PORTION OF SE 1/4 SEC 10 AND SW 1/4 SEC 11, TWN 26N, RGE 1E, W.M.

PHASE 1			
STORAGE FACILITY	AREA ROUTED TO POND DURING THIS PHASE (AC)	REQUIRED STORAGE (SF)	PROVIDED STORAGE (SF)
WEST POND	14.62	45,468	448,821
TEMPORARY POND	–	–	–
EAST POND	–	–	–
TOTAL	14.62	45,468	448,821

NOTES:

1. CONTRACTOR SHALL PRIORITIZE THE WEST POND CONSTRUCTION AT THE COMMENCEMENT OF WORK IN PHASE 1. ALL STORMWATER RUNOFF WITHIN PHASE 1 SHALL BE CONVEYED TO THE WEST POND AND SHALL MEET ECOLOGY AND CITY OF POULSBO WATER QUALITY STANDARDS PRIOR TO DISCHARGE FROM THE SITE

LEGEND

- PROPERTY LINE/ROW
- LIMITS OF DISTURBANCE
- PHASE LINE
- CONSTRUCTION ENTRANCE
- SILT FENCE
- CATCH BASIN INLET PROTECTION
- TEMPORARY CULVERT
- 4" PERFORATED PIPE
- ROCK ARMORING OUTFALL PROTECTION
- PUMP
- FORCE MAIN
- 270 EXISTING ELEVATION CONTOUR
- 270 PROPOSED ELEVATION CONTOUR
- 268
- CRITICAL AREA BUFFER/SETBACK
- CONSTRUCTION RUN-OFF LIMIT
- DRAINS TO WEST POND
- DRAINS TO EAST POND
- DRAINS TO TEMPORARY POND

N

0 50' 100' 200'
1 inch = 100 feet

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KSA/TAD | DESIGNED BY JRN
CHECKED BY JRN | APPROVED BY JSF
DATE
DATE
J O B No. : 2000329

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

S C A L E: AS NOTED

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

JEREMY S. FERLISI STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER
09/13/2021

OSLO BAY APARTMENTS
POULSBO, WASHINGTON

PHASE 1 CONSTRUCTION STORMWATER BASIN PLAN

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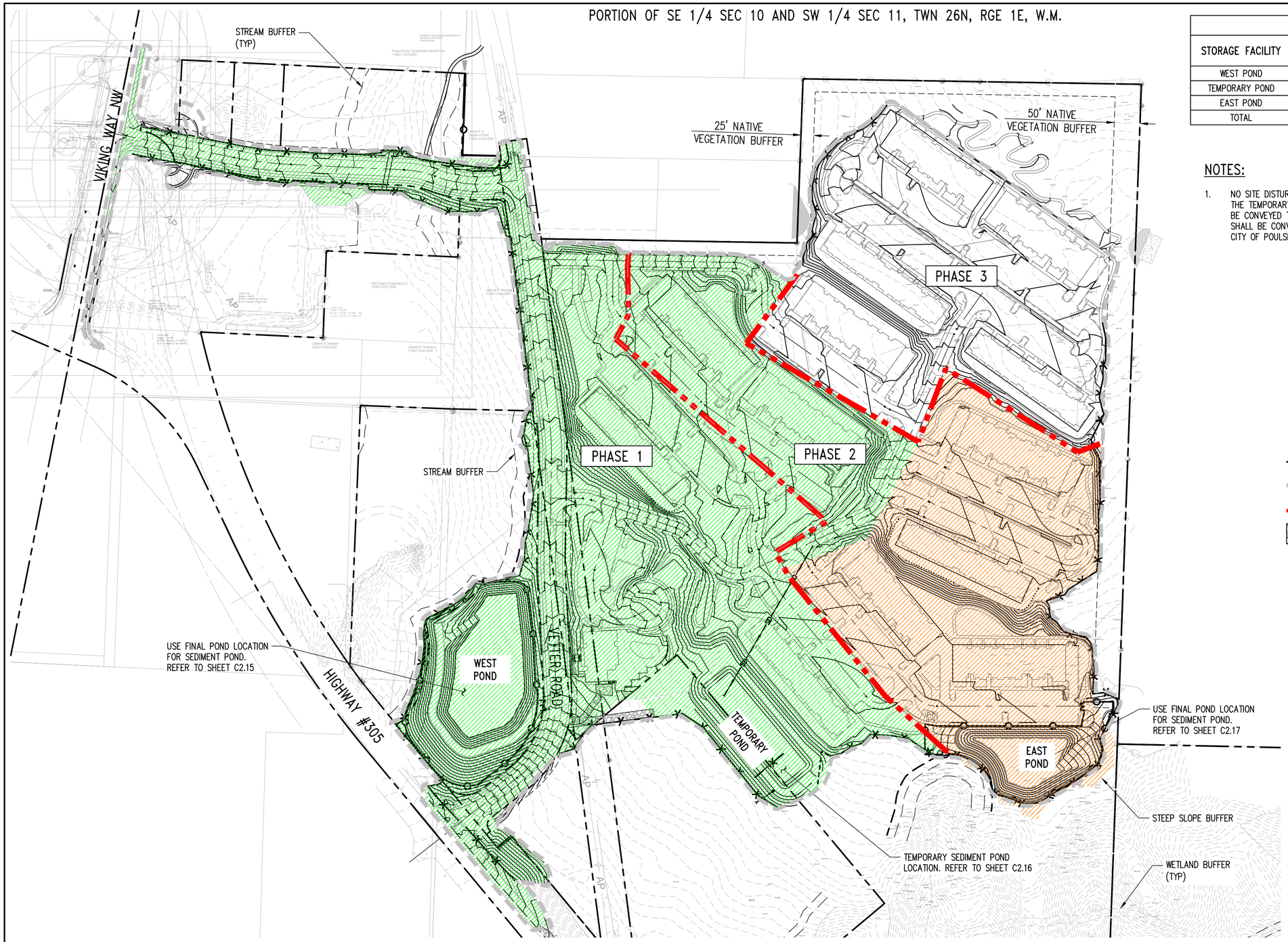
PORTION OF SE 1/4 SEC 10 AND SW 1/4 SEC 11, TWN 26N, RGE 1E, W.M.



PHASE 2			
STORAGE FACILITY	AREA ROUTED TO POND DURING THIS PHASE (AC)	REQUIRED STORAGE (SF)	PROVIDED STORAGE (SF)
WEST POND	22.00	68,418	448,821
TEMPORARY POND	3.28	10,202	59,562
EAST POND	–	–	–
TOTAL	25.28	78,620	508,383

NOTES:

1. NO SITE DISTURBANCE SHALL OCCUR IN PHASE 2 UNTIL THE ESTABLISHMENT AND COMMISSIONING OF THE TEMPORARY SEDIMENT POND WITHIN PHASE 1. SUBSTANTIALLY THE SITE AREA SHOWN HERE SHALL BE CONVEYED TO THE TEMPORARY POND, AND THE REMAINDER OF PHASE 1 AND ALL OF PHASE 2 SHALL BE CONVEYED TO THE WEST POND. ALL STORMWATER DISCHARGE SHALL MEET ECOLOGY AND CITY OF POULSBO WATER QUALITY STANDARDS PRIOR TO DISCHARGE FROM THE SITE.

LEGEND

- PROPERTY LINE/ROW
- LIMITS OF DISTURBANCE
- PHASE LINE
- CONSTRUCTION ENTRANCE
- SILT FENCE
- CATCH BASIN INLET PROTECTION
- TEMPORARY CULVERT
- 4" PERFORATED PIPE
- ROCK ARMORING OUTFALL PROTECTION
- PUMP
- FORCE MAIN
- 270 EXISTING ELEVATION CONTOUR
- 270 / 268 PROPOSED ELEVATION CONTOUR
- CRITICAL AREA BUFFER/SETBACK
- CONSTRUCTION RUN-OFF LIMIT
- DRAINS TO WEST POND
- DRAINS TO EAST POND
- DRAINS TO TEMPORARY POND

N

0 50' 100' 200'
1 inch = 100 feet

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KSA/TAD | DESIGNED BY JRN
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DATE
DATE

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09/13/2021

OSLO BAY APARTMENTS
POULSBO, WASHINGTON

PHASE 2 CONSTRUCTION STORMWATER BASIN PLAN

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PORTION OF SE 1/4 SEC 10 AND SW 1/4 SEC 11, TWN 26N, RGE 1E, W.M.

PHASE 2			
STORAGE FACILITY	AREA ROUTED TO POND DURING THIS PHASE (AC)	REQUIRED STORAGE (SF)	PROVIDED STORAGE (SF)
WEST POND	21.68	67,426	448,821
TEMPORARY POND	3.28	10,202	59,562
EAST POND	7.02	21,832	178,092

NOTES:

1. NO SITE DISTURBANCE SHALL OCCUR IN PHASE 3 UNTIL THE ESTABLISHMENT AND COMMISSIONING THE EAST POND AS A TEMPORARY SEDIMENT POND WITHIN PHASE 2. SUBSTANTIALLY THE SITE AREA SHOWN HERE SHALL BE CONVEYED TO THE EAST POND, AND THE REMAINDER OF PHASE 2 AND ALL OF PHASE 3 SHALL BE CONVEYED TO THE WEST POND. ALL STORMWATER DISCHARGE SHALL MEET ECOLOGY AND CITY OF POULSBO WATER QUALITY STANDARDS PRIOR TO DISCHARGE FROM THE SITE.

LEGEND

- PROPERTY LINE/ROW
- LIMITS OF DISTURBANCE
- PHASE LINE
- CONSTRUCTION ENTRANCE
- SILT FENCE
- CATCH BASIN INLET PROTECTION
- TEMPORARY CULVERT
- 4" PERFORATED PIPE
- ROCK ARMORING OUTFALL PROTECTION
- PUMP
- FORCE MAIN
- 270 EXISTING ELEVATION CONTOUR
- 270 / 268 PROPOSED ELEVATION CONTOUR
- CRITICAL AREA BUFFER/SETBACK
- CONSTRUCTION RUN-OFF LIMIT
- DRAINS TO WEST POND
- DRAINS TO EAST POND
- DRAINS TO TEMPORARY POND

N

0 50' 100' 200'
1 inch = 100 feet

NO.	DATE	BY	CHD.	APPR.	REVISION

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POULSBO, WASHINGTON

PHASE 3 CONSTRUCTION STORMWATER BASIN PLAN

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