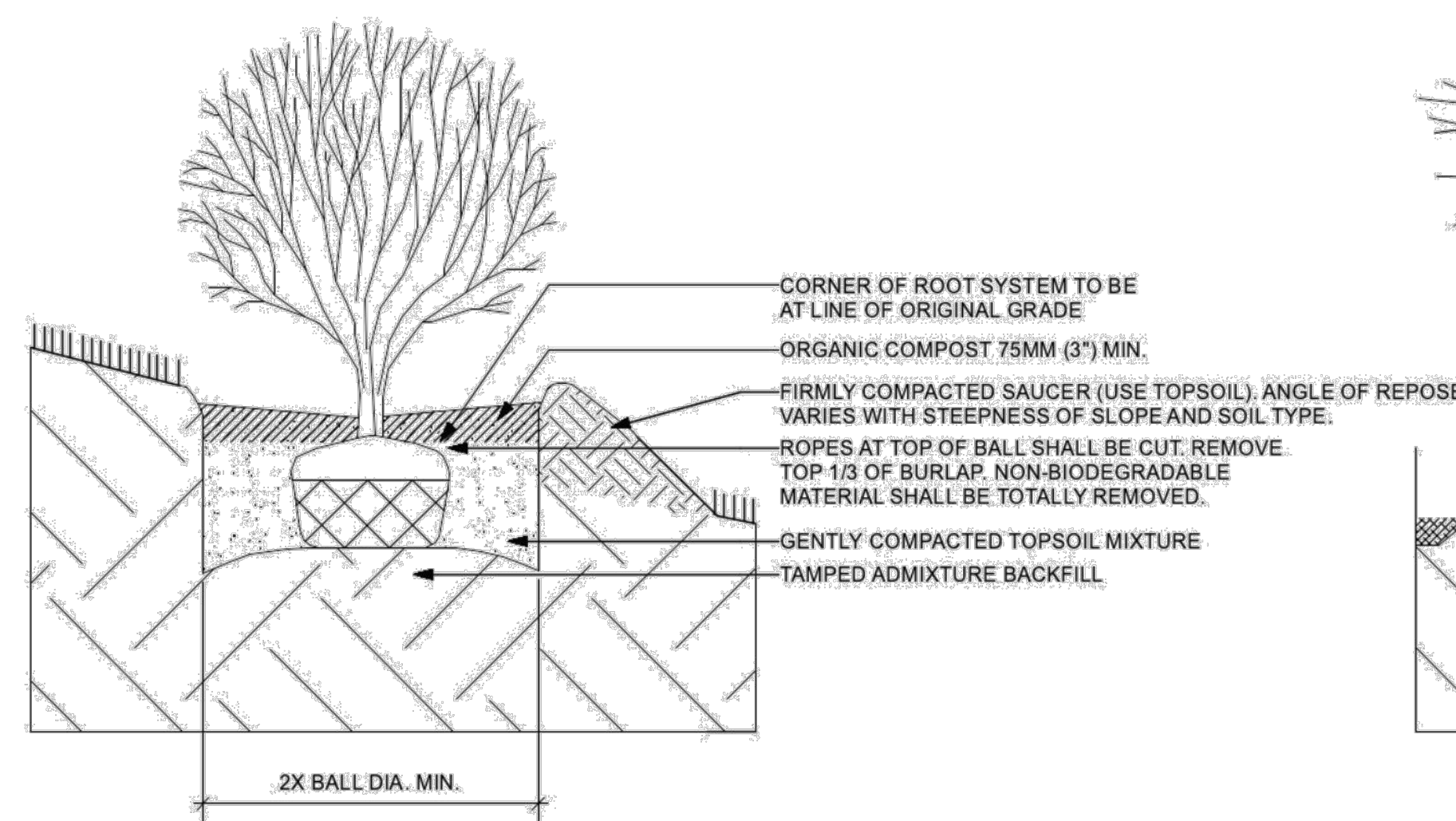
3 Coniferous Tree Planting -NTS



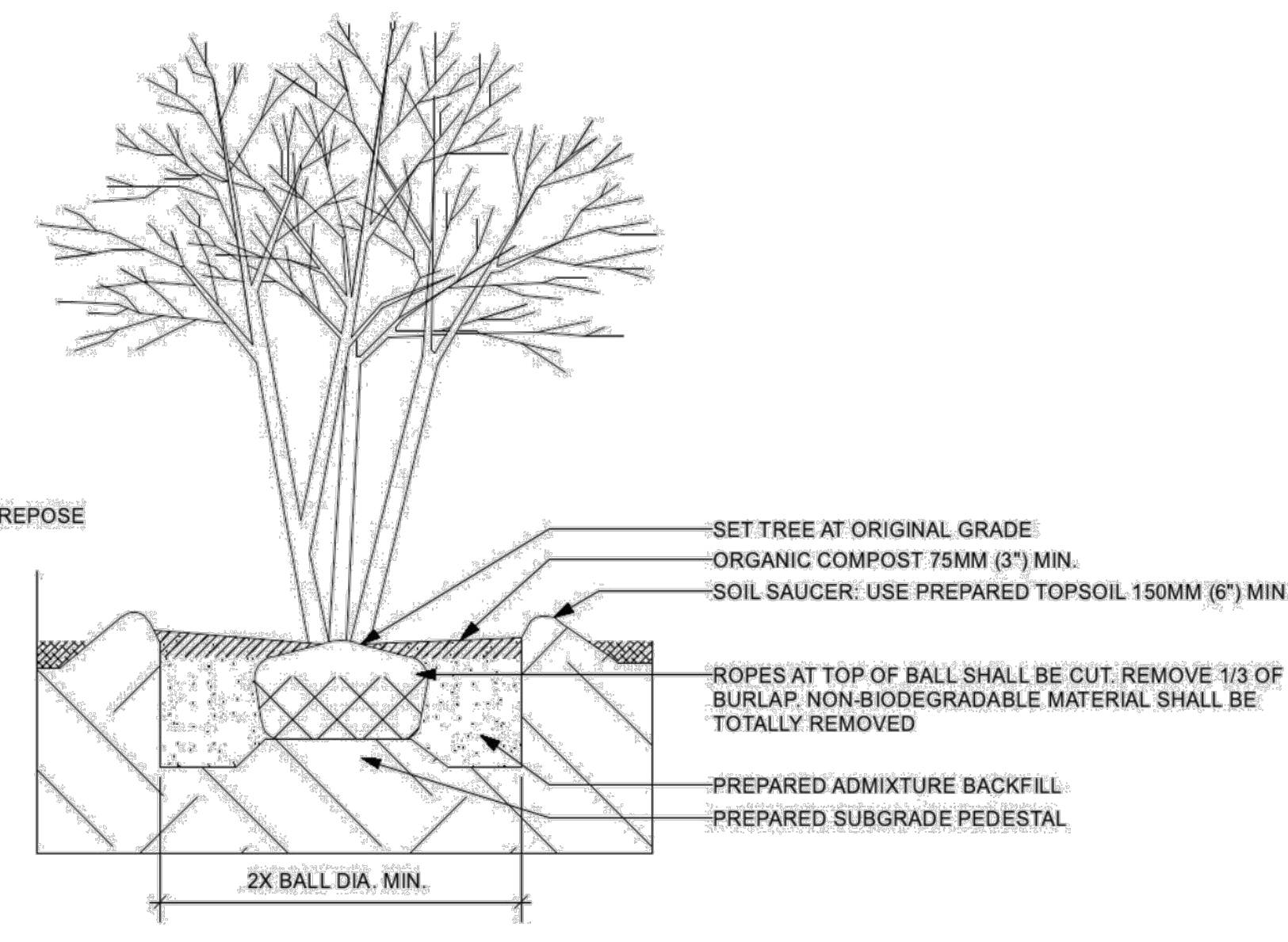
4 Planting bed cross-section - NTS



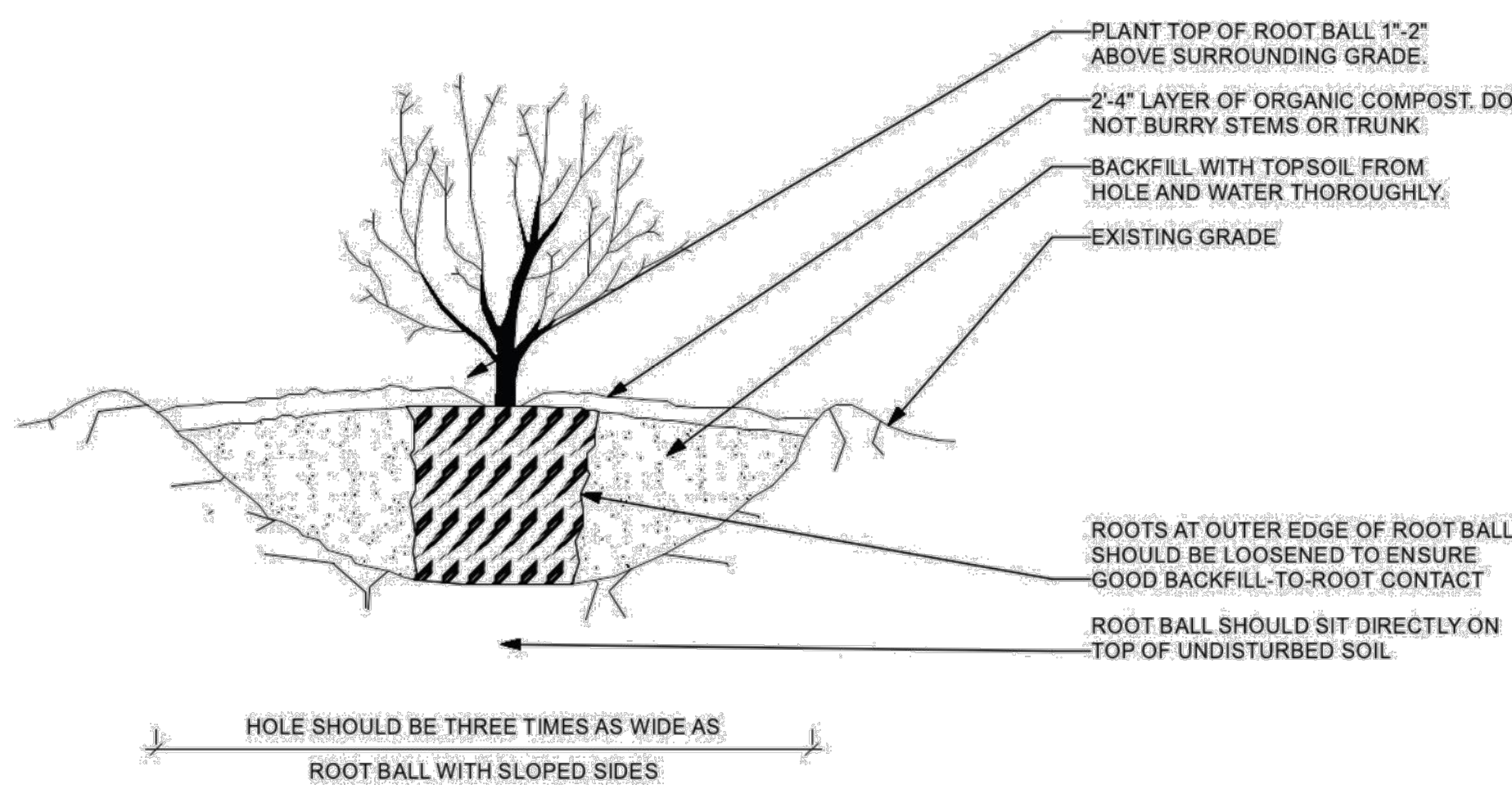
5 B&B Planting-NTS



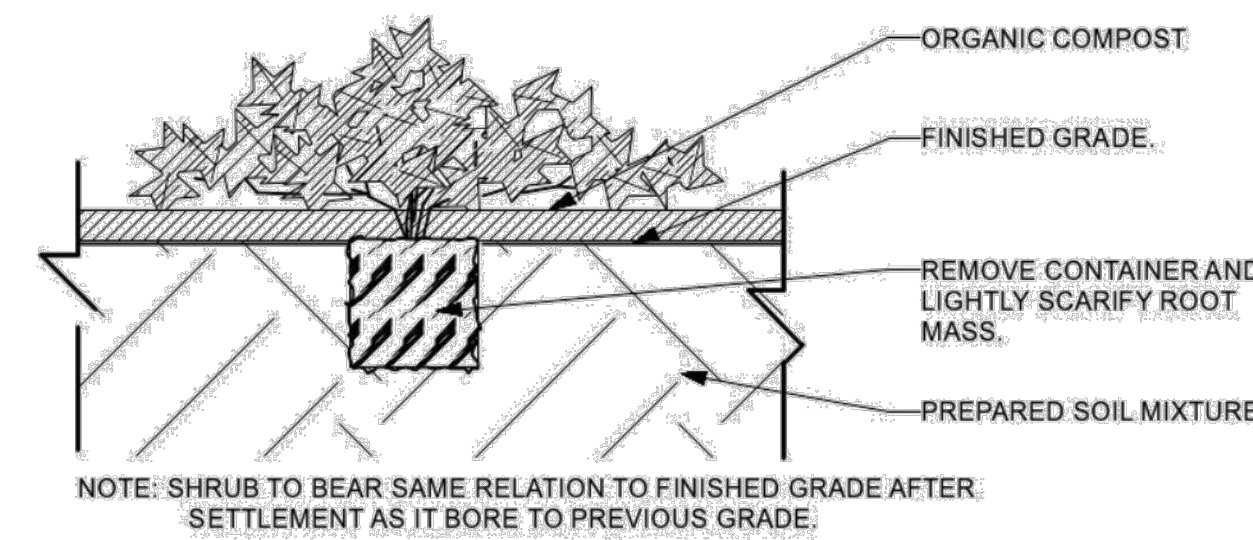
6 B&B Planting on slopes -NTS



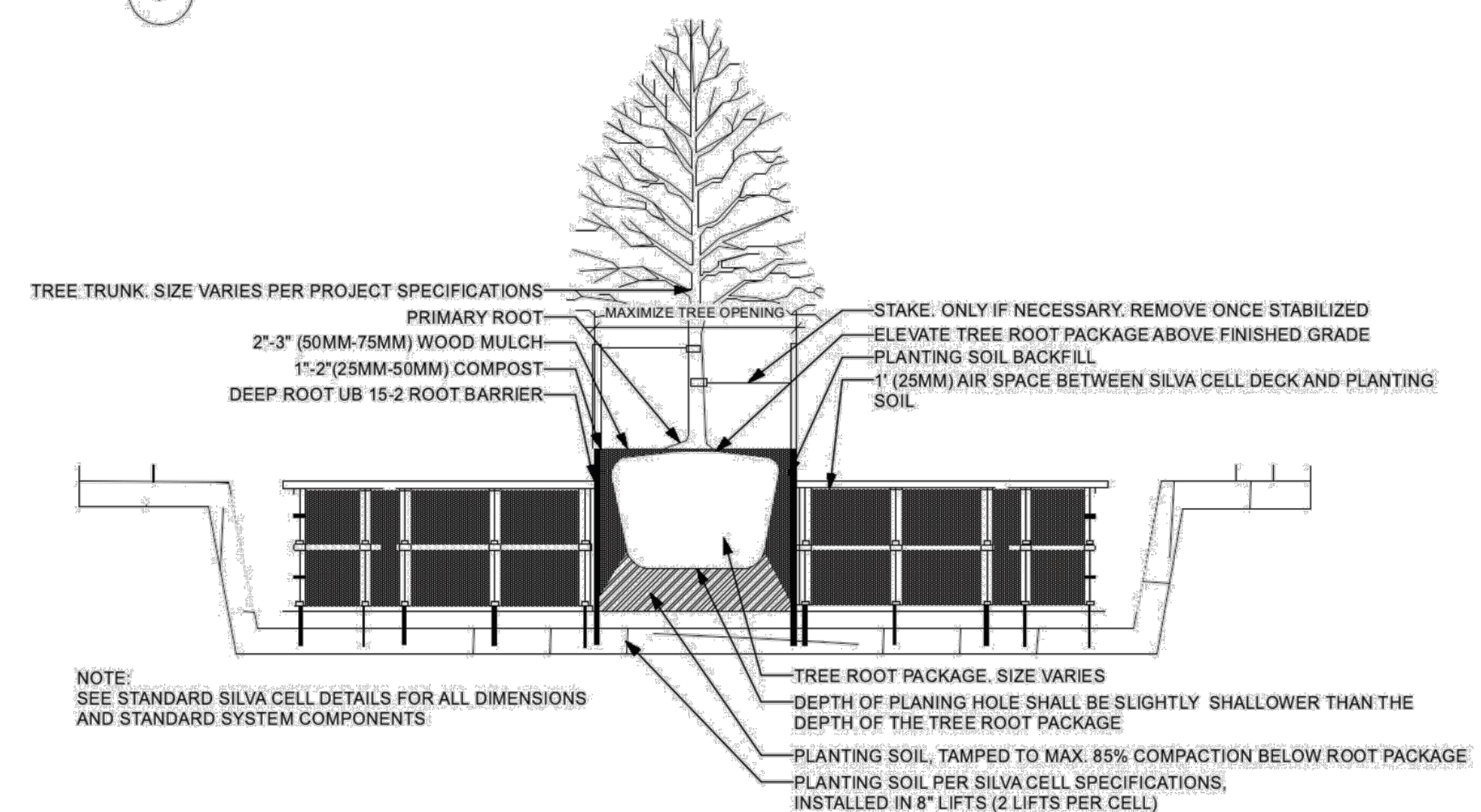
7 Tree Planting And Staking -NTS



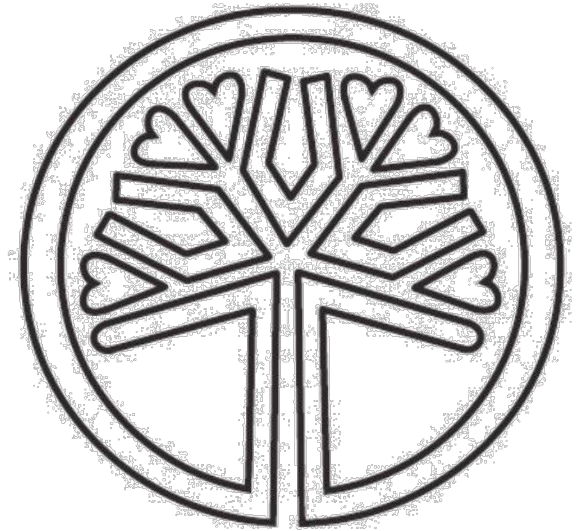
8 Container Shrub Planting- NTS



9 Ground Cover Planting-NTS



10 Tree Planting Along Sidewalks With Root Barrier (As needed) -NTS



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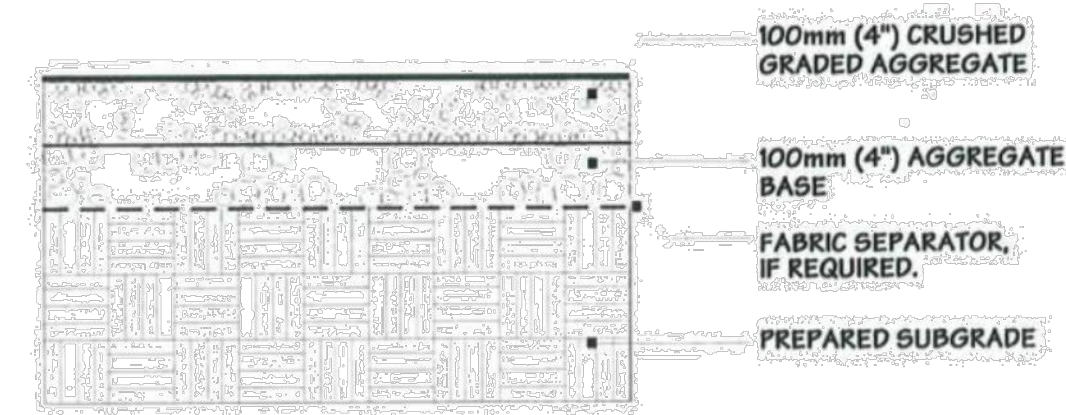
Emily Russell

Emily Russell
CERTIFICATE NO.1272

Fireweed
Preliminary Plat

The City of Port Orchard, WA

Project Manager:	ELR	Date:	March 23, 2023.
Drawn By:	KDC	Scale:	As Indicated
Reviewed By:	ELR	Sheet Title:	Landscape Details
Project ID:	FIREWEED	Sheet Number:	L-3.0
Sequence:	3 of 4.		



1 Crushed 5/8" - Crushed Rock Trail
Scale: 1" = 1'-0"



2 Mutt Mitt Station
Scale: NTS

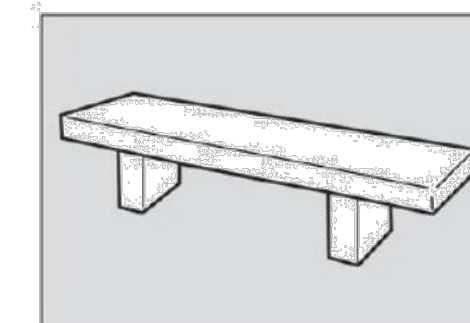


627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # TF5029

Dimension Sheet

Classic Precast Concrete Park Bench



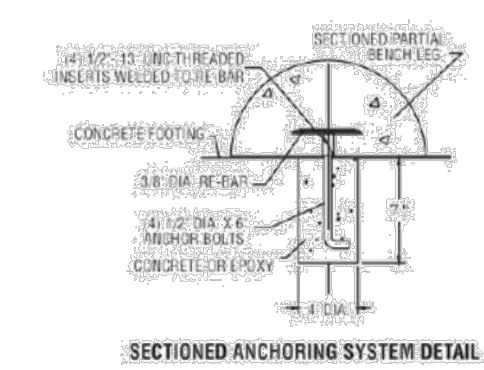
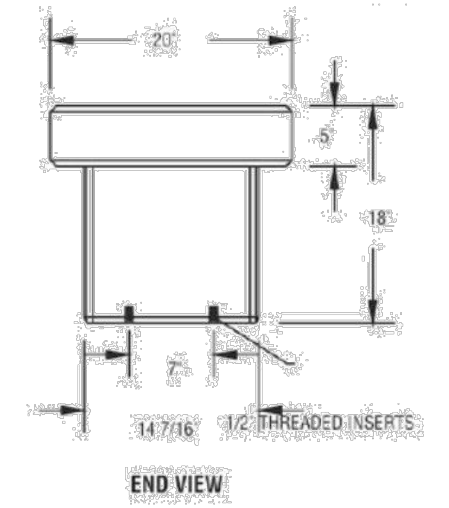
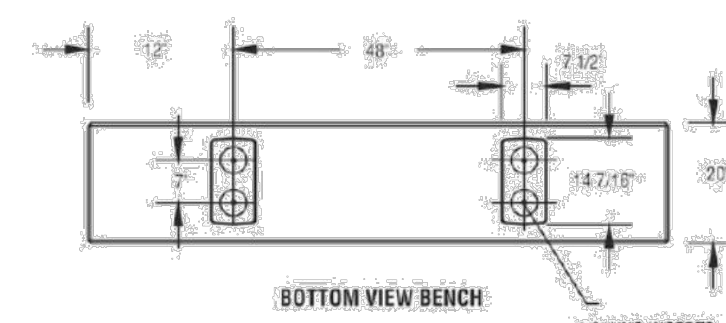
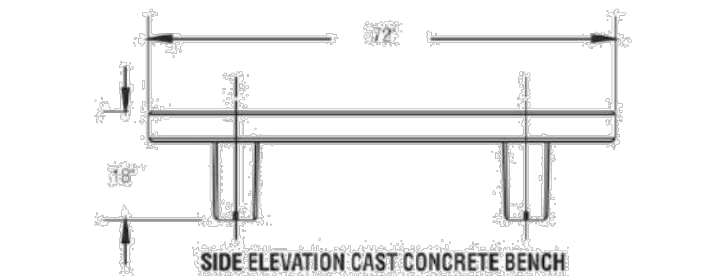
Size: 72" L x 20" W x 18" H
Weight: 940 lbs.
Material: Reinforced Concrete
Reinforcing: 1/2" & 3/8" Dia. steel rebar
Hardware: (6) 1/2" Dia. threaded inserts
Anchoring: Optional
Maintenance: Rinse periodically with water & mild detergent. Re-seal annually.
Packaging: Banded to pallet

Options:
[Note: Options may change without notice. Call to confirm current options.]

Weatherstone Finish:
Gray - French Gray - Sand - Buff - Cream - Brown - Brick Red - Charcoal - Soutard Green

Smooth Stained Finish:
Gray - Sand - Yellow - Orange - Red - Brown - Brick Red - Charcoal - Soutard Green

Ground Glass Concrete
Finish:
Exposed Aggregate
Weather Stone
Matrix:
Charcoal - Sand - Gray - White
Glass:
Clear - Emerald - Blue - Amber
Champagne - Charcoal

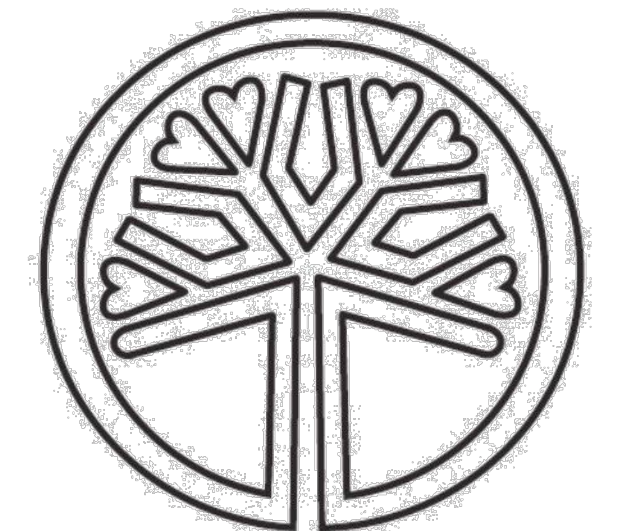


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3 Concrete Bench
Scale: NTS



From The Ground Up.
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CERTIFICATE NO. 1272

Fireweed
Preliminary Plat

The City of Port Orchard, WA

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Reviewed By:	ELR	Sheet Title:	Landscape Details
Project ID:	FIREWEED	SHEET NUMBER:	L-4.0
Sequence:	4 of 4.		