

FILE NAME:Z:\PJ\AH\CAD\Sheets\SITE PLAN.dwg DATE/TIME:3/4/2020 4:35:09 PM

SEC 12 TWN 26 RNG 1E WM

TPN: 122601-4-013-2008

TPN: 122601-4-003-2000

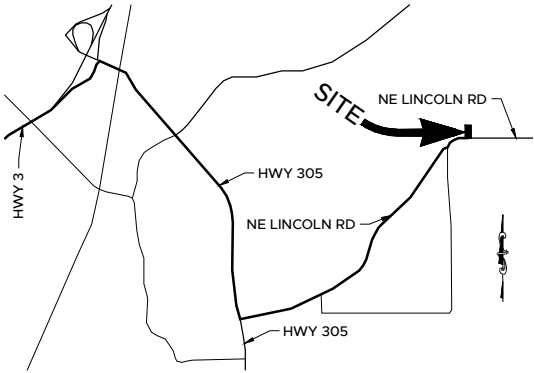
TPN: 122601-4-031-2006

TPN: 122601-4-032-2005

TPN: 122601-1-051-2006

TPN: 122601-1-022-2002

NE LINCOLN RD



VICINITY MAP
NTS

SITE DATA

PARCEL #:	122601-4-033-2004
SITE ADDRESS:	NO SITUS ADDRESS
GROSS ACREAGE:	0.83 AC (PER COUNTY DATA)
ZONING:	RURAL RESIDENTIAL (1 DU/5 AC)
EXISTING USE:	UNDEVELOPED LAND
PRESIDING JURISDICTION:	KITSAP COUNTY, WA

SITE COVERAGE DATA

PGHS:	1,329 SF (3.7% OF SITE)
NPGHS:	3,466 SF (9.5% OF SITE)
TOTAL HARD SURFACE:	4,795 SF (13.2% OF SITE)

ROOF DRAIN NOTES

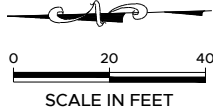
- ROOF DRAIN PIPE SHALL BE ADS SINGLE-WALL HDPE AND SHALL BE AT A MINIMUM 2% GRADE TO DRAIN TO DISCHARGE LOCATION
- PIPE TRENCHING AND BACKFILL SHALL BE PER PIPE MANUFACTURER SPECIFICATIONS
- ALL PIPE SHALL BE CLEANED VIA FLUSHING PRIOR TO CONNECTION TO DISCHARGE LOCATION
- DRAIN FITTINGS SHALL BE ADS INJECTION MOLDED WATERTIGHT FITTINGS
- ROOF DRAIN PIPE SHALL BE LAID STRAIGHT WITH NO SAGS OR BENDS IN PIPE. BENDS SHALL BE CONSTRUCTED WITH WATERTIGHT FITTINGS. 45-DEGREE WYE CLEANOUTS SHALL BE INSTALLED UPSTREAM OF ALL BENDS AND SHALL BE PER DETAIL 3/C-2
- CONNECT ALL DOWNSPOUTS TO ROOF DRAINS WITH ADS WATERTIGHT FITTINGS PER DETAIL 3/C-2
- DO NOT CONNECT ROOF DRAIN PIPE TO FOOTING DRAIN PIPE

CONSTRUCTION NOTES

- LOCATION OF EXISTING UTILITIES IS UNKNOWN. CALL 811 & PERFORM PRIVATE AND PUBLIC UTILITY LOCATE PRIOR TO EXCAVATION
- POST CONSTRUCTION SOIL QUALITY AND DEPTH BMP PER THE PROJECT'S SOIL QUALITY AND DEPTH WORKSHEET SHALL BE APPLIED TO ALL DISTURBED PERVIOUS AREAS.
- THIS PLAN IS DIAGRAMMATIC. CONTRACTOR IS RESPONSIBLE FOR COMPLETING ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATION.
- THE CONSTRUCTED IMPROVEMENTS SHALL NOT BE OPERATED UNTIL FINAL INSPECTION AND/OR ACCEPTANCE BY PROJECT ENGINEER.
- ANY DEVIATIONS TO THIS PLAN WILL NOT BE ACCEPTED BY PROJECT ENGINEER UNLESS AUTHORIZED BY PROJECT ENGINEER PRIOR TO CONSTRUCTION.
- SITE SHALL BE GRADED TO DRAIN AWAY FROM ALL PROPOSED AND EXISTING STRUCTURES AT A MINIMUM OF 2% GRADE.

KEY NOTES

- 100' WELL RADIUS
- SEPTIC SYSTEM BY OTHERS
- PRIMARY DRAIN FIELD BY OTHERS
- SECONDARY DRAIN FIELD BY OTHERS
- 2' GRAVEL DISPERSION STRIP, 6" DEPTH WASHED GRAVEL
- 20' DISPERSION AREA
- ROOF AREA: 3,355 SF
- FORESTED AREA TO REMAIN
- PRIOR TO PAVING USE DRIVEWAY AS TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1/C-2
- PROPOSED PAVED DRIVEWAY 1,329 SF
- PROPOSED FLOW AREA (TYP)
- PROPOSED WATER SERVICE
- 2.5' x 50' DISPERSION TRENCH WITH NOTCHED LEVEL SPREADER PER DETAIL 2/C-2
- ROOF DRAIN PER DETAIL 3/C-2
- HIGH VISIBILITY SILT FENCE PER DETAIL 4/C-2
- LIMITS OF DISTURBANCE
- PROPOSED CLEANOUT PER DETAIL 3/C-2 (TYP)



SCALE IN FEET

DATE:	REVISION:	DWN BY:	APPD BY:

Know what's BELOW
Call 811 before you dig.

STORMWATER SITE PLAN

HEDSTROM RESIDENCE
LINCOLN RD NE
POULSBORO WA, 98370

REVIEWED BY:	NDT
DESIGNED BY:	PCS
DRAWN BY:	PCS
DATE:	03-04-2020



PROJ. NO:	JAH01
DWG. NO:	C-1 1 OF 2

Permit Number: 20-01074

IRISGROUP

civil engineers

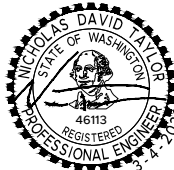
360-688-1302 | 420 Golf Club Rd SE, Suite 200, Lacey, WA 98503

[illegible]

Know what's BELOW
Call 811 before you dig

DETAILS
HEDSTROM RESIDENCE
LINCOLN RD NE
POULSBORO WA 98370

REVIEWED BY:	NDT
DESIGNED BY:	PCS
DRAWN BY:	PCS
DATE:	03-04-2020



PROJ. NO:	JAH01
DWG. NO:	C-2 2 OF 2

