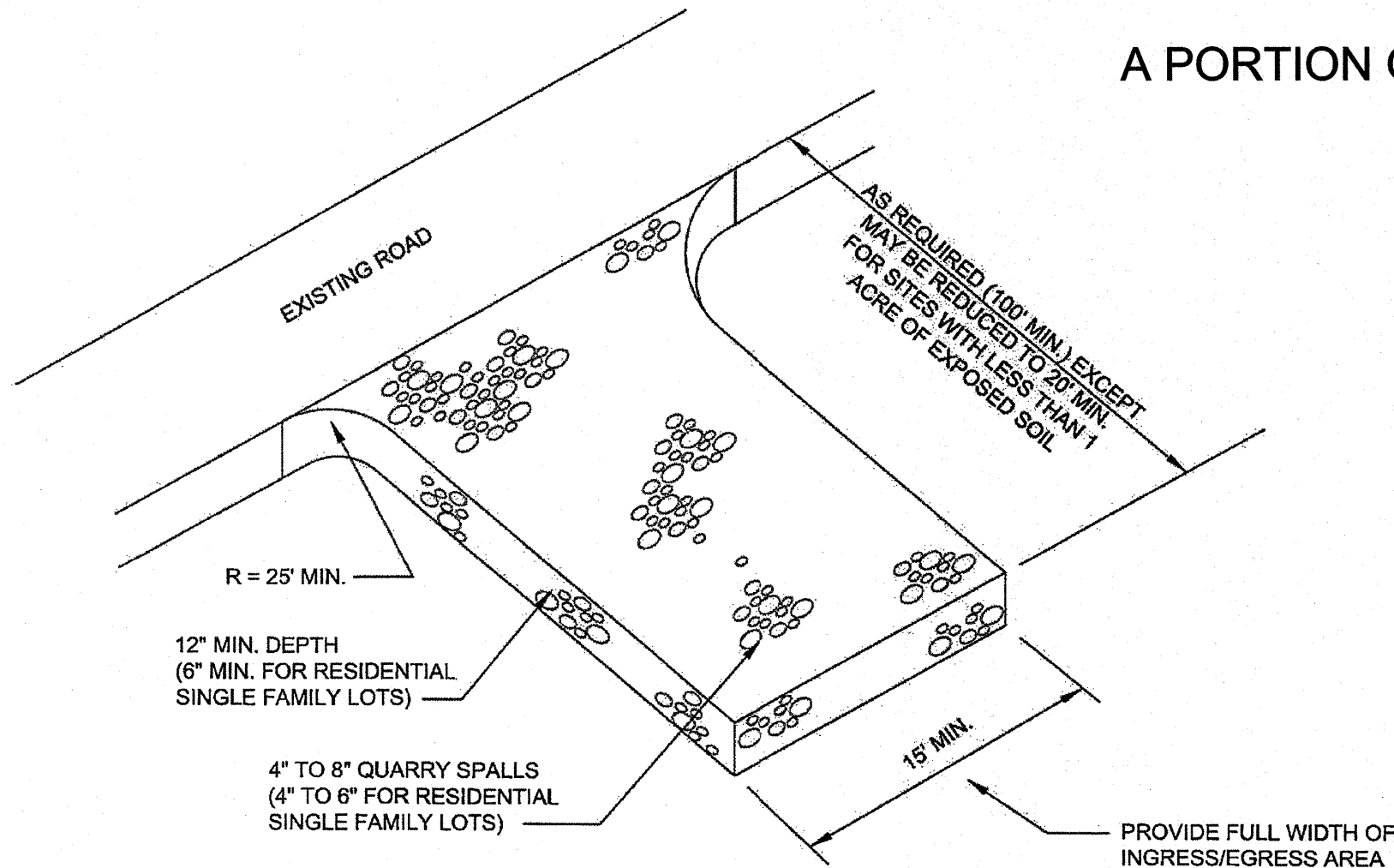


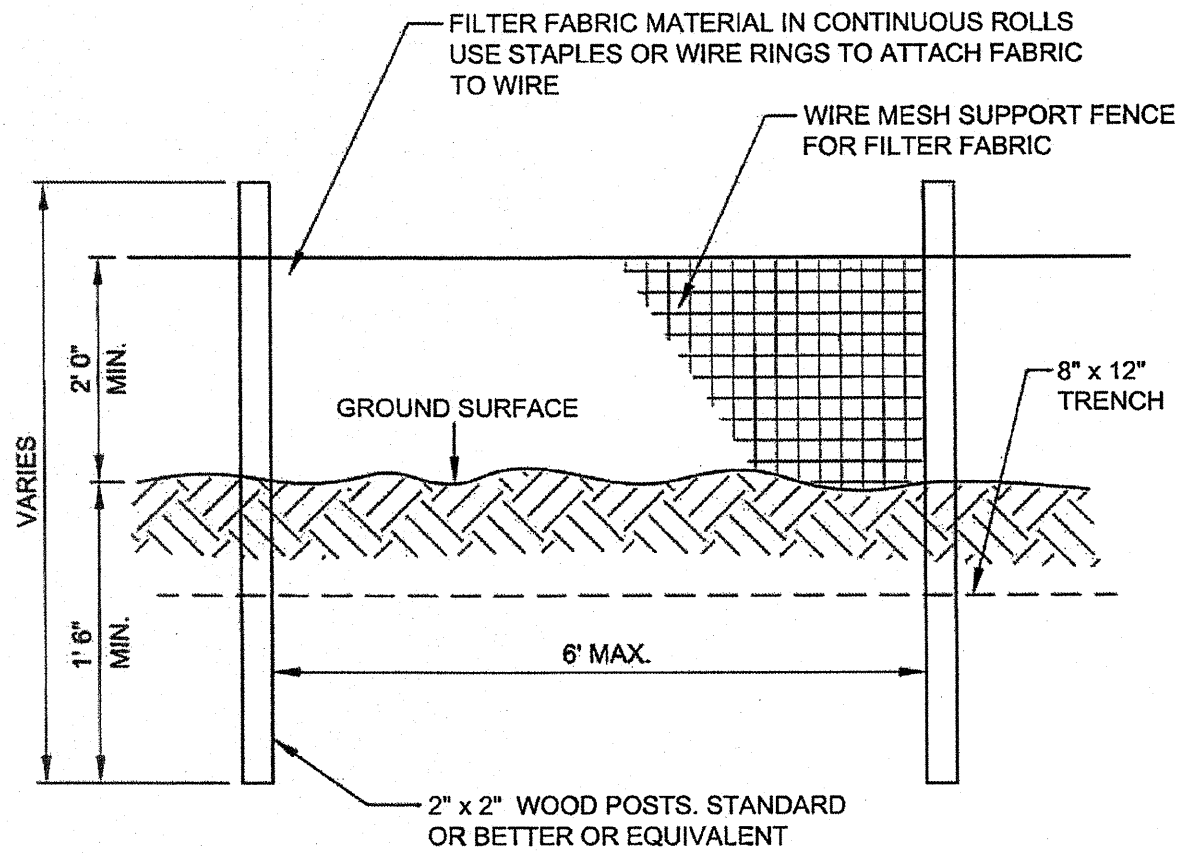


SHEET TITLE: SITE AND TESC PLAN NE NEW BROOKLYN LOT C		CLIENT: HARBOR CUSTOM HOMES, LLC 11515 BURNHAM DR NW GIG HARBOR, WA 98332 CONTACT: STERLING GRIFFIN PHONE: (253) 686-3562
DESIGNER: KJR ENGINEER: JFH DRAWN: KJR S21 T25N R2E WM DATE: 2017.07.26 REVISED: 2017.09.14		
PROJECT: 17-111 DWG NAME: 17-105-C		
SHEET C1 1 OF 3	REV. <div style="border: 1px solid black; padding: 5px; display: inline-block;"> </div>	

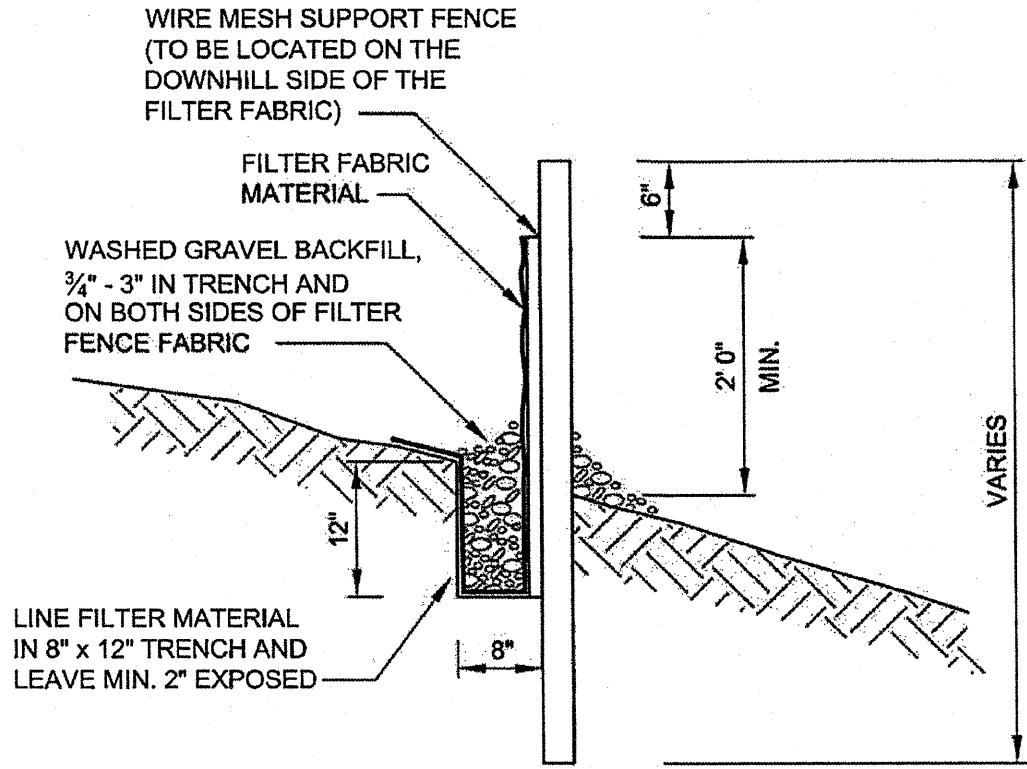
NE NEW BROOKLYN LOT C
A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 25 N., RANGE 2 E., W.M.
CITY OF BAINBRIDGE ISLAND
TESC NOTES AND DETAILS



1 CONSTRUCTION ENTRANCE
NOT TO SCALE



2 FILTER FABRIC FENCE
NOT TO SCALE



GENERAL PLAN NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CITY'S REQUIREMENTS AND SPECIFICATIONS.
- STANDARD SPECIFICATIONS SHALL BE THE CURRENT APWA MANUAL AS MODIFIED BY THE CITY, INCLUDING THE CITY'S STANDARD DRAWINGS, SPECIFICATIONS, AND REQUIREMENTS.
- A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DRAWINGS SHALL BE ON SITE DURING CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED PRIOR TO ANY ON-SITE WORK FOR ALL PUBLIC FACILITY EXTENSION PROJECTS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL CALL THE UNDERGROUND UTILITIES LOCATION CENTER AT 1-800-424-5555 FOR UTILITY LOCATIONS (WATER, SANITARY SEWER, STORM SEWER, GAS, POWER, TELEPHONE, AND TELEVISION).
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO CONTROL ON-SITE STORM WATER RUNOFF BY USING TEMPORARY OR PERMANENT DRAINAGE EROSION/SILTATION CONTROL PROCEDURES.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE FIELD VERIFIED.
- EXISTING PAVEMENT SURFACES SHALL BE SAW CUT FULL DEPTH WITH STRAIGHT, UNIFORM EDGES 12 INCHES OUT FROM THE EDGE OF EXCAVATION IF PARALLEL TO THE ROADWAY, AND 30 INCHES OUT FROM THE EDGE IF PERPENDICULAR TO THE ROADWAY. ALL JOINTS BETWEEN THE NEW AND EXISTING PAVEMENT SHALL BE PAINTED WITH ASPHALT EMULSION (CSS-1) AND BE CONSTRUCTED AS SPECIFIED IN STANDARD DRAWING 10-030 THROUGH 10-060.
- THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION.
- POWER, CABLE, AND TELEPHONE LINES SHALL BE IN A TRENCH WITH A MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES (SEWER, WATER, STORM) OF FIVE FEET.
- DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION.
- CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.
- ALL REQUIRED LANDSCAPING SHALL CONFORM WITH THE CURRENT CITY ZONING ORDINANCE.
- FOR MANHOLE AND CATCH BASIN RIM ADJUSTMENT, MAXIMUM ADJUSTMENT WITH BRICK OR RIMS AND CASTINGS SHALL BE 16 INCHES WITHOUT ADDING NEW SECTIONS.
- ALL MANHOLES AND CATCH BASINS IN PUBLIC RIGHT-OF-WAY OR EASEMENTS SHALL BE ADJUSTED BEFORE ASPHALT PAVING, AND CONFORM TO THE CITY'S STANDARDS. ALL CONNECTIONS OF SDR 35 PVC PIPE TO MANHOLES SHALL BE MADE BY USING A/C OR PVC SEWER ADAPTER GASKET BY ROMAC® OR GPK PRODUCTS INC.
- BEDDING FOR PVC PIPE SHALL BE PER STANDARD DRAWING 10-050.
- ALL PIPE TRENCH BACKFILL IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE WSDOT/APWA SPECIFICATIONS, CURRENT EDITION, FOR PIPE BEDDING AND BANK RUN GRAVEL IF PROPER COMPACTION CANNOT BE OBTAINED USING NATIVE SOIL.
- SIX-INCH EXTRUDED CURB OR PARKING BUMPERS SHALL BE REQUIRED AROUND ALL ON-SITE PAVED AREAS, WHERE PARKING WILL BE ADJACENT TO A STREET. A SIX-INCH EXTRUDED CURB MAY ALSO BE REQUIRED BETWEEN ALL ABUTTING PAVEMENT AND LANDSCAPED AREAS.

STOCKPILE NOTES

- EARTH STOCKPILES SHOULD BE SET BACK AT LEAST 50 FEET FROM DOWNSLOPE DRAINAGE FEATURES (E.G. CHANNELS, CATCH BASINS, DETENTION PONDS, PAVEMENT, STREAM BANKS, CRITICAL DRAINAGE AREAS).
- STOCKPILES SHOULD BE LOCATED ON THE UPHILL SIDE OF THE EXCAVATED AREA WHEREVER POSSIBLE SO THAT THEY CAN ACT AS DIVERSIONS.
- EARTH STOCKPILES SHOULD NOT BE PLACED ON PAVEMENT WITHOUT IMPLEMENTATION OF A PROCEDURE TO PREVENT SEDIMENT TRANSPORT.
- EARTH STOCKPILES SHOULD BE COMPLETELY COVERED OR OTHERWISE STABILIZED WITH AN APPROPRIATE BMP ON A DAILY BASIS DURING WINTER MONTHS AND WITHIN 30 DAYS DURING DRY SEASONS.
- THE BOTTOM OF A STOCKPILE SHOULD BE CIRCLED WITH AN INTERCEPTOR SWALE AND/OR FILTER FABRIC FENCE TO CATCH SEDIMENT-LADEN RUNOFF FROM THE STOCKPILE.

FILTER FABRIC FENCE NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SILT FENCES WILL BE INSTALLED PARALLEL TO ANY SLOPE CONTOURS.
- CONTRIBUTING LENGTH TO FENCE WILL NOT BE GREATER THAN 100 FEET.
- DO NOT INSTALL BELOW AN OUTLET PIPE OR WEIR.
- INSTALL DOWNSLOPE OF EXPOSED AREAS.
- DO NOT DRIVE OVER OR FILL OVER SILT FENCES.

CONSTRUCTION ENTRANCE NOTES

- MATERIAL SHALL BE 4" TO 8" QUARRY SPALLS (4 TO 6 INCH FOR RESIDENTIAL SINGLE FAMILY LOTS) AND MAY BE TOP-DRESSED WITH 1 TO 3 INCH ROCK.
- THE ROCK PAD SHALL BE AT LEAST 12" THICK AND 100' LONG (REDUCED TO 20 FEET FOR SITES LESS THAN 1 ACRE OF DISTURBED SOIL) WIDTH SHALL BE FULL WIDTH OF INGRESS AND EGRESS AREA. SMALLER PADS MAY BE APPROVED FOR SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL SITES.
- ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN FUNCTION OF THE PAD.
- IF THE PAD DOES NOT ADEQUATELY REMOVE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.

GRADING NOTES

- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCOVERY OF POOR SOILS, GROUNDWATER OR DISCREPANCIES IN THE EXISTING CONDITIONS AS NOTED ON THE PLANS.
- MAXIMUM SLOPE STEEPNESS SHALL BE 2:1 HORIZONTAL: VERTICAL FOR CUT AND FILL SLOPES.
- UNLESS OTHERWISE SPECIFIED, ALL EMBANKMENTS IN THE PLAN SET SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2-03.3(14) B OF THE WSDOT STANDARD SPECIFICATIONS. EMBANKMENT COMPACTIONS SHALL CONFORM TO SECTION 2-03.3(14) C, METHOD B OF SAID STANDARD SPECIFICATIONS.
- EMBANKMENTS DESIGNED TO IMPOUND WATER SHALL BE COMPACTED TO 95% MAXIMUM DENSITY PER SECTION 2-03.3(14) C, METHOD C OF WSDOT STANDARD SPECIFICATIONS.
- ALL AREAS RECEIVING FILL MATERIAL SHALL BE PREPARED BY REMOVING VEGETATION, NONCOMPLIANT FILL, TOPSOIL AND OTHER UNSUITABLE MATERIAL, BY SCARIFYING THE SURFACE TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL AND THE HEIGHT IS GREATER THAN 5 FT., BY BENCHING INTO SOUND COMPETENT MATERIAL AS DETERMINED BY A SOILS ENGINEER.

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES

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

- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL PLAN DOES NOT CONSTITUTE AN ACCEPTANCE OF THE PERMANENT ROAD OR DRAINAGE DESIGN.
- THE OWNER AND HIS/HER CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES FOR PREVENTING SILT LADEN RUNOFF FROM DISCHARGING FROM THE PROJECT SITE. FAILURE BY THE OWNER AND/OR CONTRACTOR CAN RESULT IN A FINE. THE DESIGNATED TEMPORARY CONTACT PERSON NOTED ON THIS PLAN MUST BE AVAILABLE FOR CONTACT BY TELEPHONE ON A 24 HOURS BASIS THROUGHOUT CONSTRUCTION AND UNTIL THE PROJECT HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR FROM THE BEGINNING OF CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETED AND ACCEPTED BY THE CITY AND THE SITE IS STABILIZED.
- PRIOR TO BEGINNING ANY WORK ON THE PROJECT SITE, A PRECONSTRUCTION CONFERENCE MUST BE HELD, AND SHALL BE ATTENDED BY THE GENERAL CONTRACTOR, THE PROJECT ENGINEER, REPRESENTATIVES FROM AFFECTED UTILITIES, AND A REPRESENTATIVE OF THE CITY.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED AND INSPECTED BY THE CITY PRIOR TO ANY CLEARING OR CONSTRUCTION TAKING PLACE. DURING CONSTRUCTION, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE OWNER AND/OR CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- ALL ROCKED CONSTRUCTION ENTRANCES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO BEGINNING CONSTRUCTION. IN ADDITION, EQUIPMENT FOR THE CLEANING OF PUBLIC ROADWAYS SHALL BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
- THE EROSION AND SEDIMENTATION CONTROL FACILITIES SHOWN ON THIS PLAN ARE TO BE CONSIDERED ADEQUATE BASIC REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION, DEVIATIONS FROM THIS PLAN MAY BE NECESSARY IN ORDER TO MAINTAIN WATER QUALITY. MINOR DEPARTURES FROM THIS PLAN ARE PERMITTED SUBJECT TO THE APPROVAL OF THE CITY INSPECTOR. HOWEVER, EXCEPT FOR EMERGENCY SITUATIONS, ALL OTHER DEVIATIONS FROM THIS PLAN MUST BE DESIGNED BY THE PROJECT ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER AND/OR CONTRACTOR ON A FREQUENT BASIS AND IMMEDIATELY AFTER EACH RAINFALL, AND MAINTAINED AS NECESSARY TO INSURE THEIR CONTINUED FUNCTIONING. ALL SEDIMENT MUST BE REMOVED FROM SILT FENCES, STRAW BALES, SEDIMENT PONDS, ETC. PRIOR TO THE SEDIMENT REACHING 1/2 ITS MAXIMUM POTENTIAL DEPTH.
- AT NO TIME SHALL CONCRETE, CONCRETE BY-PRODUCTS, VEHICLE FLUIDS, PAINT, CHEMICALS, OR OTHER POLLUTING MATTER BE PERMITTED TO DISCHARGE TO THE TEMPORARY OR PERMANENT DRAINAGE SYSTEM, OR TO DISCHARGE FROM THE PROJECT SITE.
- PERMANENT DETENTION/RETENTION PONDS, PIPES, TANKS OR VAULTS MAY ONLY BE USED FOR SEDIMENT CONTAINMENT WHEN SPECIFICALLY INDICATED ON THESE PLANS.

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

MULCHING NOTES

- MULCH MATERIALS USED SHALL BE STRAW OR HAY, AND SHALL BE APPLIED AT THE RATE OF 75-100 POUNDS PER 1000 SQ. FT. (APPX 2" THICK).
- MULCHES SHALL BE APPLIED IN ALL AREAS WITH EXPOSED SLOPES GREATER THAN 2:1.
- MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING OR IN AREAS WHICH CANNOT BE SEEDED BECAUSE OF THE SEASON.
- ALL AREAS NEEDING MULCH SHALL BE COVERED BY NOVEMBER 1.

REVISION	DESCRIPTION	DATE	BY

CONTOUR ENGINEERING • L L C

CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS

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JEREMY E. HAUG

STATE OF WASHINGTON

REGISTERED

PROFESSIONAL ENGINEER

SHEET TITLE: PRELIMINARY SITE PLAN

NE NEW BROOKLYN LOT C

CLIENT: HARBOR CUSTOM HOMES, LLC

11515 BURNHAM DR NW

GIG HARBOR, WA 98332

CONTACT: STERLING GRIFFIN

PHONE: (253) 686-3562

DESIGNER: KJR

ENGINEER: JFH

DRAWN: KJR

S21 T25N R2E WM

DATE: 2017.07.26

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PROJECT: 17-111

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SHEET


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2 OF 3

REV.

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DESIGNER: KJR	
ENGINEER: JFH	
DRAWN: KJR	
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