

SANDSTONE RIDGE

PLANNED RESIDENTIAL DEVELOPMENT

POULSBO, WASHINGTON

PROJECT TEAM

OWNER / APPLICANT:

ENTITLE FUND FOUR, LLC
 PO BOX 188
 PUYALLUP, WA 98371
 CONTACT: GEOFF SHERWIN
 PHONE: (253) 840-5660
 EMAIL: geoff@kmonarch.com

LANDSCAPE ARCHITECT

NATURE BY DESIGN
 1320 ALAMEDA AVE, SUITE B
 FIRCREST, WA 98466
 CONTACT: KATHY OWENS
 PHONE: (253) 460-6067
 EMAIL: nbdinc.com

WETLAND BIOLOGIST

ECOLOGICAL LAND SERVICES
 8900 STATE HIGHWAY 3 SW, SUITE 201
 BREMERTON, WA 98312
 CONTACT: MEGAN MILL
 PHONE: (360) 431-5717
 EMAIL: megan@eco-land.com

CIVIL ENGINEER AND SURVEYOR

KPFF CONSULTING ENGINEERS
 1601 FIFTH AVENUE, #1600
 SEATTLE, WA 98101
 CONTACT: JEREMY FEBUS, PE, LEED AP
 PHONE: (206) 926-0675
 EMAIL: Jeremy.Febus@kpff.com

TRAFFIC ENGINEER

HEATH AND ASSOCIATES
 2214 TACOMA RD
 PUYALLUP, WA 98371
 CONTACT: AARON VAN AKEN, PE
 PHONE (253) 770-1401

ARBORIST

WASHINGTON FORESTRY CONSULTANTS, INC
 9163 YELM HWY SE
 OLYMPIA, WA 98513
 CONTACT: GALEN WRIGHT
 PHONE: (360) 943-1723
 EMAIL: galenwfc@aol.com

GEOTECHNICAL ENGINEER

EARTH SOLUTIONS NW
 136TH PLACE NE, SUITE 201
 BELLEVUE, WA 98005
 CONTACT: RAY COGLAS, PE
 PHONE: (425) 449-4704

SURVEY INFORMATION:

TO BE PROVIDED IN A SUBSEQUENT SUBMITTAL

PARCEL NUMBER:
 132601-4-008-2004

SITE AREA:
 18.07 AC

LEGAL DESCRIPTION:

PARCEL A:

THE EAST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE
 SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13,
 TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY,
 WASHINGTON;
 EXCEPT ROADS;
 AND EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO THE COUNTY OF
 KITSAP IN RIGHT OF WAY DEED RECORDED UNDER RECORDING NO.
 717834;
 AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF POULSBO IN
 RIGHT OF WAY DEED RECORDED UNDER RECORDING NO. 201602170235.

PARCEL B:

THE WEST HALF OF THE EAST HALF OF THE SOUTH HAVE OF THE
 SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13
 TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY,
 WASHINGTON;
 EXCEPT ROADS.

PARCEL C:

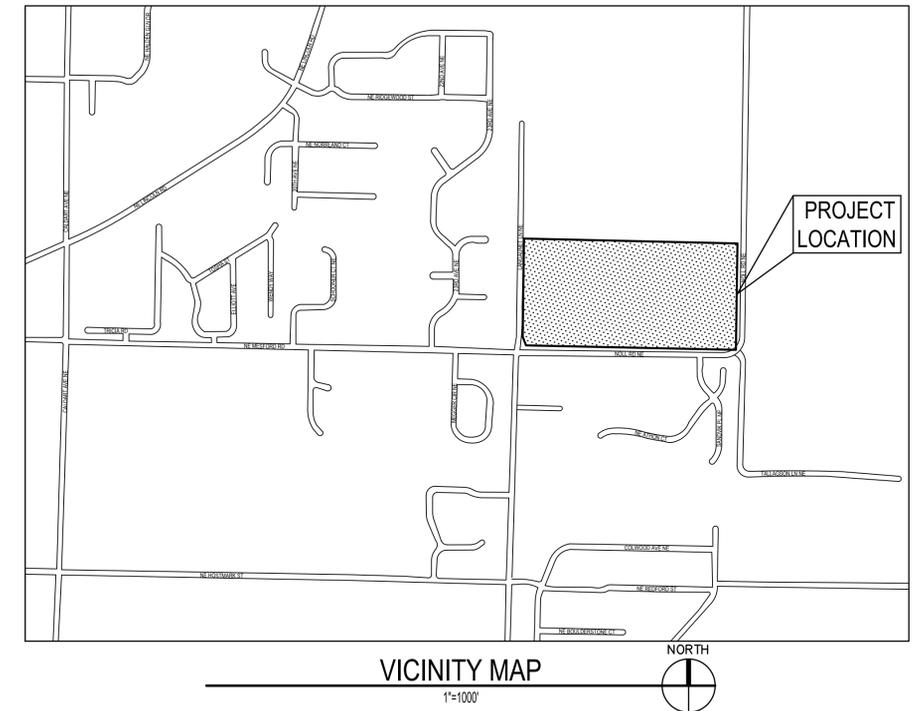
THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF OF THE
 SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13,
 TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY,
 WASHINGTON;
 EXCEPT THE WEST 15 FEET;
 AND EXCEPT ROADS.

PARCEL D:

THE EAST HALF OF THE WEST HALF OF THE SOUTH HALF OF THE
 SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13,
 TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY,
 WASHINGTON;
 EXCEPT ROADS.

SHEET INDEX	
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C0.00	COVER SHEET
C1.00	PRELIMINARY PLAT PLAN
C1.10	OPEN SPACE PLAN
C1.20	SIGNAGE AND STRIPING PLAN
C3.00	OVERALL GRADING PLAN
C3.05	TYPICAL LOT SECTIONS
C3.10	OVERALL UTILITY PLAN
C4.00	ROAD C STORM DRAINAGE PLAN AND PROFILE
C4.01	ROAD C STORM DRAINAGE PLAN AND PROFILE
C4.02	ROAD A STORM DRAINAGE PLAN AND PROFILE
C4.03	ROAD A STORM DRAINAGE PLAN AND PROFILE
C4.04	ROAD D STORM DRAINAGE PLAN AND PROFILE
C4.05	ROAD B STORM DRAINAGE PLAN AND PROFILE
C4.06	ROAD B STORM DRAINAGE PLAN AND PROFILE
C4.10	TYPICAL ROAD SECTIONS
C4.20	VAULT PLAN AND DETAILS
C4.21	VAULT SECTIONS AND DETAILS
C4.40	NOLL RD FRONTAGE PLAN
C4.45	NOLL RD FRONTAGE PLAN
C4.50	NOLL RD FRONTAGE PLAN
C5.00	ROAD C UTILITY PLAN AND PROFILE
C5.01	ROAD C UTILITY PLAN AND PROFILE
C5.02	ROAD A UTILITY PLAN AND PROFILE
C5.03	ROAD A UTILITY PLAN AND PROFILE
C5.04	ROAD D UTILITY PLAN AND PROFILE
C5.05	ROAD B UTILITY PLAN AND PROFILE
C5.06	ROAD B UTILITY PLAN AND PROFILE
C5.07	WATER EASEMENT UTILITY PLAN AND PROFILE

LANDSCAPE SHEETS (SUBMITTED AS A SEPARATE SET)	
Sheet Number	Sheet Title
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS AND NOTES
L3	PLAYGROUND DETAILS AND NOTES



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NO.	DATE	BY	CHD.	APPR.	REVISION
1	10/2024	KMB	EKC	JSF	INITIAL PRELIMINARY PLAT SUBMITTAL
2	02/2025	JRN	EKC	JSF	SECOND PRELIMINARY PLAT SUBMITTAL
3	03/2025	EKC	EKC	JSF	THIRD PRELIMINARY PLAT SUBMITTAL

DRAWN BY RAG	DESIGNED BY KMB
CHECKED BY EKC	APPROVED BY JSF
DATE MARCH 27, 2025	
JOB No.:	2400162

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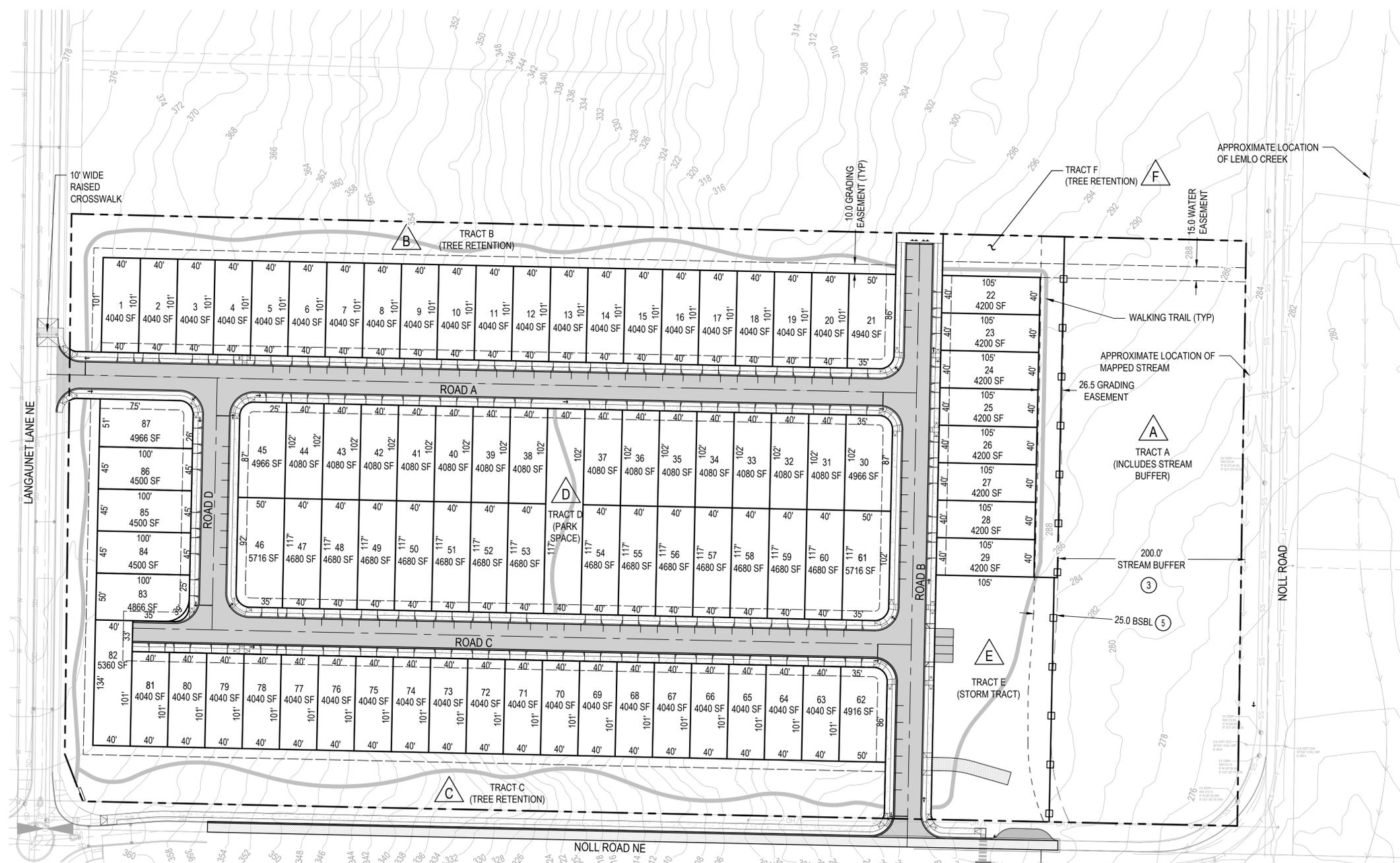
SANDSTONE RIDGE PLANNED RESIDENTIAL DEVELOPMENT / ENTITLE FUND FOUR, LLC POULSBO, WASHINGTON	
COVER SHEET	

SHEET	C0.00
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TRACT SUMMARY TABLE		
TRACT	AREA (SF)	USE
A	123,778	CRITICAL AREA BUFFER, TREE RETENTION, OPEN SPACE, STORMWATER DISPERSION
B	43,298	TREE RETENTION, OPEN SPACE, RECREATION
C	63,854	TREE RETENTION, OPEN SPACE, RECREATION
D	8,760	OPEN SPACE, RECREATION
E	33,043	STORM VAULT, OPEN SPACE, RECREATION
F	13,745	TREE RETENTION, OPEN SPACE

PRD LOT CALCULATIONS TABLE PMC SECTION 18.260		
CODE REFERENCE	ALLOWED	PROVIDED
MINIMUM LOT AREA	3,750 SF	4,040 SF
MINIMUM AVERAGE LOT AREA	3,750 SF	4,295 SF
MAX GROSS DENSITY (5 UNITS PER GROSS ACRE)	90 LOTS	87 LOTS
MINIMUM NET DENSITY (4 UNITS PER NET ACRE)	46 LOTS	87 LOTS

PRD RECREATION TRACT SUMMARY TABLE			
SYMBOL	TRACT	USE	TYPE OF RECREATION USE
B	B	NATURE TRAIL THROUGH TREE RETENTION AREA	GROUP 2 PASSIVE
C	C	NATURE TRAIL THROUGH TREE RETENTION AREA	GROUP 2 PASSIVE
D	D	BENCHES WITH WALKING TRAIL	GROUP 1 PASSIVE
E	E	BIG TOY PLAY AREA IN CONJUNCTION WITH WALKING TRAIL AND PICNIC AREA	GROUP 1 PASSIVE
F	F	NATURE TRAIL THROUGH TREE RETENTION AREA	GROUP 2 PASSIVE

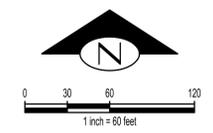


NOTES:

- GIS DATA IS USED FOR ALL GRADING INFORMATION AND CITY RECORDS ARE USED FOR ALL SHOWN EXISTING UTILITIES. THE PROJECT SURVEYOR SHALL PROVIDE A FULL SITE SURVEY DURING CONSTRUCTION DOCUMENT PREPARATION.
- EXISTING LOT LINES AND EASEMENTS SHOWN ARE PROVIDED PER GIS DATA.
- STREAM LOCATION SHALL BE FLAGGED IN THE FIELD BY THE BIOLOGIST AND SURVEYED LOCATION SHALL BE INCORPORATED INTO PLANS DURING CONSTRUCTION DOCUMENT PREPARATION.
- SEE SHEET C1.10 FOR PRELIMINARY STRIPING, SIGNAGE, AND PROPOSED ON-STREET PARKING STALLS.
- PROPOSED UTILITY EASEMENTS FOR WATER, SEWER, STORM WATER AND FRANCHISE UTILITIES SHALL ALL BE 10' (TYP) UNLESS OTHERWISE NOTED.
- 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER.
- EXISTING CONDITIONS AND CITY CAPITOL IMPROVEMENTS PROJECT PROPOSED CONDITIONS ON LANGUANET LANE AND NOLL ROAD ARE SHOWN PER RECORD AND DESIGN DRAWINGS.
- NORTH PROPERTY LINE BETWEEN NEIGHBORING LOTS AND TRACTS B/F SHALL BE MARKED BY EXISTING NEIGHBORING PROPERTY FENCES WHERE THEY EXIST. IN ALL OTHER LOCATIONS, THE PROPOSED PROJECT SHALL INSTALL INTERMITTENT CEDAR POSTS TO DEMARKATE THE EXTENTS OF TRACTS B/F AND THE HOA'S MAINTENANCE RESPONSIBILITY.

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - EASEMENT
- - - CENTERLINE
- - - STREAM BUFFER BSBL (TYP)
- - - STREAM BUFFER
- - - MAPPED STREAM



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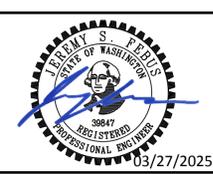
DRAWN BY	DESIGNED BY
RAG	KMB
CHECKED BY	APPROVED BY
EKC	JSF
DATE	
MARCH 27, 2025	
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SCALE:
AS NOTED



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POULSBO, WASHINGTON

PRELIMINARY PLAT PLAN

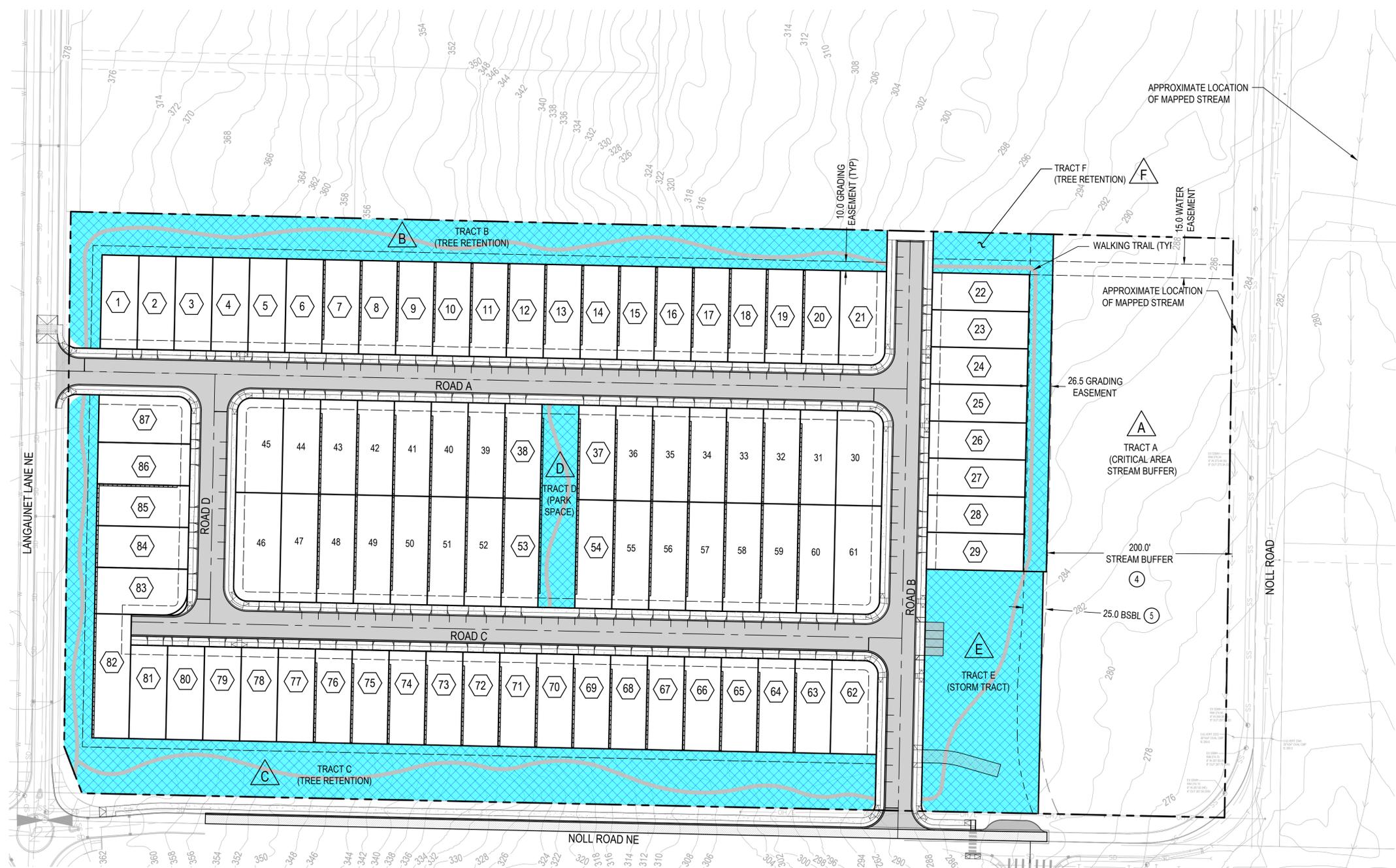
SHEET
C1.00

TRACT UNENCUMBERED OPEN SPACE SUMMARY		
TRACT	AREA (SF)	USE
A	0	CRITICAL AREA (STREAM BUFFER)
B	43,298	TREE RETENTION, OPEN SPACE, RECREATION
C	63,854	TREE RETENTION, OPEN SPACE, RECREATION
D	8,760	OPEN SPACE, RECREATION
E	33,043	STORM VAULT, OPEN SPACE, RECREATION
F	13,745	TREE RETENTION, OPEN SPACE

PRD OPEN SPACE CALCULATIONS TABLE		
PMC SECTION 18.260		
CODE REFERENCE	ALLOWED/REQUIRED	PROVIDED
TOTAL SITE AREA	---	18.07 AC
ROW AREA	---	2.92 AC
OPEN SPACE ^{1,4}	3.61 AC	6.58 AC
CRITICAL AREA BUFFER ²	---	2.84 AC
UNENCUMBERED OPEN SPACE ^{3,4}	2.18 AC	3.73 AC

¹ 20% OPEN SPACE IS REQUIRED FOR AVERAGE LOT SIZE OF UNDER 4,500 SF
² 40% OF REQUIRED OPEN SPACE IS PROPOSED TO BE CRITICAL AREA, AS LESS THAN 25% OF THE TOTAL SITE AREA IS CRITICAL AREA
³ 60% OF THE REQUIRED OPEN SPACE MUST BE UNENCUMBERED
⁴ VAULT TRACT AREA IS INCLUDED IN THE OPEN SPACE/UNENCUMBERED OPEN SPACE AREA DUE TO DUAL USE AS RECREATION.

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C	63,854	TREE RETENTION, OPEN SPACE, RECREATION
D	8,760	OPEN SPACE, RECREATION
E	33,043	STORM VAULT, OPEN SPACE, RECREATION
F	13,745	TREE RETENTION, OPEN SPACE



NOTES:

- UNENCUMBERED OPEN SPACE IDENTIFIED IN THE TRACT UNENCUMBERED OPEN SPACE SUMMARY TABLE IS HIGHLIGHTED IN BLUE/CYAN IN THE PLAN.
- GIS DATA IS USED FOR ALL GRADING INFORMATION AND CITY RECORDS ARE USED FOR ALL SHOWN EXISTING UTILITIES. THE PROJECT SURVEYOR SHALL PROVIDE A FULL SITE SURVEY DURING CONSTRUCTION DOCUMENT PREPARATION.
- EXISTING LOT LINES AND EASEMENTS SHOWN ARE PROVIDED PER GIS DATA.
- STREAM LOCATION SHALL BE FLAGGED IN THE FIELD BY THE BIOLOGIST AND SURVEYED LOCATION SHALL BE INCORPORATED INTO THE PLANS DURING CONSTRUCTION DOCUMENT PREPARATION.
- 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM BUFFER.
- EXISTING CONDITIONS AND CITY CAPITOL IMPROVEMENTS PROJECT PROPOSED CONDITIONS ON LANGUANET LANE AND NOLL ROAD ARE SHOWN PER RECORD AND DESIGN DRAWINGS.

LEGEND

	PROPOSED PROPERTY LINE
	PROPERTY LINE
	EASEMENT (GRADING AND UTILITY)
	CENTERLINE
	CRITICAL AREA BSBL (5)
	STREAM BUFFER
	LOT WITH DIRECT VISIBILITY TO OPEN SPACE
	MAPPED STREAM
	UNENCUMBERED OPEN SPACE (1)

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RAG	KMB
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DATE	
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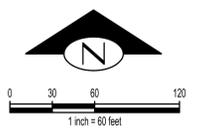
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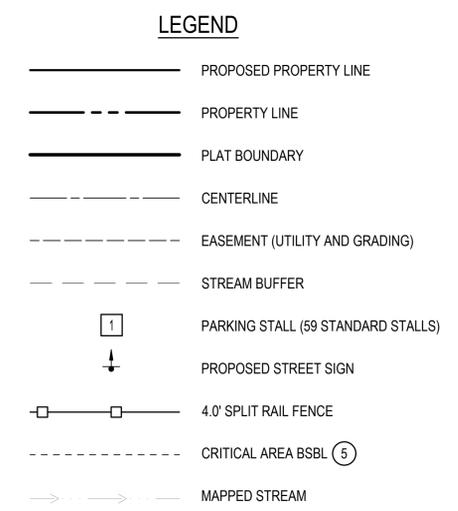
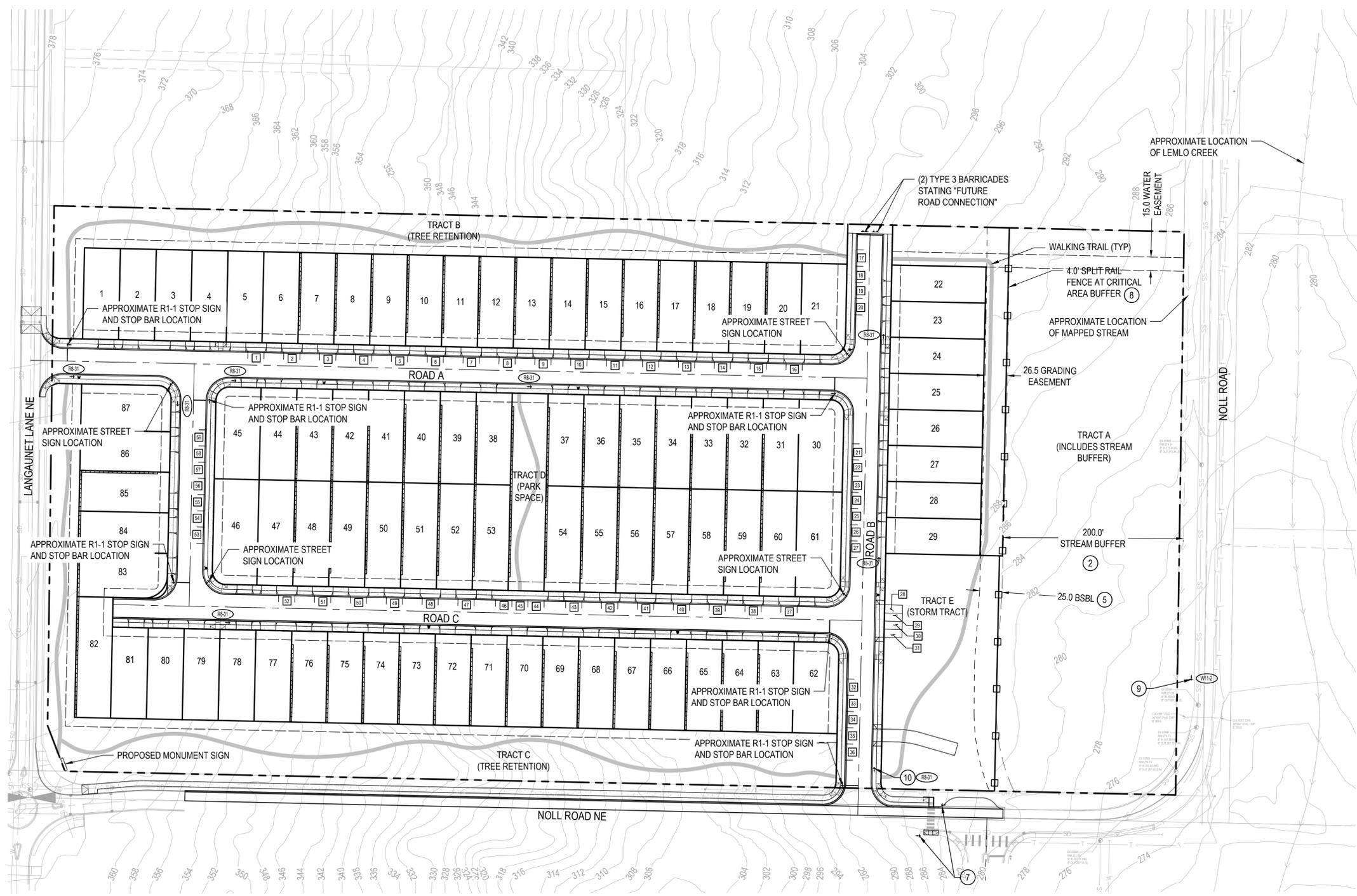
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 POULSBORO, WASHINGTON

OPEN SPACE PLAN

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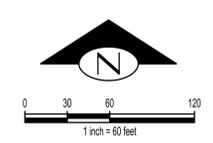


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NOTES:

1. GIS DATA IS USED FOR ALL GRADING INFORMATION AND CITY RECORDS ARE USED FOR ALL SHOWN EXISTING UTILITIES ON-SITE. THE PROJECT SURVEYOR SHALL PROVIDE A FULL SITE SURVEY DURING CONSTRUCTION DOCUMENT PREPARATION.
2. STREAM LOCATION SHALL BE FLAGGED IN THE FIELD BY THE BIOLOGIST AND SURVEYED LOCATION SHALL BE INCORPORATED INTO THE PLANS DURING CONSTRUCTION DOCUMENT PREPARATION.
3. ON-STREET PARKING STALLS ARE NOT STRIPED. APPROXIMATE LOCATIONS ARE SHOWN FOR PARKING SPACE COUNTING ONLY.
4. PRELIMINARY PROPOSED STRIPING AND SIGNAGE IS LIMITED TO PROPOSED STOP SIGNS AND STOP BARS WITHIN THE PROJECT SITE. NO PARKING/FIRE LANE SIGNS, STREET NAME SIGNS, AND OTHER CHANNELIZATION ELEMENTS WILL BE DESIGNED DURING CONSTRUCTION DOCUMENT PREPARATION.
5. 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM BUFFER.
6. EXISTING CONDITIONS AND CITY CAPITOL IMPROVEMENTS PROJECT PROPOSED CONDITIONS ON LANGUAMET LANE AND NOLL ROAD ARE SHOWN PER RECORD AND DESIGN DRAWINGS.
7. PEDESTRIAN ACTIVATED RRFBS.
8. 4.0' HIGH SPLIT RAIL FENCE WITH SIGNAGE IDENTIFYING STREAM BUFFER. BREAKS IN FENCE MAY OCCUR TO ACCOMMODATE TREES ON BUFFER EDGE.
9. W11-2 WITH W16-9P "CROSSWALK AHEAD" INSTALLED AHEAD OF NOLL ROAD CURVE.
10. INSTALL R8-31 "NO PARKING FIRE LANE" WHERE NOTED.
11. INTERNAL PLAT ROAD SHALL ALL BE SIGNED AS 20 MPH SPEED LIMIT ROADS.
12. NORTH PROPERTY LINE BETWEEN NEIGHBORING LOTS AND TRACTS B/F SHALL BE MARKED BY EXISTING NEIGHBORING PROPERTY FENCES WHERE THEY EXIST. IN ALL OTHER LOCATIONS, THE PROPOSED PROJECT SHALL INSTALL INTERMITTENT CEDAR POSTS TO DEMARKATE THE EXTENTS OF TRACTS B/F AND THE HOA'S MAINTENANCE RESPONSIBILITY.



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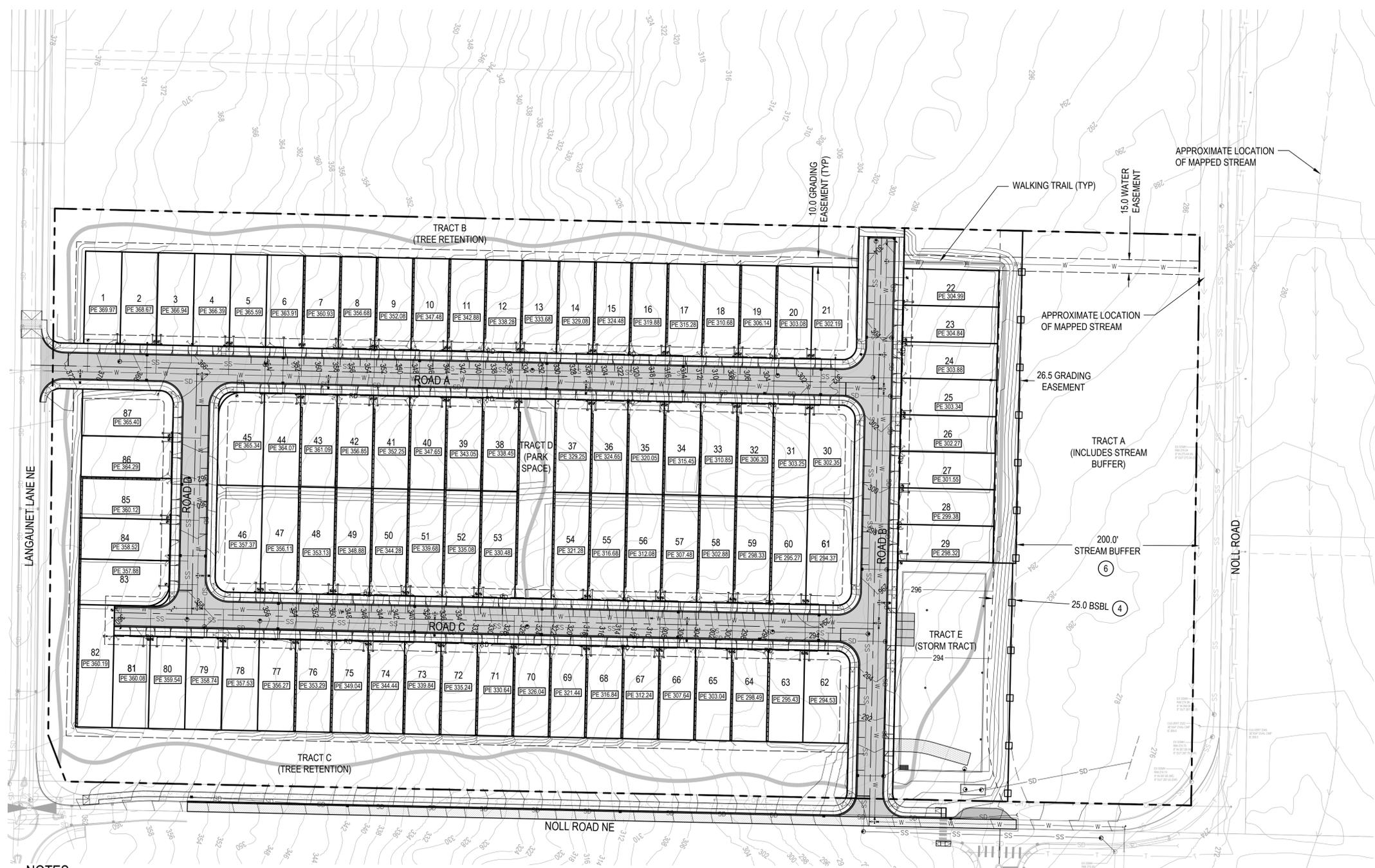


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SIGNAGE AND STRIPING PLAN

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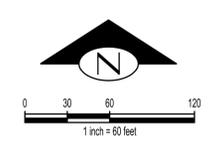
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LEGEND

	PROPOSED PROPERTY LINE
	PROPERTY LINE
	CENTERLINE
	PROPOSED EASEMENT (GRADING AND UTILITY)
	STREAM BUFFER
	FINISHED GRADE CONTOUR
	EXISTING GRADE CONTOUR
	STRUCTURAL PAD ELEVATION
	CRITICAL AREA BSBL (4)
	MAPPED STREAM

- NOTES:**
- EXISTING GRADE INFORMATION IS PER AVAILABLE KITSAP COUNTY GIS INFORMATION. FULL SURVEY WITH SURVEYED EXISTING GRADE WILL BE USED TO PREPARED GRADING PLANS DURING CONSTRUCTION DOCUMENT PREPARATION.
 - PROPOSED ROAD SLOPES DO NOT EXCEED THE COP CODE SPECIFIED 12% MAX SLOPE.
 - A MAXIMUM SLOPE OF 2:1 IS USED FOR ALL GRADE TRANSITIONS OUTSIDE OF THE PROPOSED ROADWAY.
 - (4) 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM BUFFER.
 - EXISTING CONDITIONS AND CITY CAPITOL IMPROVEMENTS PROJECT PROPOSED CONDITIONS ON LANGUINET LANE AND NOLL ROAD ARE SHOWN PER RECORD AND DESIGN DRAWINGS.
 - (6) STREAM LOCATION SHALL BE FLAGGED IN THE FIELD BY THE BIOLOGIST AND SURVEYED LOCATION SHALL BE INCORPORATED INTO THE PLANS DURING CONSTRUCTION DOCUMENT PREPARATION.
 - LOT GRADING IN TREE RETENTION TRACTS SHALL ALLOWED ONLY IN GRADING EASEMENTS.



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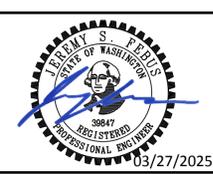
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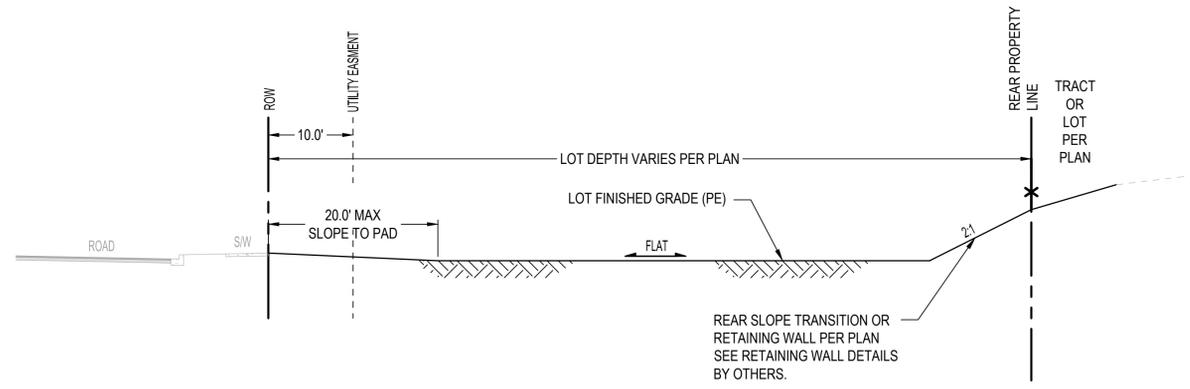
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 POULSBORO, WASHINGTON

OVERALL GRADING PLAN

SHEET
C3.00

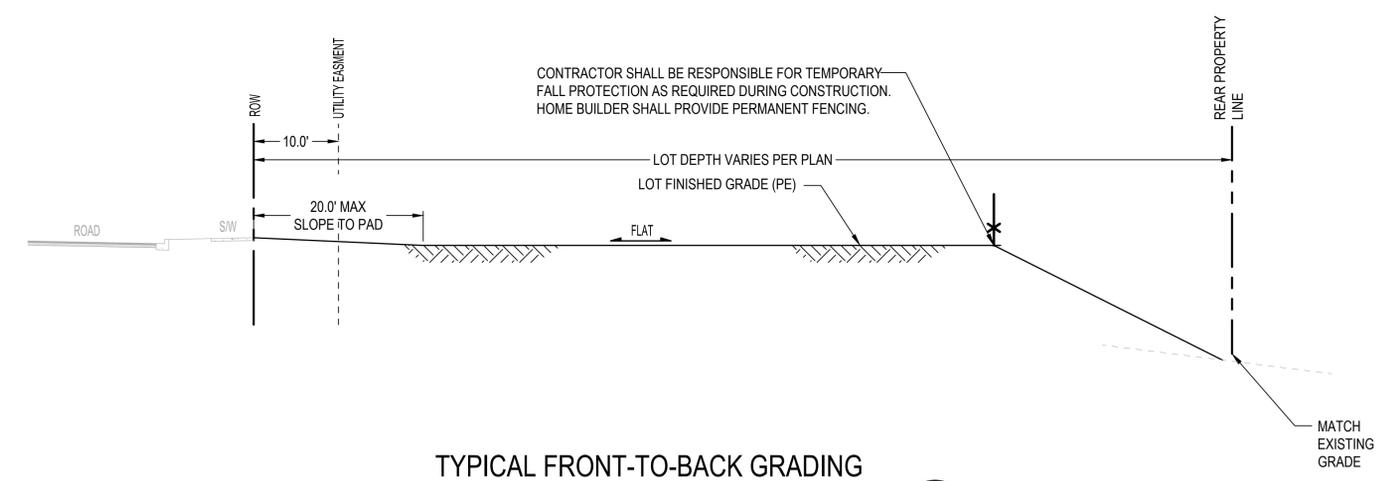
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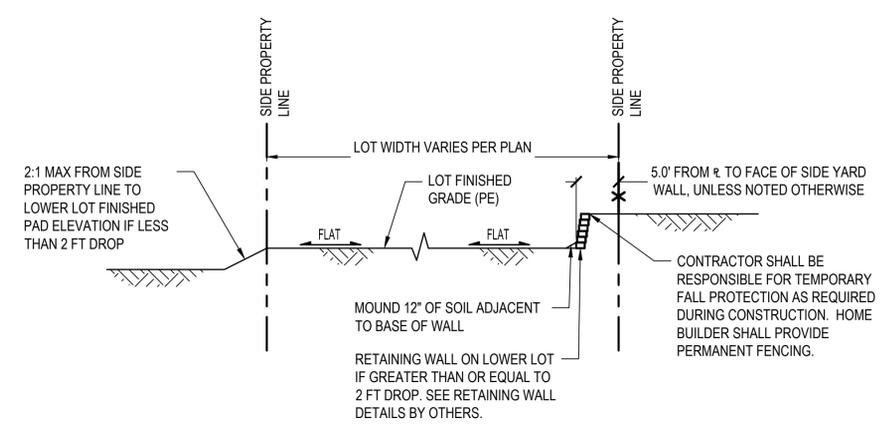
TYPICAL FRONT-TO-BACK GRADING FOR LOTS IN CUT

1" = 10'



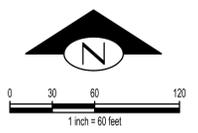
TYPICAL FRONT-TO-BACK GRADING FOR LOTS IN FILL

1" = 10'



TYPICAL SIDE-TO-SIDE GRADING SECTION

1" = 10'



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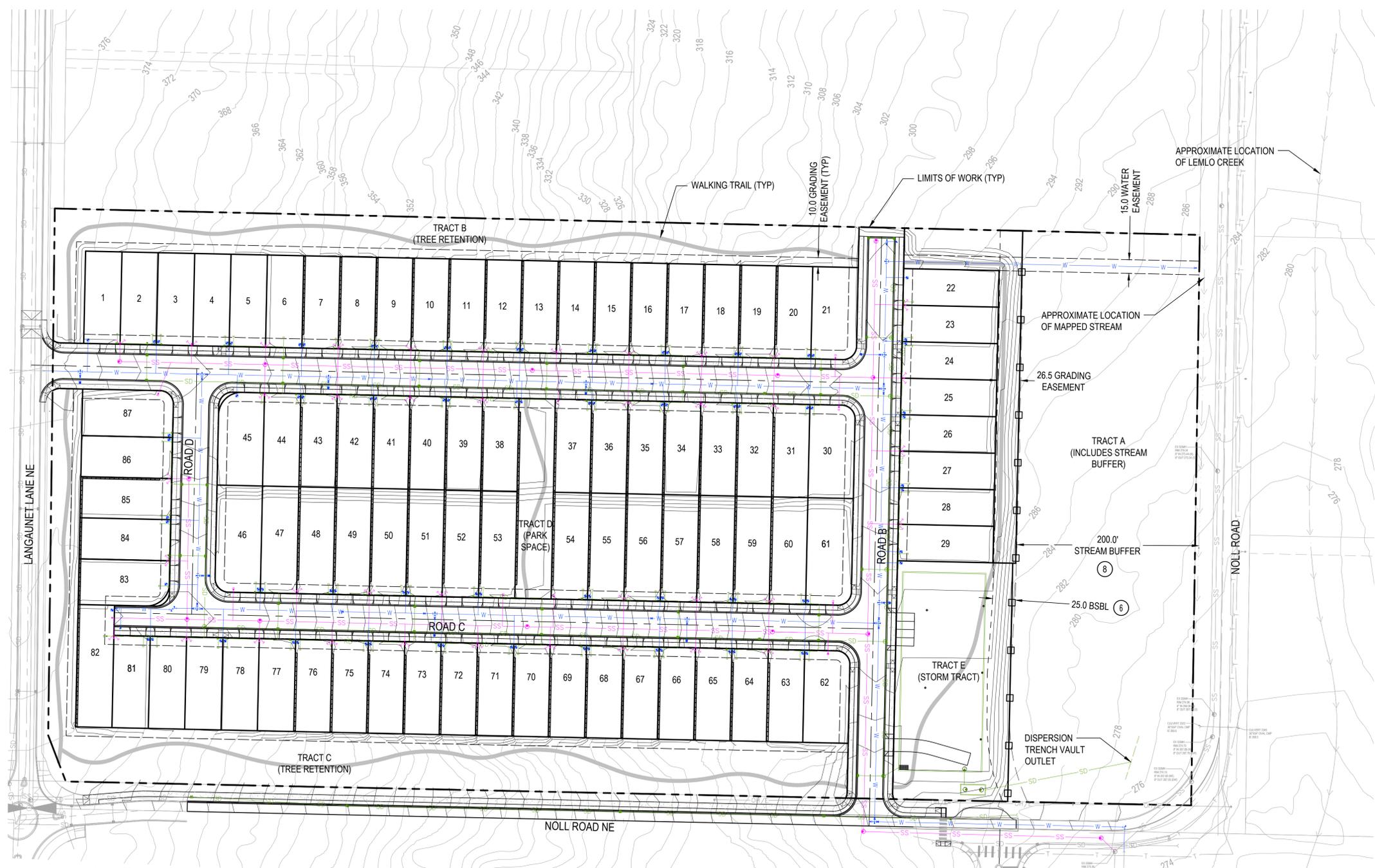
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TYPICAL LOT SECTIONS

SHEET

C3.05

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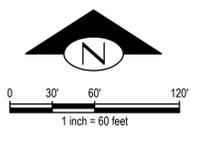


LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED UTILITY EASEMENT (4)
- - - STREAM BUFFER
- XX FINISHED GRADE CONTOUR
- XX EXISTING GRADE CONTOUR
- STORM DRAIN LINE
- ROOF DRAIN
- SEWER MAIN
- WATER MAIN
- SANITARY SEWER MANHOLE
- WATER METER
- FIRE HYDRANT
- BLOW OFF VALVE
- AIR RELEASE VALVE
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- - - CRITICAL AREA BSBL (6)
- MAPPED STREAM

NOTES

1. GIS DATA AND CITY RECORDS ARE SHOWN FOR EXISTING CONDITIONS ON-SITE. FULL SURVEY WILL BE USED FOR EXISTING CONDITIONS FOR CONSTRUCTION DOCUMENT PREPARATION.
2. LOCATION AND ELEVATION OF PROPOSED UTILITY CONNECTIONS WILL BE VERIFIED DURING CONSTRUCTION PLAN PREPARATION.
3. A FULL STORM WATER CONVEYANCE ANALYSIS WILL BE PROVIDED DURING CONSTRUCTION DOCUMENT PREPARATION. PIPE AND STRUCTURE SIZES WILL BE UPDATED AT THAT TIME.
4. PROPOSED UTILITY EASEMENTS FOR PUBLIC WATER, SEWER, STORM WATER AND FRANCHISE UTILITIES SHALL ALL BE 10' (TYP) UNLESS OTHERWISE NOTED.
5. WATER QUALITY TREATMENT SHALL BE PROVIDED USING A WATER QUALITY VAULT FOLLOWING DETENTION AND PRIOR TO DISCHARGING TO THE ADJACENT STREAM.
6. 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM BUFFER.
7. EXISTING CONDITIONS AND CITY CAPITAL IMPROVEMENTS PROJECT PROPOSED CONDITIONS ON LANGUANET LANE AND NOLL ROAD ARE SHOWN PER RECORD AND DESIGN DRAWINGS.
8. STREAM LOCATION SHALL BE FLAGGED IN THE FIELD BY THE BIOLOGIST AND SURVEYED LOCATION SHALL BE INCORPORATED INTO THE PLANS DURING CONSTRUCTION DOCUMENT PREPARATION
9. WALL DRAINS SHALL CONNECT TO ROOF DRAINAGE SYSTEM. WALL DRAINS SHALL BE ADDED IN CONSTRUCTION DOCUMENT PREPARATION.



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NO.	DATE	BY	CHD.	APPR.	REVISION

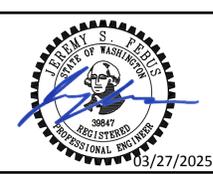
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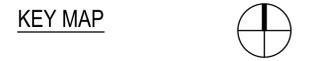
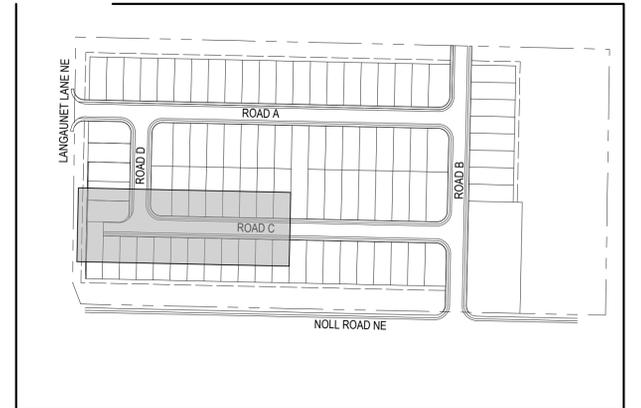
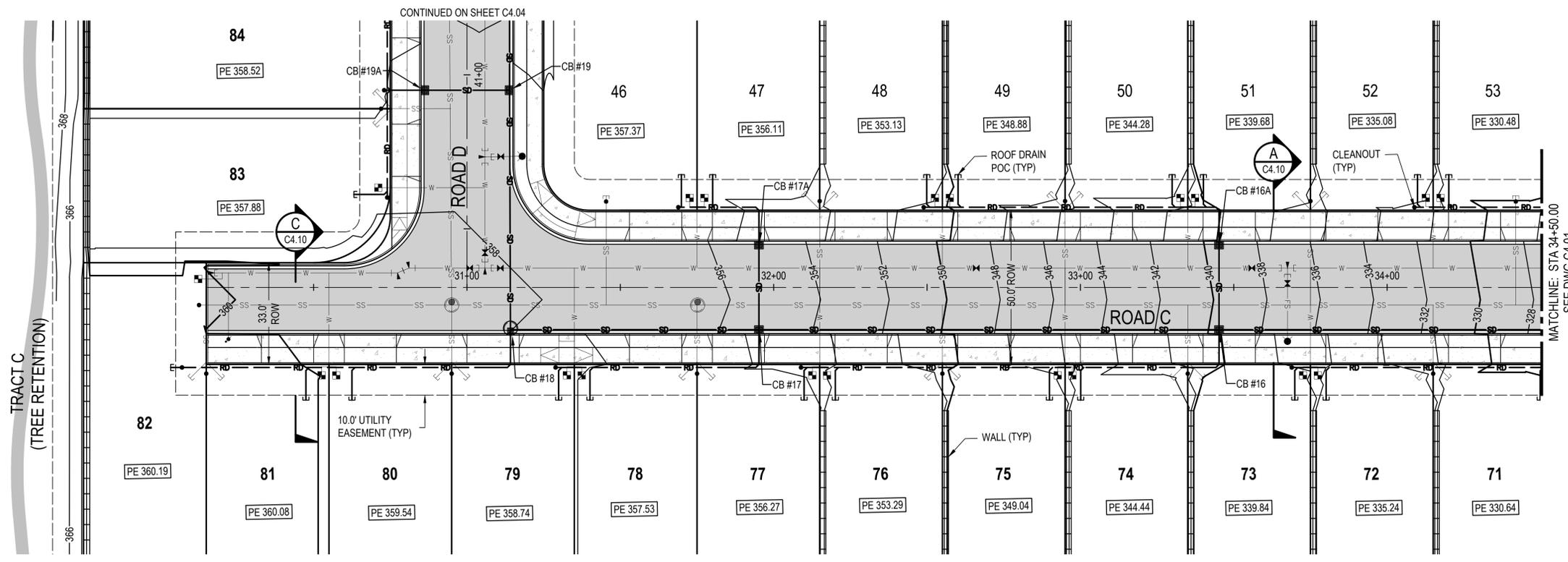
SCALE:
AS NOTED



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OVERALL UTILITY PLAN

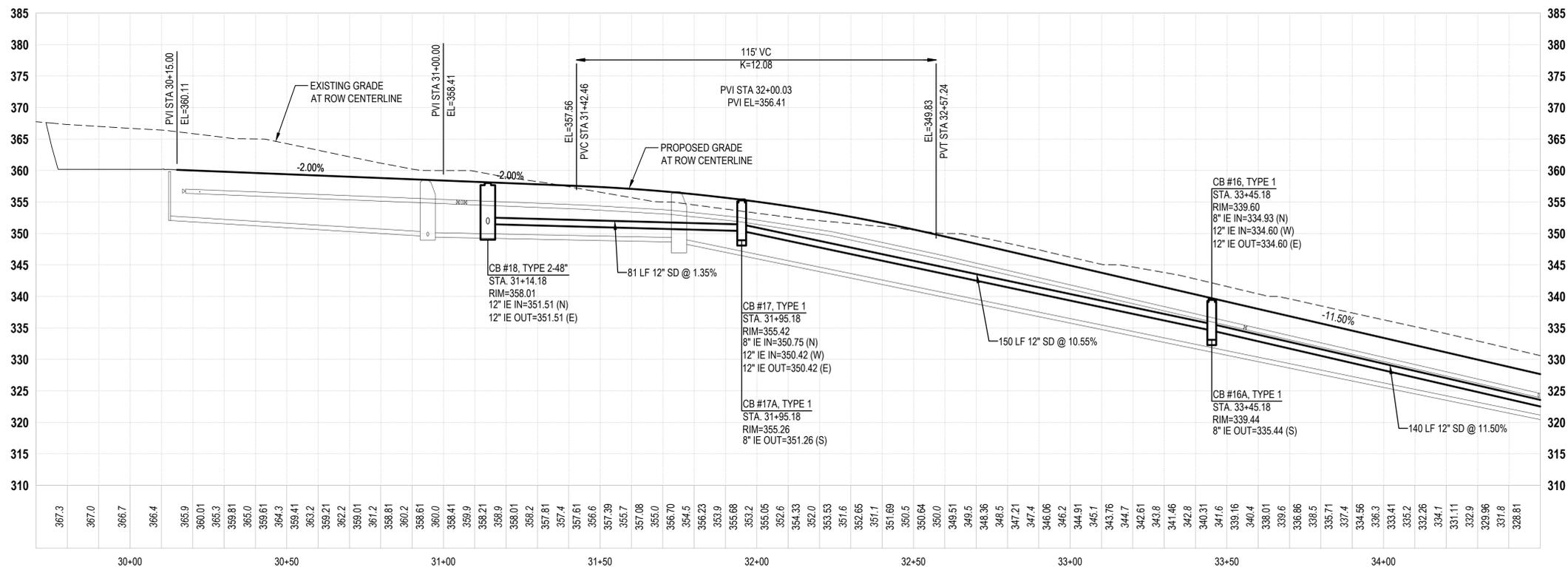
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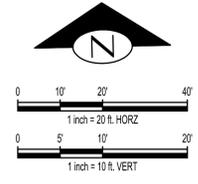
KEY MAP

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD — STORM DRAIN LINE
- RD — ROOF DRAIN
- W — WATER MAIN
- SS — SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295 — FINISHED GRADE CONTOUR
- 300 — EXISTING GRADE CONTOUR
- ▬ WALL (LOCK AND LOAD)
- ▬ CONCRETE PAVING
- ▬ ASPHALT PAVING



- NOTES**
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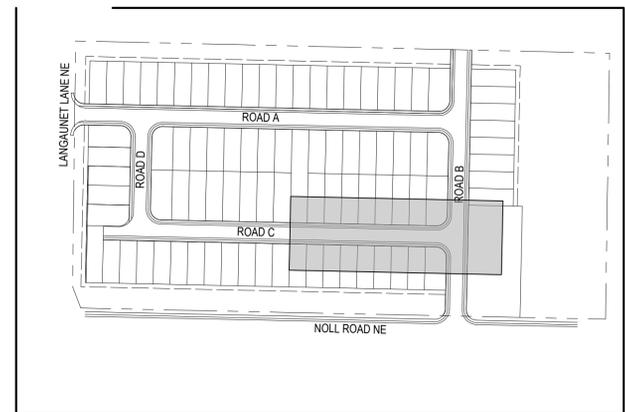
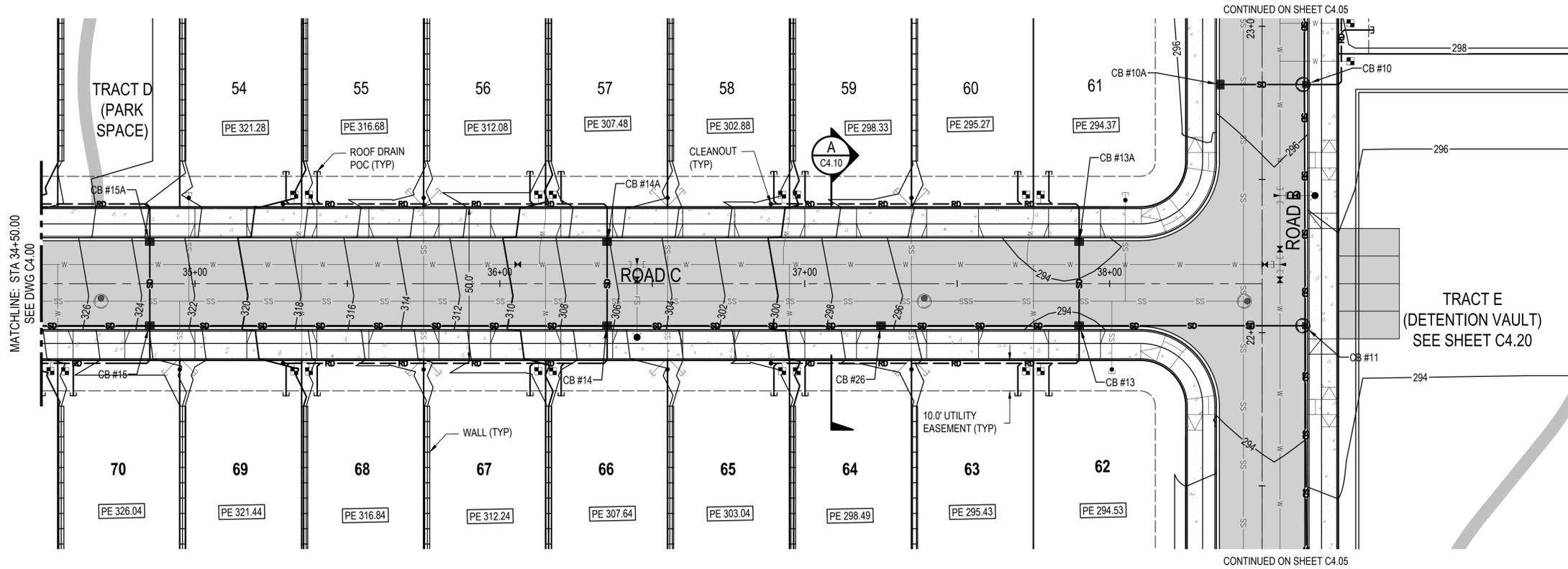
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ROAD C STORM DRAINAGE PLAN AND PROFILE

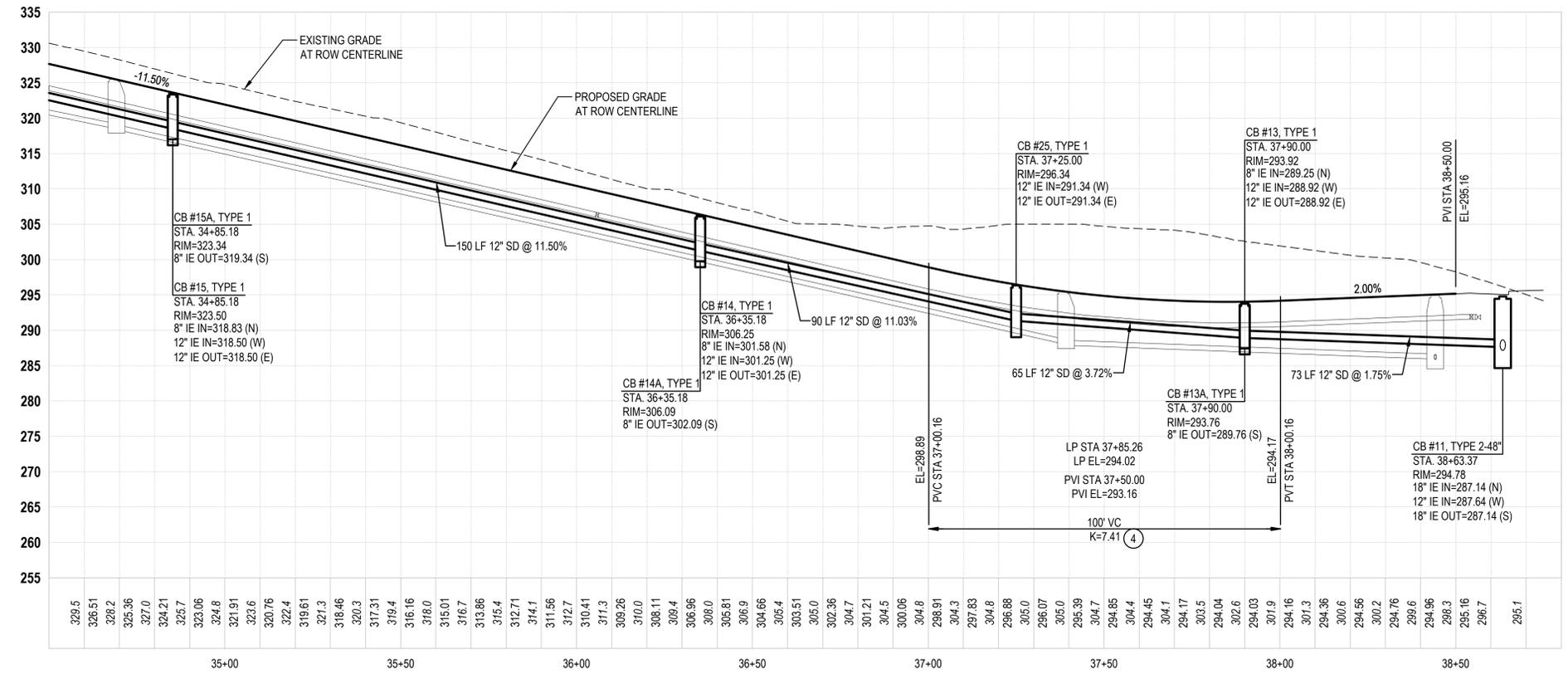
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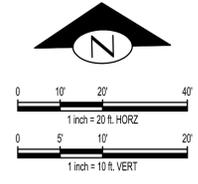
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- FIRE HYDRANT
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- TYPE 2 CATCH BASIN
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- CONCRETE PAVING
- ASPHALT PAVING



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DATE
MARCH 27, 2025

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SCALE:
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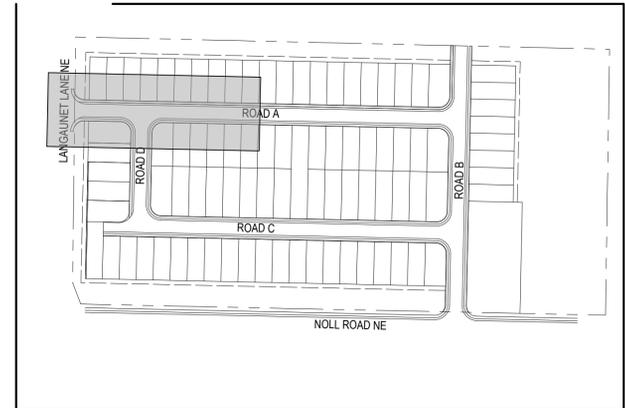
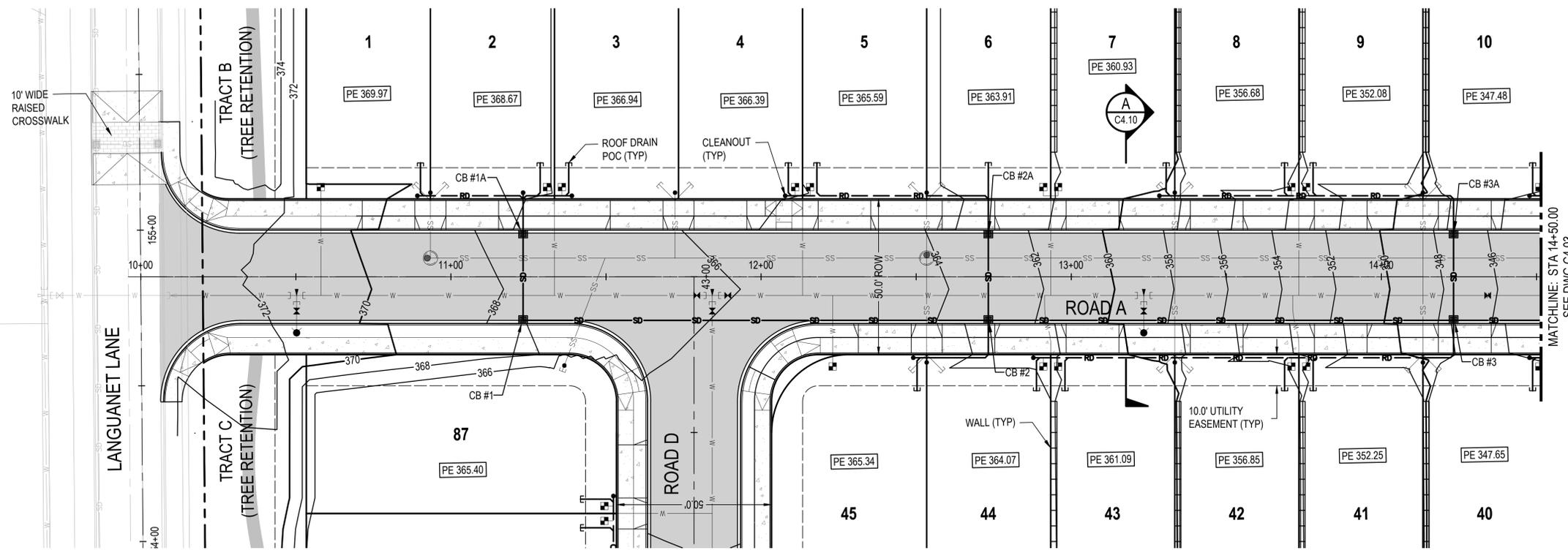
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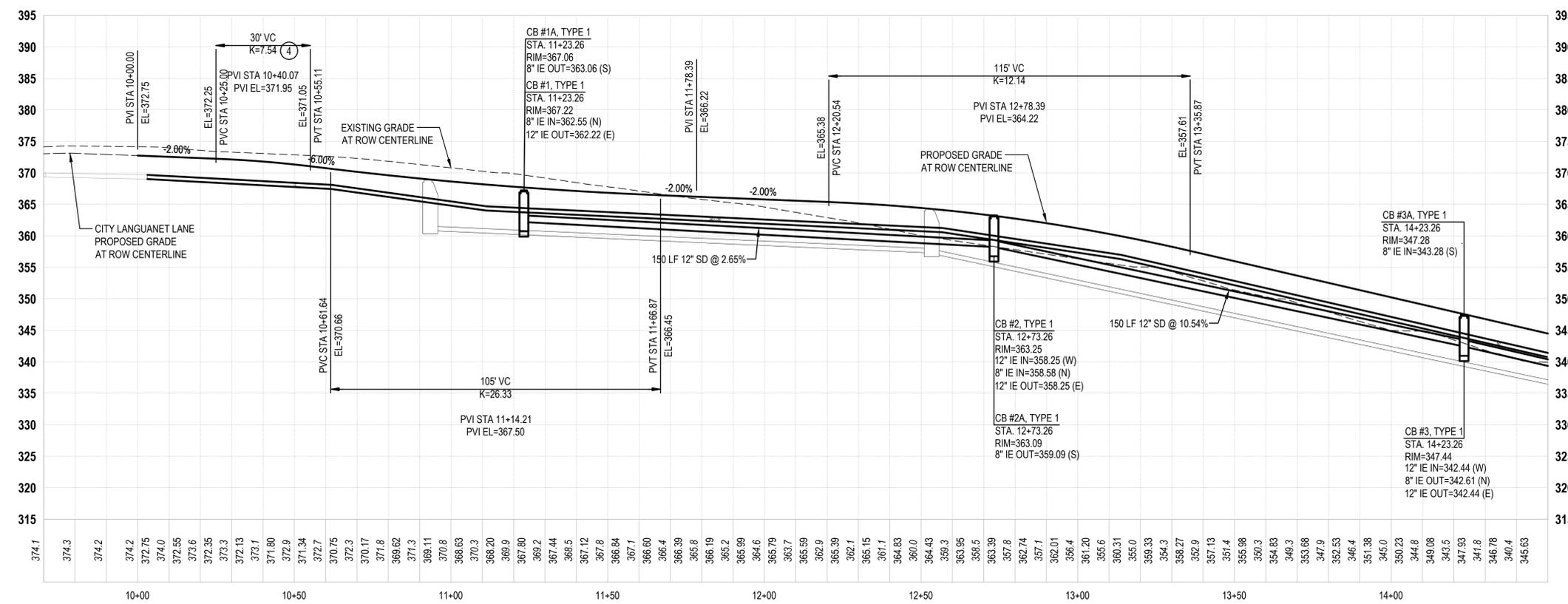
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ROAD C STORM DRAINAGE PLAN AND PROFILE

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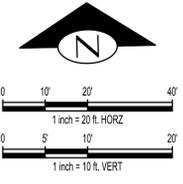


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 - TYPE 2 CATCH BASIN
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 - SANITARY SEWER MANHOLE
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 - ▭ CONCRETE PAVING
 - ▭ ASPHALT PAVING



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4. CALCULATED SIGHT DISTANCE FOR THIS CURVE IS 285'. THIS EXCEEDS THE REQUIRED STOPPING SIGHT DISTANCE OF 155' FOR A 25 MPH ROAD. SEE SUPPORTING SIGHT DISTANCE ANALYSIS DOCUMENTATION. VERTICAL CURVE HAS ADEQUATE SIGHT DISTANCE DESPITE CREST K VALUE LESS THAN 12.



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 APPROVED BY: JSF
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 JOB No.: 2400162

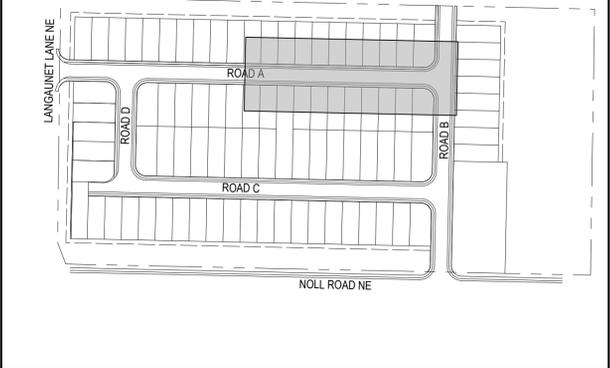
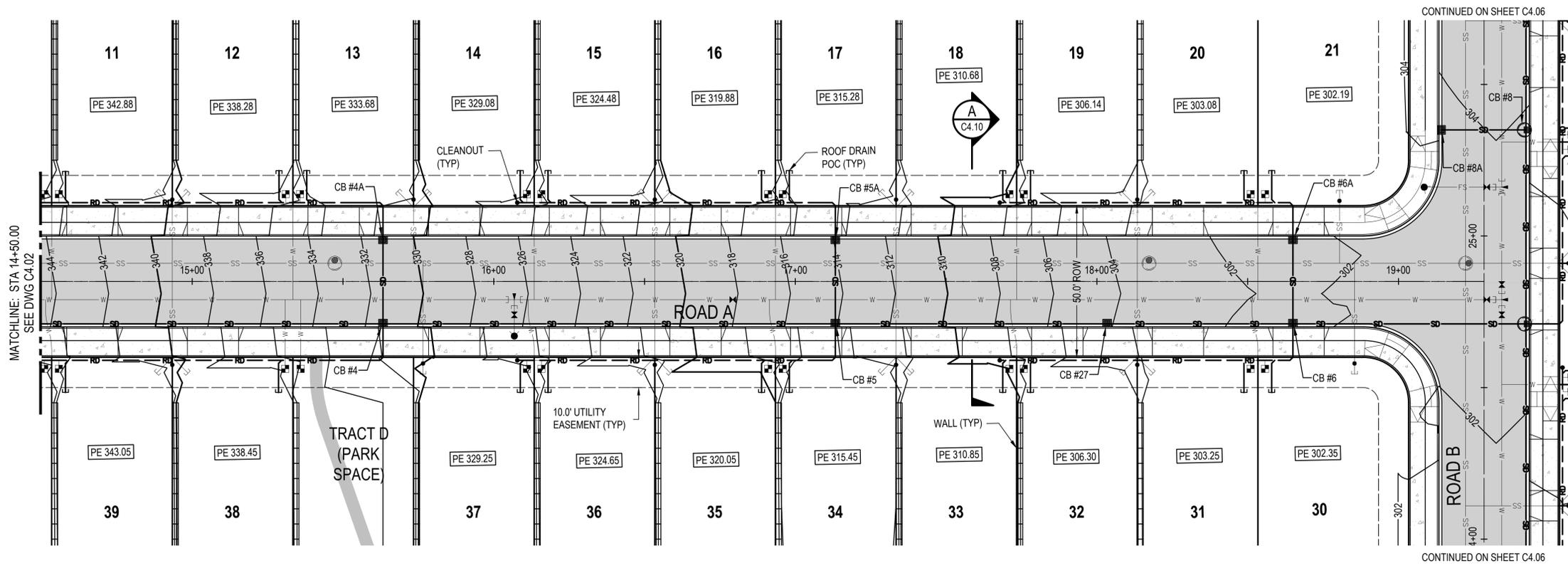
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ROAD A STORM DRAINAGE PLAN AND PROFILE

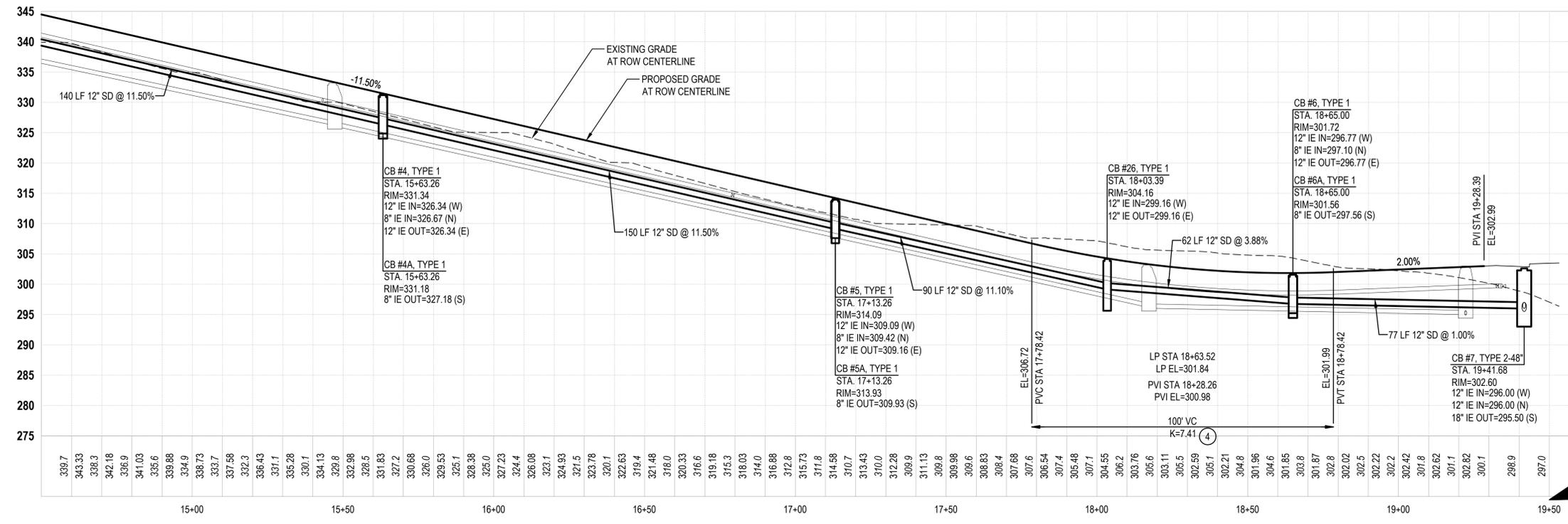
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KEY MAP

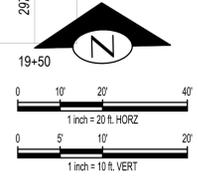
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- FIRE HYDRANT
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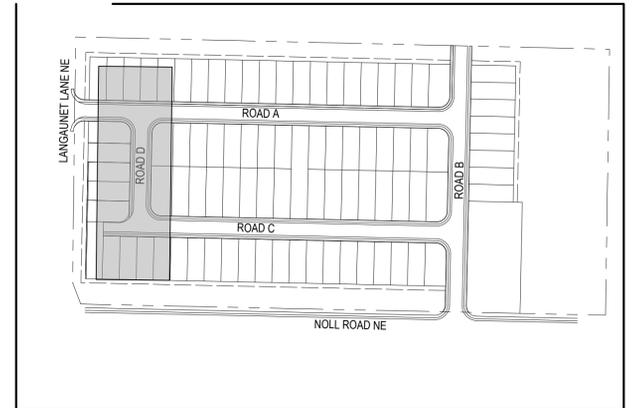
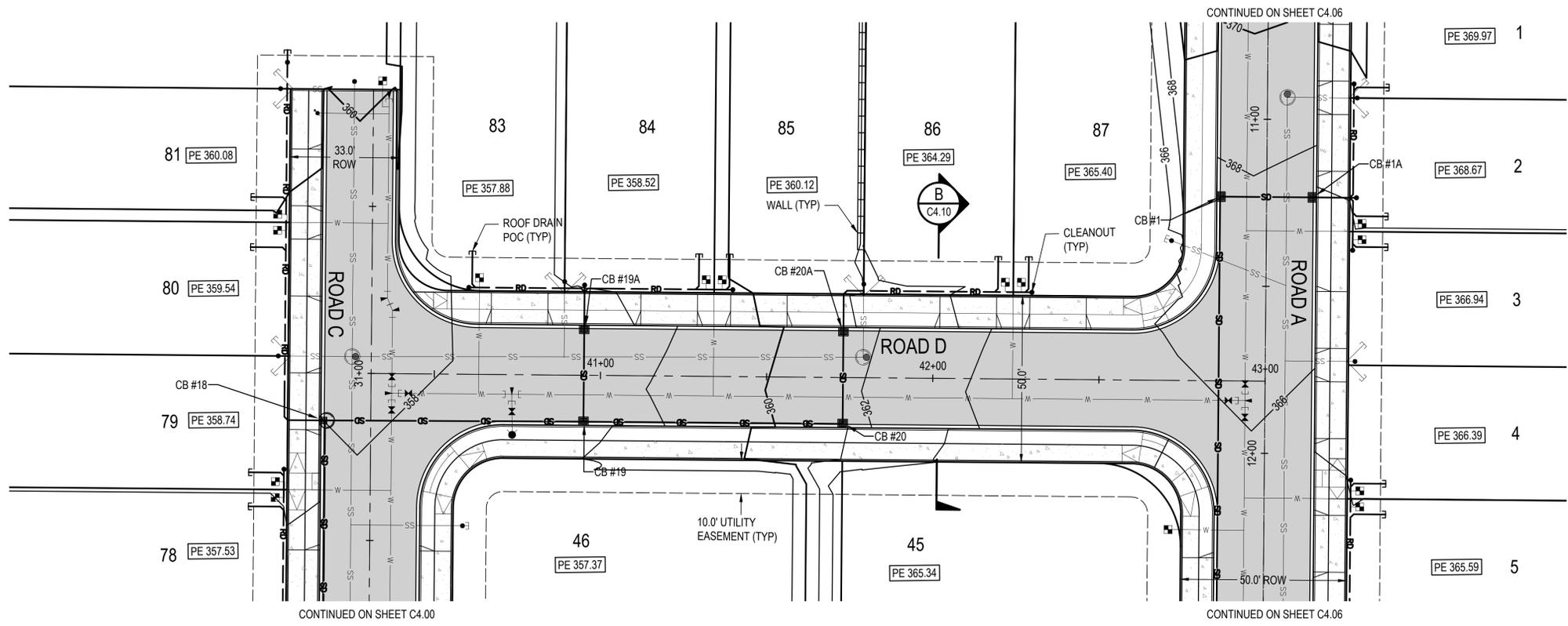


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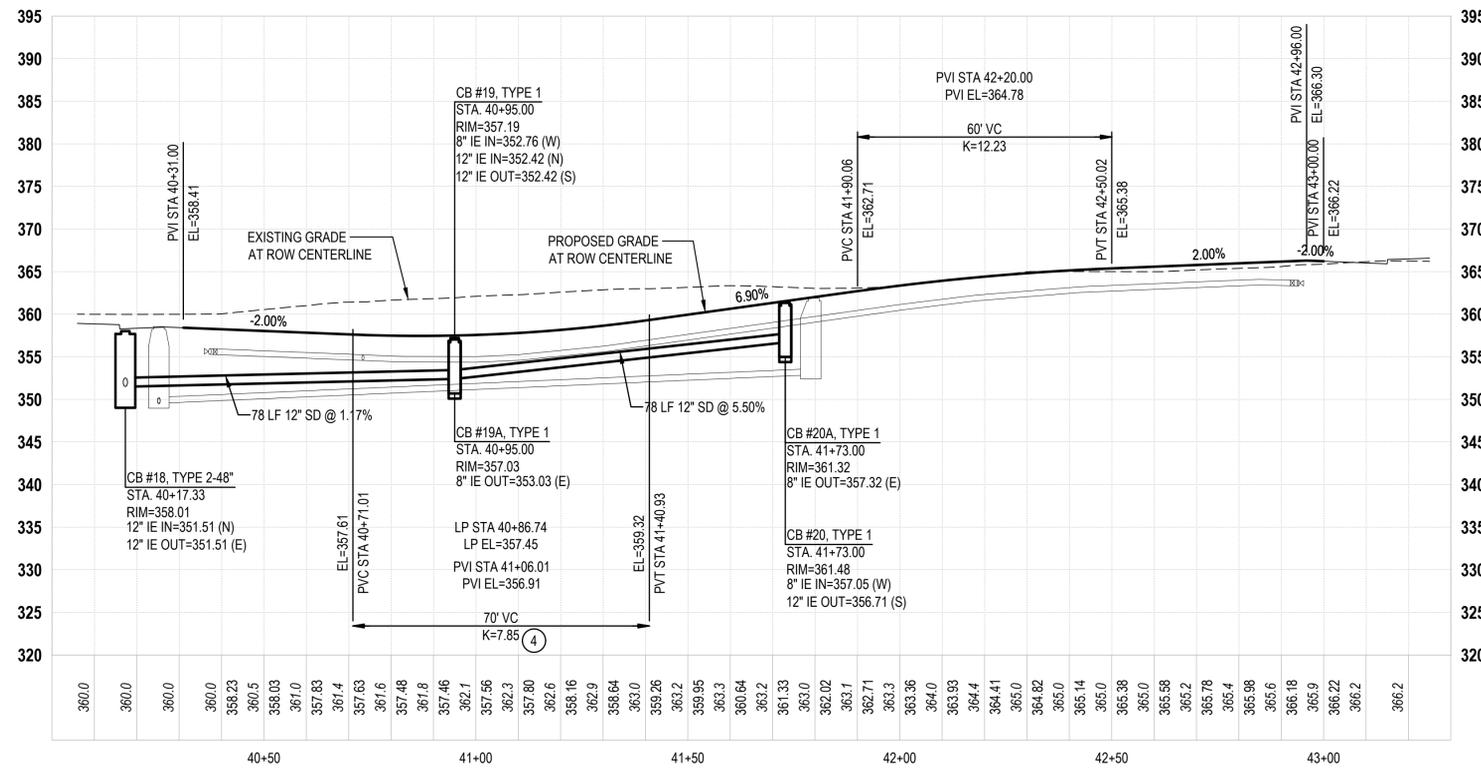
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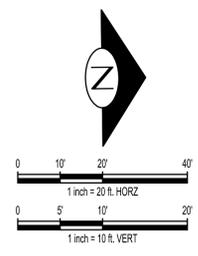
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- TYPE 2 CATCH BASIN
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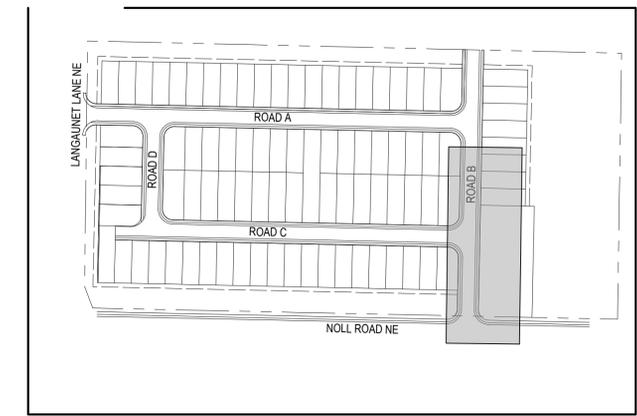
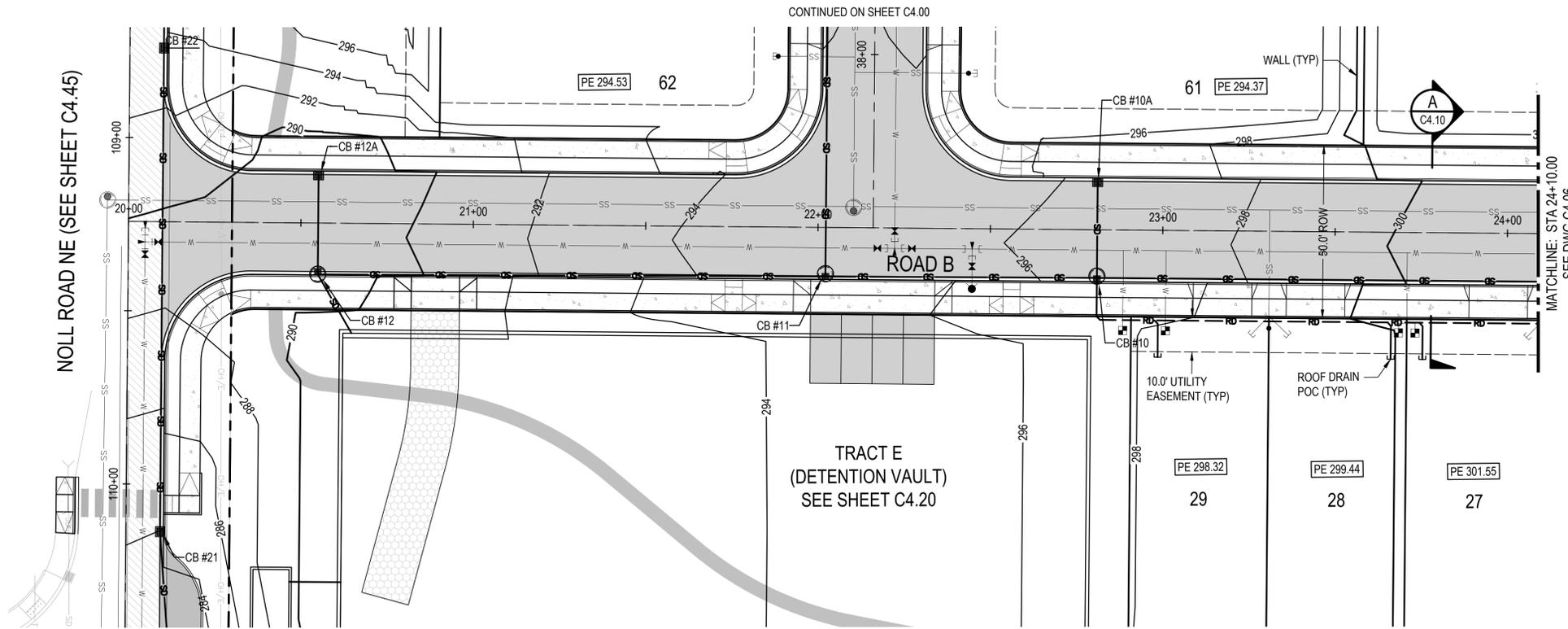
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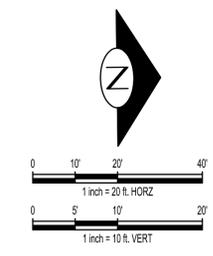
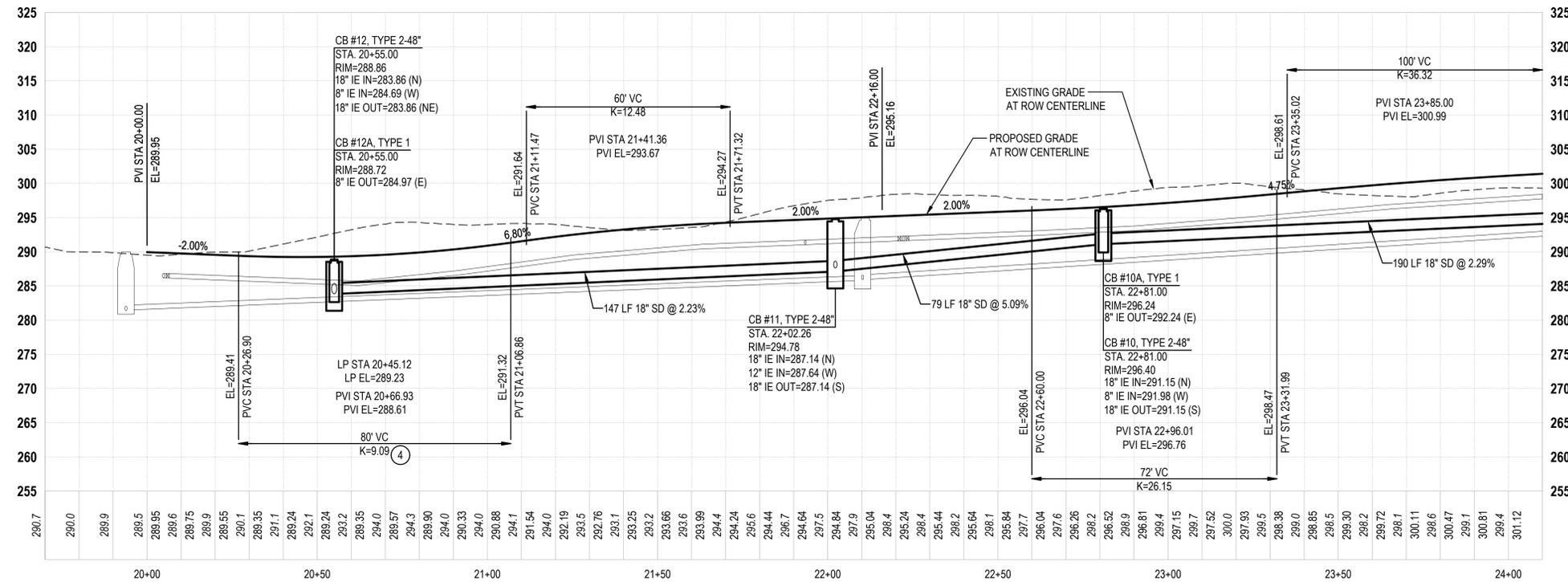
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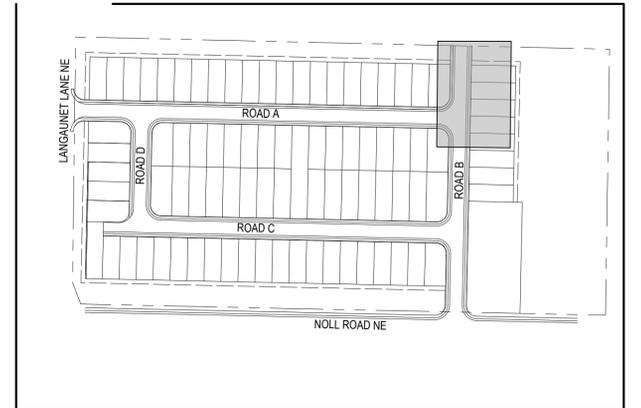
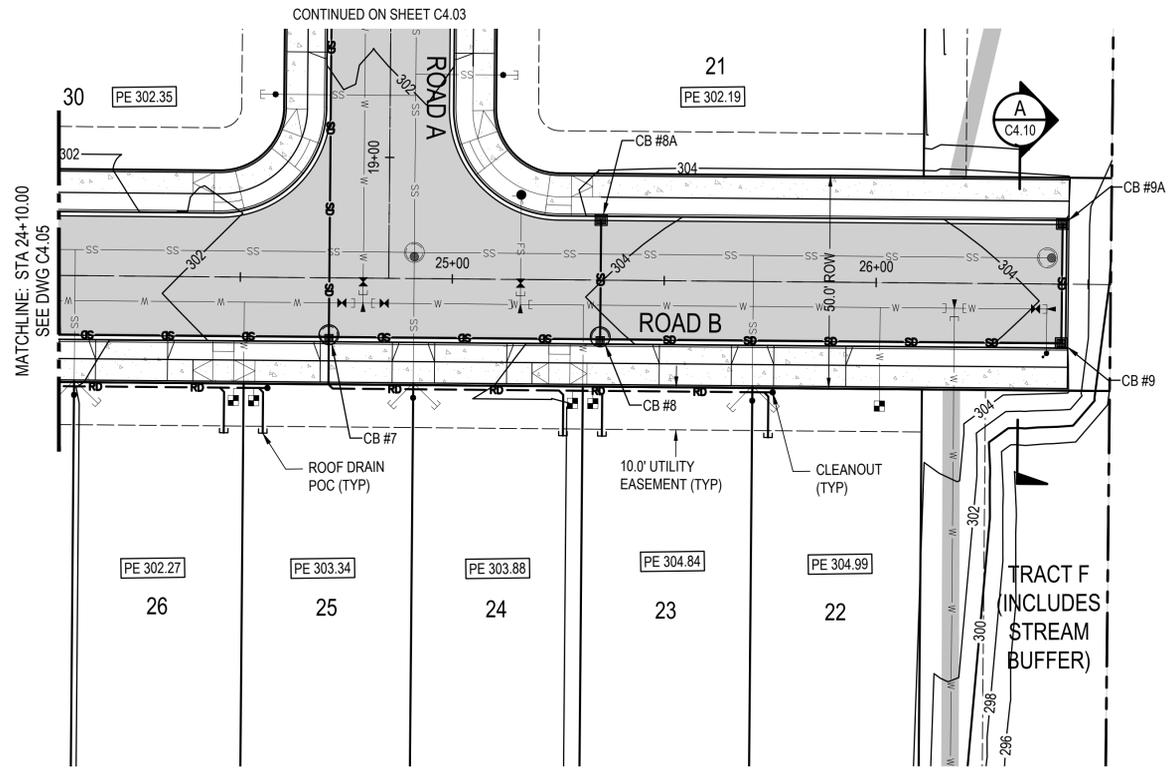
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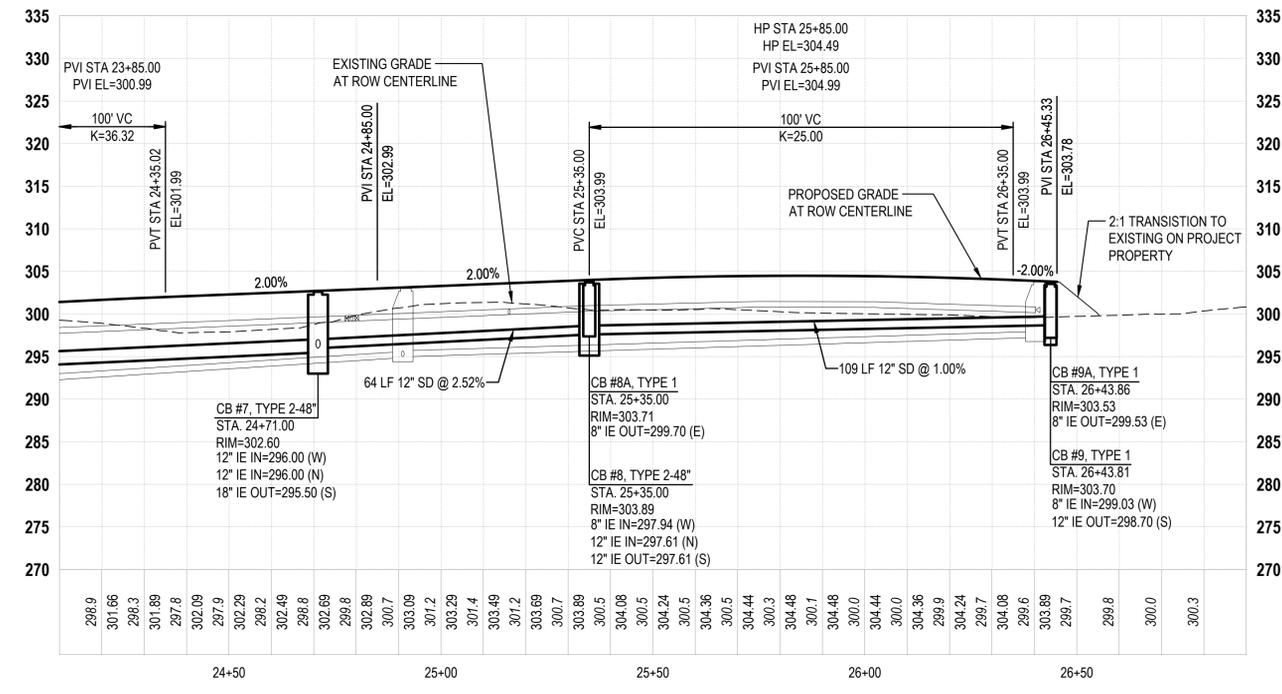
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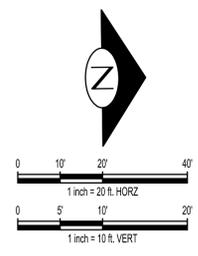
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3. WALL DRAINS SHALL CONNECT TO ROOF DRAINAGE SYSTEM. WALL DRAINS SHALL BE ADDED IN CONSTRUCTION DOCUMENT PREPARATION.



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1	10/2024	KMB	EKC	JSF	INITIAL PRELIMINARY PLAT SUBMITTAL
2	02/2025	JRN	EKC	JSF	SECOND PRELIMINARY PLAT SUBMITTAL
3	03/2025	EKC	EKC	JSF	THIRD PRELIMINARY PLAT SUBMITTAL
NO.	DATE	BY	CHD.	APPR.	REVISION

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RAG

DESIGNED BY
KMB

CHECKED BY
EKC

APPROVED BY
JSF

DATE
MARCH 27, 2025

JOB No.: 2400162

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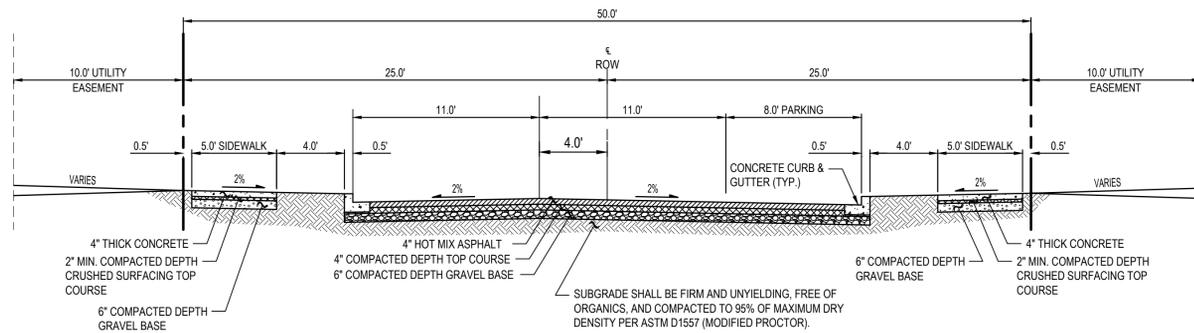
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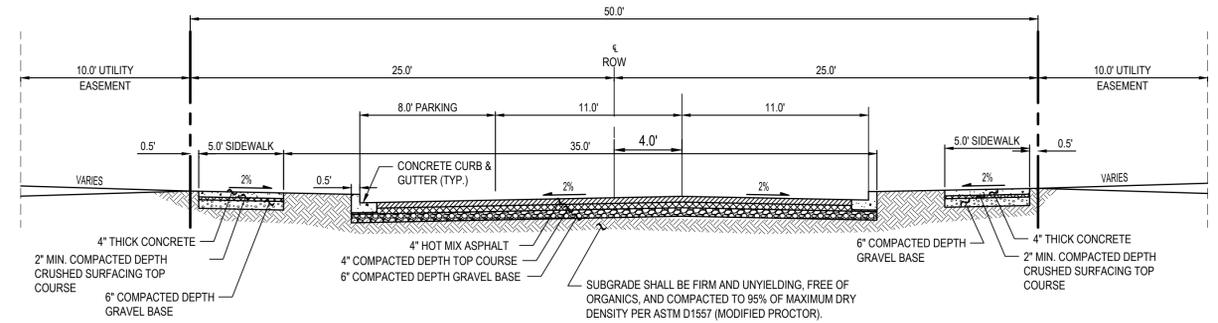
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POULSBORO, WASHINGTON

ROAD B STORM DRAINAGE PLAN AND PROFILE

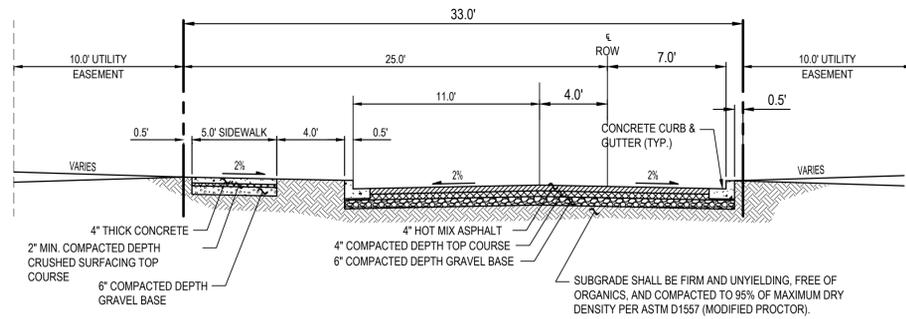
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C4.06



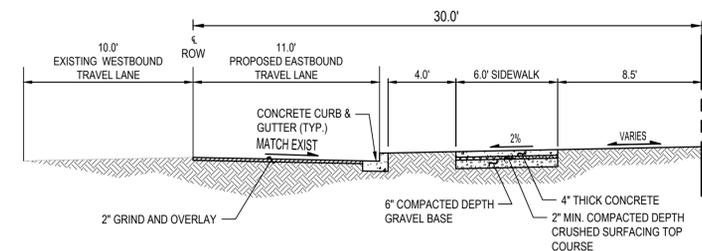
TYPICAL ROAD A, B, AND C SECTION
1"=5' C4.00-C4.03, C4.05-C4.06



TYPICAL ROAD D SECTION
1"=5' C4.04



DECREASED ROAD C SECTION
1"=5' C4.00



NOLL ROAD HALF STREET SECTION
1"=5' C4.40, C4.45, C4.50

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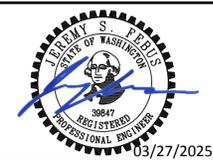
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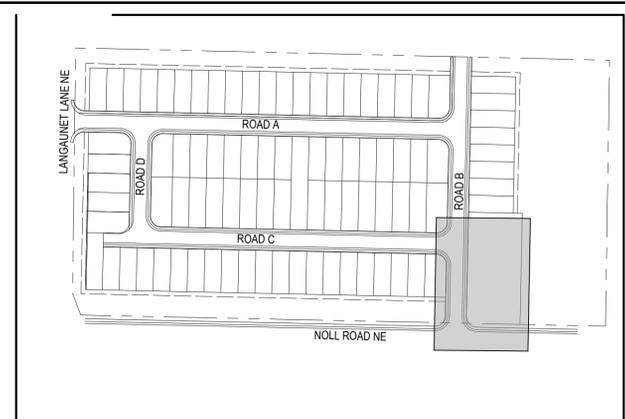
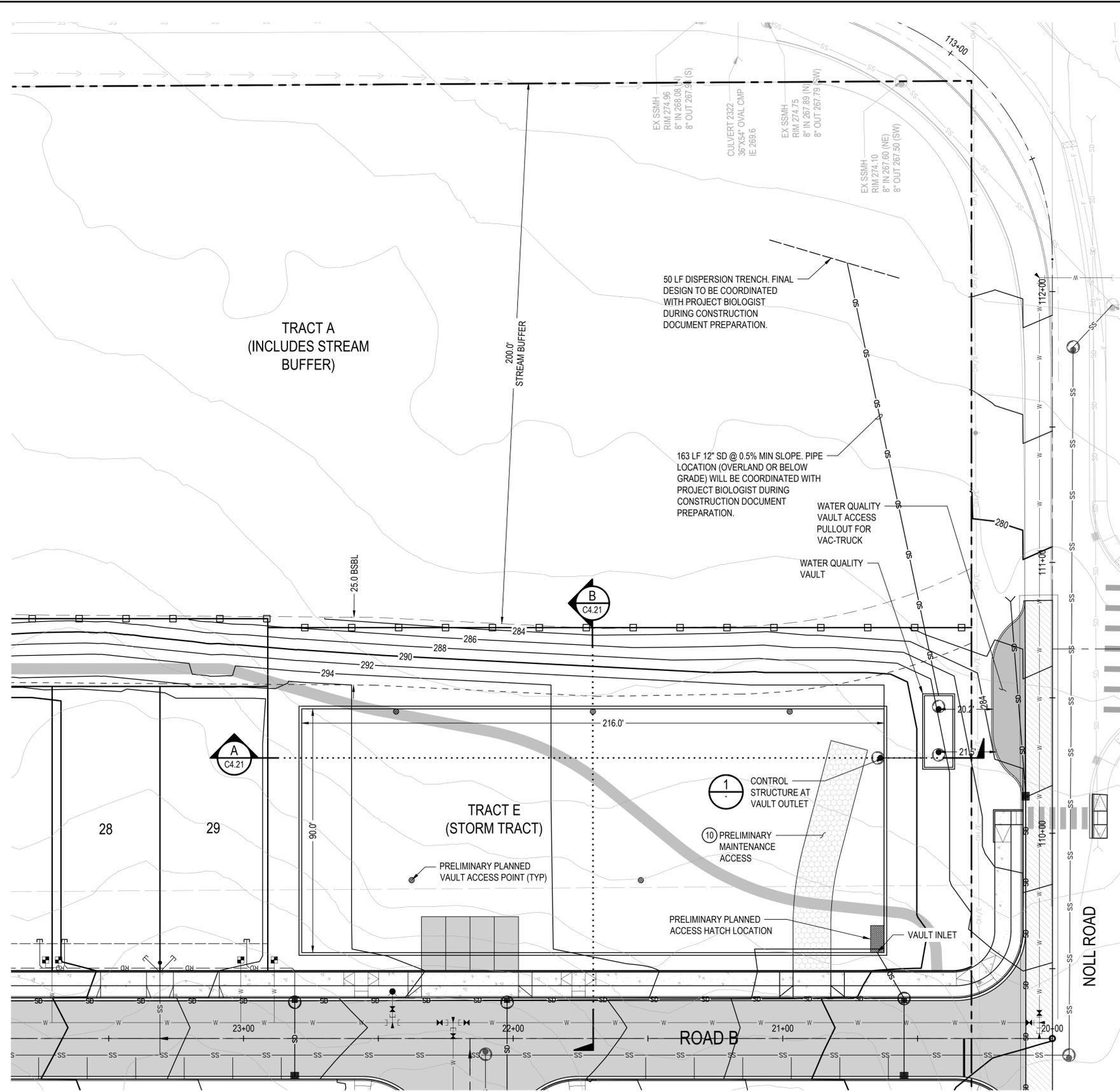


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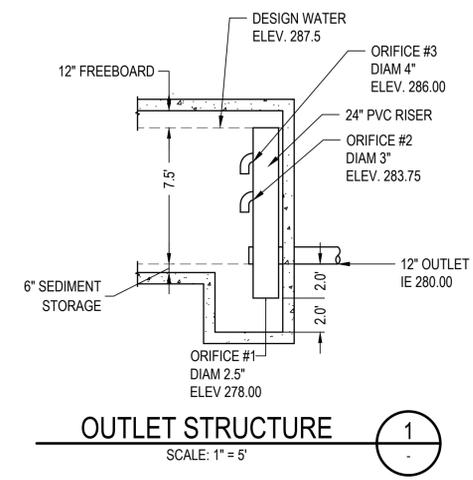
TYPICAL ROAD SECTIONS

SHEET
C4.10

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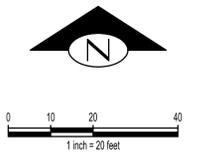


- NOTES**
- GIS DATA AND CITY RECORDS ARE SHOWN FOR EXISTING CONDITIONS. FULL SURVEY WILL BE PROVIDED AND USED FOR EXISTING CONDITIONS FOR CONSTRUCTION DOCUMENT PREPARATION.
 - LOCATION AND ELEVATION OF PROPOSED UTILITY CONNECTIONS WILL BE VERIFIED DURING CONSTRUCTION PLAN PREPARATION.
 - FULL CONSTRUCTION DETAILS AND STRUCTURAL VAULT DESIGN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
 - VAULT ACCESS AND VENTILATION MEETING OSHA REQUIREMENTS WILL BE PROVIDED IN FINAL VAULT DESIGN. ADDITIONAL MANHOLE ACCESS MAY BE REQUIRED IN ADDITION TO THE ACCESS HATCH SHOWN AT THE OUTLET/CONTROL STRUCTURE.
 - VAULT BOTTOM SHALL HAVE INTERNAL "V" SECTION AND SHALL SLOPE TO THE VAULT SUMP FOR EASE OF MAINTENANCE. VAULT DETAILS FOR INTERNAL BAFFLES (IF REQUIRED) AND VAULT FLOOR SHAPING WILL BE PROVIDED DURING CONSTRUCTION DOCUMENT PREPARATION WITH STRUCTURAL VAULT DESIGN.
 - MAXIMUM DEPTH FROM TOP OF VAULT TO BOTTOM OF SUMP SHALL BE 15.0'.
 - ALL AREAS OF THE PROPOSED VAULT SHALL BE DESIGNED FOR VACTOR TRUCK MAINTENANCE ACCESS. VAULT LID SHALL BE DESIGNED FOR VEHICLE LOADING.
 - STREAM LOCATION SHALL BE FLAGGED IN THE FIELD BY THE BIOLOGIST AND SURVEYED LOCATION SHALL BE INCORPORATED INTO PLANS DURING CONSTRUCTION DOCUMENT PREPARATION.
 - 25 FOOT STREAM BUFFER BSBL IS SHOWN FROM THE STREAM A BUFFER.
 - MAINTENANCE ACCESS OVER THE TOP OF THE VAULT IS SHOWN PRELIMINARILY AND WILL BE FULLY DETAILED WITH THE CONSTRUCTION PLANS AND VAULT STRUCTURAL PLANS. MAINTENANCE ACCESS WILL PROVIDE ACCESS WITHIN 5' TO THE VAULT SUMP.



LEGEND

—	PROPOSED PROPERTY LINE	●	SANITARY SEWER MANHOLE
- - -	PROPERTY LINE	●	FIRE HYDRANT
- · - · -	CENTERLINE	■	TYPE 1 CATCH BASIN
- · - · -	CRITICAL AREA BSBL	●	TYPE 2 CATCH BASIN
— SD —	STORM DRAIN LINE	— 295 —	FINISHED GRADE CONTOUR
— RD —	ROOF DRAIN	— 285 —	EXISTING GRADE CONTOUR
— W —	WATER MAIN	- · - · -	WETLAND BUFFER
— SS —	SEWER MAIN	- - - - -	PROPOSED EASEMENT



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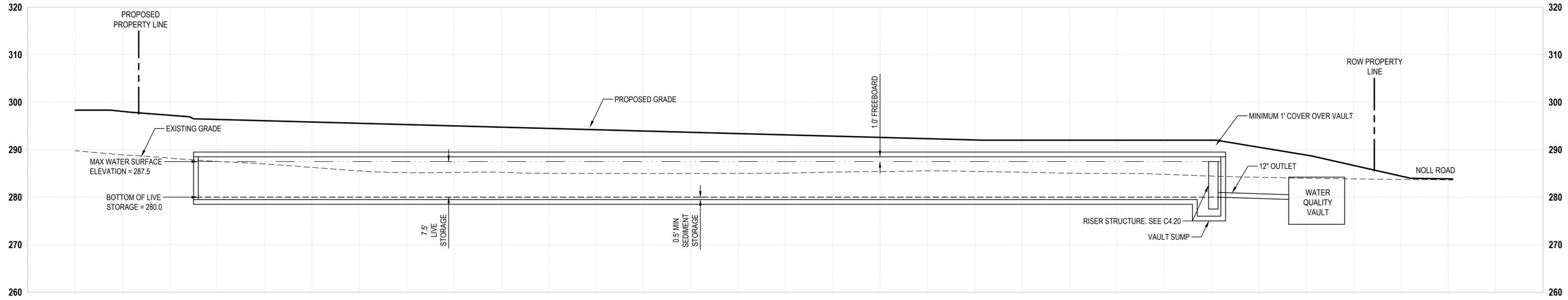
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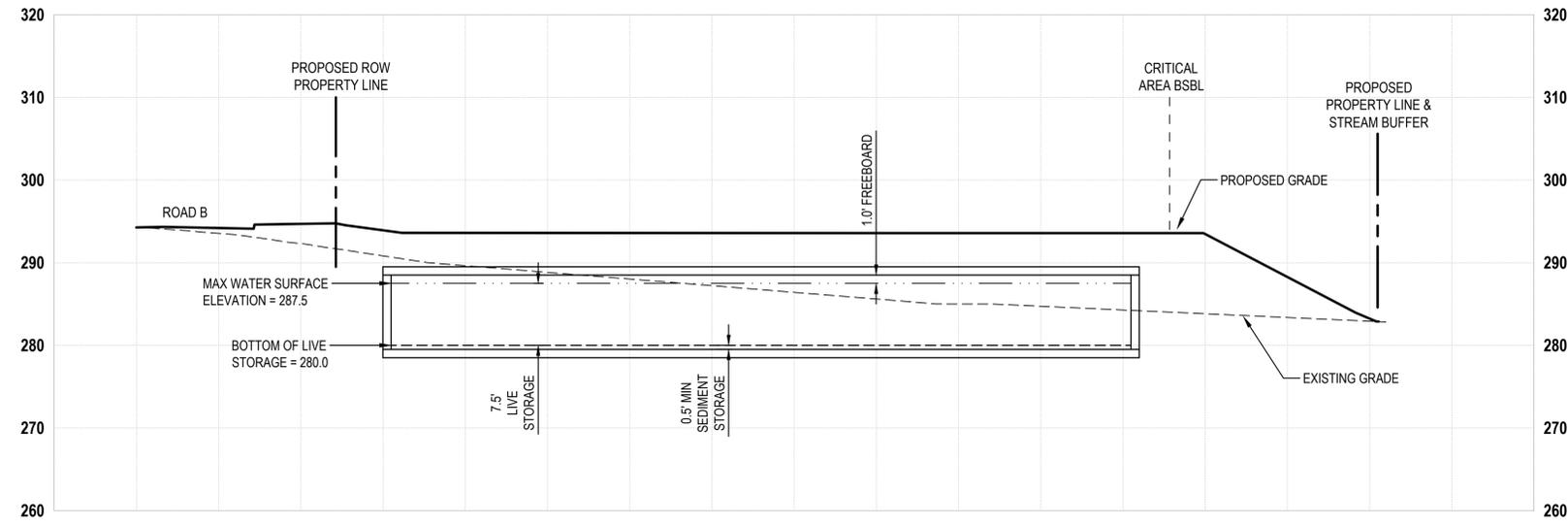
VAULT PLAN AND DETAILS

SHEET
C4.20



VAULT SECTION
SCALE: 1"=10'

A
C4.20



VAULT SECTION
SCALE: 1"=10'

B
C4.20

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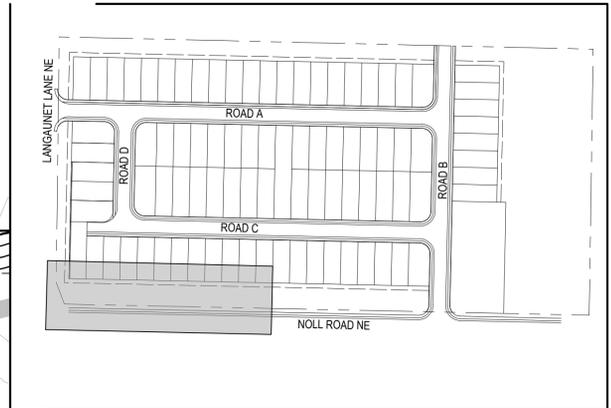
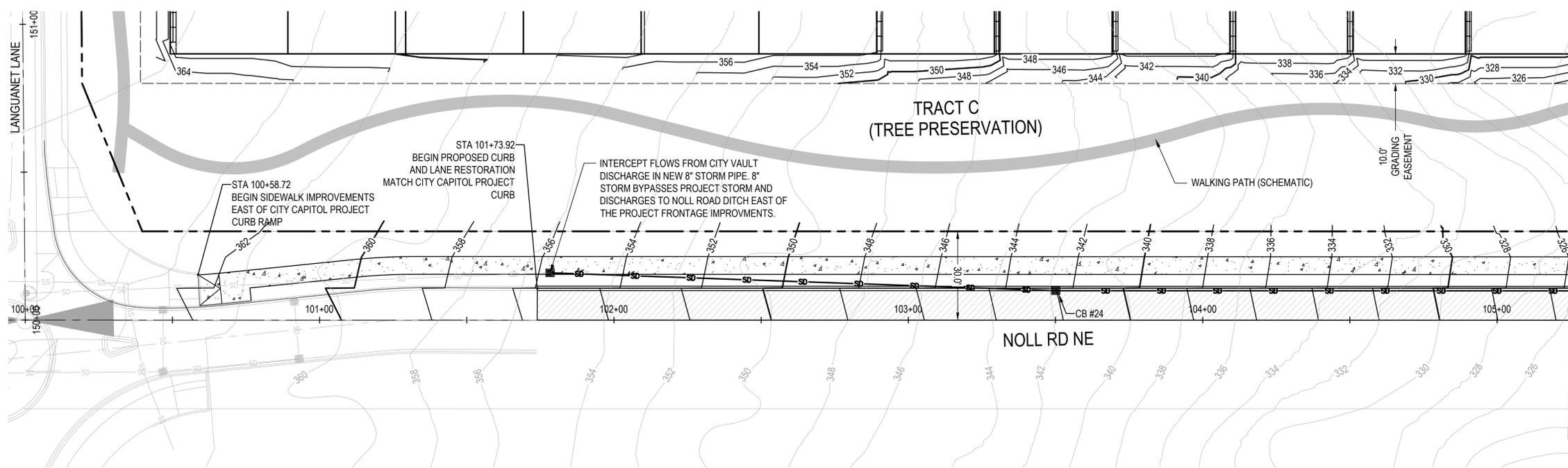
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VAULT SECTIONS AND DETAILS

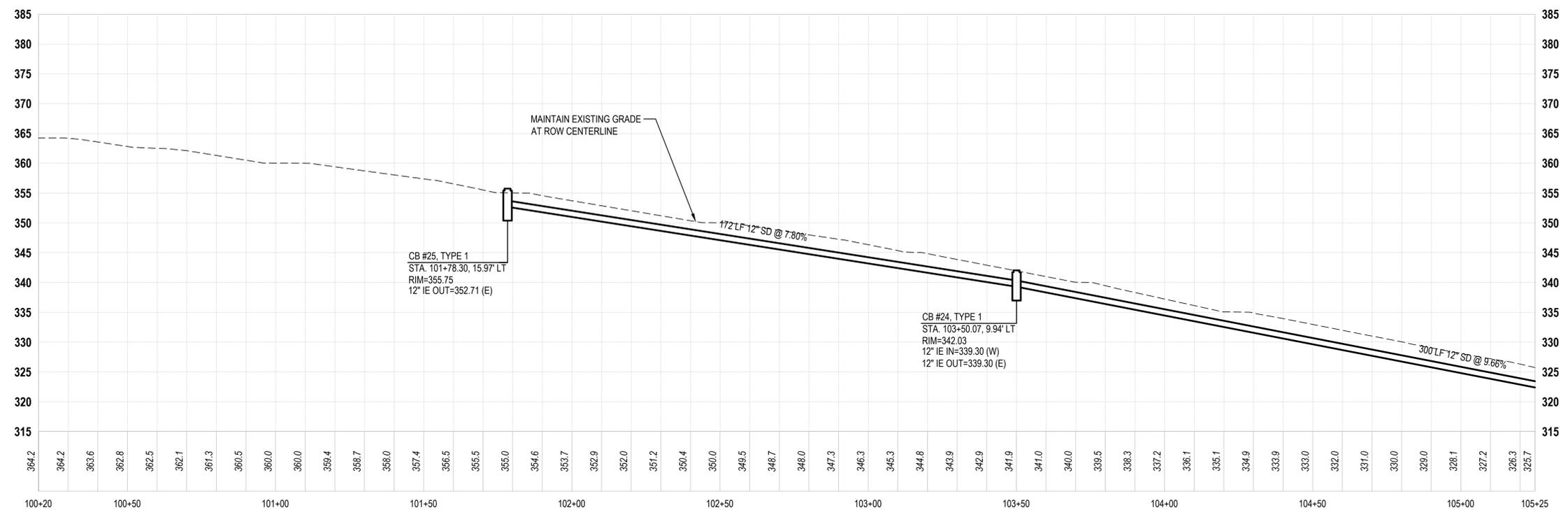
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KEY MAP

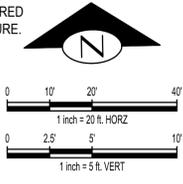
LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD— STORM DRAIN LINE
- RD— ROOF DRAIN
- W— WATER MAIN
- SS— SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295— FINISHED GRADE CONTOUR
- 350— EXISTING GRADE CONTOUR
- ▤ ROCK WALL
- ▨ CONCRETE PAVING
- ▩ ASPHALT PAVING
- ▧ GRIND AND OVERLAY



NOTES

1. NOLL ROAD IMPROVEMENTS SHALL MATCH EXISTING LONGITUDINAL SLOPE OF NOLL ROAD.
2. FULL DESIGN OF NOLL ROAD IMPROVEMENTS WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
3. GRIND AND OVERLAY WESTBOUND TRAVEL LANE. FULL SECTION REPLACEMENT WHERE REQUIRED TO CONSTRUCT NEW UTILITY INFRASTRUCTURE.



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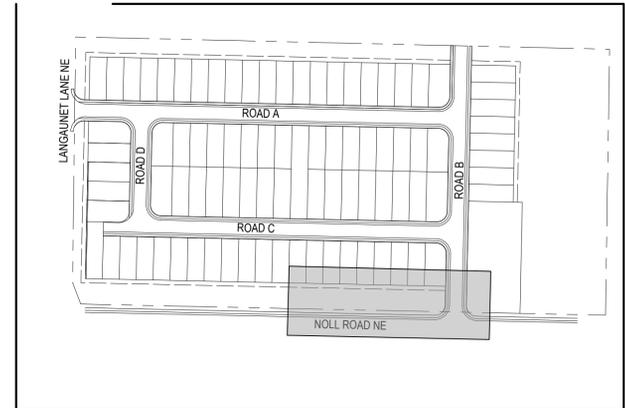
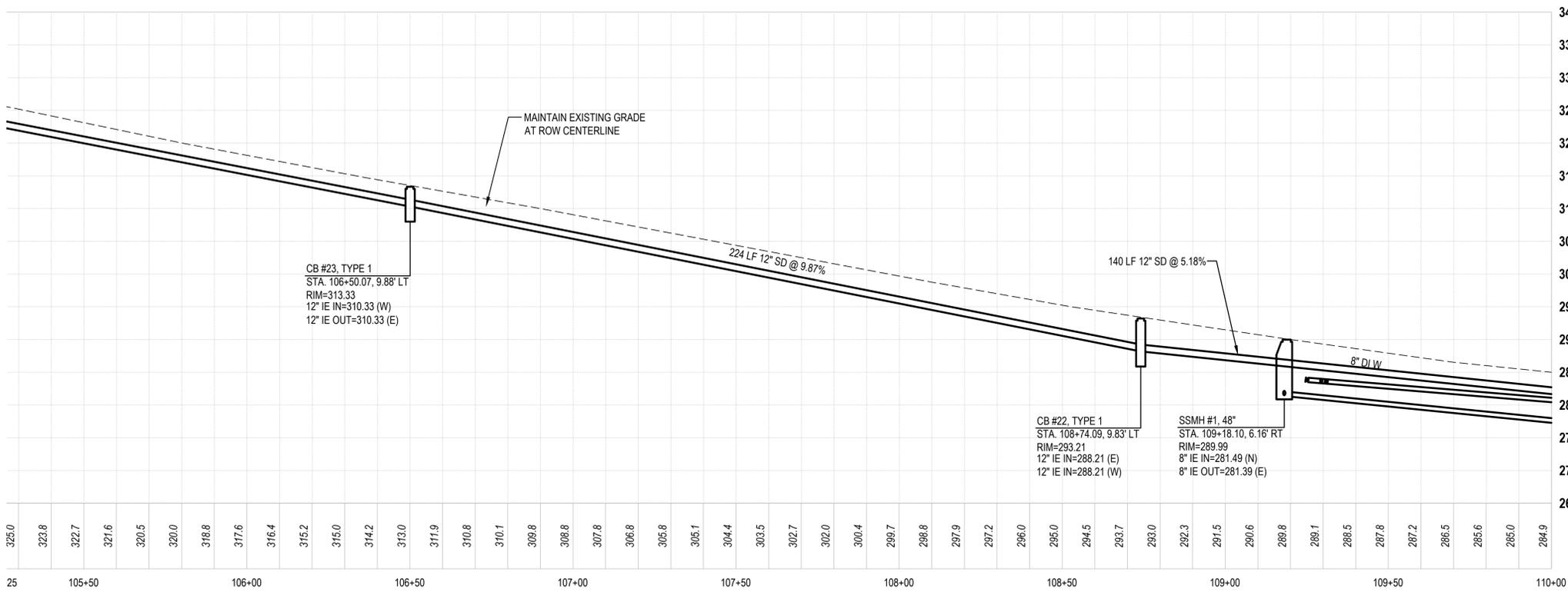
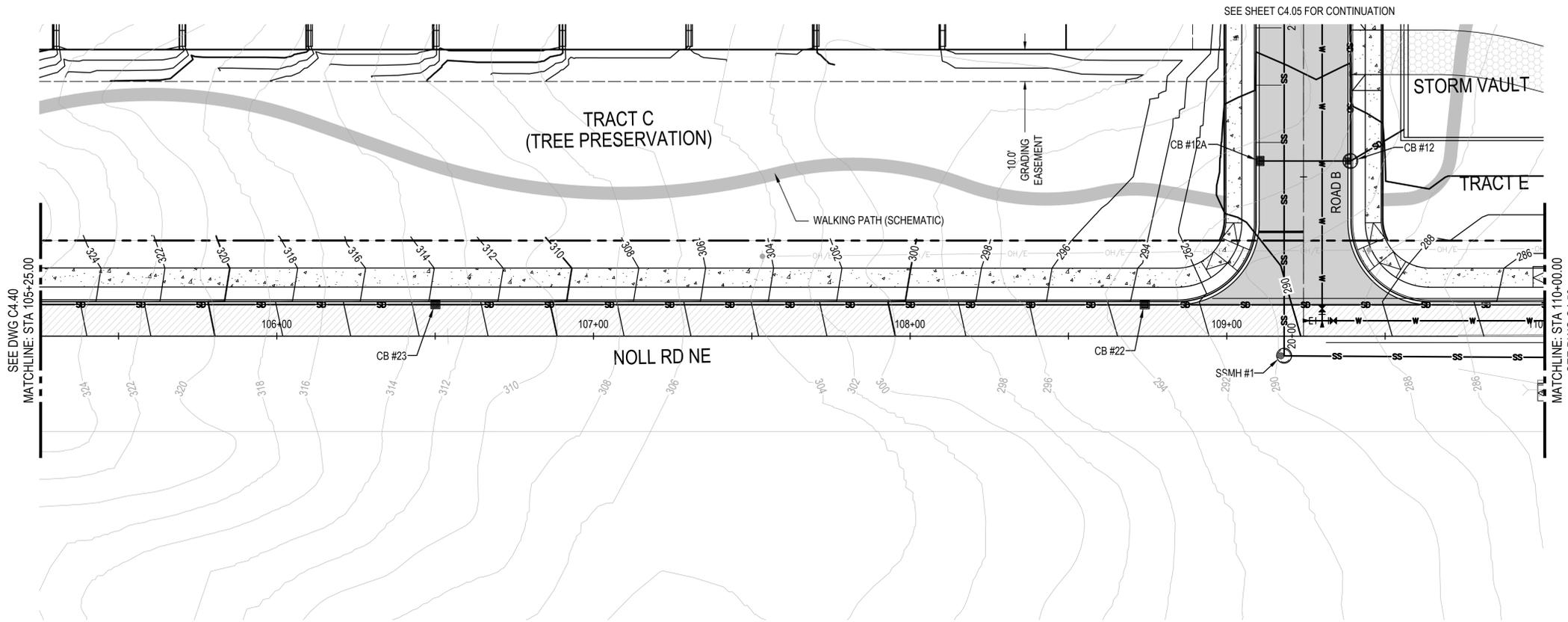


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NOLL RD FRONTAGE PLAN

SHEET

C4.40



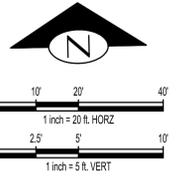
NORTH

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD— STORM DRAIN LINE
- RD— ROOF DRAIN
- W— WATER MAIN
- SS— SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295— FINISHED GRADE CONTOUR
- 290— EXISTING GRADE CONTOUR
- ▤ ROCK WALL
- ▨ CONCRETE PAVING
- ▩ ASPHALT PAVING
- ▧ GRIND AND OVERLAY

NOTES

1. NOLL ROAD IMPROVEMENTS SHALL MATCH EXISTING LONGITUDINAL SLOPE OF NOLL ROAD.
2. FULL DESIGN OF NOLL ROAD IMPROVEMENTS WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
3. GRIND AND OVERLAY WESTBOUND TRAVEL LANE. FULL SECTION REPLACEMENT WHERE REQUIRED TO CONSTRUCT NEW UTILITY INFRASTRUCTURE.



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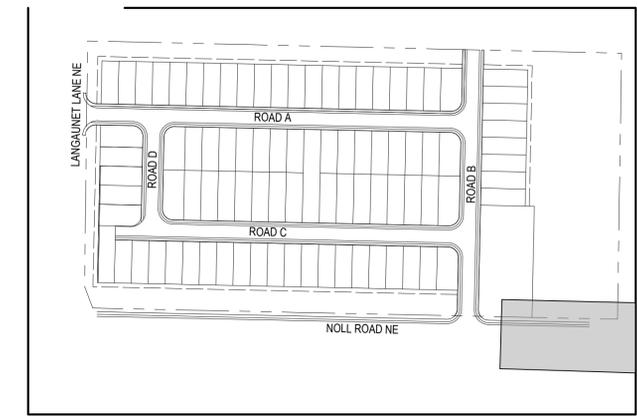
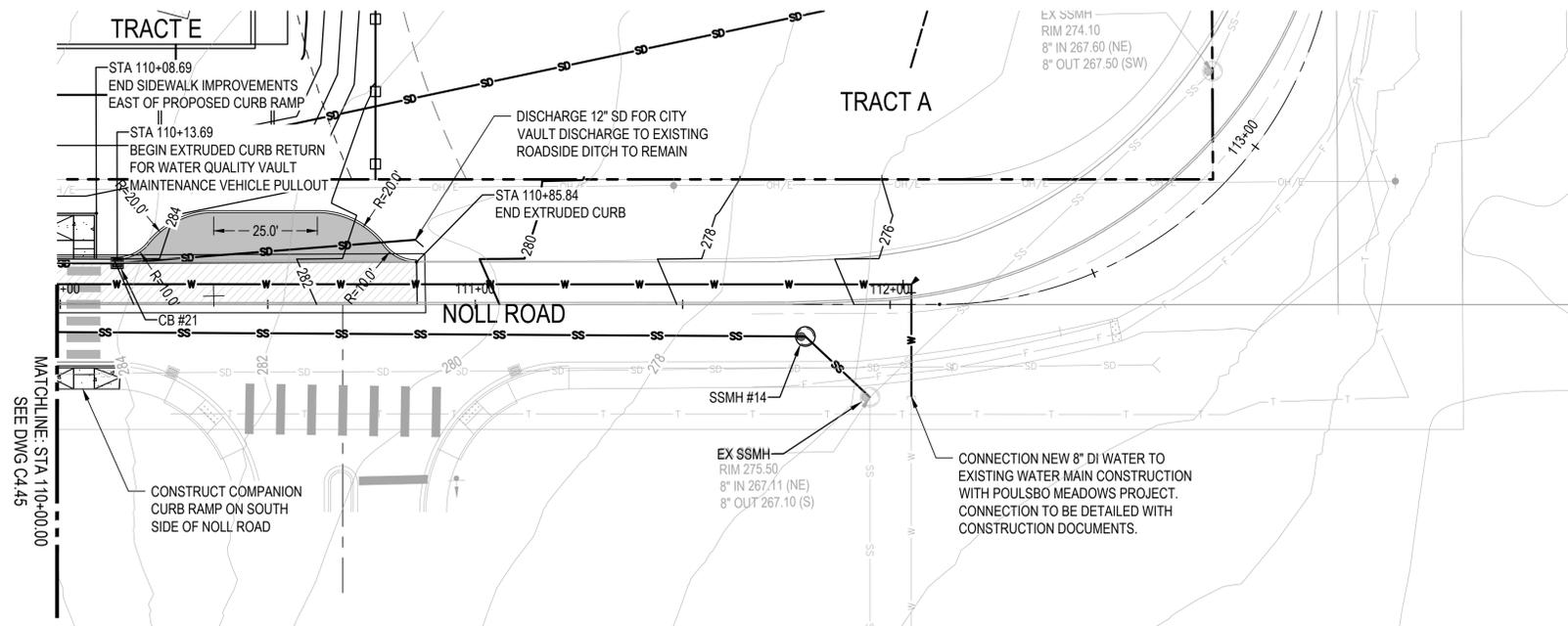
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NOLL RD FRONTAGE PLAN

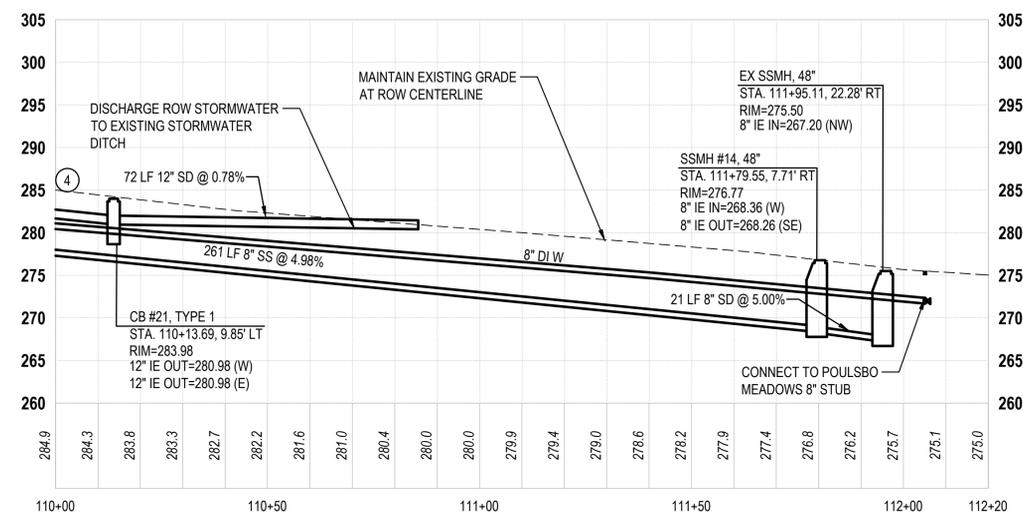
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KEY MAP

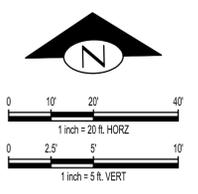
LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD— STORM DRAIN LINE
- RD— ROOF DRAIN
- W— WATER MAIN
- SS— SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295— FINISHED GRADE CONTOUR
- 280— EXISTING GRADE CONTOUR
- ▨ ROCK WALL
- ▨ CONCRETE PAVING
- ▨ ASPHALT PAVING
- ▨ GRIND AND OVERLAY



NOTES

1. NOLLI ROAD IMPROVEMENTS SHALL MATCH EXISTING LONGITUDINAL SLOPE OF NOLLI ROAD.
2. FULL DESIGN OF NOLLI ROAD IMPROVEMENTS WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
3. GRIND AND OVERLAY WESTBOUND TRAVEL LANE. FULL SECTION REPLACEMENT WHERE REQUIRED TO CONSTRUCT NEW UTILITY INFRASTRUCTURE.
4. DUCTILE IRON PIPE SHALL BE USED WHERE MINIMUM PIPE COVER FOR PVC PIPE CANNOT BE ACHIEVED.



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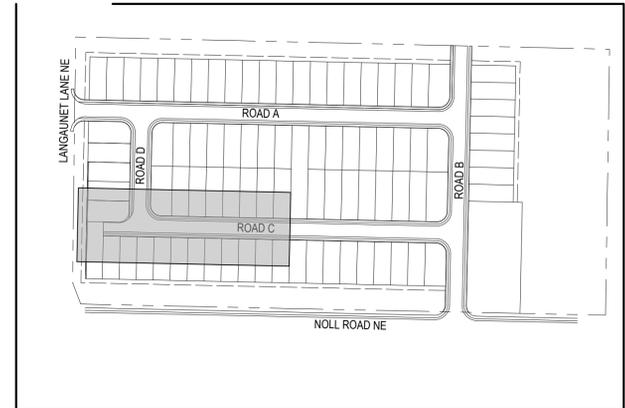
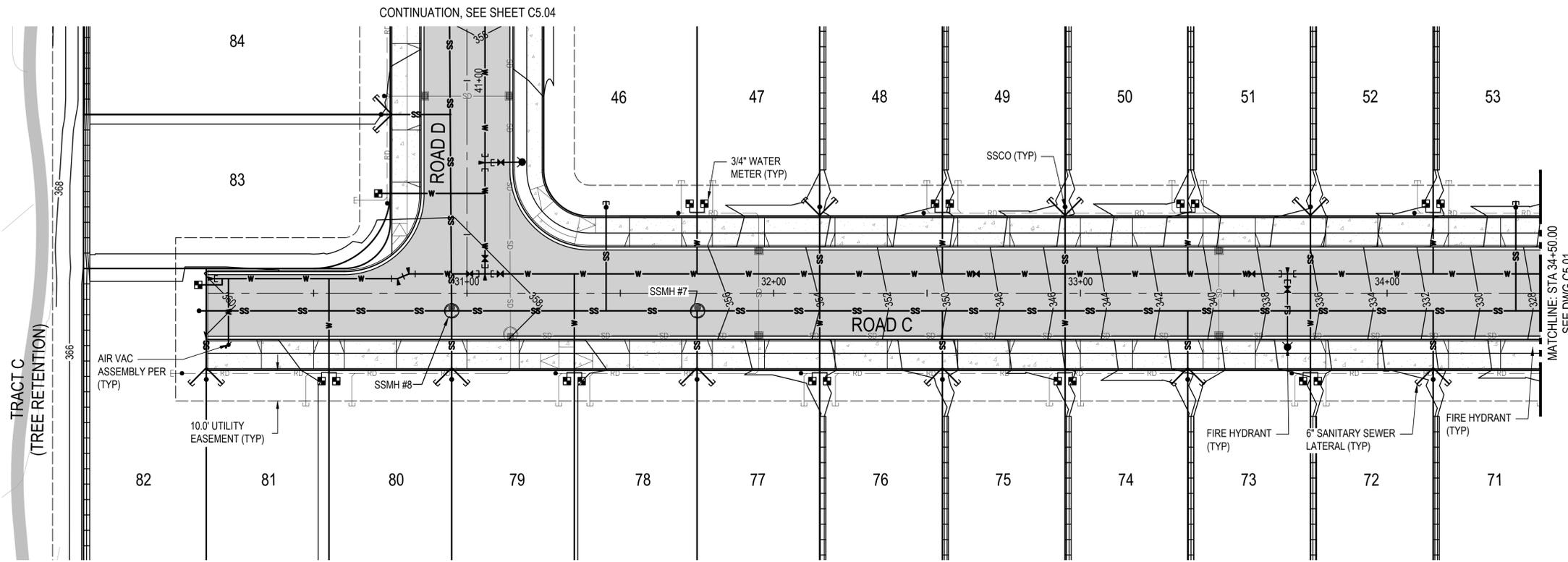


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NOLLI RD FRONTAGE PLAN

SHEET

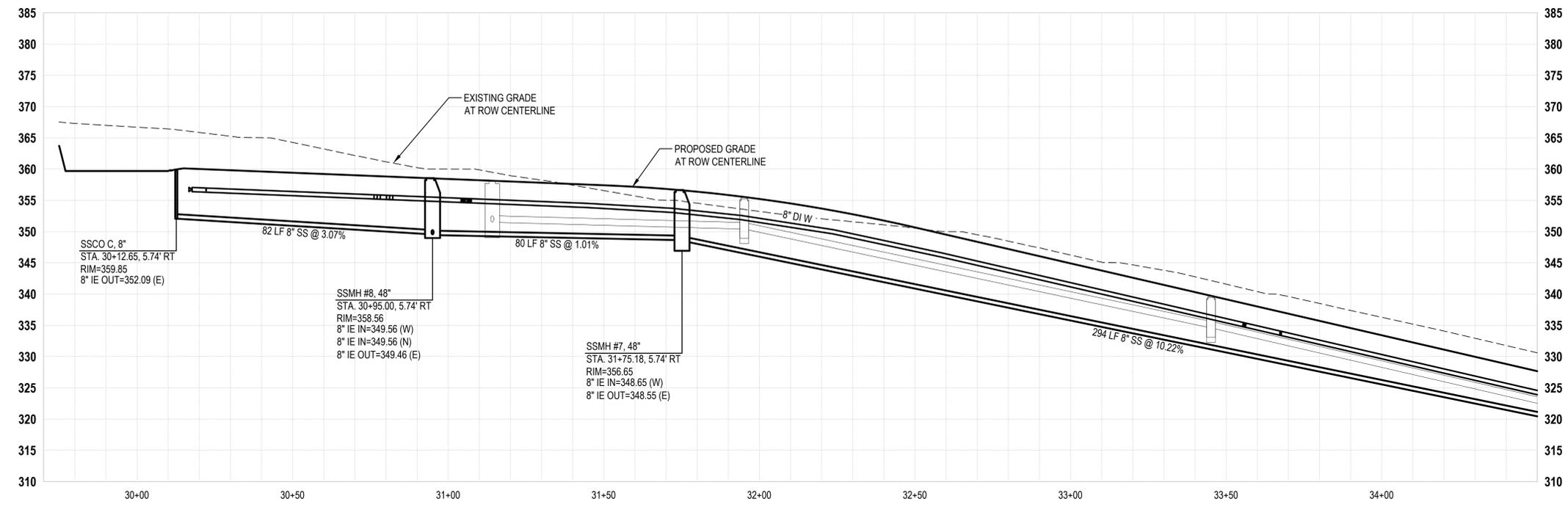
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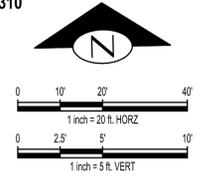
KEY MAP

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD— STORM DRAIN LINE
- RD— ROOF DRAIN
- W— WATER MAIN
- SS— SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295— FINISHED GRADE CONTOUR
- 295— EXISTING GRADE CONTOUR
- CONCRETE PAVING
- ASPHALT PAVING



- NOTES
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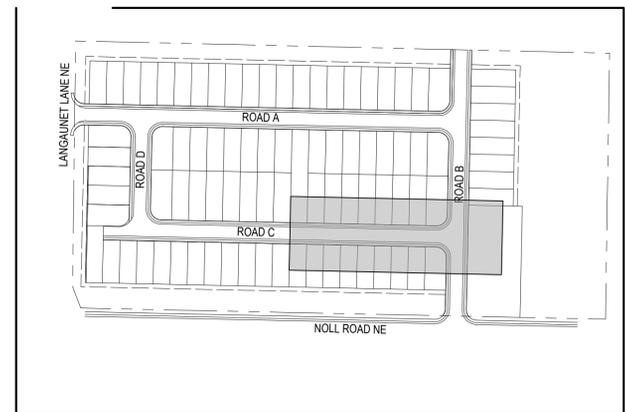
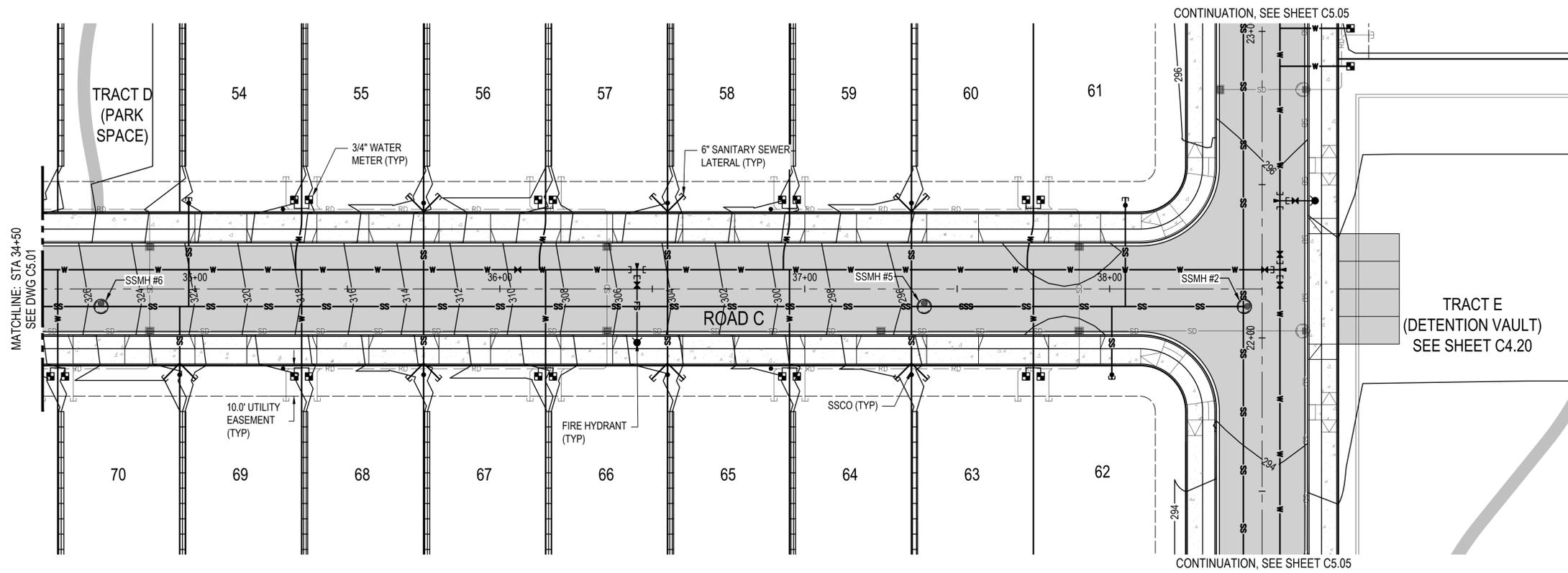
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ROAD C UTILITY PLAN AND PROFILE

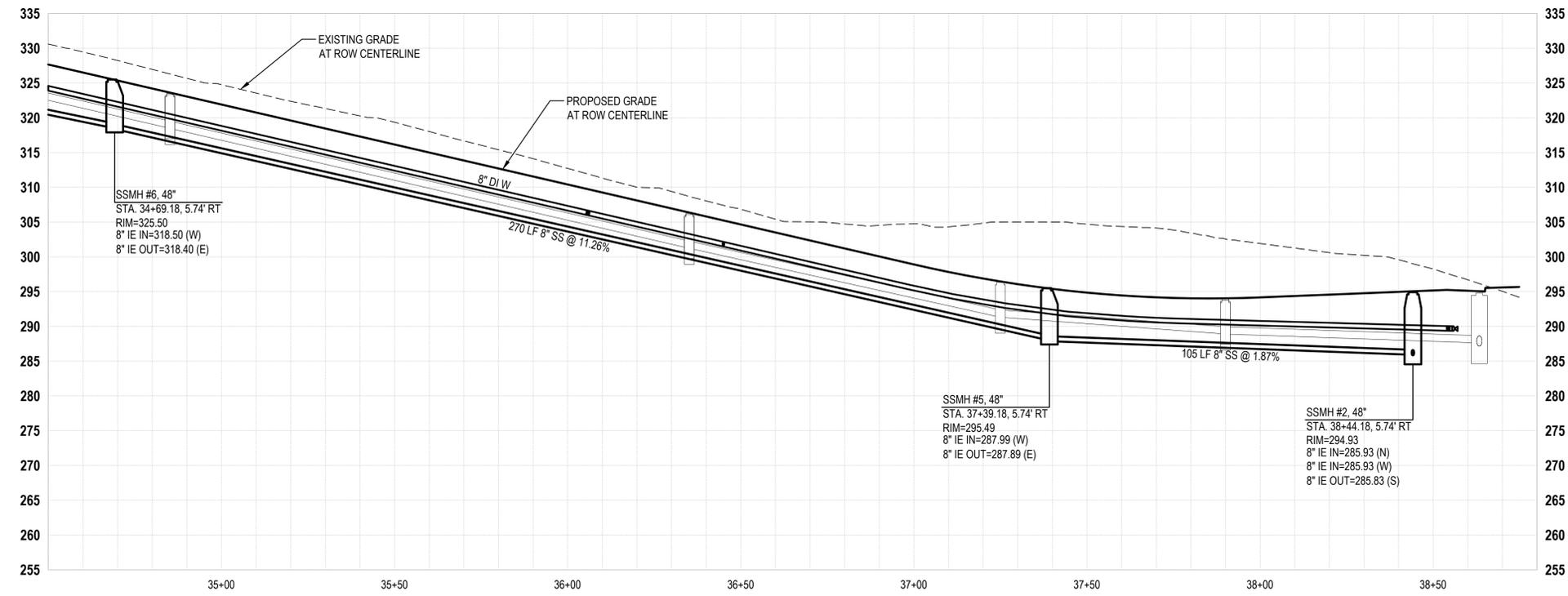
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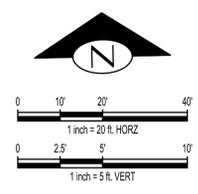
LEGEND

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- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD STORM DRAIN LINE
- RD ROOF DRAIN
- W WATER MAIN
- SS SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295— FINISHED GRADE CONTOUR
- EXISTING GRADE CONTOUR
- [Pattern] CONCRETE PAVING
- [Pattern] ASPHALT PAVING



NOTES

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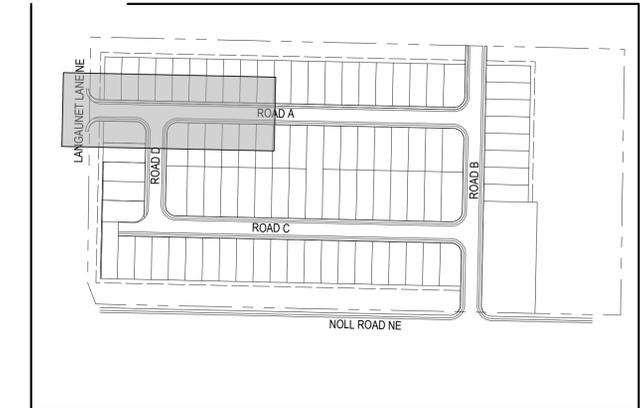
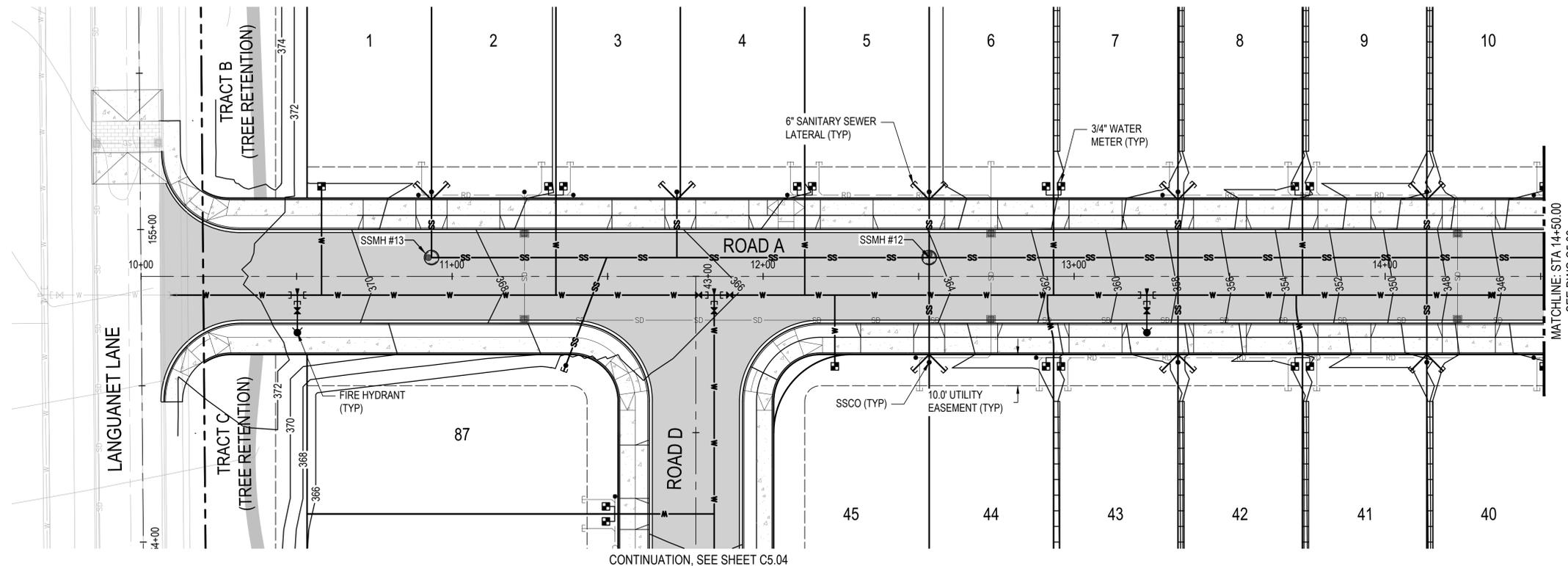
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POULSBORO, WASHINGTON

ROAD C UTILITY PLAN AND PROFILE

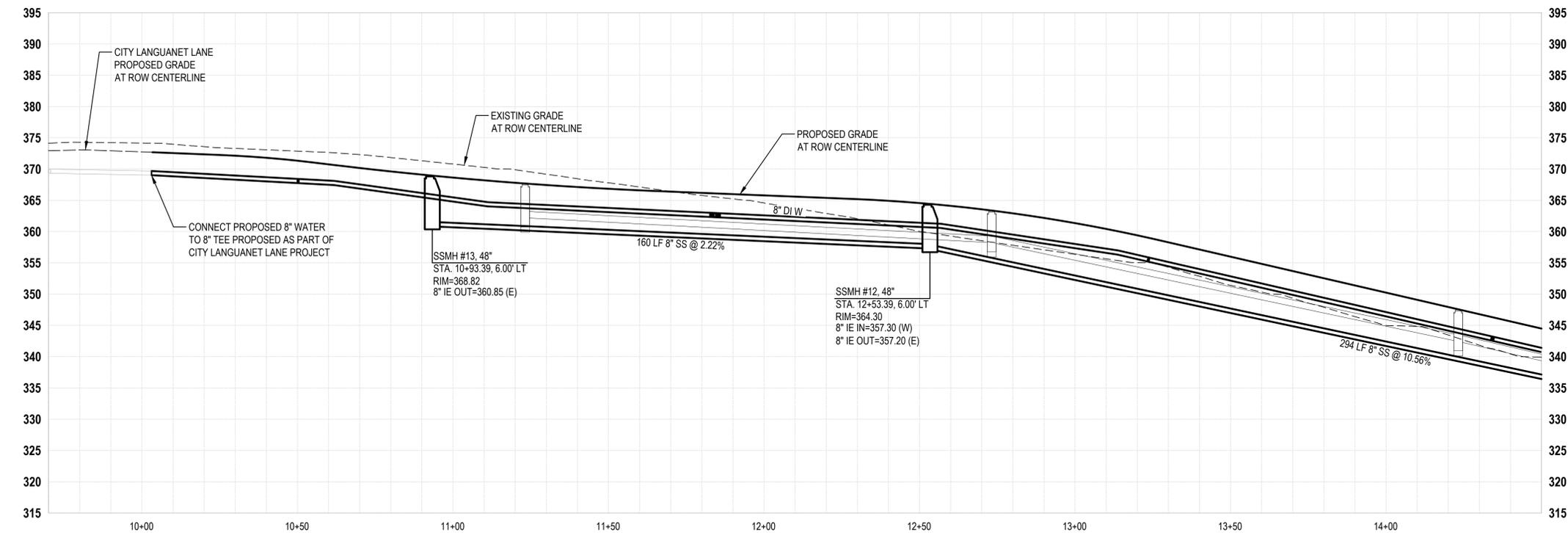
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C5.01



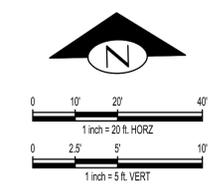
KEY MAP

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD STORM DRAIN LINE
- RD ROOF DRAIN
- W WATER MAIN
- SS SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295 FINISHED GRADE CONTOUR
- 366 EXISTING GRADE CONTOUR
- CONCRETE PAVING
- ASPHALT PAVING



- NOTES
- GIS DATA AND CITY RECORDS ARE SHOWN FOR EXISTING CONDITIONS. FULL SURVEY WILL BE PROVIDED AND USED FOR EXISTING CONDITIONS FOR CONSTRUCTION DOCUMENT PREPARATION.
 - LOCATION AND ELEVATION OF PROPOSED UTILITY CONNECTIONS WILL BE VERIFIED DURING CONSTRUCTION PLAN PREPARATION.



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2	02/2025	JRN	EKC	JSF	SECOND PRELIMINARY PLAT SUBMITTAL
3	03/2025	EKC	EKC	JSF	THIRD PRELIMINARY PLAT SUBMITTAL
NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY
RAG

DESIGNED BY
KMB

CHECKED BY
EKC

APPROVED BY
JSF

DATE
MARCH 27, 2025

JOB No.: 2400162

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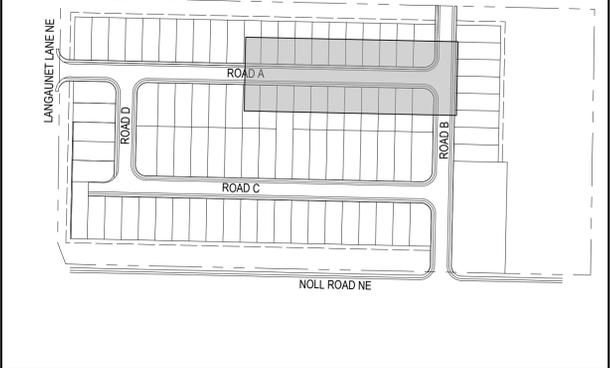
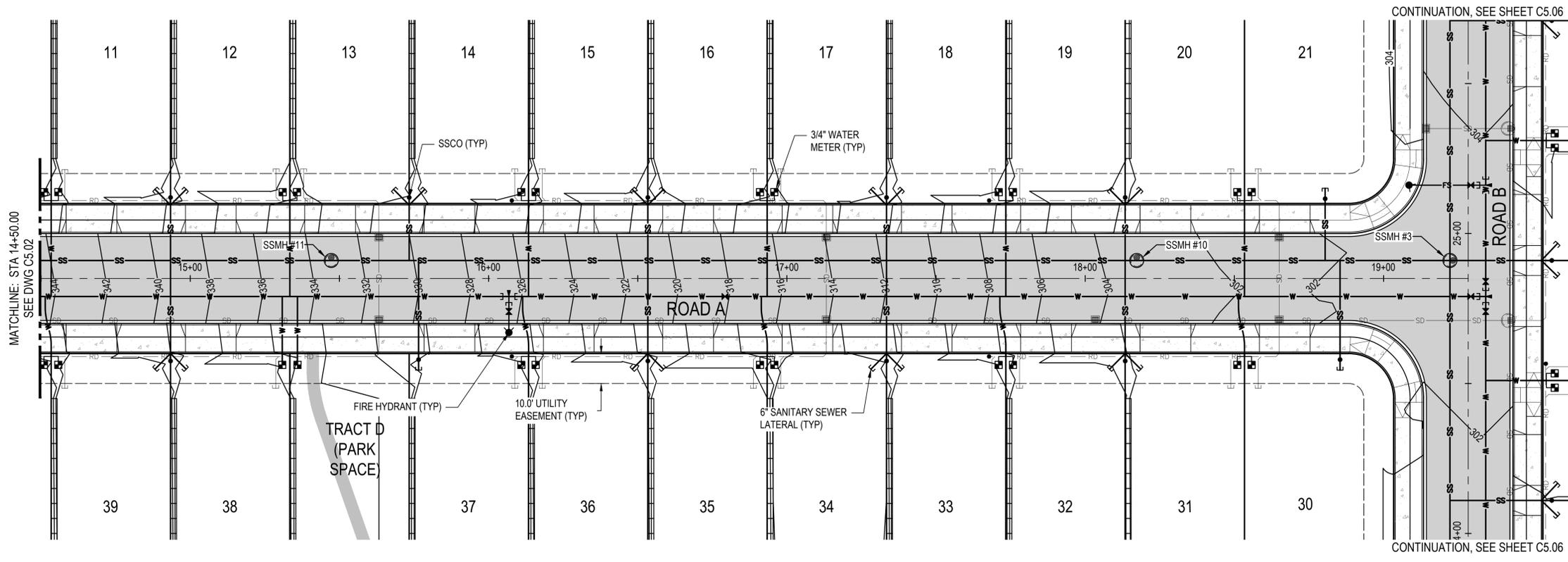
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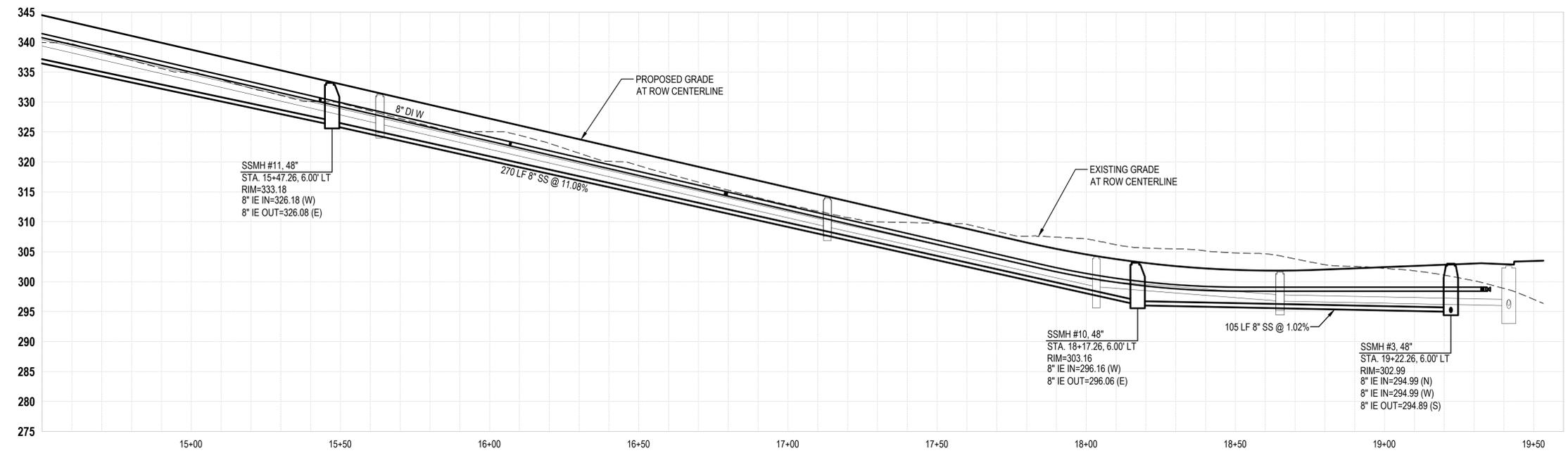


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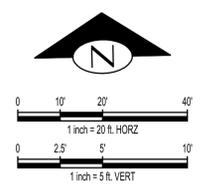
LEGEND

- PROPOSED PROPERTY LINE
- PROPERTY LINE
- CENTERLINE
- PROPOSED EASEMENT
- STORM DRAIN LINE
- ROOF DRAIN
- WATER MAIN
- SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- FINISHED GRADE CONTOUR
- EXISTING GRADE CONTOUR
- CONCRETE PAVING
- ASPHALT PAVING



NOTES

1. GIS DATA AND CITY RECORDS ARE SHOWN FOR EXISTING CONDITIONS. FULL SURVEY WILL BE PROVIDED AND USED FOR EXISTING CONDITIONS FOR CONSTRUCTION DOCUMENT PREPARATION.
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2	02/2025	JRN	EKC	JSF	SECOND PRELIMINARY PLAT SUBMITTAL
3	03/2025	EKC	EKC	JSF	THIRD PRELIMINARY PLAT SUBMITTAL
NO.	DATE	BY	CHD.	APPR.	REVISION

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CHECKED BY EKC	APPROVED BY JSF
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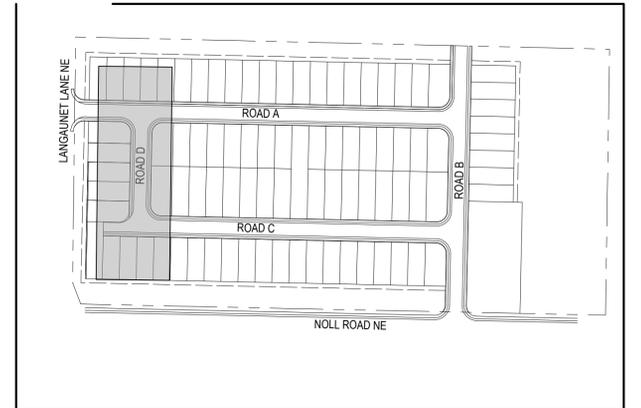
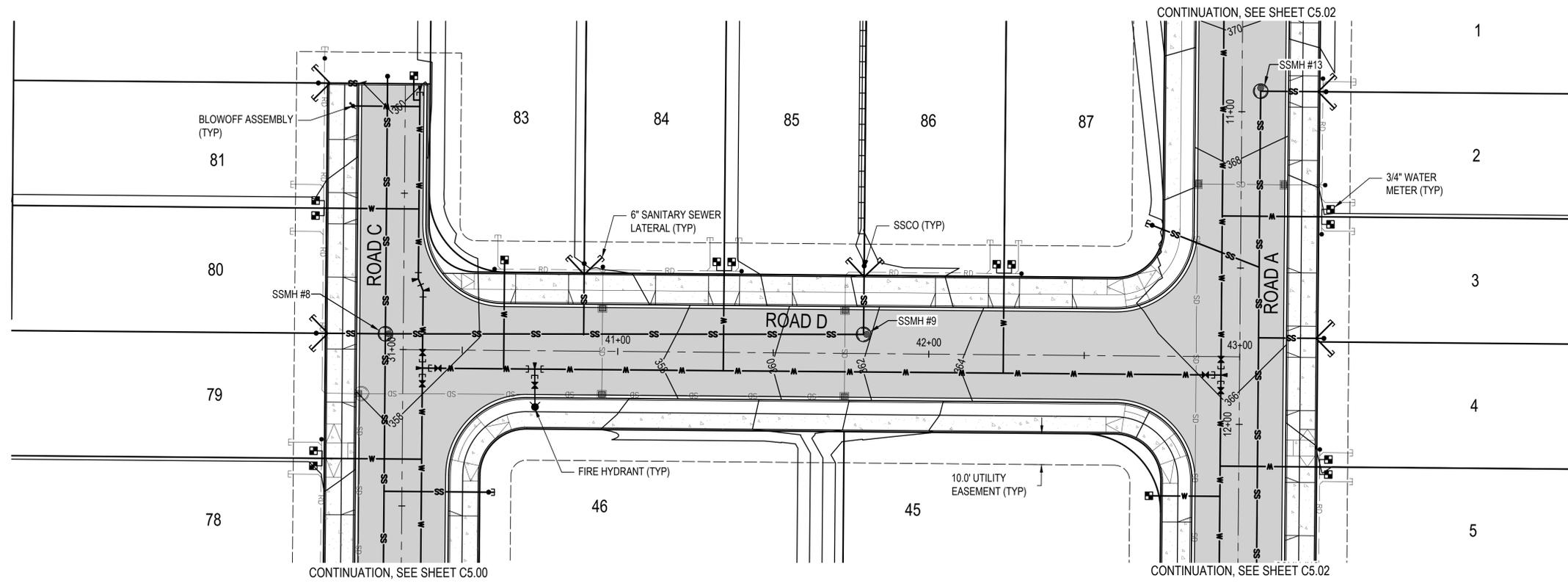


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SHEET

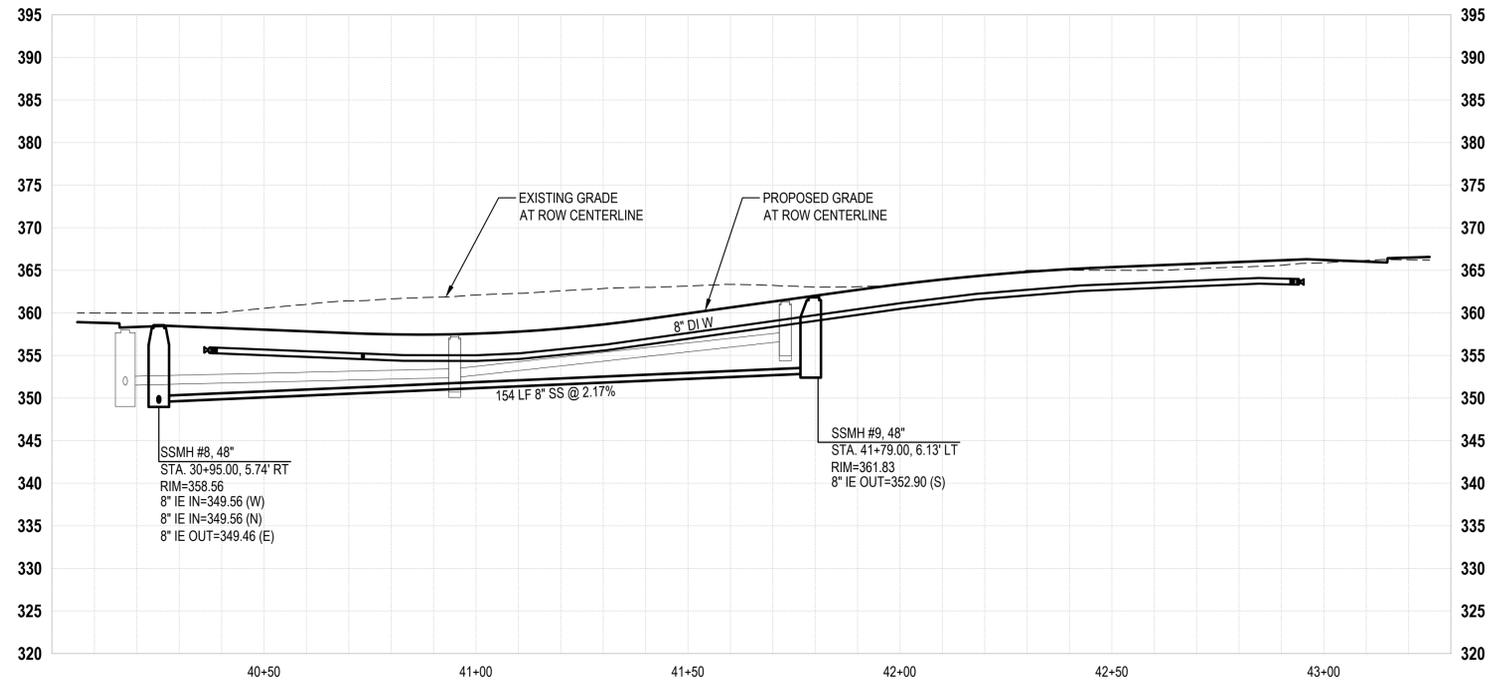
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KEY MAP

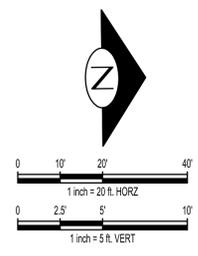
LEGEND

- PROPOSED PROPERTY LINE
- - - PROPERTY LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT
- SD— STORM DRAIN LINE
- RD— ROOF DRAIN
- W— WATER MAIN
- SS— SEWER MAIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295— FINISHED GRADE CONTOUR
- 295— EXISTING GRADE CONTOUR
- CONCRETE PAVING
- ASPHALT PAVING



NOTES

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NO.	DATE	BY	CHD.	APPR.	REVISION

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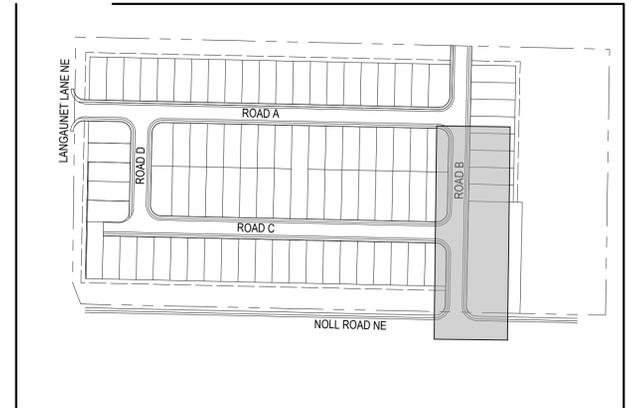
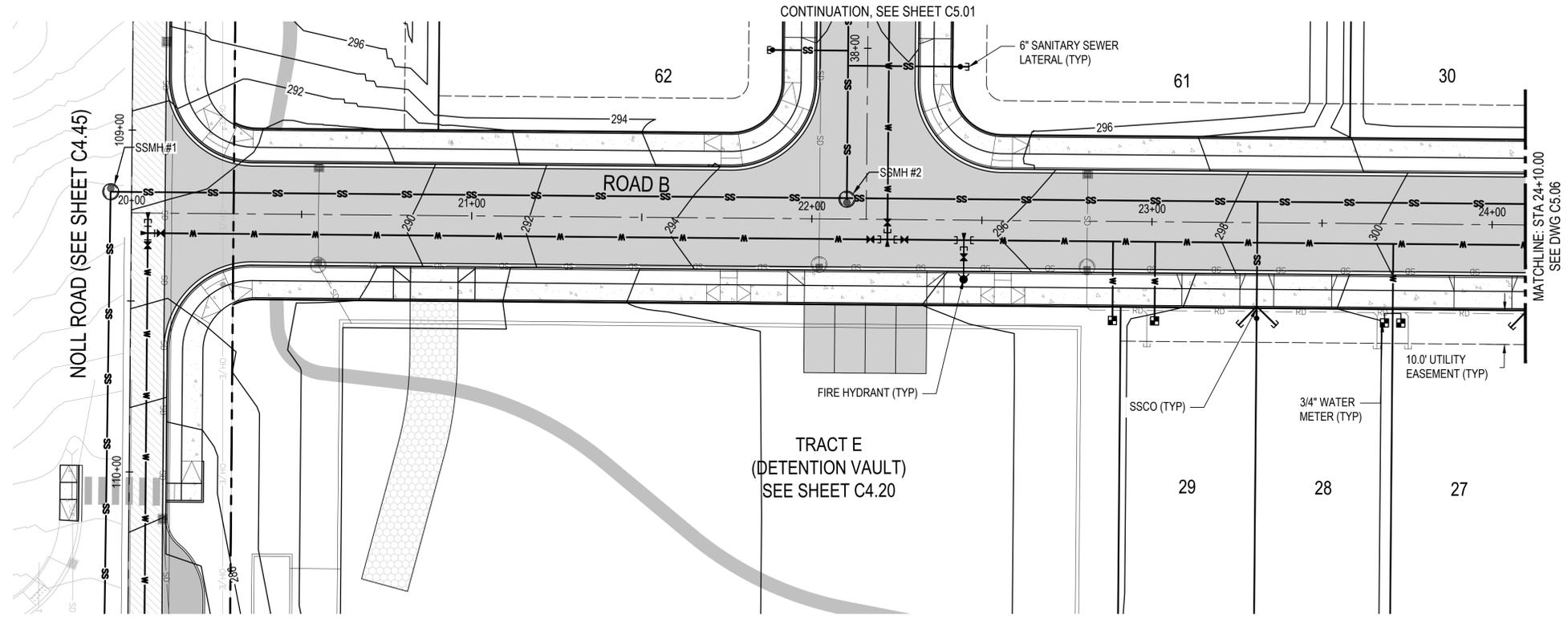
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ROAD D UTILITY PLAN AND PROFILE

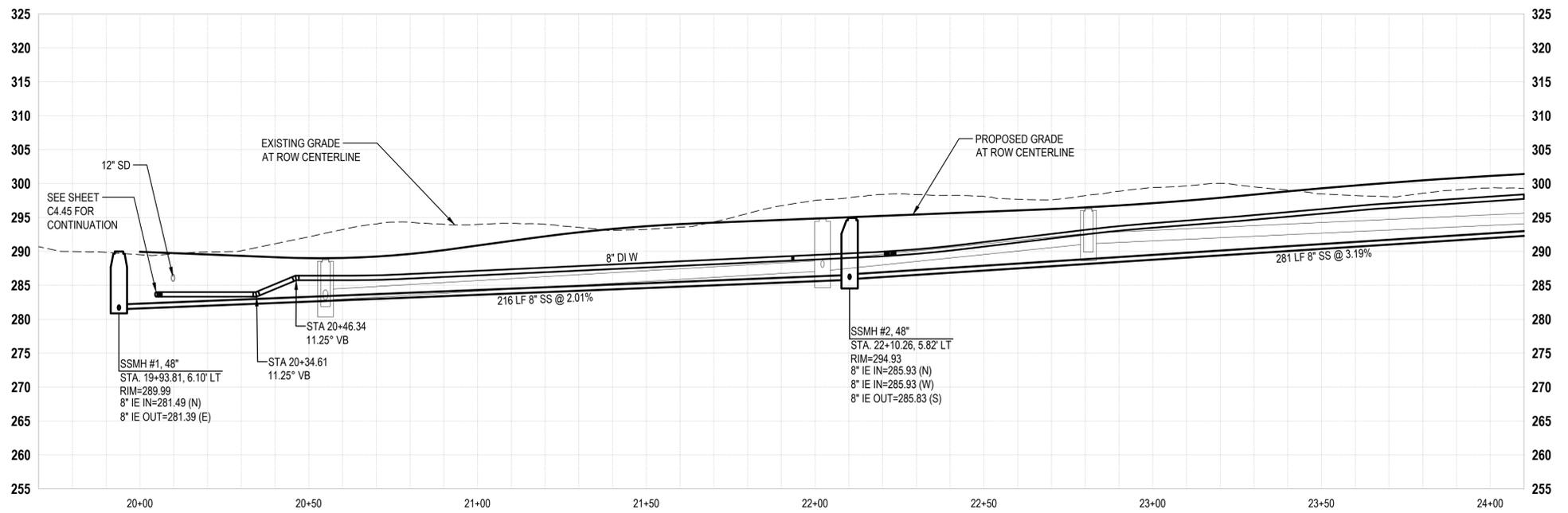
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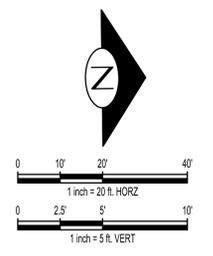
KEY MAP

LEGEND

- PROPOSED PROPERTY LINE
- PROPERTY LINE
- CENTERLINE
- PROPOSED EASEMENT
- STORM DRAIN LINE
- ROOF DRAIN
- WATER MAIN
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- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- FINISHED GRADE CONTOUR
- EXISTING GRADE CONTOUR
- CONCRETE PAVING
- ASPHALT PAVING



- NOTES**
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JOB No.:	2400162

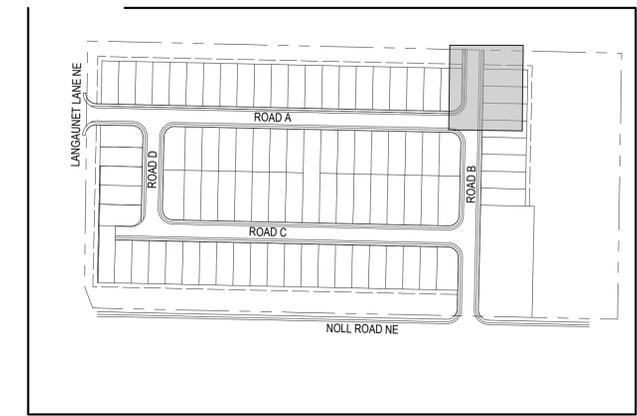
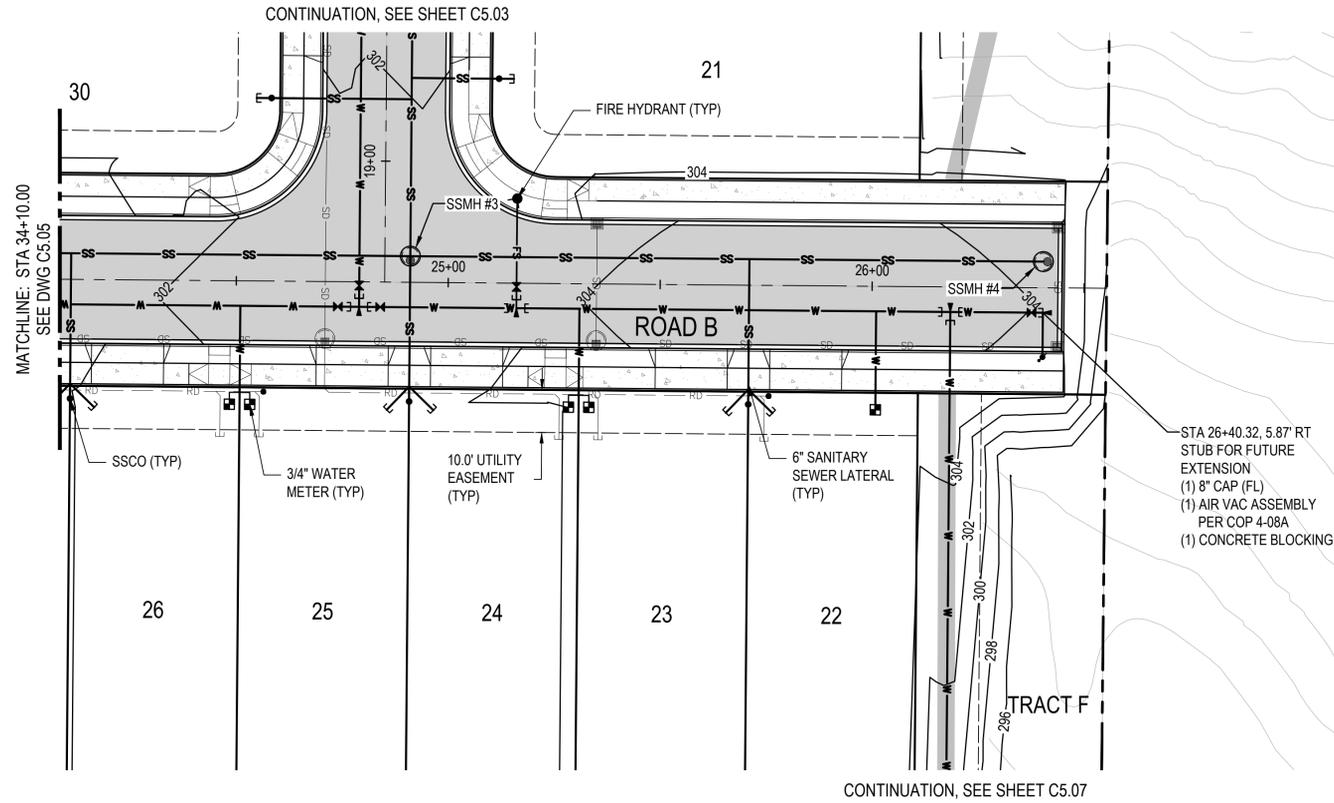
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ROAD B UTILITY PLAN AND PROFILE

SHEET
C5.05

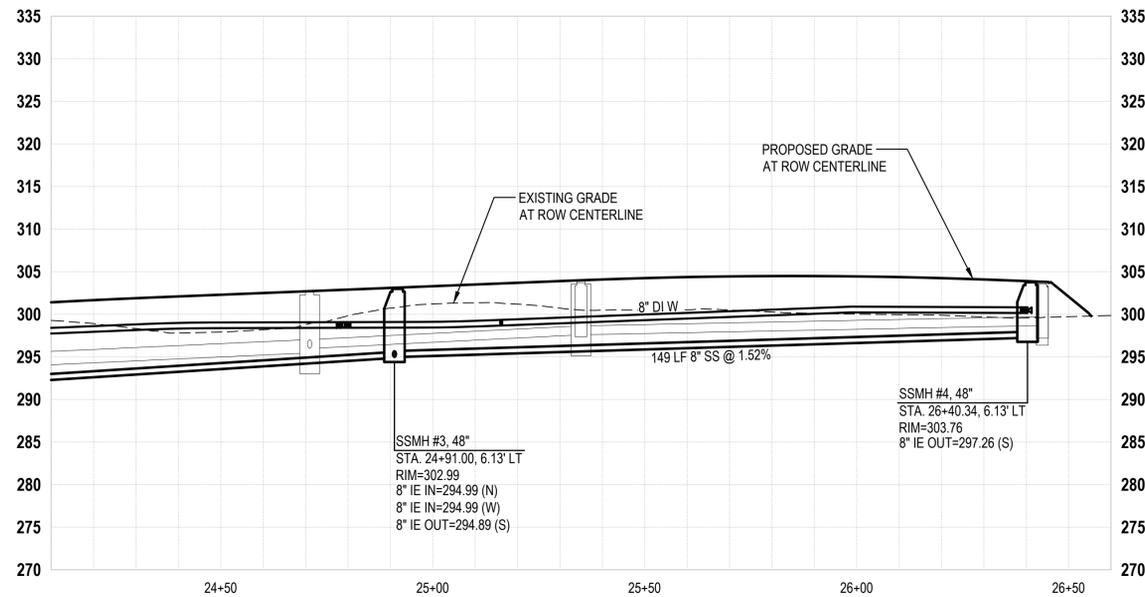


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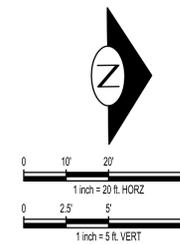
LEGEND

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- FIRE HYDRANT
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- 295— FINISHED GRADE CONTOUR
- 296— EXISTING GRADE CONTOUR
- CONCRETE PAVING
- ASPHALT PAVING



NOTES

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2	02/2025	JRN	EKC	JSF	SECOND PRELIMINARY PLAT SUBMITTAL
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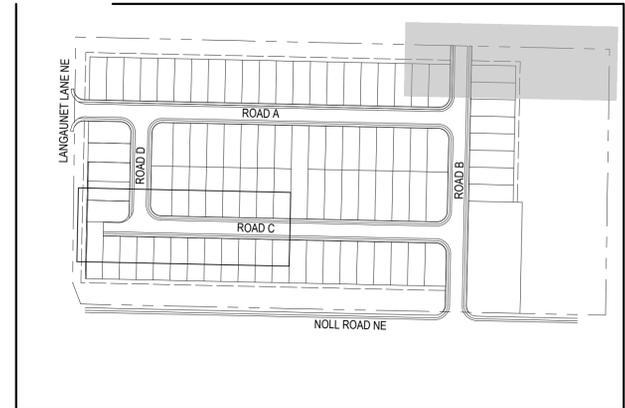
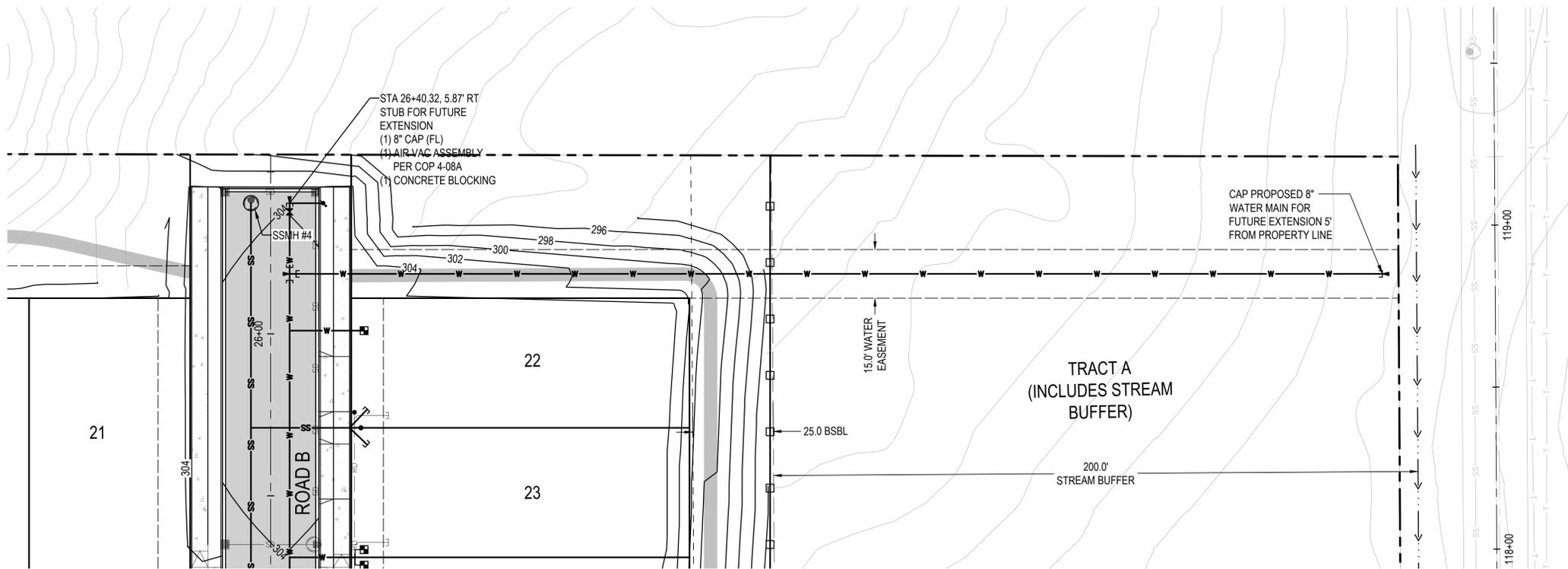
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ROAD B UTILITY PLAN AND PROFILE

SHEET

C5.06

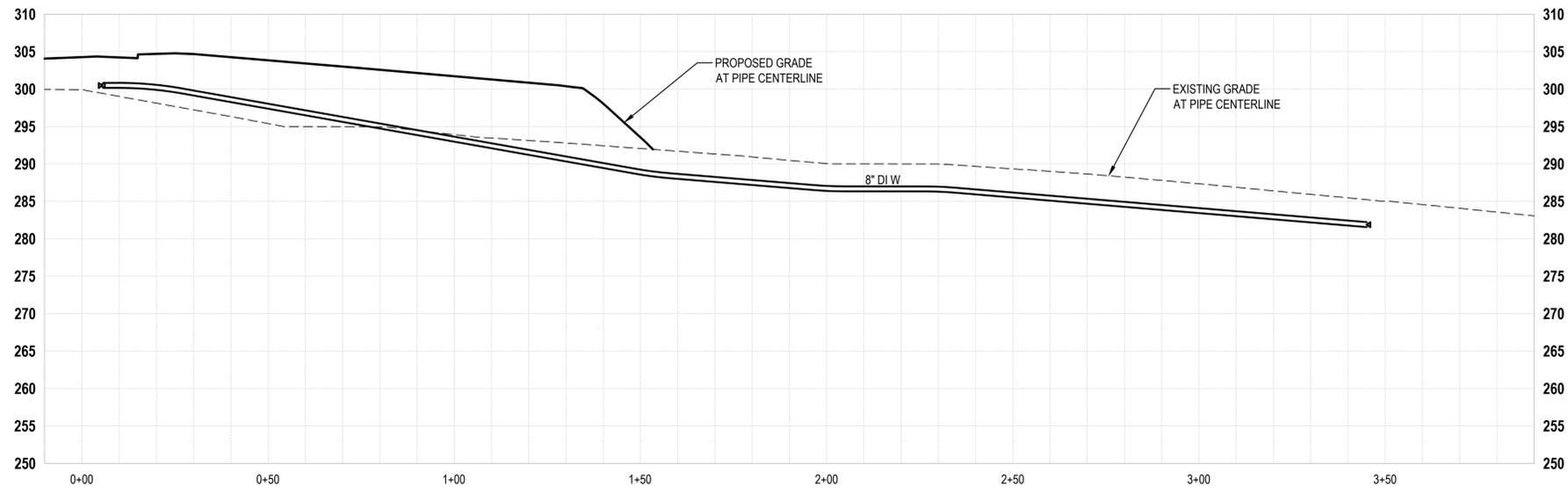


KEY MAP

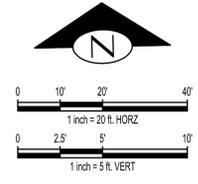
LEGEND

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- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- 295— FINISHED GRADE CONTOUR
- 285— EXISTING GRADE CONTOUR
- [Pattern] CONCRETE PAVING
- [Solid Grey] ASPHALT PAVING

CONTINUATION, SEE SHEET C5.06



- NOTES
- GIS DATA AND CITY RECORDS ARE SHOWN FOR EXISTING CONDITIONS. FULL SURVEY WILL BE PROVIDED AND USED FOR EXISTING CONDITIONS FOR CONSTRUCTION DOCUMENT PREPARATION.
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JSF

DATE
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WATER EASEMENT UTILITY PLAN AND PROFILE

SHEET
C5.07