EXHIBIT B

Plan Set/Drawings (dated March 30, 2020)

PTN. OF NW 1/4 OF SEC. 25, TWP 26N, R1E W.M.

JOHNSON RIDGE PRD

CITY OF POULSBO KITSAP COUNTY, WA

PRELIMINARY SUBDIVISION AND PRD APPLICATION

MARCH 30, 2020

PROJECT INFORMATION

GENERAL

SITE ADDRESS: 17504 JOHNSON ROAD NE, POULSBO, WA 98370
TAX PARCEL NO.: 252601-2-004-2008

SITE AREA		
GROSS SITE AREA	13.74 AC	598523 SF
CRITICAL AREAS		
STREAM AND 200' STANDARD BUFFER (w/in TRACT 999)	2.78 AC	120950 SF
ADDITIONAL BUFFER (w/in TRACT 999)	0.26 AC	11210 SF
TRACT 999 (Critical Area and Open Space)	3.03 AC	132160 SF
PLAT ROADS AND STORM AREAS		
PLAT ROAD ROW	2.38 AC	103713 SF
PRIVATE ACCESS TRACT	0.00 AC	0 SF
STORM DRAINAGE EASEMENT AREAS	0.00 AC	0 SF
TOTAL PLAT ROADS AND SD FACILITIES	2.38 AC	103713 SF
LANDSCAPE AND OPEN SPACE AREAS		
TRACT 999 (Allowance w/in Buffer, PMC 18.260.090 G.1)	0.82 AC	35911 SF
TRACT 999 (Outside Critical Area and Buffer)	0.26 AC	11210 SF
TRACT 998 (Open Space)	0.27 AC	11790 SF
TRACT 997 (Recreation, Open Space, SD, and Utilities)	0.95 AC	41329 SF
TRACT 996 (Open Space)	0.03 AC	1199 SF
TRACT 995 (Open Space)	0.02 AC	832 SF
TOTAL LANDSCAPE AND OPEN SPACE	2.35 AC	102272 SF

BASE DENSITY AND LOT STANDARDS (PMC 18.70.040, TABLE 18.70.050)

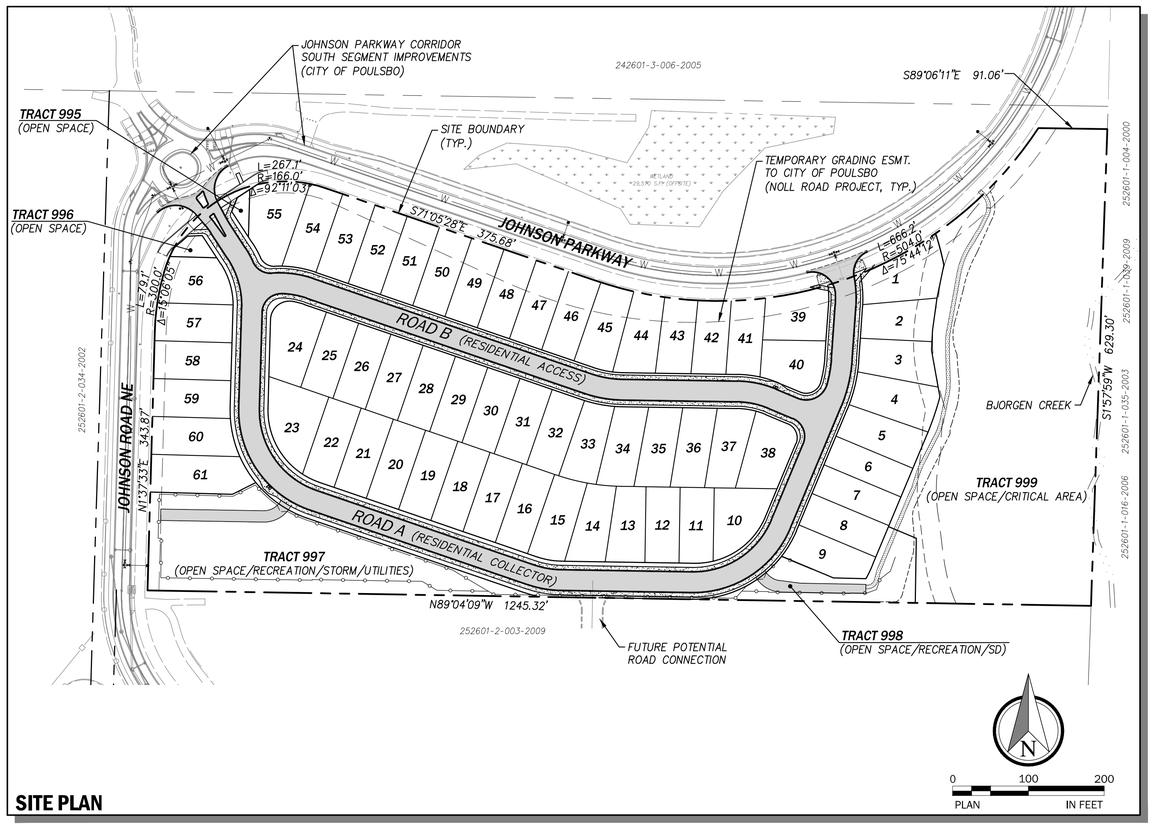
ZONING DESIGNATION	RL-PRD
MINIMUM LOT AREA	3750 SF
MINIMUM LOT WIDTH	30 FT
MINIMUM LOT DEPTH	70 FT
GROSS SITE AREA	13.74 AC
NET DEVELOPABLE AREA	8.33 AC
MINIMUM DENSITY (PMC 18.70.040)	4 DU/AC
MINIMUM LOT YIELD REQUIRED	33 DU
MAXIMUM DENSITY (PMC 18.70.040)	5 DU/AC
MAXIMUM LOT YIELD ALLOWED	69 DU
MAXIMUM LOT COVERAGE	50%
FRONT YARD SETBACK AT BUILDING FAÇADE	10 FT
FRONT YARD SETBACK AT GARAGE	25 FT
REAR YARD SETBACK	5 FT
SIDE YARD SETBACK	5 FT
STREET CORNER SETBACK	10 FT
MAXIMUM BUILDING HEIGHT	35 FT

PROPOSED LOT STANDARDS

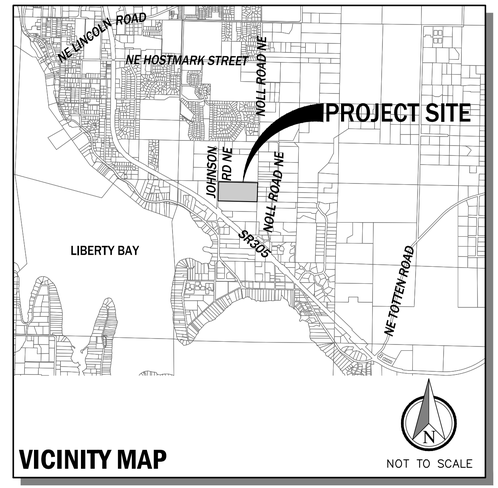
PROPOSED NO. SINGLE-FAMILY LOTS	61 DU	
PROPOSED DENSITY (GROSS)	4.4 DU/AC	
MINIMUM LOT AREA	4361 SF	
AVERAGE LOT AREA	5041 SF	
MAXIMUM LOT AREA	6457 SF	
MINIMUM LOT WIDTH	30 FT	
MINIMUM LOT DEPTH	70 FT	
PROPOSED LOT MIX		
LOT SIZE < 4,500	2 DU	3.3%
LOT 4,500 TO 5,499	53 DU	86.9%
LOT 5,500 TO 6,499	6 DU	9.8%
LOT 6,500 TO 7,499	0 DU	0.0%

PRD STANDARDS AND DENSITY BONUS

PROPOSED DENSITY BONUS (PMC 18.260.110)	NONE	
OPEN SPACE REQUIRED (PMC 18.260.090.D; TABLE 18.260.090.A)		
AVERAGE LOT SIZE	5041 SF	
OPEN SPACE FOR AVG. LOT SIZE BETWEEN 4,500 TO 5,499	15%	2.06 AC
PORTION OF OPEN SPACE ALLOWED FROM BUFFER	40%	0.82 AC
OPEN SPACE PROVIDED		2.35 AC
		102272 SF
AMENITIES REQUIRED (PMC 18.260.100)		
GROUP 1	1	
GROUP 2	1	
PRIVATE PARKING, OFF-STREET REQUIRED (PMC 18.70.080)	2 SP/DU	122 SPACES
PRIVATE PARKING, OFF-STREET PROVIDED	2 /GARAGE	122 SPACES
	1 /DRIVE	61 SPACES
	TOTAL	183 SPACES
PUBLIC PARKING, ON-STREET REQUIRED	0.5 SP/DU	31 SPACES
PUBLIC PARKING, ON-STREET PROVIDED		42 SPACES



SITE PLAN



VICINITY MAP

PROJECT TEAM

APPLICANT
THE HOLT GROUP, INC.
CONTACT: MR. KEN ALLEN
PO BOX 61426
VANCOUVER, WA 98666
PHONE: (503) 519-4684
EMAIL: KEN@HOLTGROUPINC.COM

CIVIL ENGINEER/PLANNER
CPH CONSULTANTS
CONTACT: MATT HOUGH, PE
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KIRKLAND, WA 98034
PHONE: (425) 285-2390
FAX: (425) 285-2389
EMAIL: MATT@CPHCONSULTANTS.COM

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2453 BETHEL AVENUE
PORT ORCHARD, WA 98366
PHONE: (360) 876-2284

BIOLOGIST
ECOLOGICAL LAND SERVICES
CONTACT: JOANNE BARTLETT, PWS
8900 WA-3 #201
BREMERTON, WA 98312
PHONE: (360) 674-7186

LANDSCAPE ARCHITECT
CPH CONSULTANTS
CONTACT: DAVE ANDREWS, RLA
11321-B NE 120TH STREET
KIRKLAND, WA 98034
PHONE: (425) 285-2394

GEOTECH
GEORESOURCES
CONTACT: KEITH SCHEMBS, LEG
5007 PACIFIC HWY E #6
FIFE, WA 98424
PHONE: (253) 896-1011

PUBLIC SERVICES PROVIDERS

WATER	CITY OF POULSBO
SANITARY SEWER	CITY OF POULSBO
STORM DRAINAGE	CITY OF POULSBO
FIRE DISTRICT	KITSAP COUNTY FIRE DISTRICT NO. 18
SCHOOL DISTRICT	NORTH KITSAP SCHOOL DISTRICT NO. 400
POWER	PUGET SOUND ENERGY
NATURAL GAS	CASCADE NATURAL GAS

SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY N.L. OLSON & ASSOCIATES, INC. (JOB NO. 10685-19), AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY N.L. OLSON & ASSOCIATES, INC.:

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 25, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;

EXCEPT THE NORTH 30 FEET AS CONVEYED TO KITSAP COUNTY FOR COUNTY ROAD NO. 141, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 289626;

ALSO EXCEPT COUNTY ROAD NO. 195 (JOHNSON ROAD NE) ON THE WEST;

AND ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF POULSBO BY DEED RECORDED UNDER AUDITOR'S FILE NO. 201906240244.

VERTICAL DATUM

NAVD88

DRAWING INDEX

SHEET	DWG	DESCRIPTION
1	P0.00	COVER
2	P0.10	EXISTING CONDITIONS
3	P1.00	PRELIMINARY CLEARING AND TESC PLAN
4	P2.00	PRELIMINARY PLAT PLAN
5	P2.100	TYPICAL ROADWAY SECTIONS
6	P3.00	PRELIMINARY CLEARING AND GRADING PLAN
7	P3.01	PRELIMINARY STORM DRAINAGE PLAN
8	P3.10	PRELIMINARY ROAD PROFILES
9	P3.11	PRELIMINARY ROAD PROFILES
10	P3.20	STORM VAULT DETAILS-WEST
11	P3.21	STORM VAULT DETAILS-EAST
12	P4.00	PRELIMINARY SEWER PLAN
13	P5.00	PRELIMINARY WATER PLAN
14	P6.00	SITE SECTION
15	L1.01	OVERALL LANDSCAPE & AMENITY PLAN
16	L1.02	SITE AMENITY ENLARGEMENT PLAN
17	L1.03	PLANTING DETAILS AND NOTES
18	L1.04	SITE DETAILS
19	L1.10	TREE RETENTION PLAN

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Land Use Consulting • Landscape Architecture
11321-B NE 120th Street
Kirkland, WA 98034
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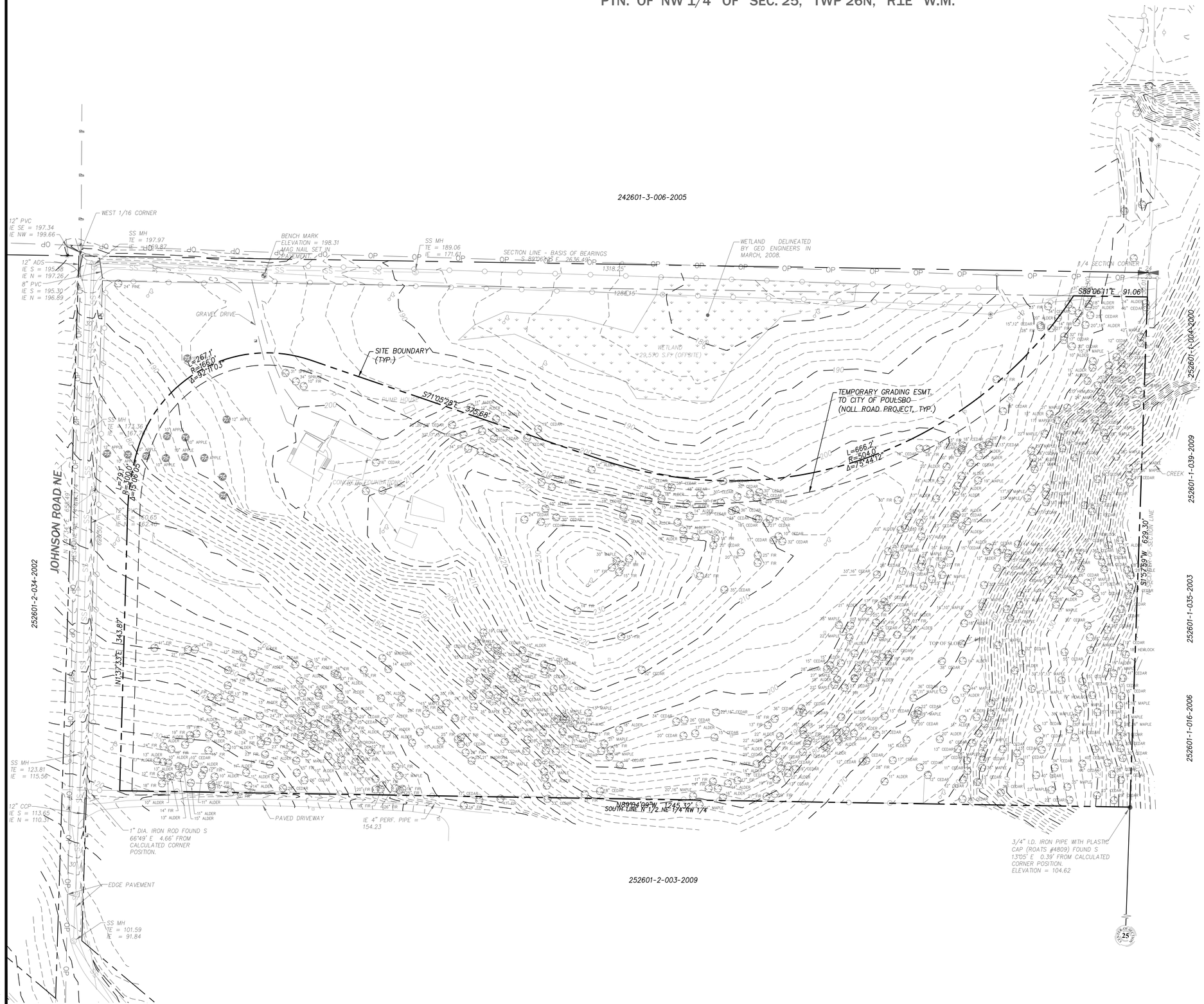

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NO.	DATE	REVISION	BY	CK.
1	3/30/20	PRELIMINARY PRD RE-SUBMITTAL	MRL	MJH

MATTHEW J. HOUGH
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
03/30/2020

JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

EXISTING CONDITIONS

CITY OF POULSBO

KITSAP COUNTY, WA

CLIENT

The Holt Group, Inc.
PO Box 61426
Vancouver, WA 98666
PHONE: (503)519-4684

CP|H CONSULTANTS
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PROJECT NO. 0174-18-002

DRAWING P0.10

SHEET 2 OF 19

0 60 120
PLAN IN FEET

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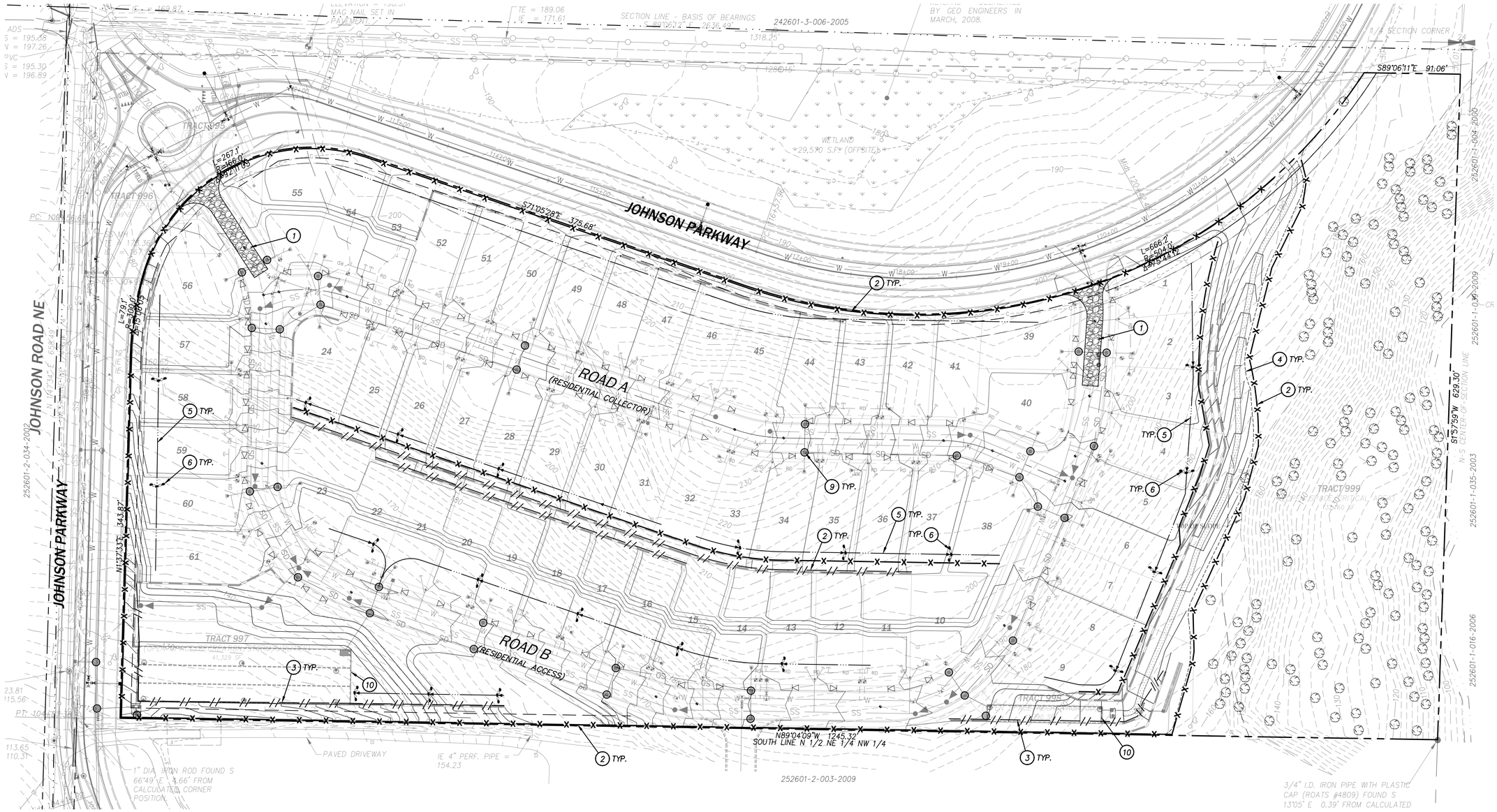

LEGEND

- APPROX. LIMIT OF GRADING
- SILT FENCE
- HIGH VISIBILITY FENCE
- TEMPORARY INTERCEPTOR DITCH WITH ROCK CHECK DAM
- SD — PERMANENT STORM DRAIN PIPE
- TYPE 1 CATCH BASIN W/STANDARD GRATE
- TYPE 2 CATCH BASIN W/STANDARD GRATE
- CATCH BASIN INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE/EXIT

CONSTRUCTION NOTES

1. STABILIZED CONSTRUCTION ENTRANCE/EXIT PER BMP C105
2. SILT FENCE PER BMP C233
3. HIGH VISIBILITY FENCE PER BMP C103
4. APPROX. LIMIT OF GRADING, SEE TYPICAL CLEARING LIMITS DETAIL ON SHT. C1.100
5. TEMP. INTERCEPTOR DITCH PER BMP C200
6. ROCK CHECK DAM PER BMP C207
7. TEMP. CULVERT, S=2% MIN.
8. 1.0 CY MIN. QUARRY SPALLS AT PIPE OR DITCH INLET OR OUTFALL
9. CATCH BASIN INLET PROTECTION PER BMP C220
10. STORM DRAINAGE VAULT TO BE USED AS SEDIMENT POND/TRAP DURING CONSTRUCTION

NOTE:

1. THIS PRELIMINARY TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) PLAN ILLUSTRATES A CONCEPT FOR THE MINIMUM TESC BMPs THAT SHOULD BE ANTICIPATED FOR THE PROJECT. ADDITIONAL SITE-SPECIFIC DETAILS, STANDARD BMPs, AND SPECIFICATIONS FOR TESC WILL BE INCLUDED WITH THE FINAL ENGINEERING DESIGN AND CONSTRUCTION PLANS. THE CONTRACTOR WILL BE REQUIRED TO INSTALL AND MAINTAIN THOSE TESC MEASURES NECESSARY TO COMPLY WITH THE CONSTRUCTION DISCHARGE PERMIT BASED ON ACTUAL SITE CONDITIONS.
2. TESC BMP REFERENCES ARE PER DEPARTMENT OF ECOLOGY SURFACEWATER MANUAL FOR WESTERN WASHINGTON STANDARD DETAILS AND SPECIFICATIONS.
3. ANY EXISTING DOMESTIC WATER WELLS LOCATED ON-SITE SHALL BE ABANDONED AND DECOMMISSIONED IN ACCORDANCE WITH DEPARTMENT OF ECOLOGY STANDARDS.
4. EXISTING PRIVATE SEPTIC TANKS AND DRAINFIELDS ON THE SITE SHALL BE ABANDONED IN ACCORDANCE WITH SNOHOMISH COUNTY DEPARTMENT OF HEALTH STANDARDS.

0 50 100
PLAN IN FEET

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NO.	DATE	REVISION	BY	CK.
1	3/30/20	PRELIMINARY PRD RE-SUBMITTAL	MRL	MJH

MATTHEW J. HOLT — STATE OF WASHINGTON — 22000 — REGISTERED PROFESSIONAL ENGINEER
03/30/2020

JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

PRELIMINARY CLEARING AND TESC PLAN

CITY OF POULSBO — KITSAP COUNTY, WA

CLIENT
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PROJECT NO. 0174-18-002

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SHEET 3 OF 19

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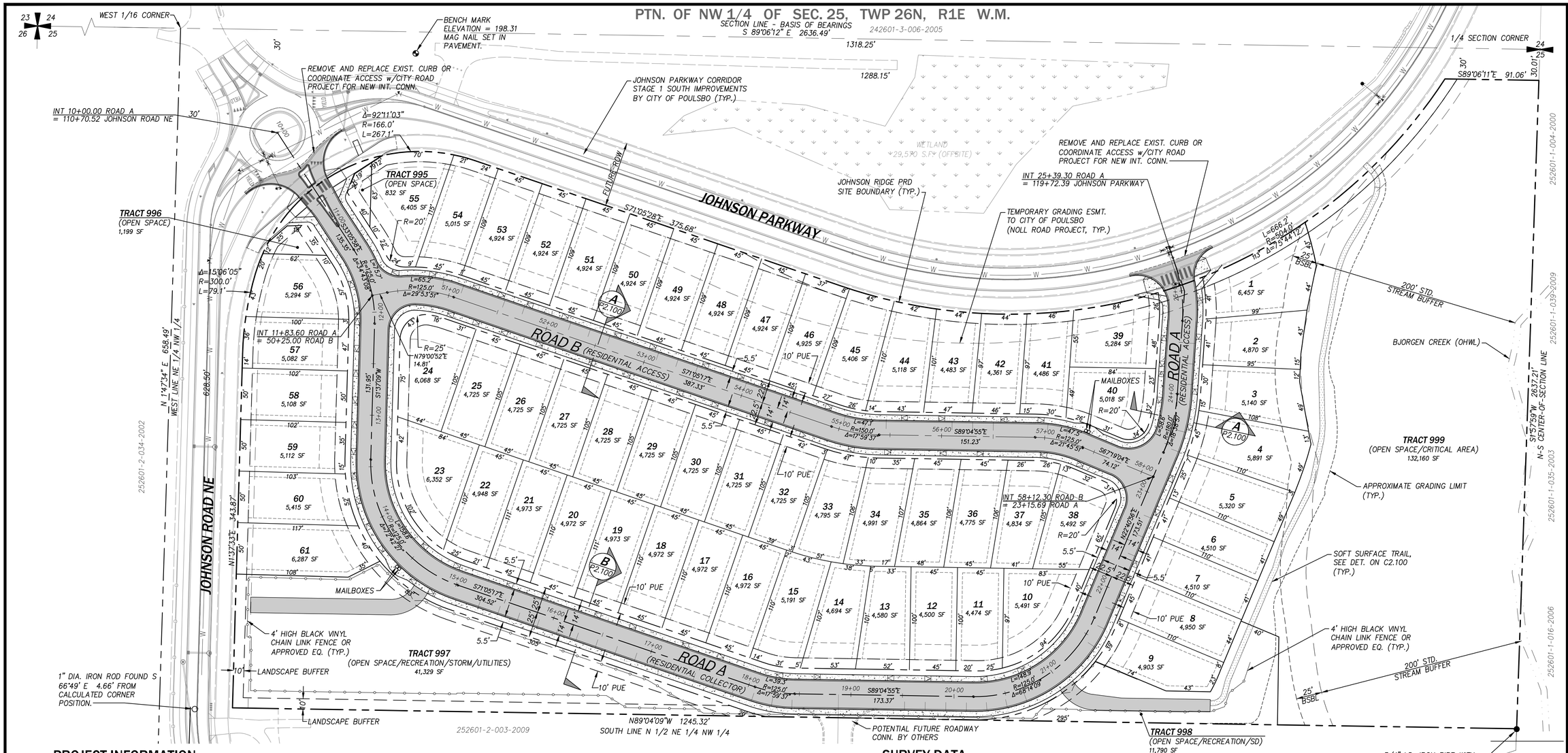

PROJECT INFORMATION

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SITE ADDRESS: 17504 JOHNSON ROAD NE, POULSBO, WA 98370
TAX PARCEL NO.: 252601-2-004-2008

SITE AREA

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VERTICAL DATUM

NAVD88

TYPICAL BUILDING SETBACKS

SCALE: 1"=30'

0 50 100
PLAN IN FEET

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NO.	DATE	REVISION	BY	CK.
1	3/30/20	PRELIMINARY PRD RE-SUBMITTAL	MRL	MJH

MATTHEW J. HEPNER — STATE OF WASHINGTON — 24004 — REGISTERED PROFESSIONAL ENGINEER
03/30/2020

JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

PRELIMINARY PLAT PLAN

CITY OF POULSBO — KITSAP COUNTY, WA

CLIENT

The Holt Group, Inc.
PO Box 61426
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PROJECT NO. 0174-18-002

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SHEET 4 OF 19

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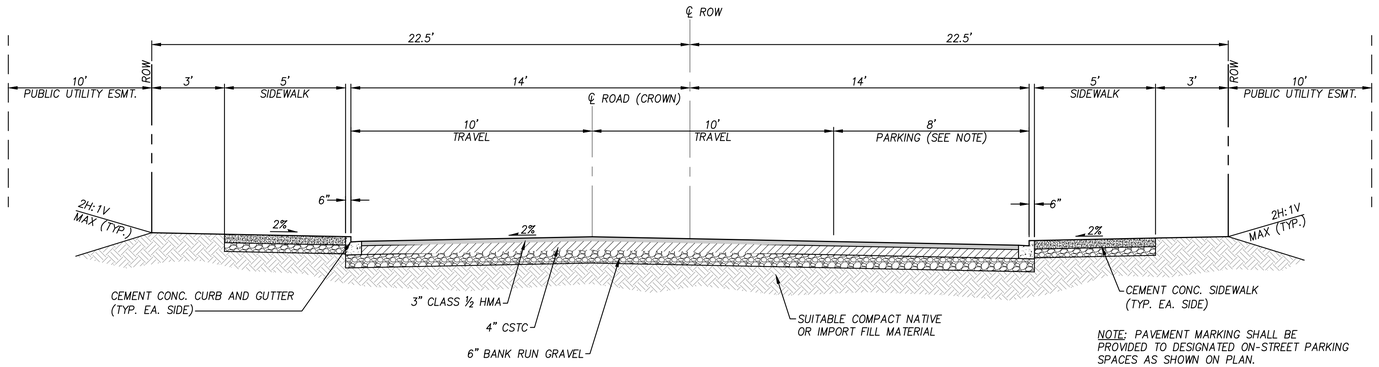
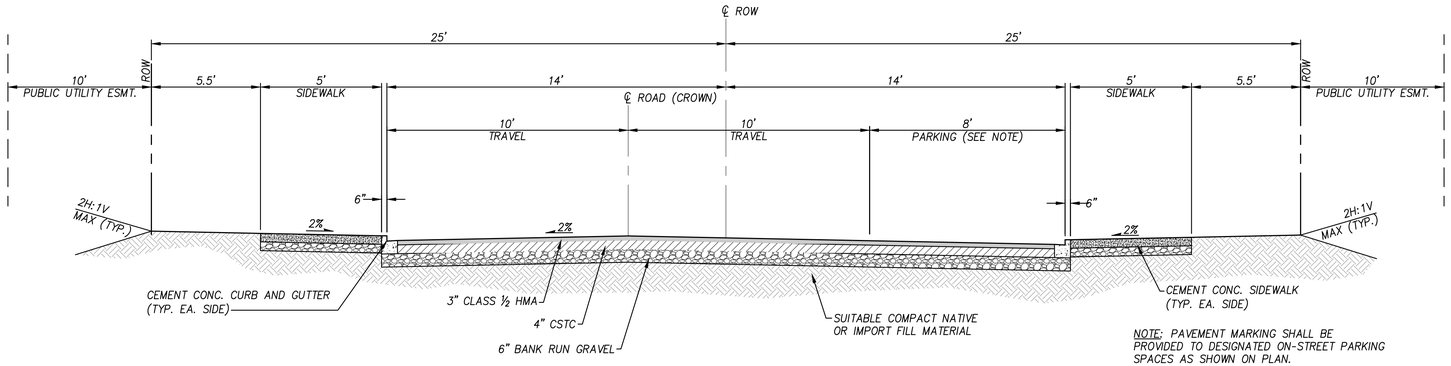


A P2.00 TYPICAL ROAD SECTION - RESIDENTIAL ACCESS, PUBLIC

NOT TO SCALE

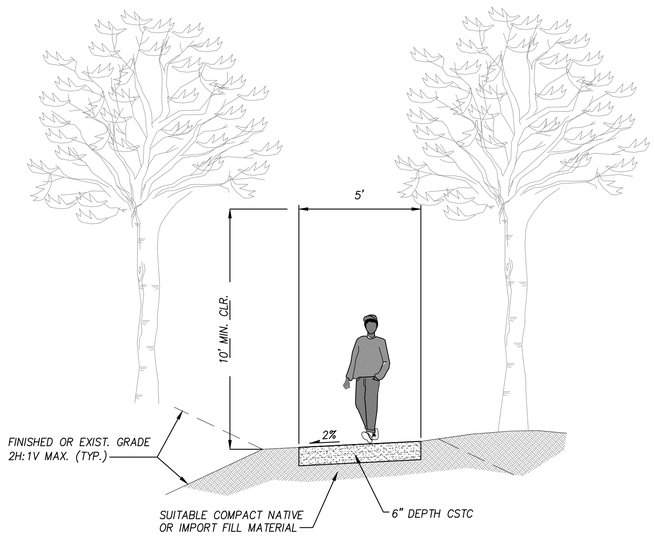
(ROAD A: STA 20+50 TO 25+22±, ROAD B: STA 50+25 TO 58+12±)



B P2.00 TYPICAL ROAD SECTION - RESIDENTIAL COLLECTOR, PUBLIC

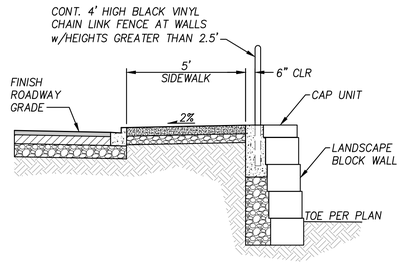
NOT TO SCALE

(ROAD A: 10+00 TO 20+50)



TYPICAL SOFT SURFACE TRAIL SECTION

NOT TO SCALE



TYPICAL SIDEWALK W/ HANDRAIL

NOT TO SCALE

NO.	DATE	REVISION	BY	CK.
1	3/30/20	PRELIMINARY PRD RE-SUBMITTAL	MRL	MJH

MATTHEW J. HOLT — STATE OF WASHINGTON — 20644 — REGISTERED PROFESSIONAL ENGINEER — 03/30/2020

JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

TYPICAL ROADWAY SECTIONS

CITY OF POULSBO

KITSAP COUNTY, WA

CLIENT

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PROJECT NO. 0174-18-002

DRAWING P2.100

SHEET 5 OF 19

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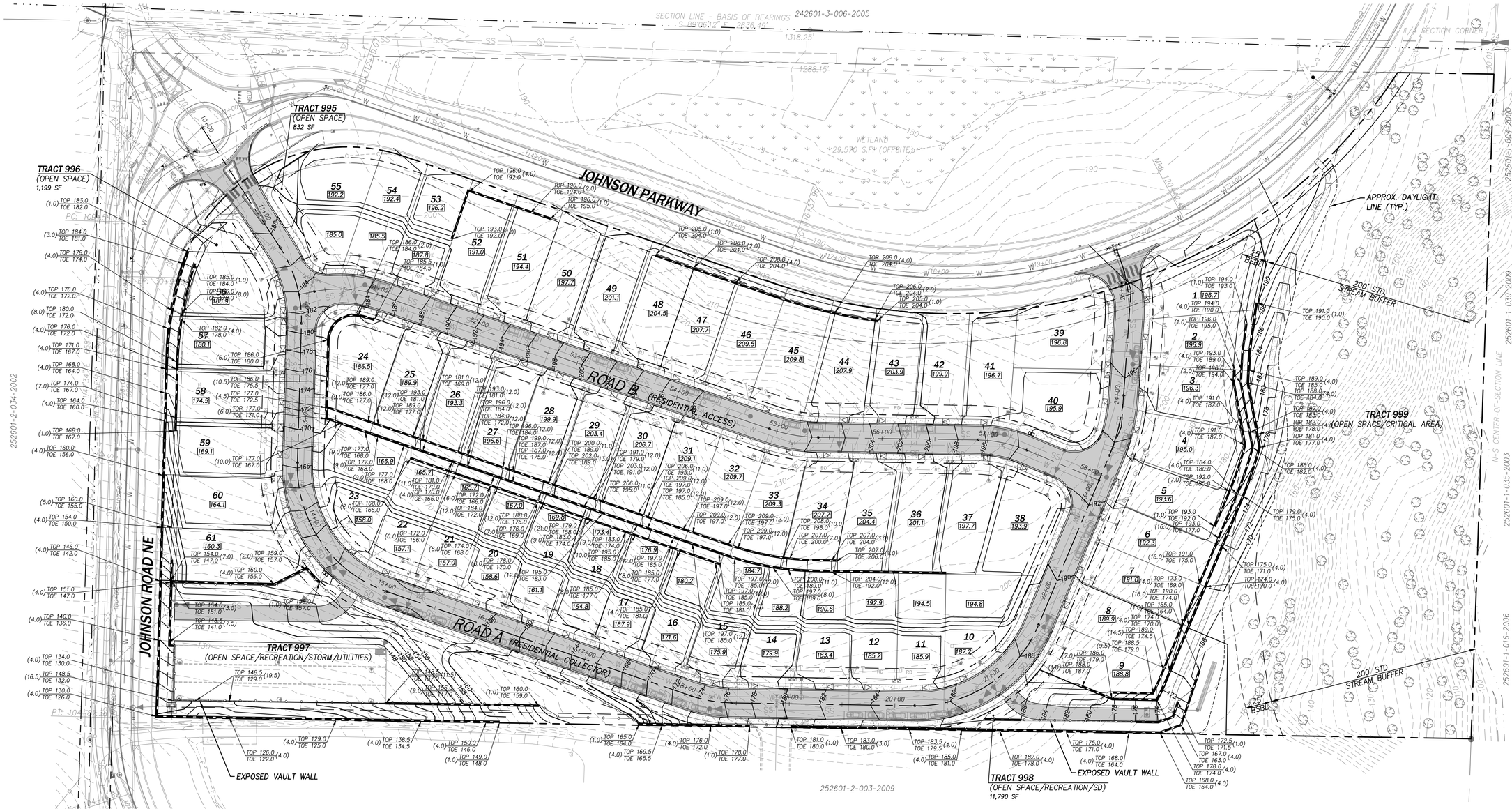
PTN. OF NW 1/4 OF SEC. 25, TWP 26N, R1E W.M.



LEGEND

- MSE RETAINING WALL
- ROCKERY WALL
- HANDRAIL
- GRADE BREAK
- APPROX. LIMITS OF GRADING
- 500.00 — BEARING PAD ELEVATION
- 160 — EXIST. TOPOGRAPHIC CONTOUR
- 160 — PROPOSED GRADE CONTOUR
- TYPE 1 STORM DRAINAGE CATCH BASIN
- TYPE 2 STORM DRAINAGE CATCH BASIN
- SD — STORM DRAINAGE PIPE
- STORM DRAINAGE DETENTION VAULT
- TOP 246 / TOE 242 (4) — FINISHED GRADE AT TOP/TOE OF WALL

APPROXIMATE EARTHWORK QUANTITIES

APPROXIMATE EARTHWORK QUANTITIES WERE ESTIMATED USING A GRID VOLUME METHOD AND AUTODESK AUTOCAD CIVIL 3D SOFTWARE. THE FOLLOWING VALUES ARE ESTIMATES PROVIDED TO ILLUSTRATE GENERAL EARTHWORK EFFORTS BASED ON AVAILABLE EXISTING TOPOGRAPHIC SURVEY AND FINISHED GRADE DESIGN DATA, AND DOES NOT INCLUDE ESTIMATED EARTHWORK VOLUMES THAT WOULD BE DISPLACED OR OTHERWISE OCCUPIED BY STRUCTURE, FOUNDATION, AND PAVEMENT SECTIONS OR TRENCH BACKFILL:

FILL: 51,100 CY
CUT: 109,070 CY
NET: 57,970 CY (CUT)

THESE VALUES ARE BASED ON THE ASSUMPTION OF STRIPPING 12-INCHES, AND ARE NOT FOR CONSTRUCTION BID PURPOSES. THE CONTRACTOR SHALL USE THEIR OWN MEANS AND METHODS TO ESTIMATE EARTHWORK QUANTITIES.

N

0 50 100
PLAN IN FEET

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NO.	DATE	REVISION	BY	CK.
1	3/30/20	PRELIMINARY PRD RE-SUBMITTAL	MRL	MJH

MATTHEW J. HEPNER — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — 03/30/2020

JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

PRELIMINARY CLEARING AND GRADING PLAN

CITY OF POULSBO — KITSAP COUNTY, WA

CLIENT

The Holt Group, Inc.
PO Box 61426
Vancouver, WA 98666
PHONE: (503)519-4684

CP|H CONSULTANTS
Site Planning • Civil Engineering
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11321-B NE 120th Street
Kirkland, WA 98034
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PROJECT NO. 0174-18-002

DRAWING P3.00

SHEET 6 OF 19

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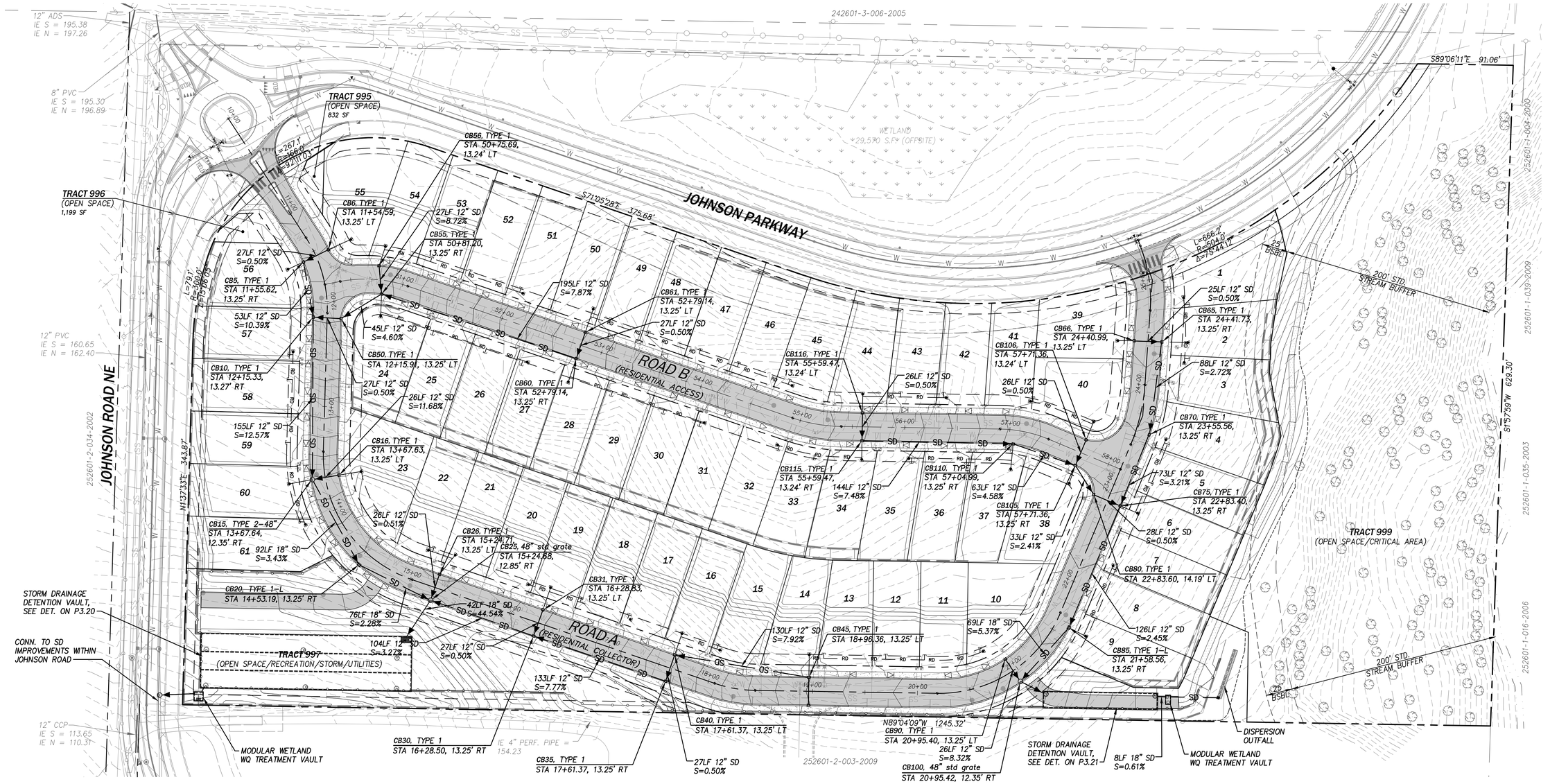

LEGEND

- MSE RETAINING WALL
- 160 EXIST. TOPOGRAPHIC CONTOUR
- 160 PROPOSED GRADE CONTOUR
- TYPE 1 STORM DRAINAGE CATCH BASIN
- TYPE 2 STORM DRAINAGE CATCH BASIN
- SD STORM DRAINAGE PIPE
- RD RD ROOF DRAIN CONNECTION
- STORM DRAINAGE WQ VAULT

0 50 100
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MATTHEW J. HEPNER — STATE OF WASHINGTON — 22404 — REGISTERED PROFESSIONAL ENGINEER — 03/30/2020

JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

PRELIMINARY STORM DRAINAGE PLAN

CITY OF POULSBO KITSAP COUNTY, WA

CLIENT

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Vancouver, WA 98666
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PROJECT NO. 0174-18-002

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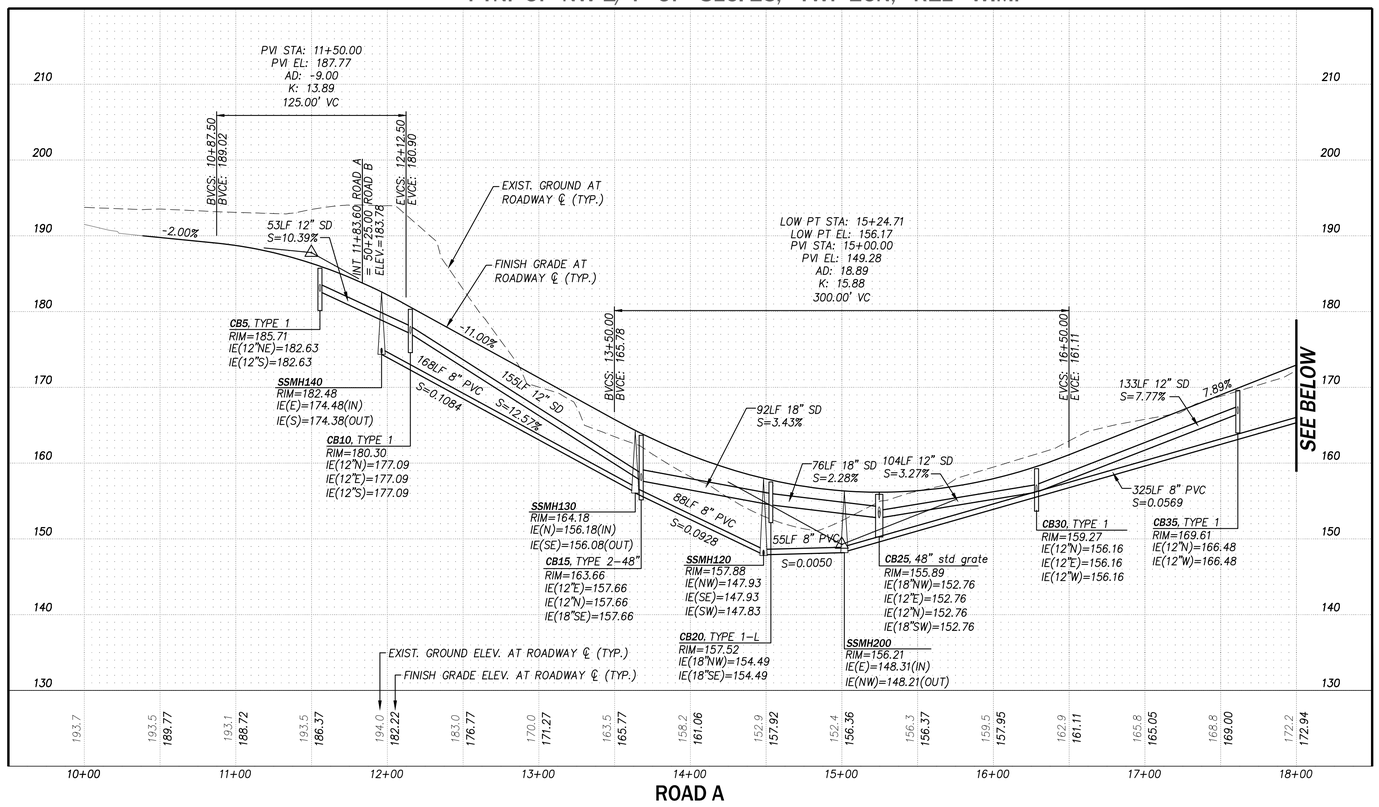

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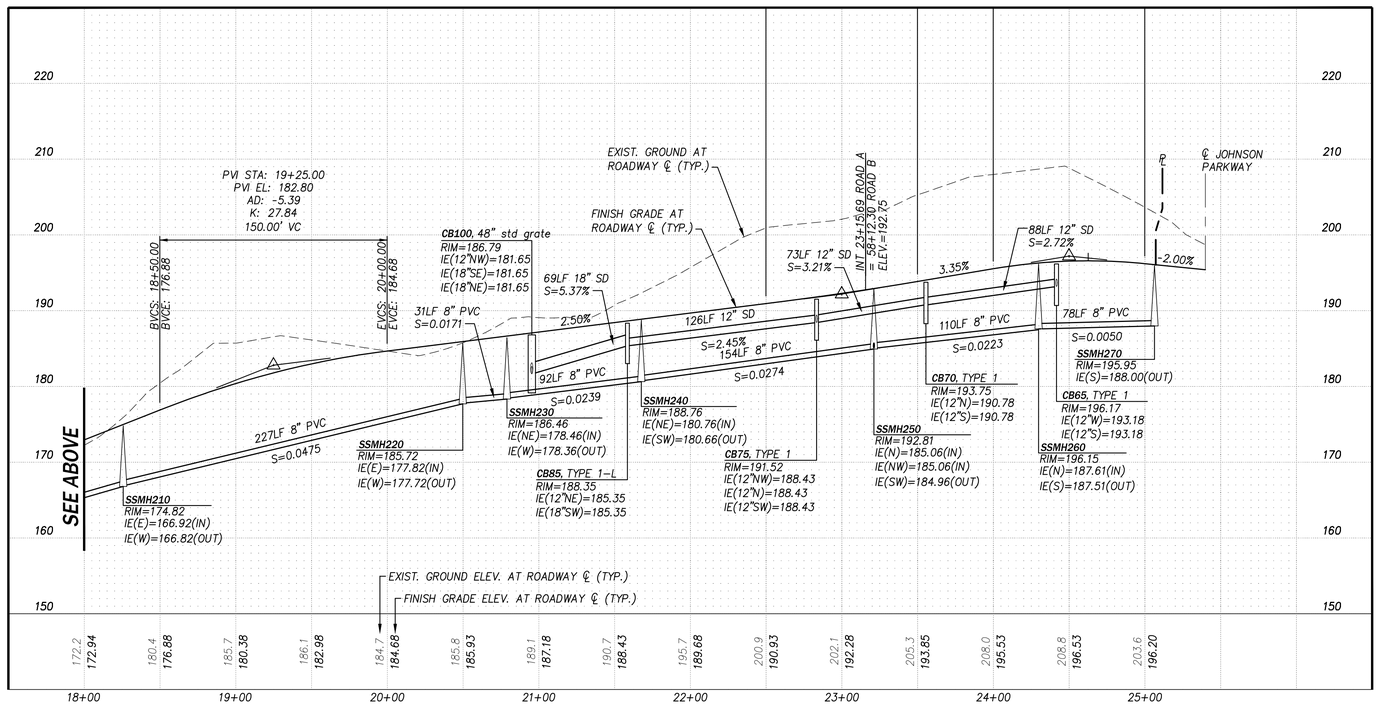

ROAD A

NO.	DATE	REVISION	BY	CK.
1	3/30/20	PRELIMINARY PRD RE-SUBMITTAL	MRL	MJH

JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

PRELIMINARY ROAD PROFILES

CITY OF POULSBO

KITSAP COUNTY, WA

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0174-18-002

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P3.10

SHEET 8 OF 19

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VERT. IN FEET

0 50 100
HORIZ. IN FEET

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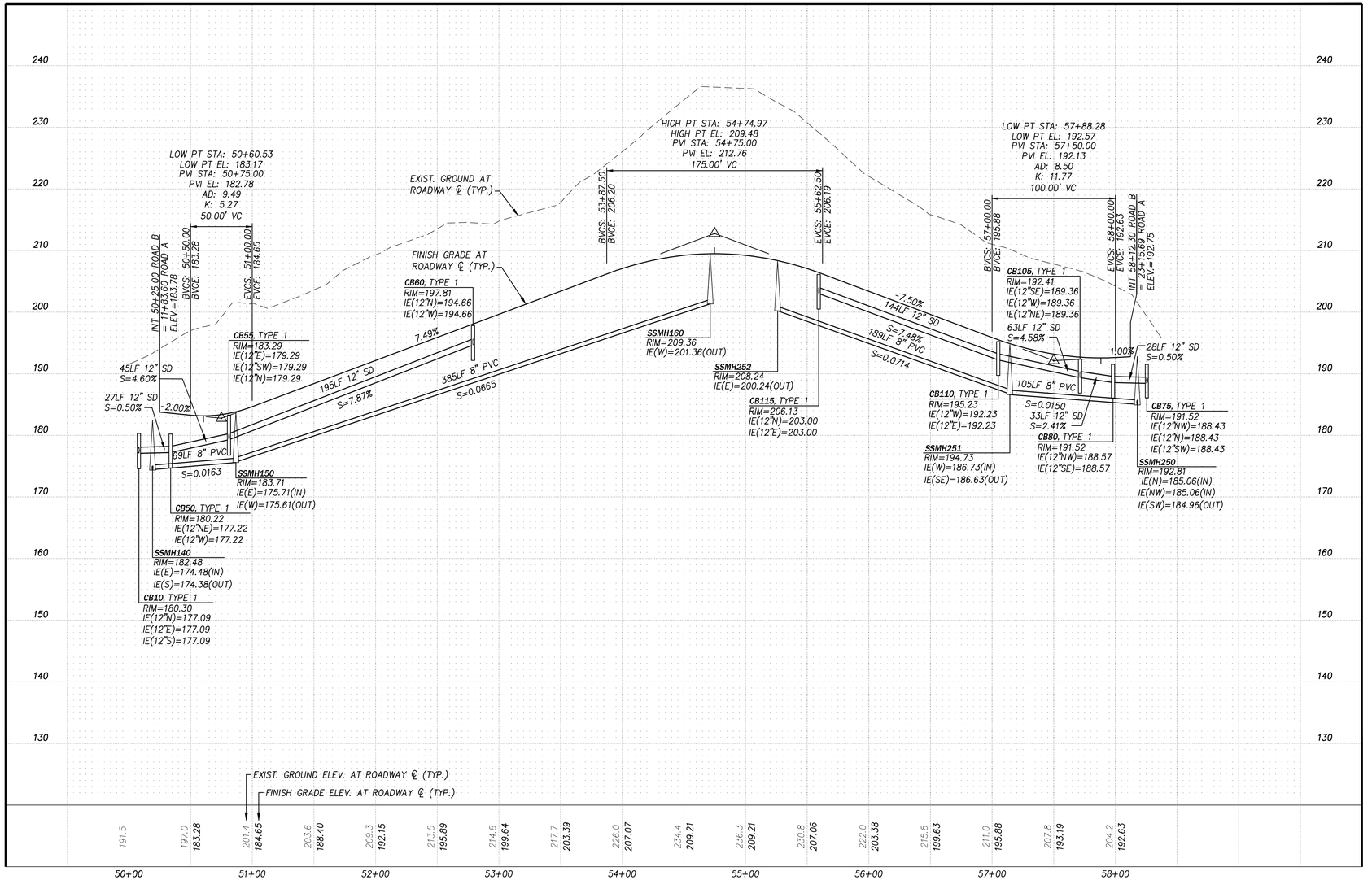

ROAD B

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VERT. IN FEET
0 50 100
HORIZ. IN FEET

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MATTHEW J. HOUGH, STATE OF WASHINGTON, 36695, REGISTERED PROFESSIONAL ENGINEER, 03/30/2020

JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

PRELIMINARY ROAD PROFILES

CITY OF POULSBO

KITSAP COUNTY, WA

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DRAWING P3.11

SHEET 9 OF 19

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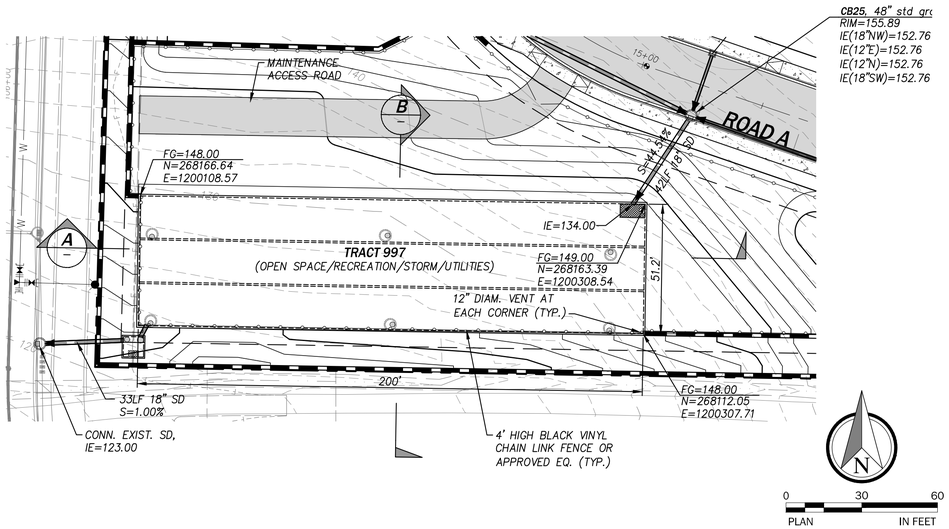
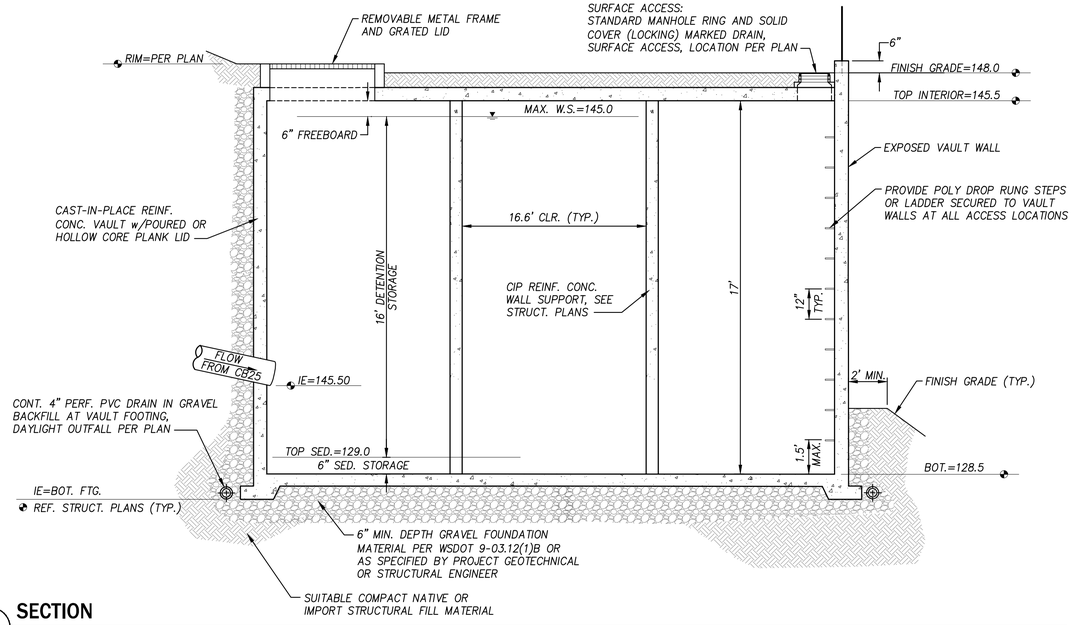


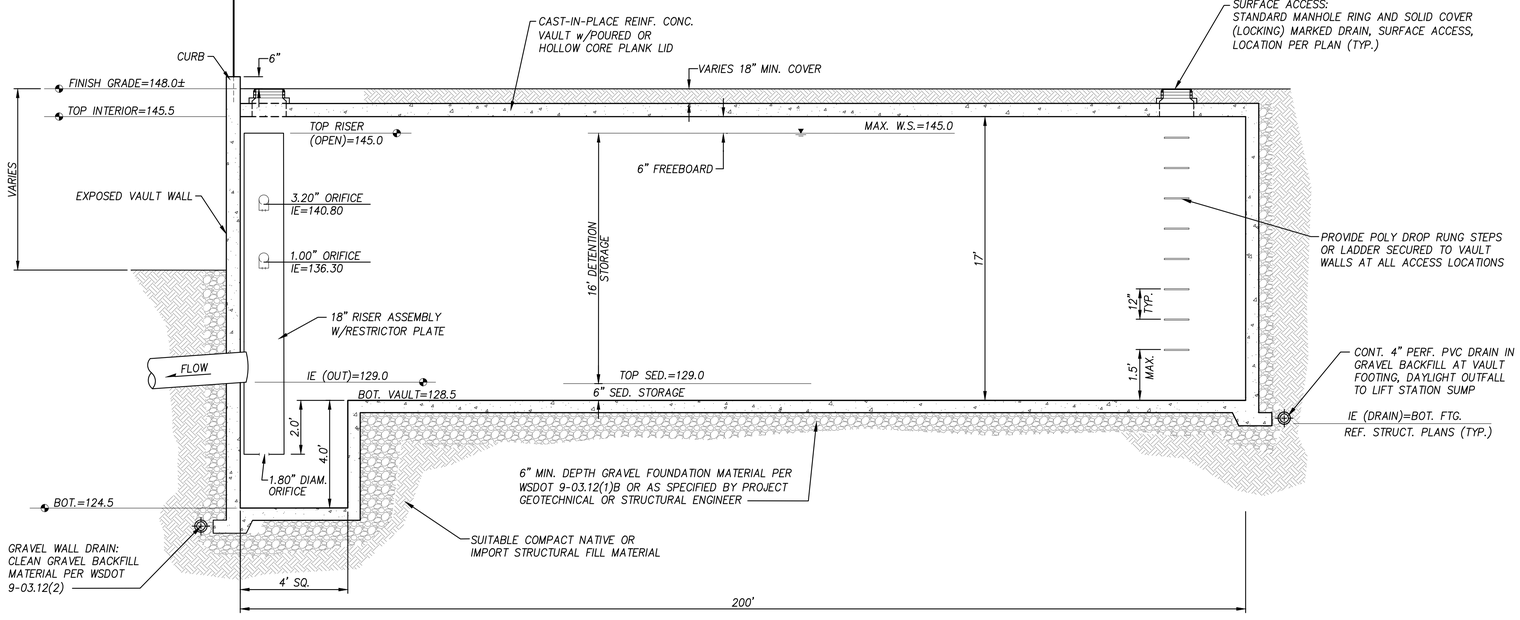
PLAN - STORM VAULT

SCALE: AS NOTED



B SECTION

NOT TO SCALE



A SECTION

NOT TO SCALE

NOTES:

1. VAULTS AND ALL APPURTENANCES SHALL MEET THE STRUCTURAL REQUIREMENTS FOR OVERBURDEN SUPPORT UNDER A MINIMUM HS-25 TRAFFIC LOADING WITH ANY SPECIAL PROVISIONS OF THE STRUCTURAL PLANS AND DETAILS.
2. ALL METAL PARTS SHALL BE CORROSION RESISTANT.
3. A CONTINUOUS PVC OR HYDROPHILIC WATER STOP SHALL BE INSTALLED AT ALL CAST-IN-PLACE CONCRETE CONSTRUCTION OR EXPANSION JOINTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH MANUFACTURER DATA FOR THE SPECIFIC TYPE AND MODEL OF WATER STOP PROPOSED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
4. THE 5'x10' VAULT ACCESS OPENING SHALL BE INSTALLED AT THE LOCATION SHOWN ON THIS PLAN IN ACCORDANCE WITH ANY ADDITIONAL PROVISIONS OF THE ACCOMPANYING STRUCTURAL PLANS AND DETAILS. THIS OPENING SHALL HAVE A PRE-MANUFACTURED LID INSTALLED FLUSH WITH ADJACENT FINISHED GRADES. THE TYPE OF COVER MAY BE A REMOVABLE GRATE, SPRING-LOADED HATCH, SOLID, OR EQUIVALENT COMBINATION THAT PROVIDES A CLEAR OPENING OF 5'X10'. THE LID SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR THE SAME STRUCTURAL LOADING CONDITIONS AS THE ASSOCIATED VAULT AS PROVIDED ON THE STRUCTURAL PLANS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH MANUFACTURER AND SUPPORTING STRUCTURAL DESIGN DATA TO CONFIRM THESE DESIGN PARAMETERS FOR THE ACTUAL TYPE AND MODEL OF THE VAULT ACCESS PROPOSED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
5. RIM ELEVATIONS AND LOCATIONS SHALL BE PER PLAN AND MAY BE ADJUSTED AS REQUIRED TO ACCOMMODATE FINISHED GRADE CONDITIONS AS APPROVED BY ENGINEER.
6. ALL UNSUITABLE SOILS SHALL BE REMOVED FROM FOOTPRINT OF VAULT AND TO A DISTANCE BEYOND THE VAULT EQUAL TO THE DEPTH OF OVER EXCAVATED MATERIAL IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND AS DIRECTED BY THE ENGINEER. ALL UNSUITABLE MATERIAL SHALL BE REPLACED WITH SUITABLE COMPACT STRUCTURAL FILL MATERIAL.
7. VAULT LOCATION COORDINATES AND DIMENSIONS REFERENCE FINISHED INSIDE WALL UNLESS NOTED OTHERWISE.

DETENTION VAULT DATA

STORM EVENT	LIVE STORAGE VOLUME (CF)			RELEASE RATE (CFS)		
	REQUIRED	DESIGNED (VAULT)	AS-BUILT	REQUIRED	DESIGNED	AS-BUILT
2-YR	85,057	85,057		0.211	0.211	
10-YR	132,404	132,404		0.355	0.355	
50-YR	158,192	158,192		0.512	0.512	

NO.	DATE	REVISION	BY	CK.
1	3/30/20	PRELIMINARY PRD RE-SUBMITTAL	MRL	MJH

MATTHEW J. HIRSCH — STATE OF WASHINGTON — 21429 — REGISTERED PROFESSIONAL ENGINEER — 03/30/2020

JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

STORM VAULT DETAILS-WEST

KITSAP COUNTY, WA

CITY OF POULSBO

CLIENT

The Holt Group, Inc.
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Vancouver, WA 98666
PHONE: (503)519-4684

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PROJECT NO. 0174-18-002

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SHEET 10 OF 19

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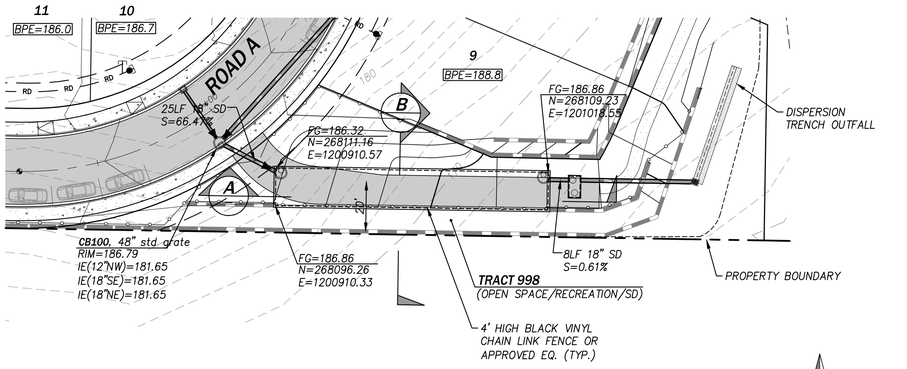
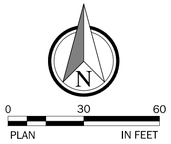
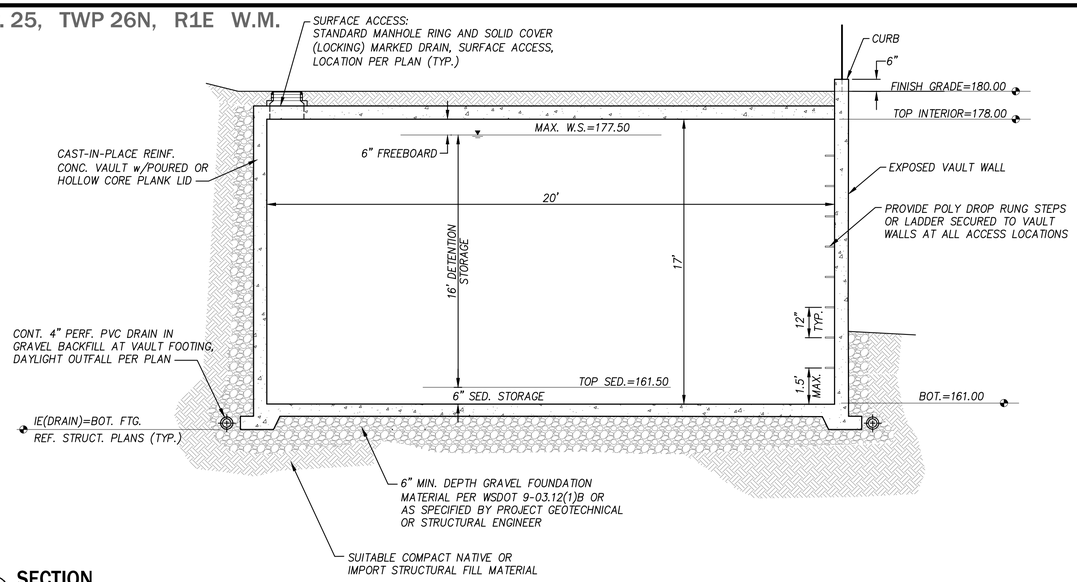




PLAN - STORM VAULT

SCALE: AS NOTED



B
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SECTION

NOT TO SCALE

A
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SECTION

NOT TO SCALE

NOTES:

1. VAULTS AND ALL APPURTENANCES SHALL MEET THE STRUCTURAL REQUIREMENTS FOR OVERBURDEN SUPPORT UNDER A MINIMUM HS-25 TRAFFIC LOADING WITH ANY SPECIAL PROVISIONS OF THE STRUCTURAL PLANS AND DETAILS.
2. ALL METAL PARTS SHALL BE CORROSION RESISTANT.
3. A CONTINUOUS PVC OR HYDROPHILIC WATER STOP SHALL BE INSTALLED AT ALL CAST-IN-PLACE CONCRETE CONSTRUCTION OR EXPANSION JOINTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH MANUFACTURER DATA FOR THE SPECIFIC TYPE AND MODEL OF WATER STOP PROPOSED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
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5. RIM ELEVATIONS AND LOCATIONS SHALL BE PER PLAN AND MAY BE ADJUSTED AS REQUIRED TO ACCOMMODATE FINISHED GRADE CONDITIONS AS APPROVED BY ENGINEER.
6. ALL UNSUITABLE SOILS SHALL BE REMOVED FROM FOOTPRINT OF VAULT AND TO A DISTANCE BEYOND THE VAULT EQUAL TO THE DEPTH OF OVER EXCAVATED MATERIAL IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND AS DIRECTED BY THE ENGINEER. ALL UNSUITABLE MATERIAL SHALL BE REPLACED WITH SUITABLE COMPACT STRUCTURAL FILL MATERIAL.
7. VAULT LOCATION COORDINATES AND DIMENSIONS REFERENCE FINISHED INSIDE WALL UNLESS NOTED OTHERWISE.

DETENTION VAULT DATA

STORM EVENT	LIVE STORAGE VOLUME (CF)			RELEASE RATE (CFS)		
	REQUIRED	DESIGNED (VAULT)	AS-BUILT	REQUIRED	DESIGNED	AS-BUILT
2-YR	16,414	16,414		0.440	0.440	
10-YR	24,299	24,299		0.799	0.799	
50-YR	29,239	29,239		1.243	1.243	

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MATTHEW J. HEPNER — STATE OF WASHINGTON — 22004 — REGISTERED PROFESSIONAL ENGINEER — 03/30/2020

JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

STORM VAULT DETAILS-EAST

CITY OF POULSBO — KITSAP COUNTY, WA

CLIENT
The Holt Group, Inc.
PO Box 61426
Vancouver, WA 98666
PHONE: (503)519-4684

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SHEET 11 OF 19

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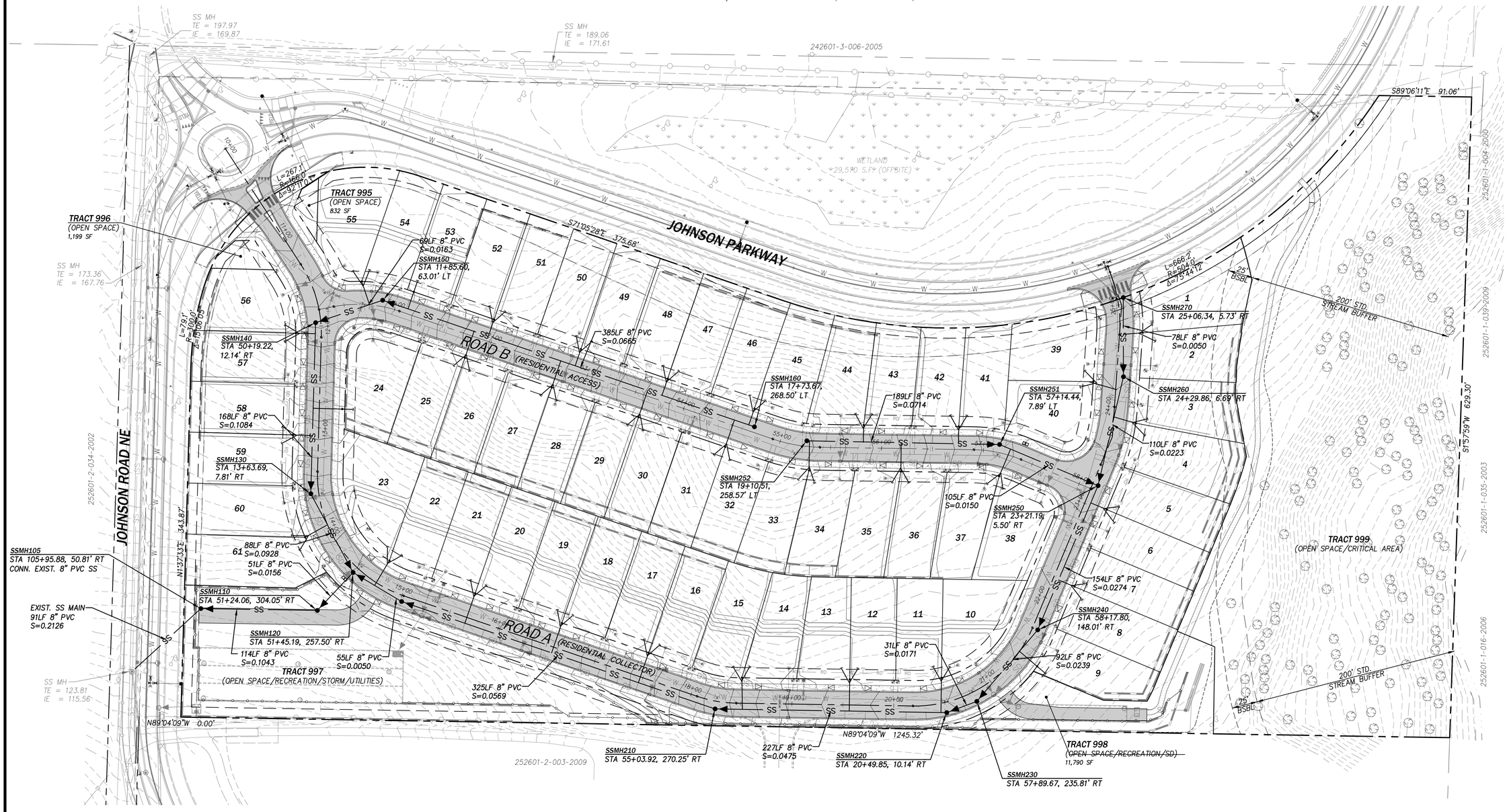

LEGEND

SD	STORM DRAIN
	TYPE 1 SD CATCH BASIN
	TYPE 2 SD CATCH BASIN
SS	SANITARY SEWER MAIN
	STANDARD PRECAST SEWER MANHOLE
	SIDE SEWER SERVICE W/CLEANOUT
W	WATER MAIN
	WATER SERVICE (PIPE)
	WATER METER
	FIRE HYDRANT (FH)
	GATE VALVE

NOTE: EXISTING SEPTIC SYSTEM AND WELL SHALL BE DECOMMISSIONED IN ACCORDANCE WITH DEPARTMENT OF HEALTH AND ECOLOGY STANDARDS.

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MATTHEW J. HOUGH STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER 03/30/2020

JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

PRELIMINARY SEWER PLAN

CITY OF POULSBO KITSAP COUNTY, WA

CLIENT

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PROJECT NO. 0174-18-002

DRAWING P4.00

SHEET 12 OF 19

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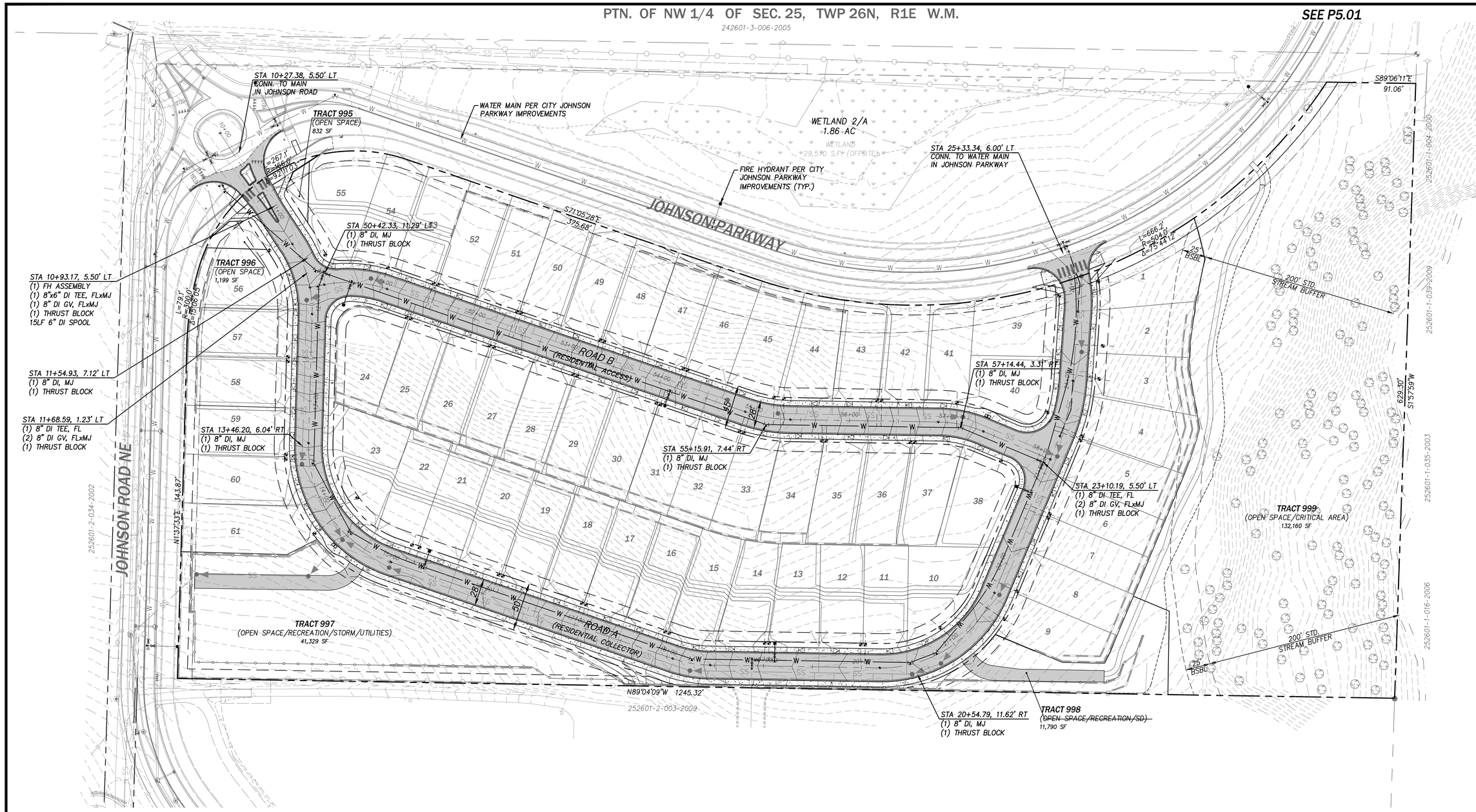

LEGEND

SD	STORM DRAIN
	TYPE 1 SD CATCH BASIN
	TYPE 2 SD CATCH BASIN
SS	SANITARY SEWER MAIN
	STANDARD PRECAST SEWER MANHOLE
	SIDE SEWER SERVICE W/CLEANOUT
W	WATER MAIN
	WATER SERVICE (PIPE)
	WATER METER
	FIRE HYDRANT (FH)
	GATE VALVE

NOTE: EXISTING SEPTIC SYSTEM AND WELL SHALL BE DECOMMISSIONED IN ACCORDANCE WITH DEPARTMENT OF HEALTH AND ECOLOGY STANDARDS.

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PLAN IN FEET

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MATTHEW J. HOUGH
STATE OF WASHINGTON
36495
REGISTERED PROFESSIONAL ENGINEER
03/30/2020

JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

PRELIMINARY WATER PLAN

CITY OF POULSBO KITSAP COUNTY, WA

CLIENT

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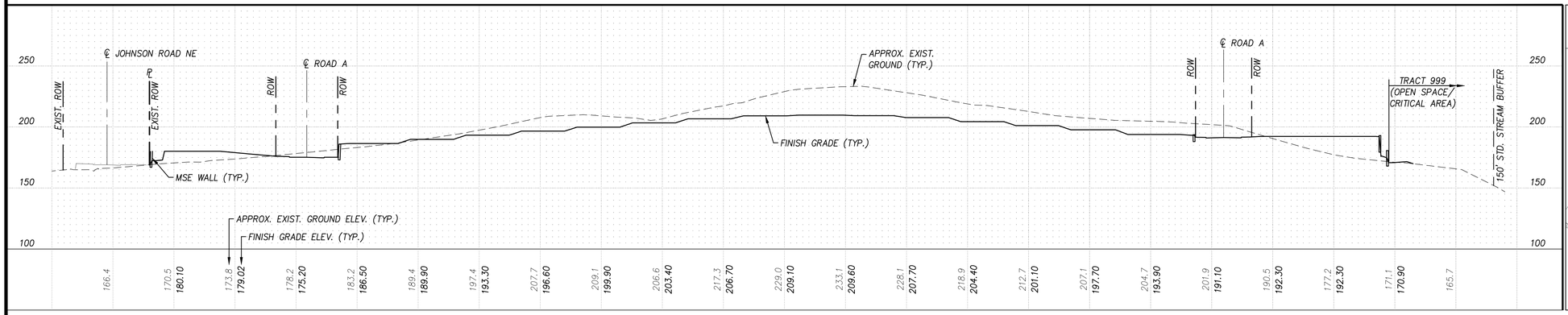

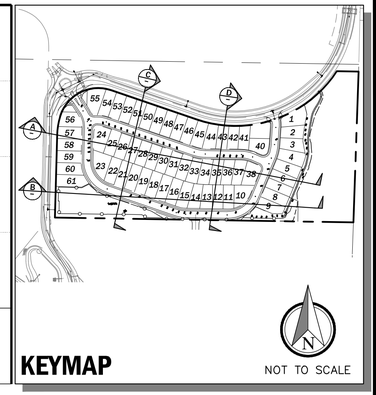

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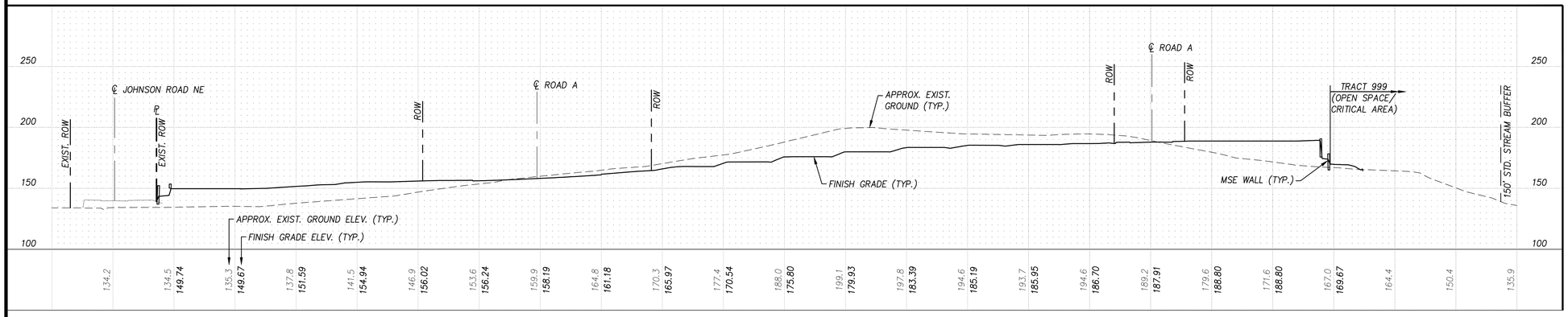

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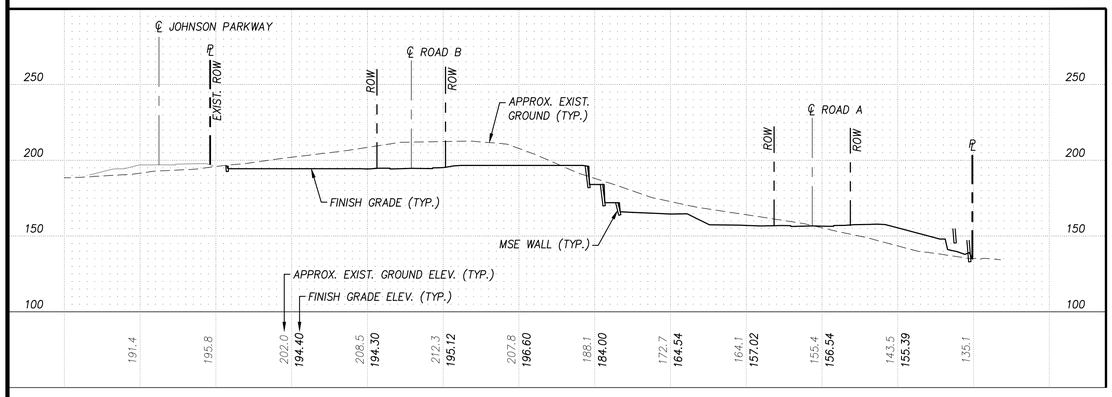

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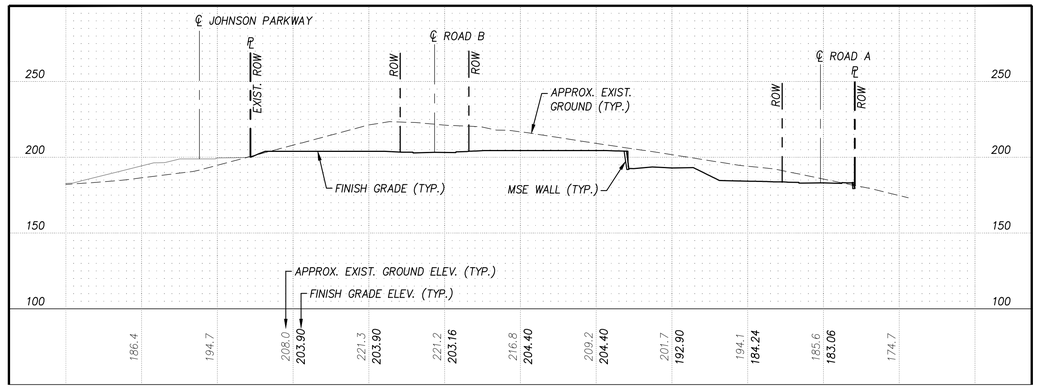

SECTION D

0 50 100 VERT. IN FEET

0 50 100 HORIZ. IN FEET

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JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

SITE SECTION

CITY OF POULSBO

KITSAP COUNTY, WA

CLIENT

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PROJECT NO. 0174-18-002

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SHEET 14 OF 19

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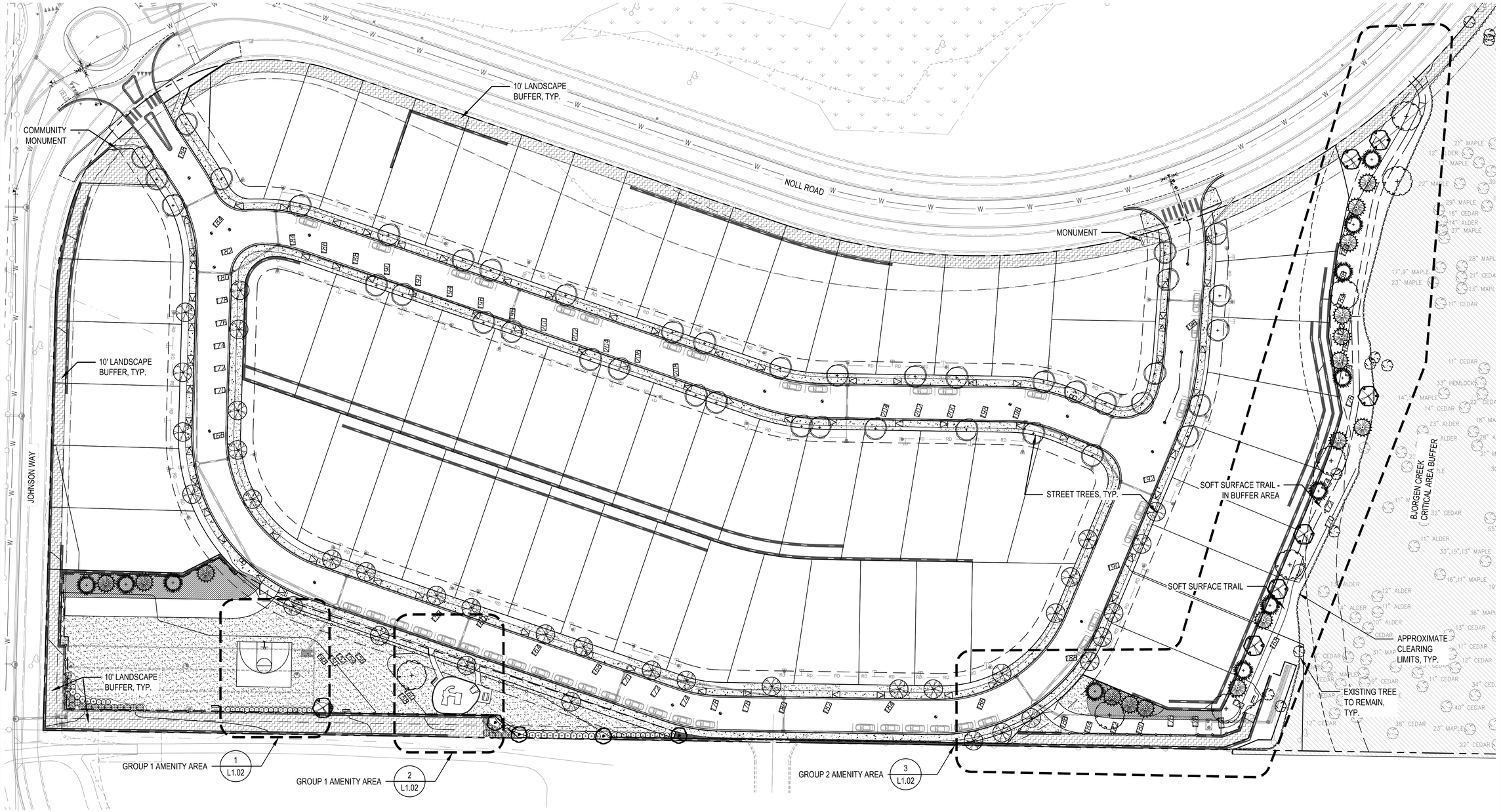
PTN. OF NW 1/4 OF SEC. 25, TWP 26N, R1E W.M.



1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

SCALE: 0 20 40 80 — 1" = 40'

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NO.	DATE	REVISION	BY	CK.
1	3/30/20	PRELIMINARY PRD RE-SUBMITTAL	MRL	MJH

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
DAVID STUART ANDREWS
CERTIFICATE NO. 439

JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

OVERALL LANDSCAPE & AMENITY PLAN

CITY OF POULSBO — KITSAP COUNTY, WA

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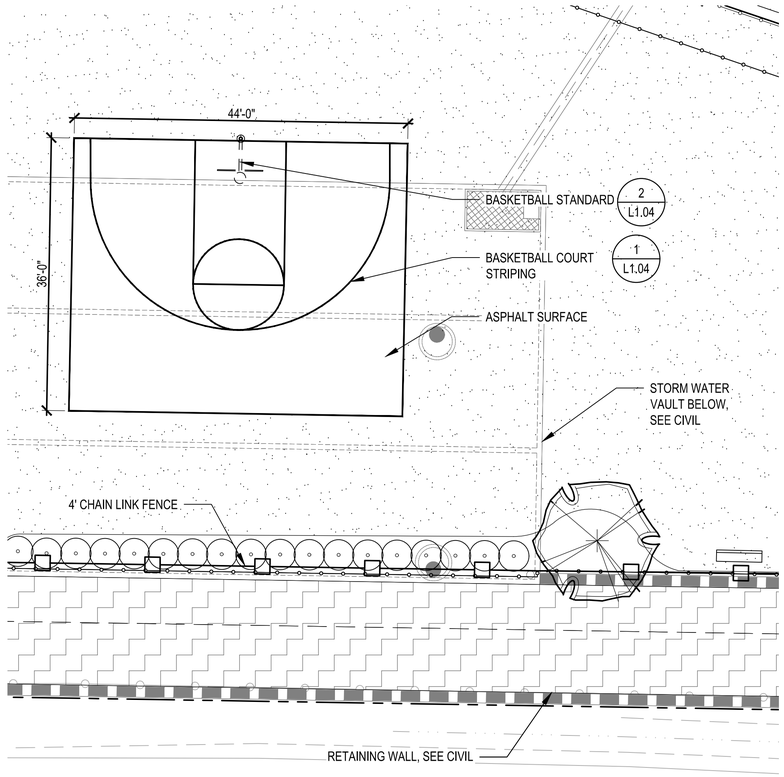
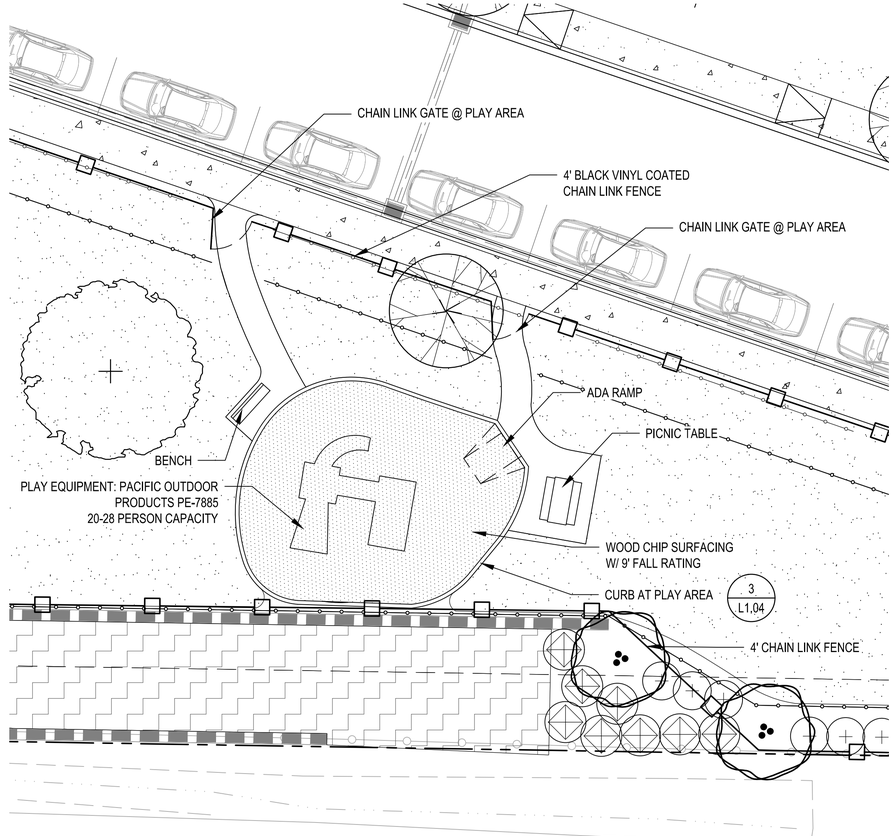


1 GROUP 1 ACTIVE AMENITY - HALF COURT BASKETBALL
SCALE: 1" = 10' - 0"

0 5 10 20
SCALE: 1" = 10'



2 GROUP 1 ACTIVE AMENITY - PLAY EQUIPMENT
SCALE: 1" = 10' - 0"

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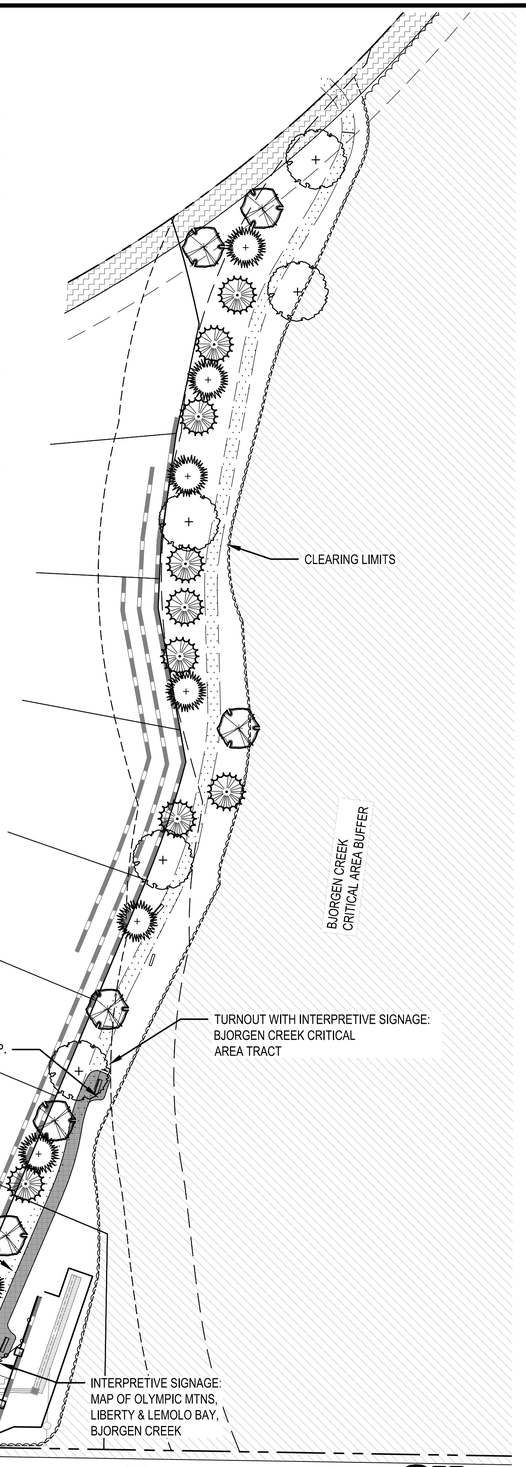
SCALE: 1" = 10'



3 GROUP 2 PASSIVE AMENITY PLAN
SCALE: 1" = 30' - 0"

0 15 30 60
SCALE: 1" = 30'

811
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STATE OF WASHINGTON
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DAVID STUART ANDREWS
CERTIFICATE NO. 439

JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

SITE AMENITY ENLARGEMNENT PLAN

CITY OF POULSBO KITSAP COUNTY, WA

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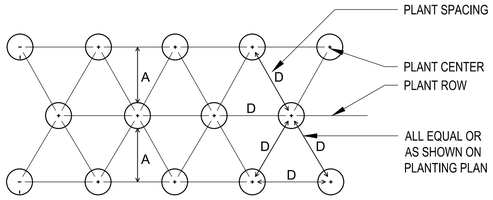
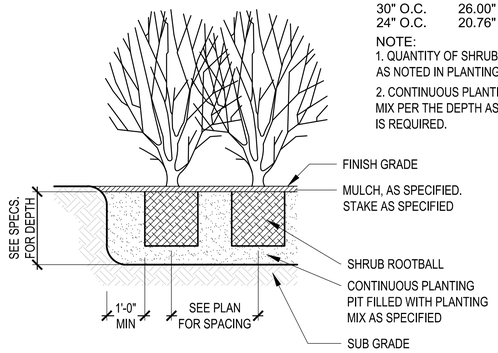
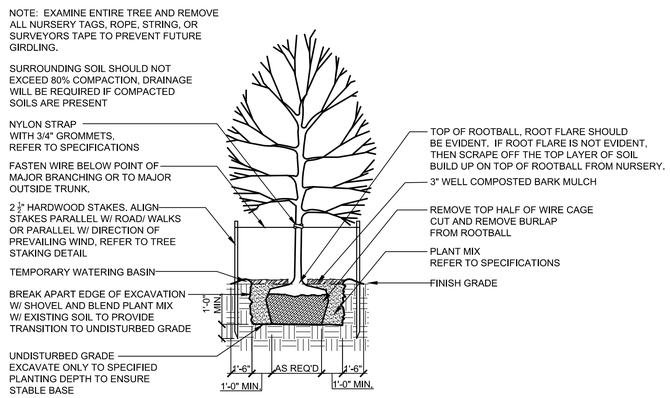


SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ. FT.
5' O.C.	51.96"	0.04
4' O.C.	41.52"	0.07
36" O.C.	31.20"	0.12
30" O.C.	26.00"	0.18
24" O.C.	20.76"	0.28

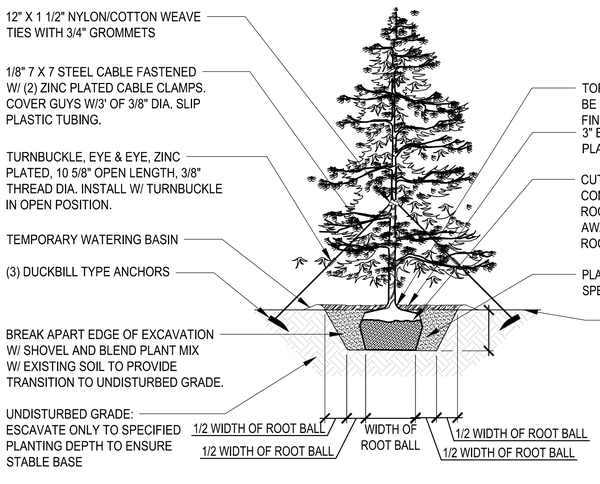
NOTE:
1. QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE.
2. CONTINUOUS PLANTING PITS FILLED WITH PLANTING MIX PER THE DEPTH AS NOTED IN THE SPECIFICATIONS IS REQUIRED.



1 SHRUB PLANTING
SCALE: NTS



2 DECIDUOUS TREE PLANTING
SCALE: NTS



NOTES:
1. EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, ROPE, STRING, OR SURVEYORS TAPE TO PREVENT FUTURE GIRDLING.
2. EXCAVATE TREE PIT TO A MINIMUM OF TWICE THE DIAMETER OF THE ROOTBALL OR CONTAINER.
3. SURROUNDING SOIL SHOULD NOT EXCEED 80% COMPACTION, DRAINAGE WILL BE REQUIRED IF COMPACTED SOILS ARE PRESENT.

3 EVERGREEN TREE PLANTING
SCALE: NTS

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER THE CONTRACT DOCUMENTS AND SPECIFICATIONS, AND PER CITY OF POULSBO STANDARDS.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR AND IF NECESSARY OTHER SUB CONTRACTORS AS REQUIRED TO ACCOMPLISH PLANT MATERIAL INSTALLATION.

3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK.

4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN. ALL TREES AND SHRUBS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.

5. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN IN THE CONTRACT DOCUMENTS. DISCREPANCIES IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.

6. STAKE LOCATIONS OF PROPOSED PLANT MATERIAL PRIOR TO EXCAVATING PLANT PITS. LOCATION OF ALL PLANT PITS TO BE DETERMINED IN THE FIELD WITH THE LANDSCAPE ARCHITECT. PAINT OUTLINES FOR PLANT BEDS AND GROUND COVER, FINAL LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.

7. CONTRACTOR SHALL FURNISH PLANT MATERIAL FREE OF PESTS OR PLANT DISEASES. PRESELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WARRANTY ALL PLANT MATERIAL BASED ON THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING HARDSCAPE OR SOFTSCAPE MATERIALS DAMAGED DURING PLANTING OPERATIONS.

9. ALL LANDSCAPE AREAS SHALL RECEIVE 4" SETTLED DEPTH OF ORGANIC BARK MULCH THROUGHOUT. HAND DETAIL BY REMOVING EXCESS OR ACCUMULATED MULCH FROM AROUND THE BASE OF ALL PLANTS.

10. ALL SHRUBS AND GROUNDCOVER SHALL BE PLANTED USING A TRIANGULATED METHOD, REFER TO PLANT MATERIAL INSTALLATION DETAILS.

11. ALL LANDSCAPE AREAS SHALL RECEIVE A 6 INCH SETTLED DEPTH OF A 3-WAY SOIL MIX: 1/3 COMPOST, 1/3 SAND, AND 1/3 NATIVE SOIL/LOAM SOIL. ROTO-TILL EXISTING SUBSOIL TO A DEPTH OF 6" PRIOR TO PLACING TOPSOIL. INCORPORATE THE IMPORT SOIL WITH THE NATIVE SUBSOIL BY ADDITIONAL ROTO-TILLING.

12. AFTER SITE GRADING A QUALIFIED ARBORIST SHALL PROVIDE ON-SITE RECOMMENDATIONS FOR REMOVAL OF DANGER TREES, TREE PRESERVATION TECHNIQUES, AND RE-PLANTING TO ENHANCE BUFFERS AND PRESERVATION ZONES NEAR GRADED AREAS.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	STREET TREES		
	Acer tataricum	*Tatarian Maple*	2" cal. min.
	Carpinus caroliniana	*American Hornbeam*	2" cal. min.
	REPLACEMENT TREES, DECIDUOUS		
	Acer saccharinum	*Sugar Maple*	2" cal. min.
	Crataegus viridis 'Winter King'	*Winter King hawthorne*	2" cal. min.
	REPLACEMENT TREES, EVERGREEN		
	Pinus nigra	*Black Pine*	6' ht. min.
	Pseudotsuga menziesii	*Douglas Fir*	6' ht. min.
	BUFFER AND SHRUB PLANTINGS		
	LARGE SHRUBS		
	Myrica californica	*Pacific Wax Myrtle*	30" ht. & 2 gal cont. Min.
	Escallonia x langleyensis 'Apple Blossom'	*Apple Blossom Escallonia*	5 gal cont.
	Lonicera involucrata	*Twinberry*	30" ht. & 2 gal cont. Min.
	MEDIUM SHRUBS		
	Mahonia aquifolium	*Oregon Grape*	24" ht. & 2 gal cont. Min.
	Polystichum munitum	*SwordFern*	1 gal.
	Rosa pisocarpa	*Peafruit Rose*	24" ht. & 2 gal cont. Min.
	Vaccinium parviflorum	*Red Huckleberry*	24" ht. & 2 gal cont. Min.
	SMALL SHRUBS		
	Cornus sericea 'Kelseyi'	*Kelsey Dogwood*	2 gal cont.
	Spiraea japonica 'Goldmound'	*Goldmound spiraea*	2 gal cont.
	Viburnum davidii	*David's Viburnum*	2 gal cont.
	GROUNDCOVER		
	Arctostaphylos uva ursi	*Kinnikinnick*	1 gal. spaced 18" o.c.
	Gaultheria shallon	*Salal*	1 gal.
	SEEDED LAWN		
	AREAS TO REMAIN UNDISTURBED		

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DAVID STUART ANDREWS CERTIFICATE NO. 439

JOHNSON RIDGE PRD
PRELIMINARY SUBDIVISION AND PRD APPLICATION
PLANTING DETAILS AND NOTES
CITY OF POULSBO
KITSAP COUNTY, WA

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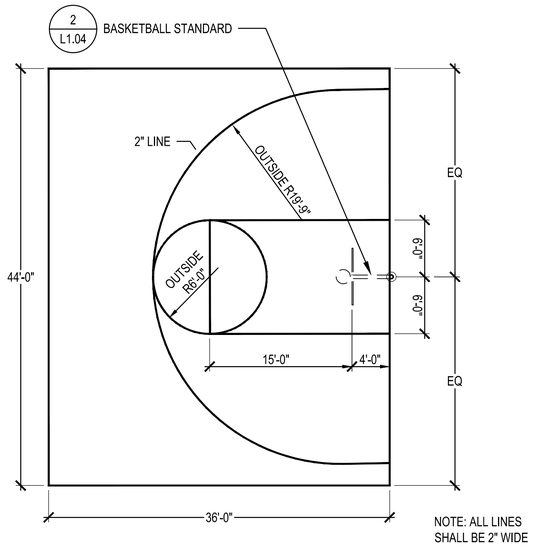
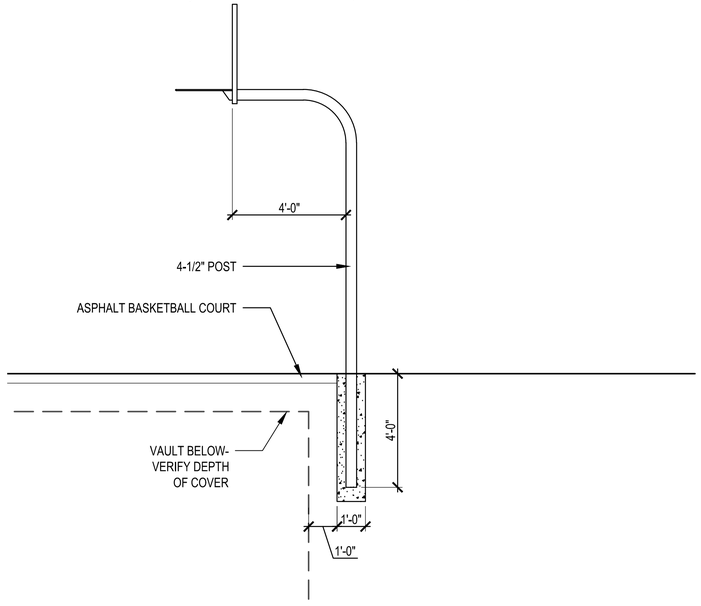
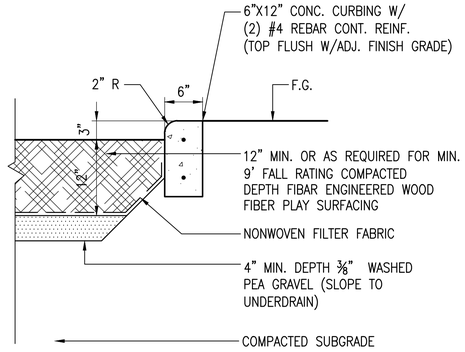


1 BASKETBALL COURT
SCALE: 1/8" = 1'-0"



2 BASKETBALL STANDARD
SCALE: 3/8" = 1'-0"



3 PLAY SURFACE AT CURB
SCALE: 1" = 1'-0"

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JOHNSON RIDGE PRD

PRELIMINARY SUBDIVISION AND PRD APPLICATION

SITE DETAILS

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KITSAP COUNTY, WA

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