

CARR BOULEVARD TOWNHOMES

PRELIMINARY PLAT

CIVIL IMPROVEMENT PLANS

LEGEND

- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEAN OUT
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE RISER
- EXISTING WATER METER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN POST
- EXISTING REBAR & CAP (AS DESCRIBED)
- EXISTING IRON PIPE (AS DESCRIBED)
- EXISTING MONUMENT (AS DESCRIBED)
- EXISTING CONTROL POINT
- EXISTING TREE (DECIDUOUS)
- EXISTING TREE (CONIFER)
- W — EXISTING WATERLINE PAINT MARKS
- SD — EXISTING STORM DRAIN
- SS — EXISTING SANITARY SEWER
- X — EXISTING FENCE LINE
- OH — EXISTING OVERHEAD POWER
- SITE PROPERTY LINE/BOUNDARY
- RIGHT-OF-WAY
- PROPOSED LOT LINES
- PC CONCRETE CURB
- PC CONCRETE CURB AND GUTTER
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM PIPE
- RD — PROPOSED ROOF DRAIN
- FD — PROPOSED FOOTING DRAIN
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED STORM TYPE I CB
- PROPOSED STORM TYPE I CB W/BEEHIVE GRATE
- PROPOSED STORM TYPE II CB
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED RIP-RAP
- PROPOSED TREE
- PROPOSED FENCE



SITE ADDRESS:

PARCEL#1 1746 CARR BLVD, BREMERTON WA 98312 – TAX NUMBER: 3719-002-003-0504 ZONING: COMMERCIAL
PARCEL#2 1738 CARR BLVD, BREMERTON WA 98312 – TAX NUMBER: 3719-002-003-0009 ZONING: RESIDENTIAL R10
PARCEL#4 1720 LYLE AVE, BREMERTON WA 98312 – TAX NUMBER: 3719-002-004-0008 ZONING: RESIDENTIAL R10
PARCEL#3 NO ADDRESS TAX NUMBER: 3719-002-003-0306 ZONING: RESIDENTIAL R10

UTILITIES:

WATER: NORTH PERRY AVENUE WATER DISTRICT

SEWER: KITSAP COUNTY SEWER DISTRICT

POWER: PUGET SOUND ENERGY

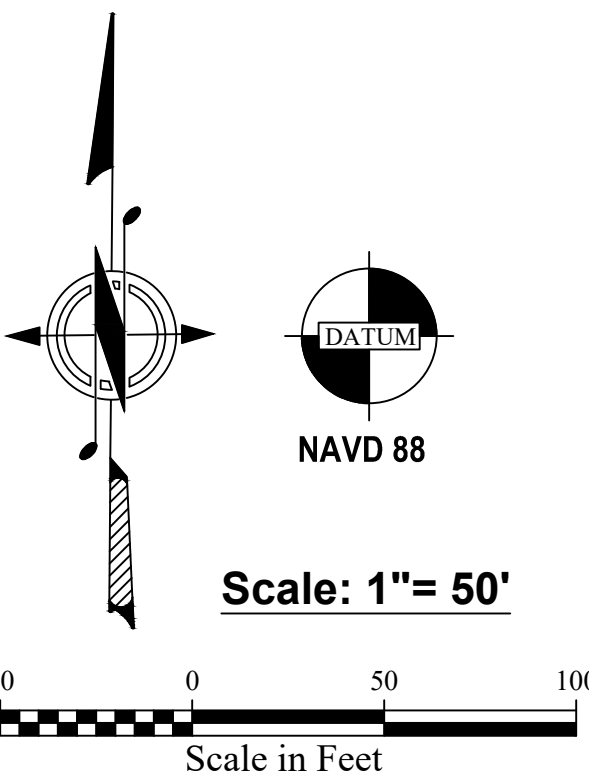
GAS: CASCADE NATURAL GAS

NOTES:

- HORIZONTAL DATUM: WASHINGTON STATE NORTH ZONE NAD 83(2011)
- VERTICAL DATUM: NAVD88
- CONTOURS SHOWN HEREON ARE GENERATED FROM DRONE IMAGE
- WATER LINE SHOWN PER PAINT MARKS LOCATED IN THE FIELD
- STORM AND SEWER LINES ARE DRAWN PER FIELD OBSERVABLE FEATURES
- BOUNDARY WAS CALCULATED USING AFN623867, BRENTWOOD PARK AFN176532 & RECORD OF SURVEY VOL. 74 PAGE 218
- NORTH BOUNDARY LINE AND SOUTH RIGHT OF WAY ON KITSAP WAY IS PER GIS MAPPING.

PRACTICE/PROCEDURES:

SP80 GPS AND TSC 7 CONTROLLER USED FOR GPS TIES TO SURVEY CONTROL. CONVENTIONAL SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH A SPECTRA PRECISION FOCUS 35 TOTAL STATION. FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.



SHEET INDEX - PRELIMINARY PLANS

SHEET	DESCRIPTION
C1.00	COVER SHEET
C2.00	TOPOGRAPHIC SURVEY
C3.00	PRELIMINARY SITE PLAN
C3.10	PRELIMINARY ROAD PROFILES & SECTIONS
C3.10	PRELIMINARY ROAD PROFILES & SECTIONS
C4.00	NOT USED
C5.00	PRELIMINARY STORM DRAINAGE & GRADING PLAN
C5.10	SWALE PROFILE & SECTIONS
C6.00	PRELIMINARY UTILITY PLAN

NOTE

THE APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES THAT MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE, PRESERVE AND PROTECT UNDERGROUND UTILITIES.

**CALL 48 HOURS
BEFORE YOU DIG
811**

C1.00 COVER SHEET NLO PROJECT NO. 25-13629 DATE: JUNE 23, 2026.

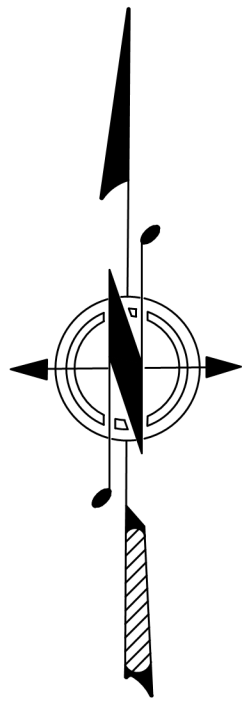
REVISIONS

NO.	DATE	BY	DESCRIPTION

N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 895-2350 or (360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



FOR : Laughlin Development, LLC
Jim Laughlin
P.O. Box 10607
Bainbrigde Island, WA 98110
Phone: (206) 660-0374



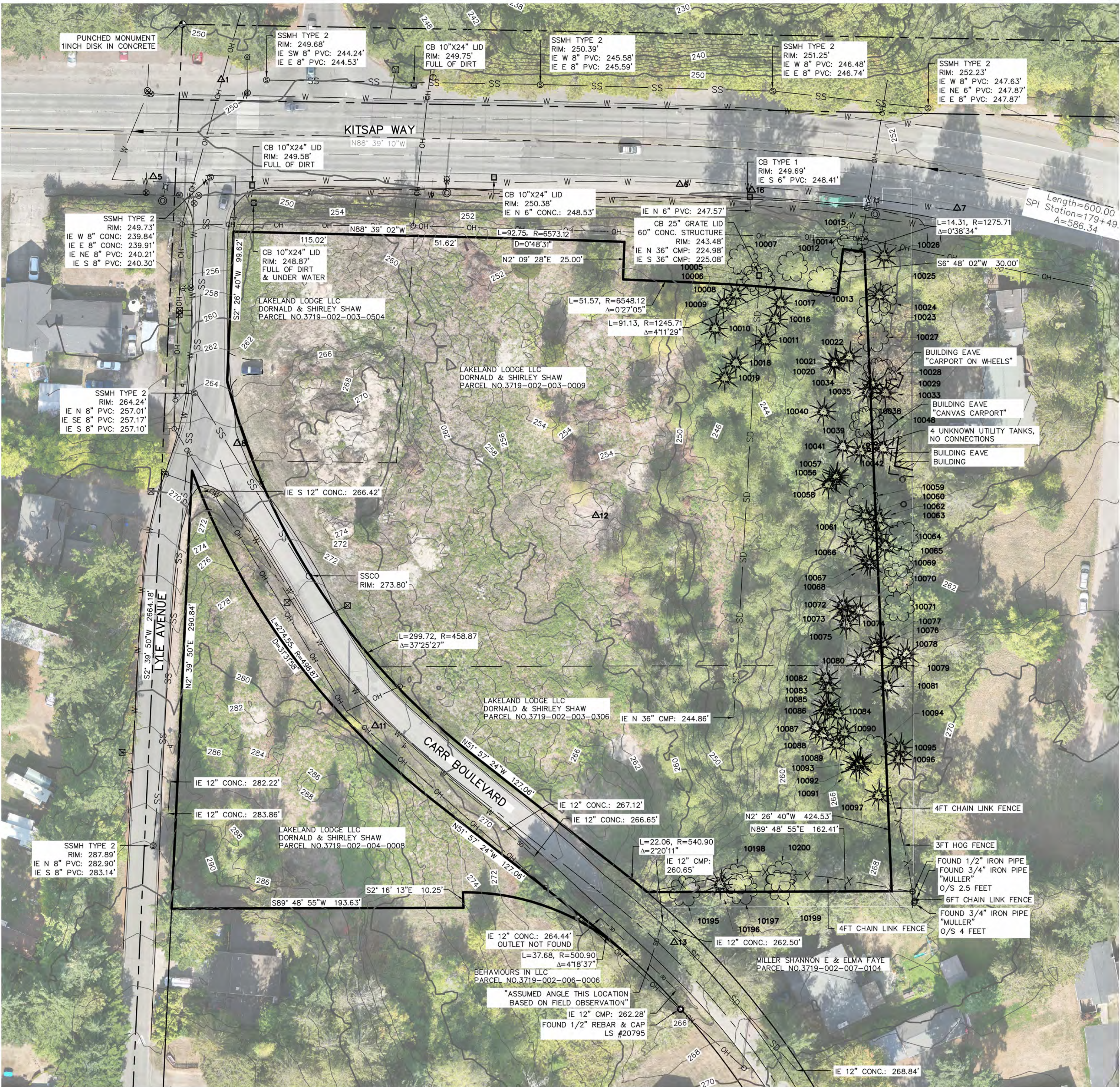
NAVD 88
SCALE: 1" = 20'

NOTES:

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- NORTH BOUNDARY LINE AND SOUTH RIGHT OF WAY ON KITSAP WAY IS PER GIS MAPPING.
- DRONE IMAGERY SHOWN IS PER NLO FLIGHT SEPTEMBER 2025

LEGEND

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- SANITARY SEWER MANHOLE
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S:\AutoCAD Projects\13629 LAUGHLIN CARR BLVD\13629 PRELIM PLANS\13629P C3.00-C3.20 SITE PLAN & PROFILES & SECTIONS.dwg, 6/23/2026, 12:03:00 PM, aarcio



SITE DATA (PARCELS 2, 3, & 4)

PARCEL NO.	TAX ACCOUNT NO.	AREA
PARCEL 2	3719-002-003-0009	92,169 SF (2.12 AC)
PARCEL 3	3719-002-003-0306	37,806 SF (0.87 AC)
PARCEL 4	3719-002-004-0008	30,450 SF (0.70 AC)
TOTAL		160,425 SF (3.68 AC)

PROPOSED NUMBER OF LOTS: 32

SITE AREA

LOTS 1-32	58,840 SF (1.35 AC)
TRACT A	24,798 SF (0.57 AC)
TRACT B	19,949 SF (0.46 AC)
TRACT C	1,206 SF (0.03 AC)
TRACT D	900 SF (0.02 AC)
TRACT E	1,557 SF (0.04 AC)
TRACT F	1,290 SF (0.03 AC)
TRACT G	8,587 SF (0.20 AC)
TRACT H	1,965 SF (0.05 AC)
TRACT I	2,719 SF (0.06 AC)
TRACT J	33,690 SF (0.77 AC)
CARR BLVD ROW DEDICATION (S/W)	4,924 SF (0.11 AC)
TOTAL SITE AREA	160,425 SF (3.68 AC)

REQUIRED OPEN SPACE AREA

15% MIN. OF TOTAL SITE AREA: 24,064 SF (0.55 AC)

OPEN SPACE AREAS

TRACTS C THROUGH J: 51,922 SF (1.19 AC) > 24,064 SF

ALLOWABLE DEVELOPMENT (IMPERVIOUS) AREA

60% MAX. OF TOTAL SITE AREA: 96,255 SF (2.21 AC)

IMPERVIOUS AREA

BUILDING/ROOF (LOTS 1-32)	30,960 SF (0.71 AC)
CONCRETE FLATWORK (LOTS 1-32)	~14,060 SF (0.32 AC)
TRACT A STANDARD ASPHALT/HMA	16,934 SF (0.39 AC)
TRACT A CURB AND S/W	5,608 SF (0.13 AC)
TRACT D (S/W)	450 SF (0.01 AC)
TRACT E (S/W)	408 SF (0.01 AC)
TRACT G (S/W)	407 SF (0.01 AC)
CARR BLVD ROW DEDICATION (S/W)	4,924 SF (0.11 AC)
TOTAL IMPERVIOUS AREA	73,751 SF (1.69 AC) < 96,255 SF

PERVIOUS AREA

LOTS 1-32 (LANDSCAPE)	~13,820 SF (0.32 AC)
TRACT A	2,256 SF (0.05 AC)
TRACT B	19,949 SF (0.46 AC)
TRACT C	1,206 SF (0.03 AC)
TRACT D	450 SF (0.01 AC)
TRACT E	1,149 SF (0.03 AC)
TRACT F	1,290 SF (0.03 AC)
TRACT G	8,180 SF (0.19 AC)
TRACT H	1,965 SF (0.05 AC)
TRACT I	2,719 SF (0.06 AC)
TRACT J	33,690 SF (0.77 AC)
TOTAL PERVIOUS AREA	86,674 SF 1.99 AC)

PARKING PROVIDED

STANDARD PARKING (9'x18')	25 STALLS
TOTAL PARKING	25 STALLS

NOTES:

- NO KNOWN FUEL STORAGE TANKS, WELLS, SEPTIC TANKS AND/OR DRAINFIELDS WITHIN 100' OF PROJECT BOUNDARIES. SEE PRELIMINARY UTILITY PLAN FOR EXISTING SANITARY SEWER AND WATER SYSTEMS IN CARR BLVD.
- SEE PRELIMINARY LANDSCAPE PLANS FOR SITE AMENITIES (I.E. BENCHES, PICNIC AREAS, BICYCLE PARKING, ETC.)

SITE DATA (PARCEL 1)

PARCEL NO.	TAX ACCOUNT NO.	AREA
PARCEL 1	3719-002-003-0504	17,238 SF (0.40 AC)

PROPOSED NUMBER OF LOTS: 6

SITE AREA

LOTS 1-6	6,570 SF (0.15 AC)
TRACT A	9,245 SF (0.21 AC)
LYLE AVE ROW DEDICATION (S/W)	1,423 SF (0.03 AC)
TOTAL SITE AREA	17,238 SF (0.40 AC)

ALLOWABLE DEVELOPMENT (IMPERVIOUS) AREA

75% MAX. OF TOTAL SITE AREA: 12,929 SF (0.30 AC)
ROOF AREA
(50% MAX. OF SITE IMPERVIOUS): 6,464 SF (0.145 AC)

IMPERVIOUS AREA

BUILDING/ROOF (LOTS 1-6)	4,050 SF (0.09 AC) < 6,464 SF
CONCRETE FLATWORK (LOTS 1-6)	~1,800 SF (0.04 AC)
TRACT A STANDARD ASPHALT/HMA	3,974 SF (0.09 AC)
TRACT A CONCRETE CURB AND SIDEWALK	817 SF (0.02 AC)
LYLE AVE ROW DEDICATION (S/W)	70 SF (0.00 AC)
TOTAL IMPERVIOUS AREA	10,711 SF (0.24 AC) < 12,929 SF

PERVIOUS AREA

LOTS 1-6 (LANDSCAPE)	~897 SF (0.02 AC)
TRACT A (LANDSCAPE)	5,630 SF (0.13 AC)
TOTAL PERVIOUS AREA	6,527 SF (0.15 AC)

PROPOSED FRONTAGE IMPROVEMENT AREA

(EX. CARR BLVD ROW + DEDICATION)

EX. CARR BLVD ROW	15,177 SF (0.35 AC)
CARR BLVD ROW DEDICATION	3,401 SF (0.08 AC)
TOTAL AREA	18,518 SF (0.43 AC)

IMPERVIOUS AREA

STANDARD ASPHALT/HMA	11,344 SF (0.265 AC)
CURB, GUTTER AND SIDEWALK	4,489 SF (0.105 AC)
TOTAL IMPERVIOUS AREA	15,833 SF (0.37 AC)

PERVIOUS AREA

FRONTAGE LANDSCAPE	2,685 SF (0.06 AC)
TOTAL PERVIOUS AREA	2,685 SF (0.06 AC)



N.A.V.D. 88

Scale: 1"=30'



NOTE

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REVISIONS				BY	DATE
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				CHECKED	NLOII 12/25
				APPROVED	
				ACCEPTED	



N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 876-2284

2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



PRELIMINARY SITE PLAN CARR BOULEVARD TOWNHOMES PRELIMINARY PLAT

Portion of the Northwest Quarter of the Northwest Quarter Section 16,
Township 24 North, Range 1 East, W.M.in Kitsap County, Washington

FOR:

Laughlin Development, LLC
Jim Laughlin
P.O. Box 10607
Bainbridge Island, WA 98110

SCALE: 1"=30'

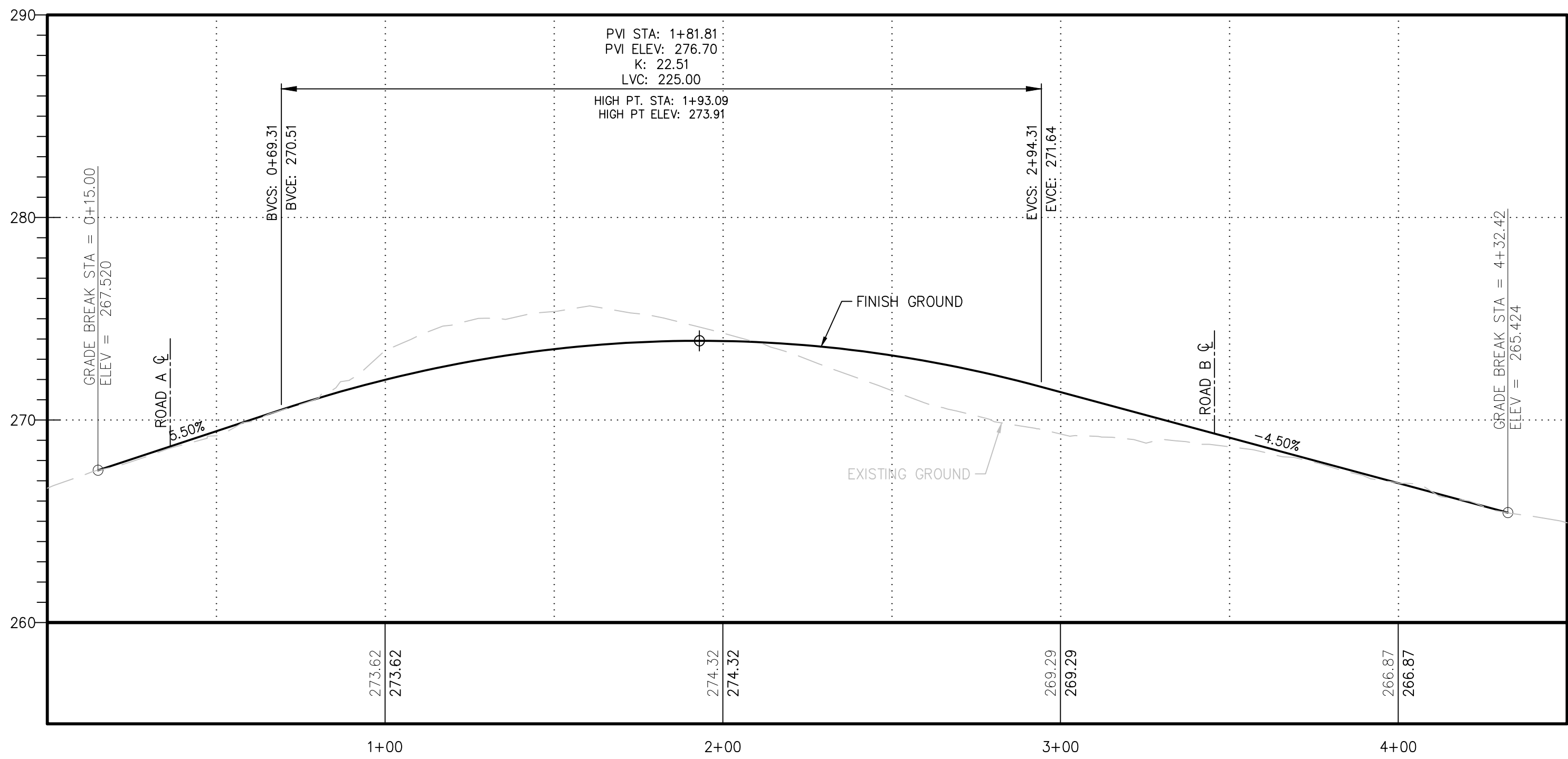
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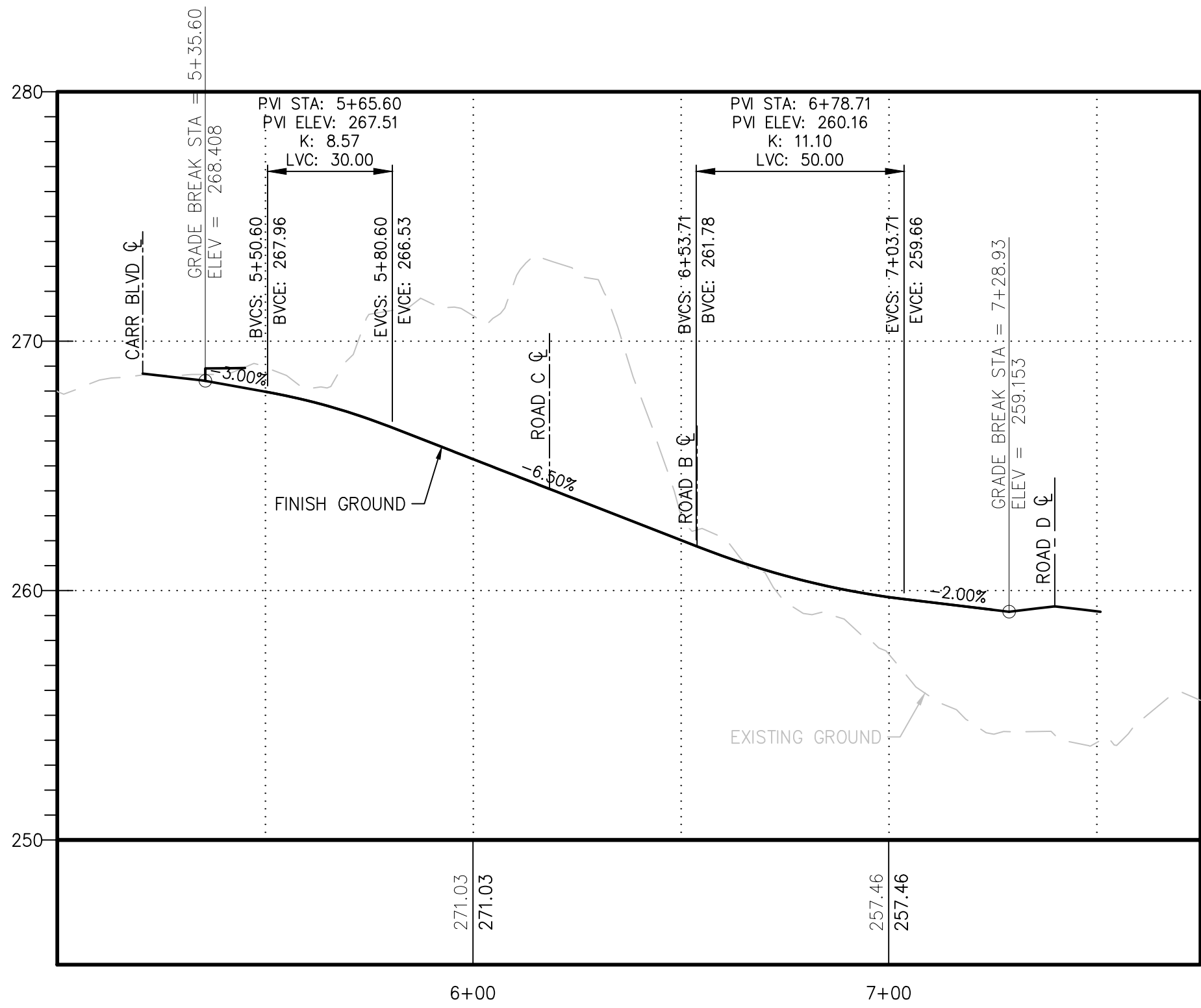
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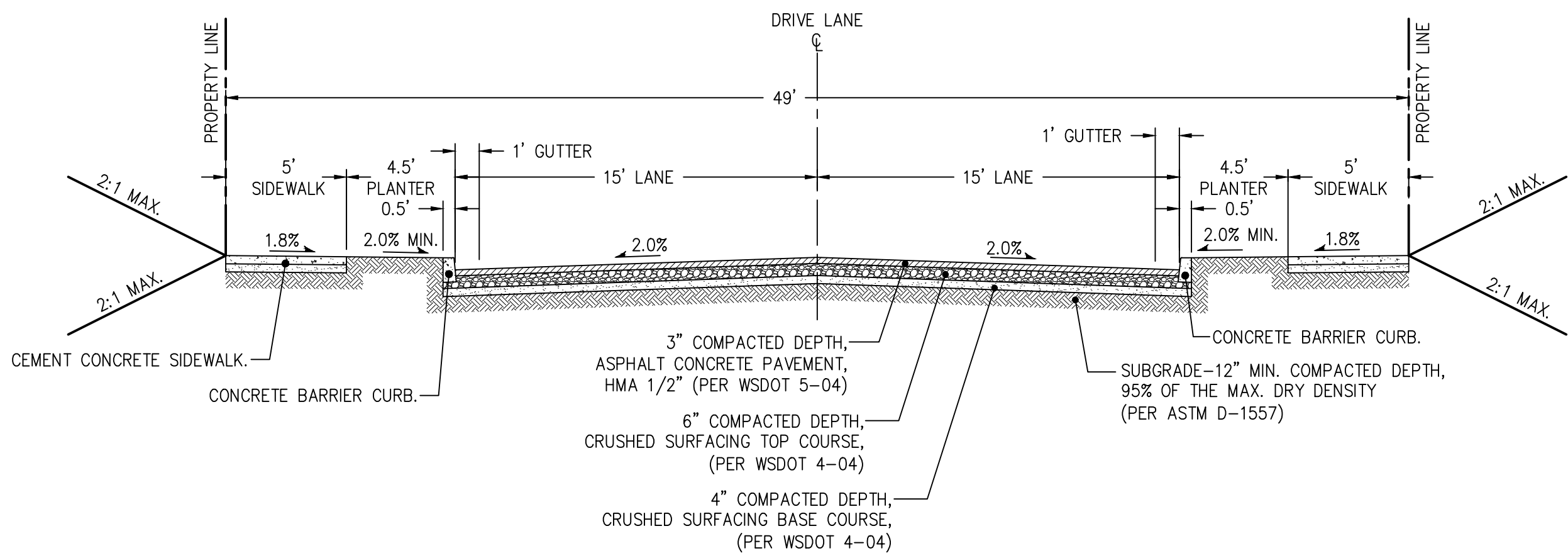
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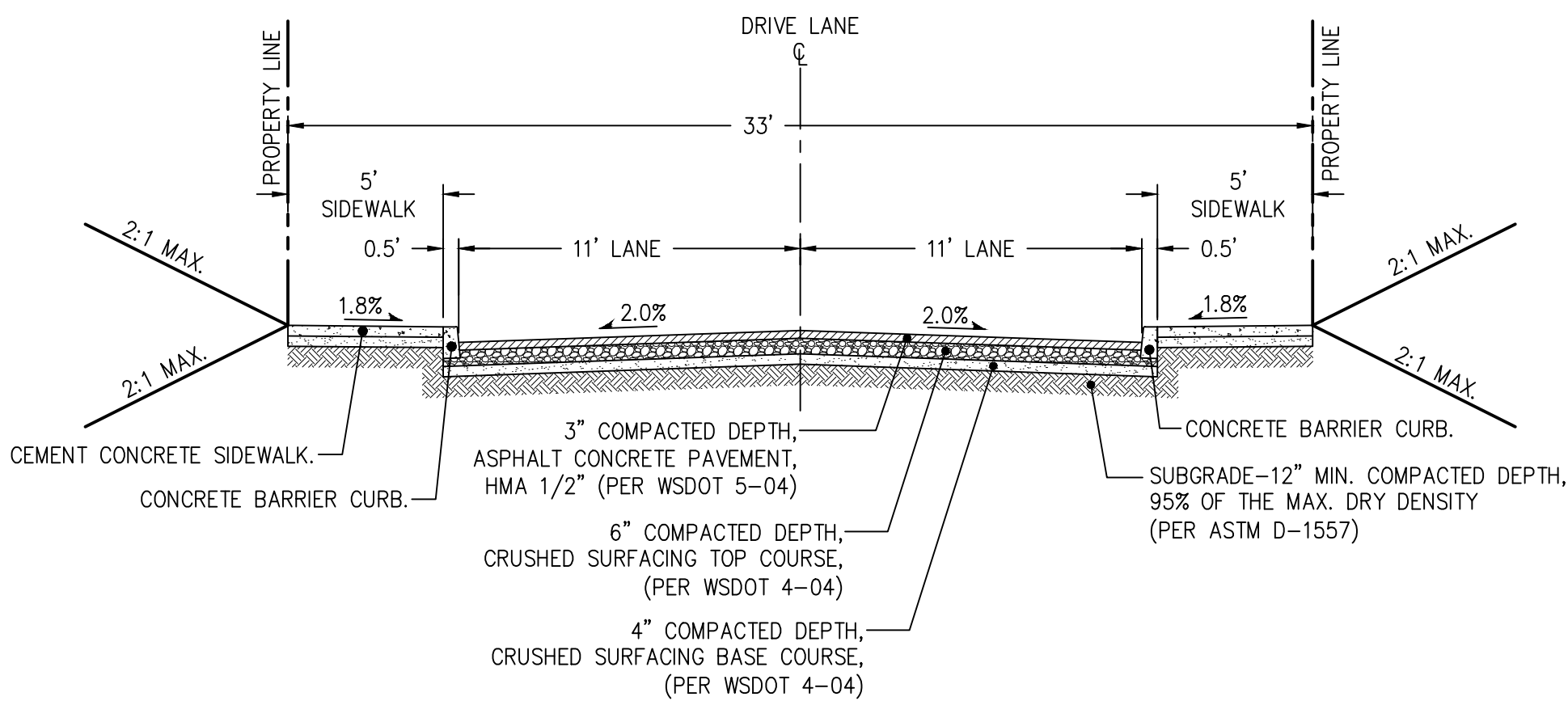
CARR BOULEVARD PROFILE
SCALE: HORIZ. 1"=30'
VERT. 1"=5'



ROAD A PROFILE
SCALE: HORIZ. 1"=30'
VERT. 1"=5'



1 CARR BLVD ROAD SECTION
C3.10
SCALE: 1"=5'



A ROAD A SECTION
C3.10
SCALE: 1"=5'

NOTE

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N.L.Olson & Associates, Inc.
Engineering, Planning and Surveying
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2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



PRELIMINARY ROAD PROFILES & SECTIONS
CARR BOULEVARD TOWNHOMES
PRELIMINARY PLAT

Portion of the Northwest Quarter of the Northwest Quarter Section 16,
Township 24 North, Range 1 East, W.M.in Kitsap County, Washington

FOR:

Laughlin Development, LLC
Jim Laughlin
P.O. Box 10607
Bainbridge Island, WA 98110

SCALE: AS SHOWN

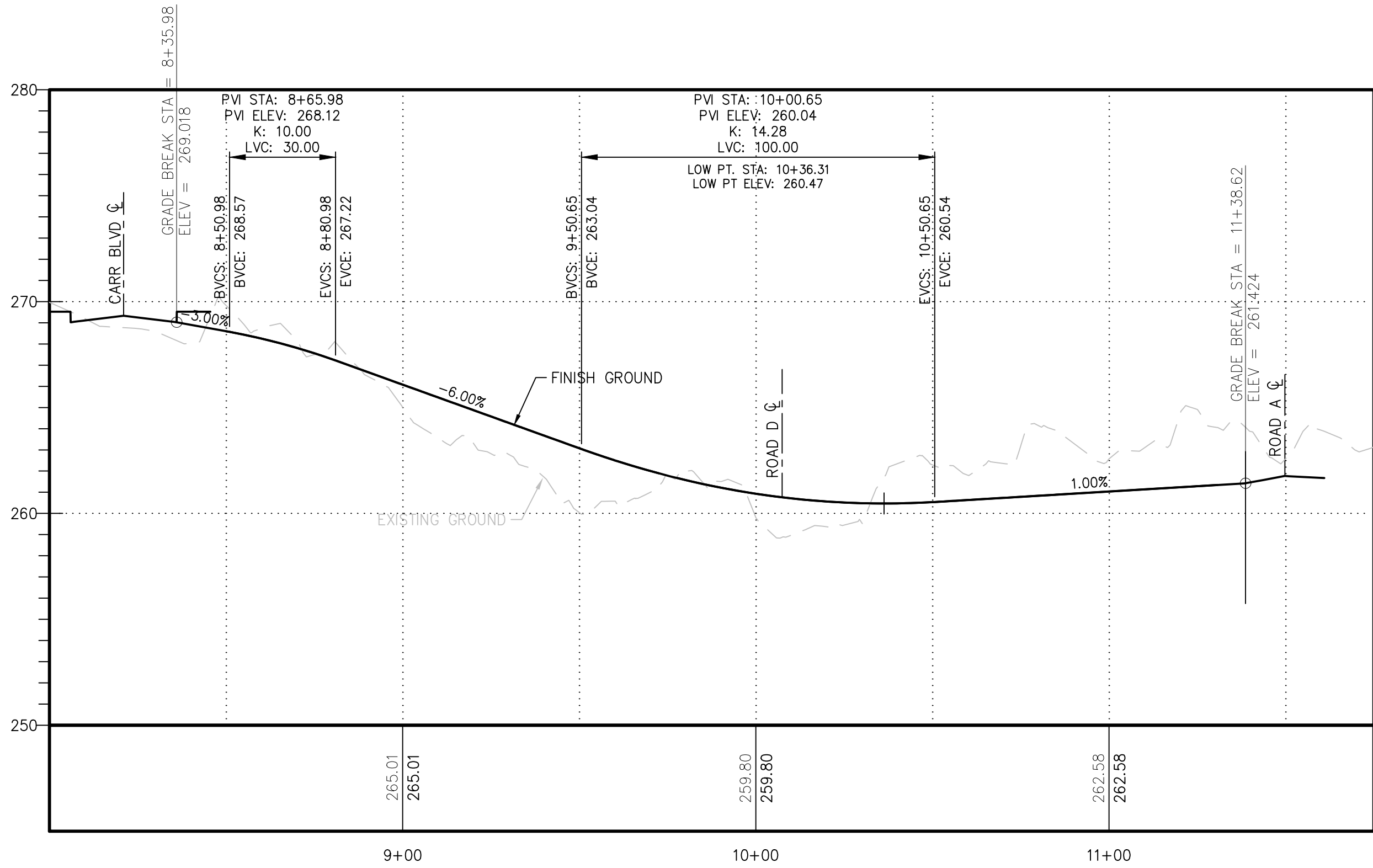
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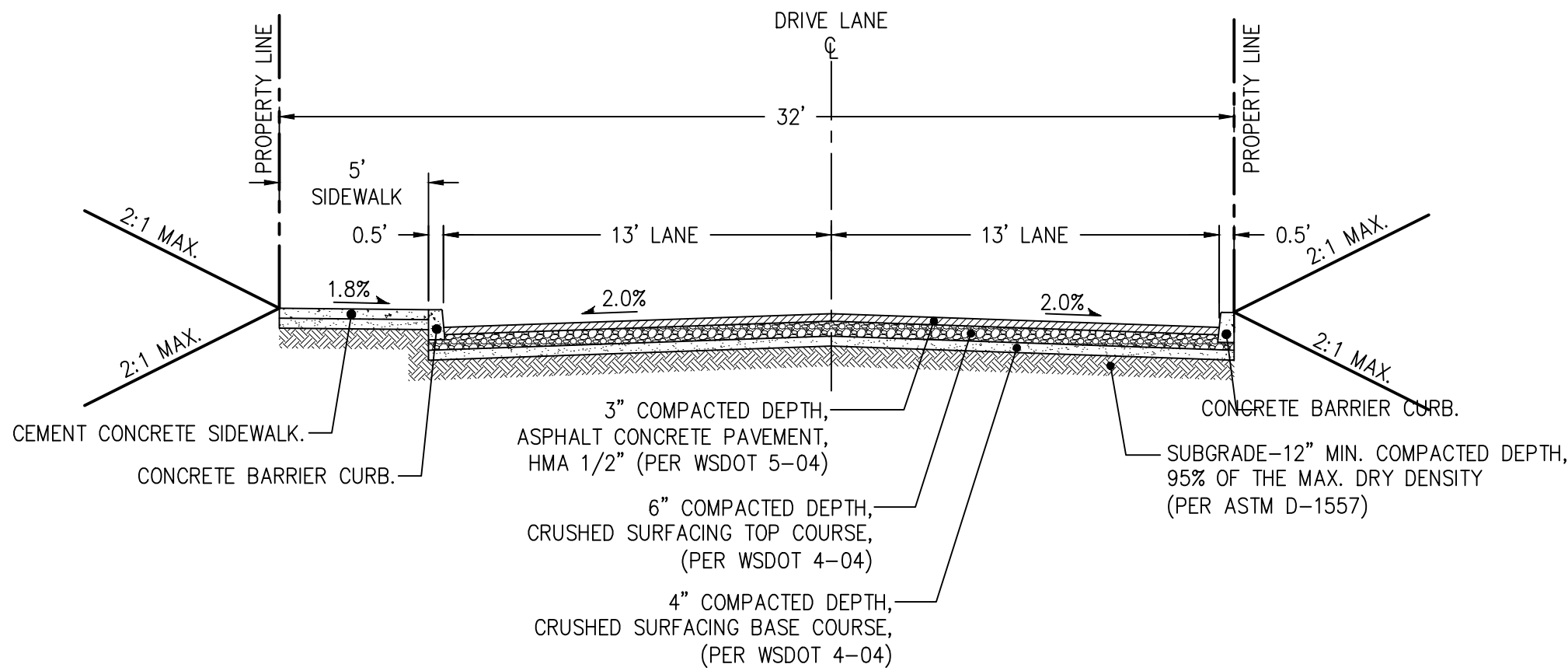
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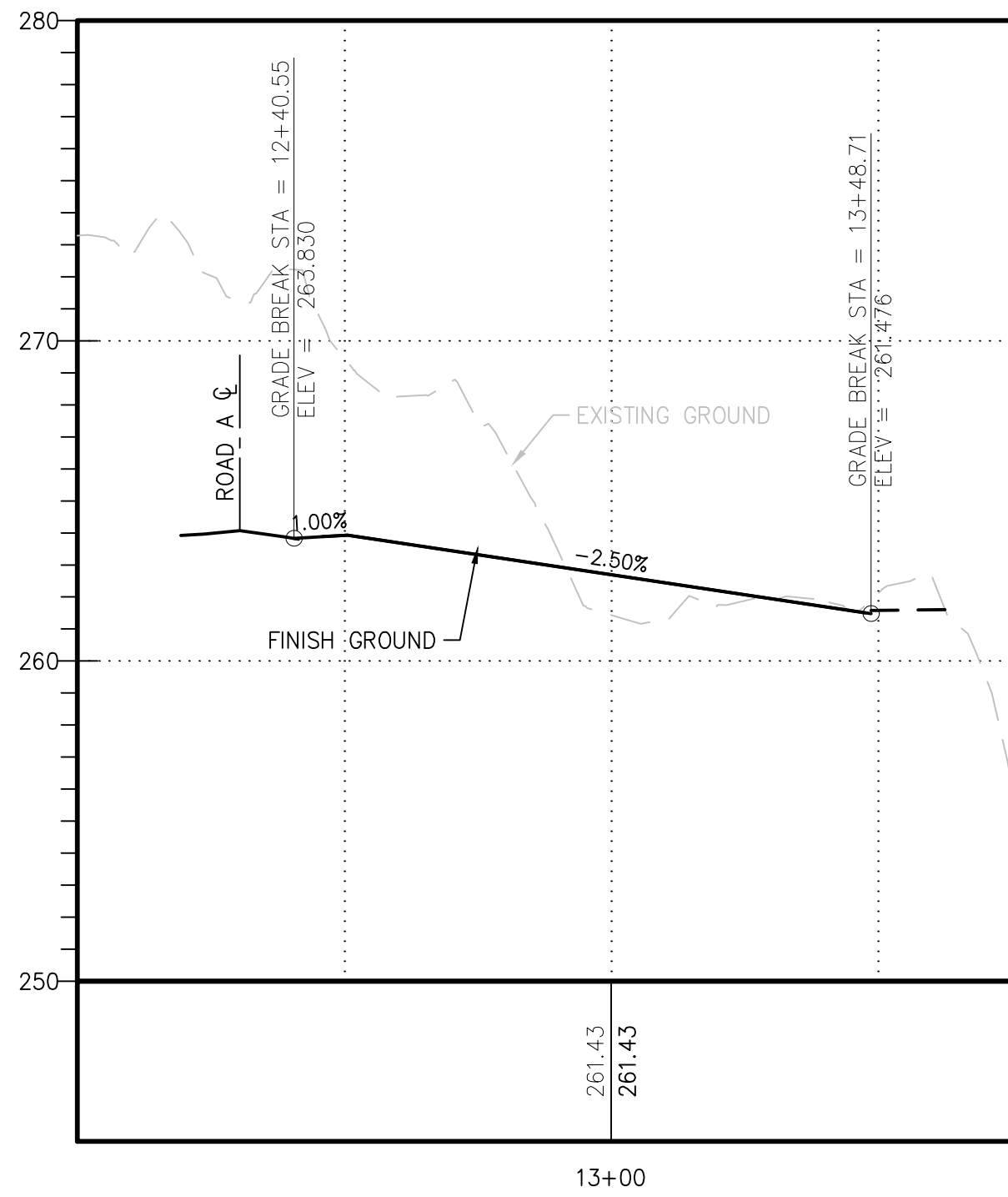


ROAD B PROFILE

SCALE: HORIZ. 1"=30'
VERT. 1"=5'

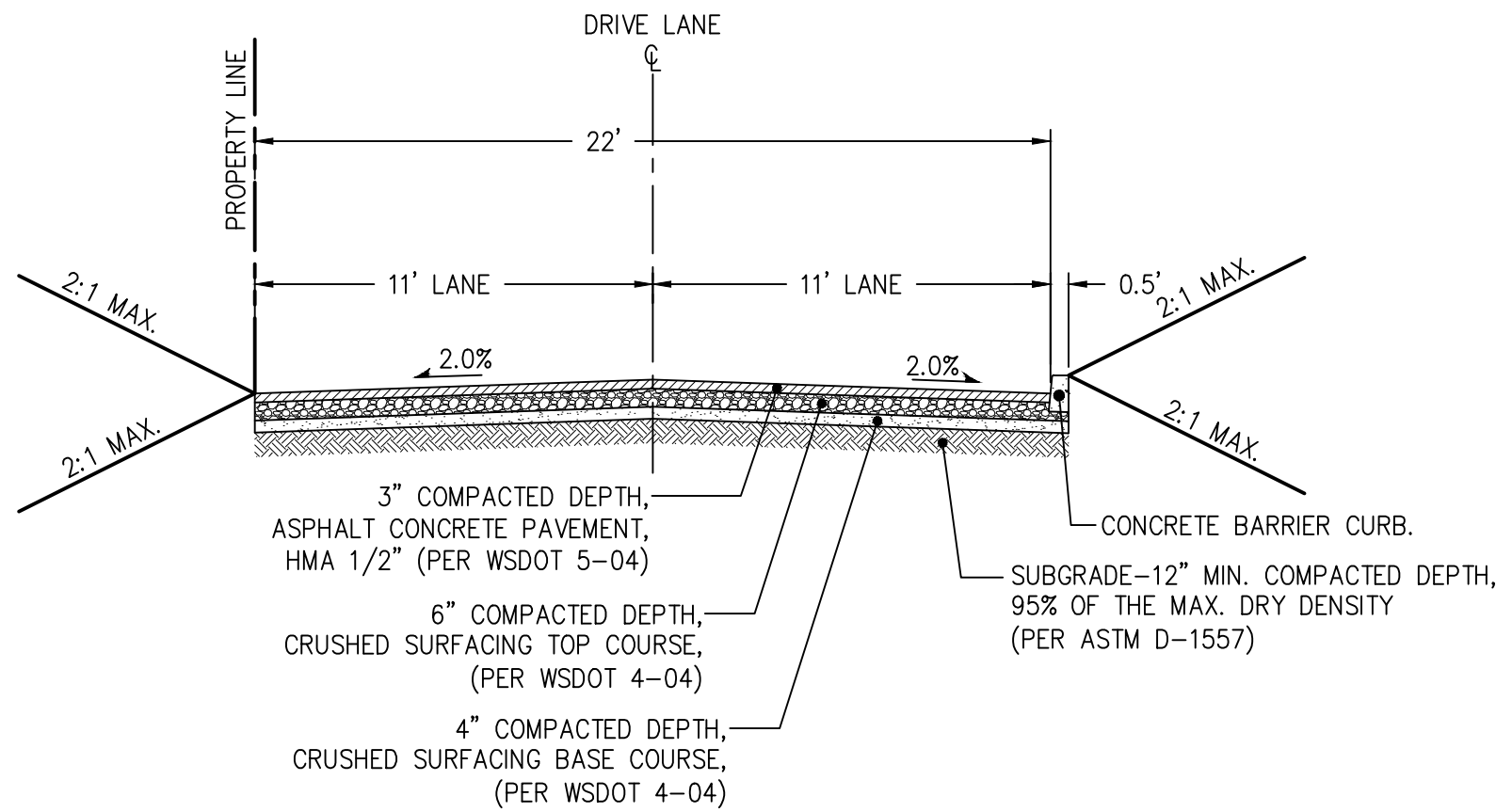


B
C3.10 ROAD B SECTION
SCALE: 1"=5'



ROAD C PROFILE

SCALE: HORIZ. 1"=30'
VERT. 1"=5'



C
C3.10 ROAD C SECTION
SCALE: 1"=5'

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2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



06/23/2026

**PRELIMINARY ROAD PROFILES & SECTIONS
CARR BOULEVARD TOWNHOMES
PRELIMINARY PLAT**

Portion of the Northwest Quarter of the Northwest Quarter Section 16,
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FOR:

Laughlin Development, LLC
Jim Laughlin
P.O. Box 10607
Bainbridge Island, WA 98110

SCALE: AS SHOWN
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SHEET C3.20

S:\AutoCAD Projects\13629 LAUGHLIN CARR BLVD\13629 PRELIM PLANS\13629P C5.00 STORM & GRADING PLAN.dwg, 6/23/2026 12:04:16 PM, aenab



NOTE:

1. NO KNOWN FUEL STORAGE TANKS, WELLS, SEPTIC TANKS AND/OR DRAINFIELDS WITHIN 100' OF PROJECT BOUNDARIES. SEE PRELIMINARY UTILITY PLAN FOR EXISTING SANITARY SEWER AND WATER SYSTEMS.

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PRELIMINARY STORM AND GRADING PLAN
CARR BOULEVARD TOWNHOMES
PRELIMINARY PLAT

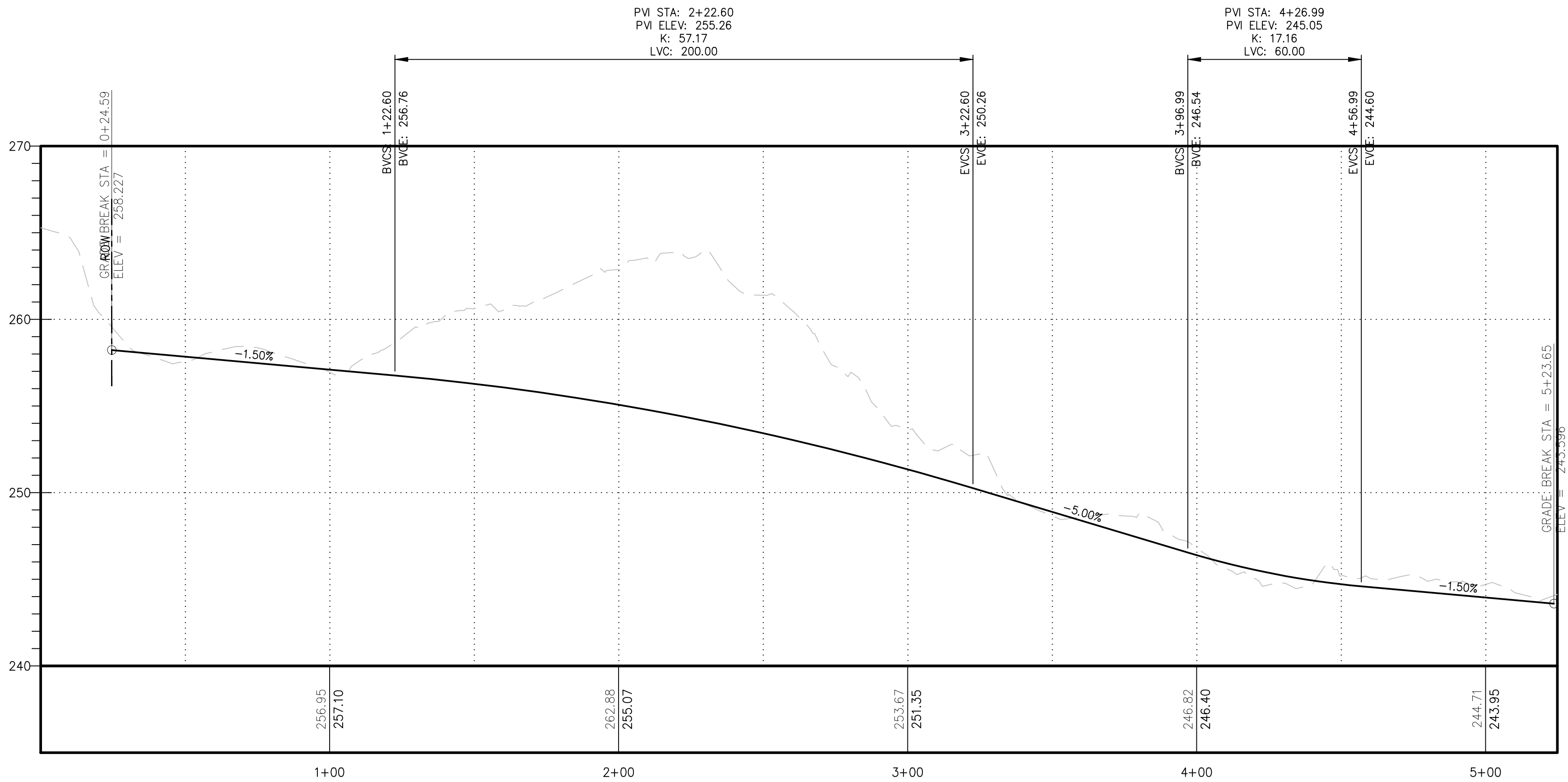
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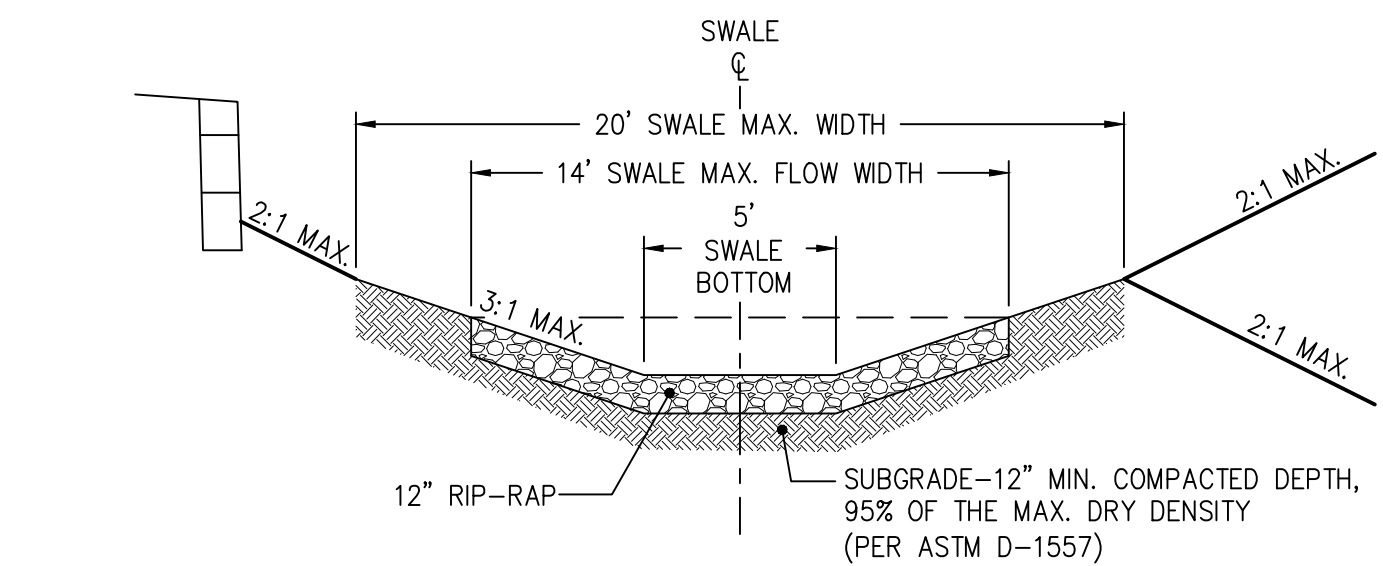
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Jim Laughlin
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Bainbridge Island, WA 98110

SCALE: 1"=30'
DATE: June 23, 2026
PROJECT NUMBER:
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SHEET C5.00

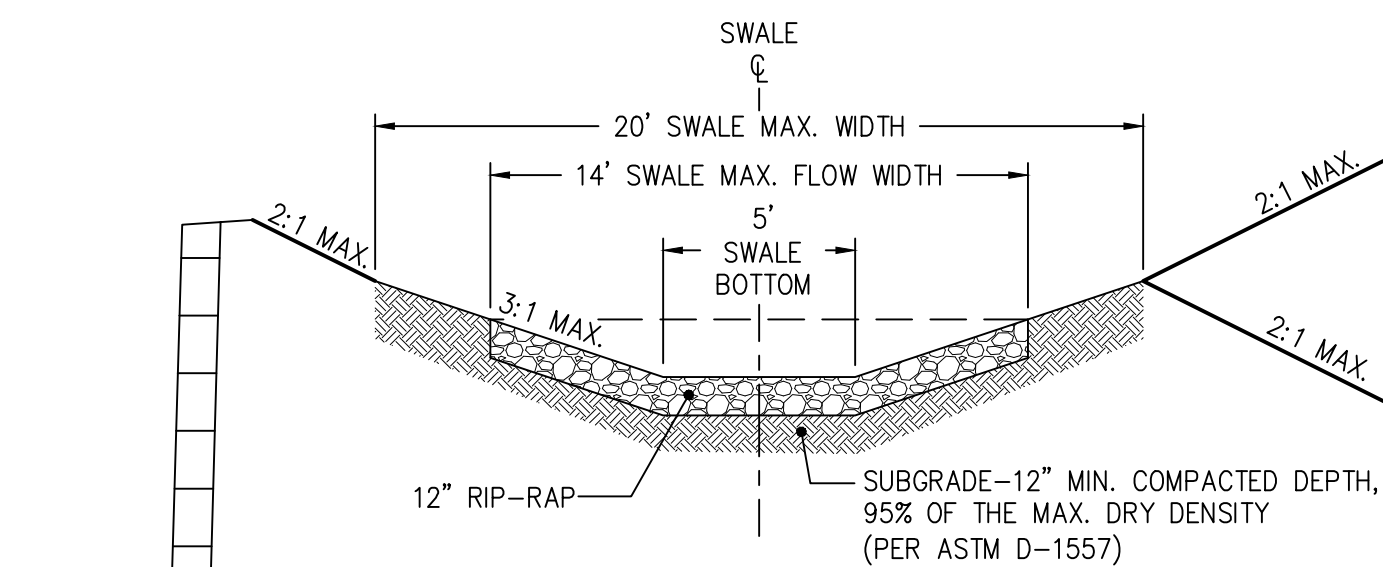
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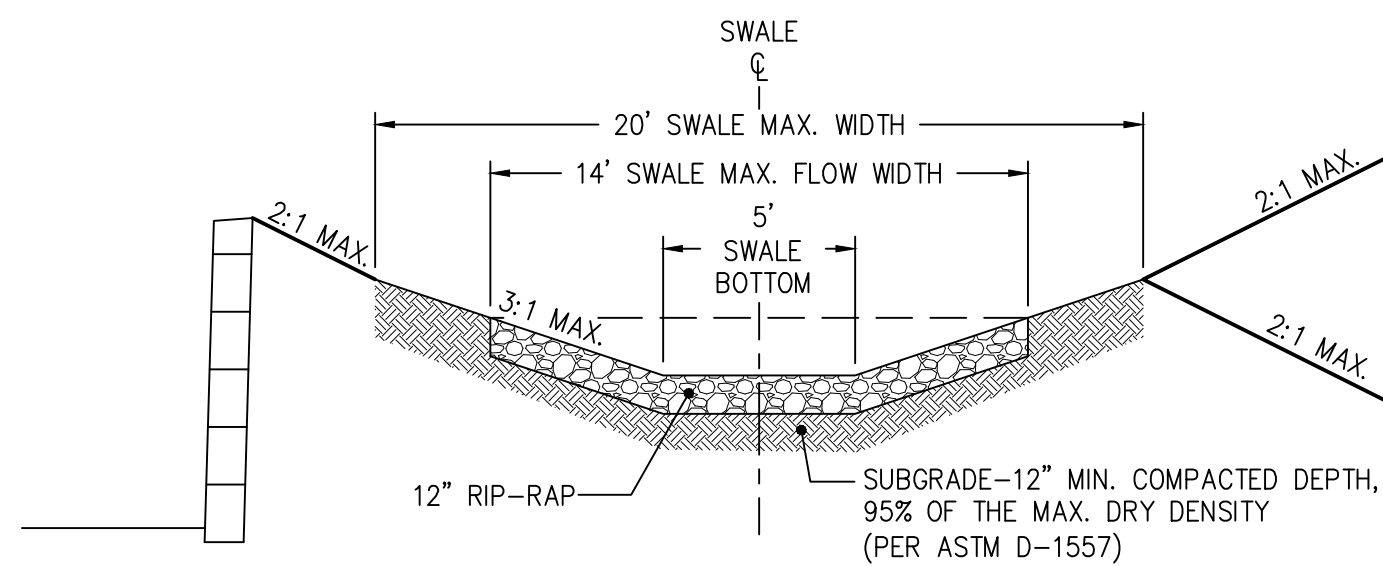
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SCALE: HORIZ. 1"=30'
VERT. 1"=5'



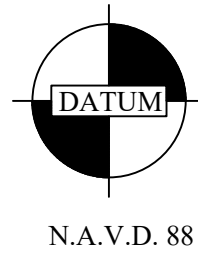
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C5.10
SWALE SECTION
SCALE: 1"=5'



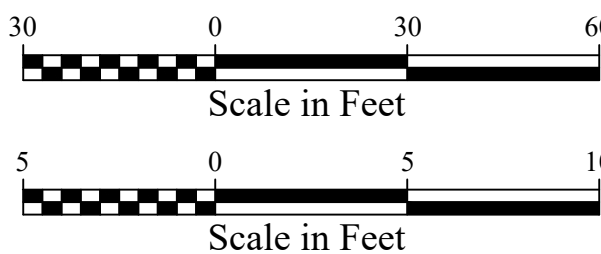
S2
C5.10
SWALE SECTION
SCALE: 1"=5'



S3
C5.10
SWALE SECTION
SCALE: 1"=5'



Scale: 1"=30'



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SWALE PORFILE & SECTIONS

CARR BOULEVARD DEVELOPMENT

Portion of the Northwest Quarter of the Northwest Quarter Section 16,
Township 24 North, Range 1 East, W.M.in Kitsap County, Washington

FOR:

Laughlin Development, LLC
Jim Laughlin
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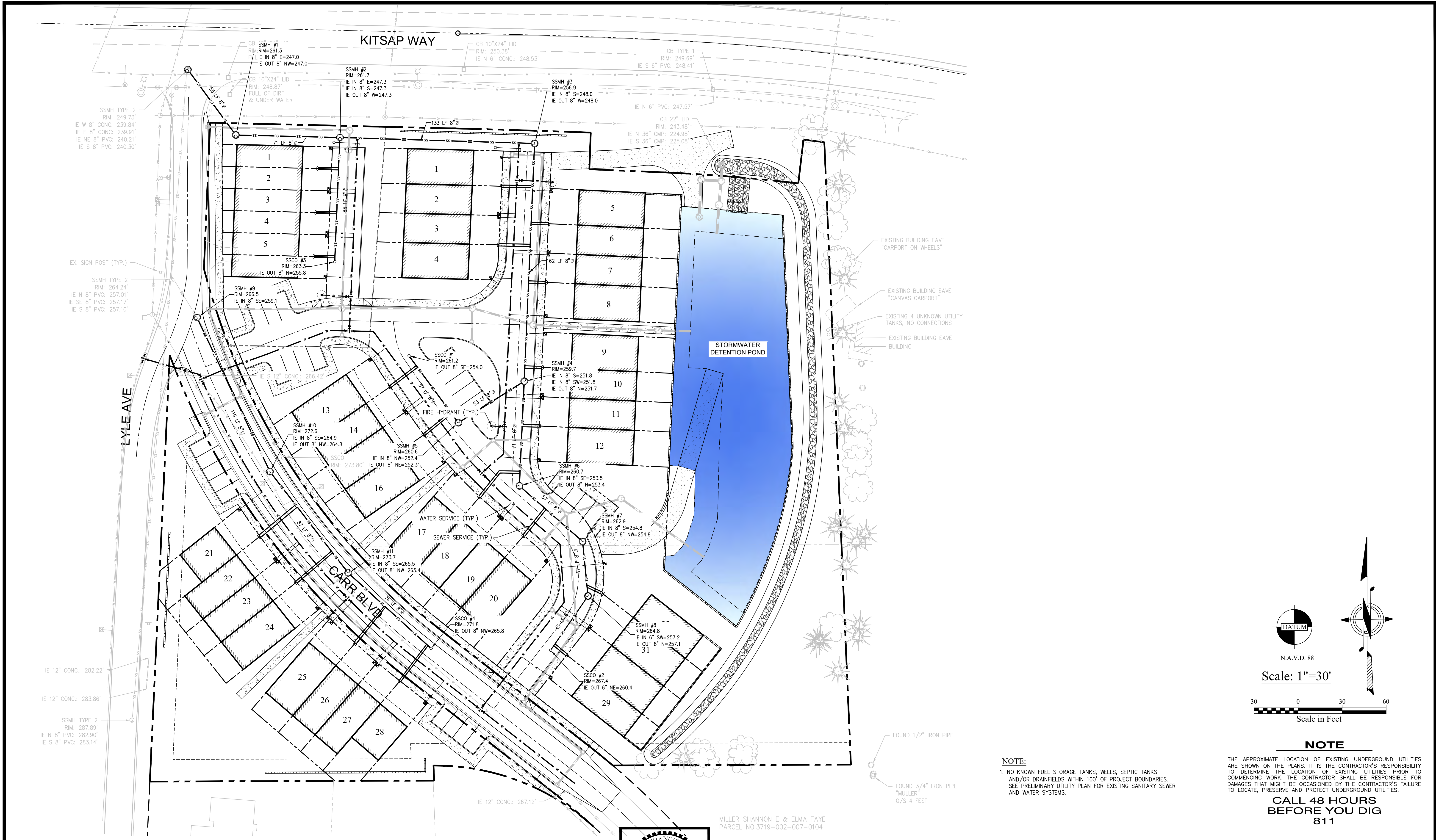
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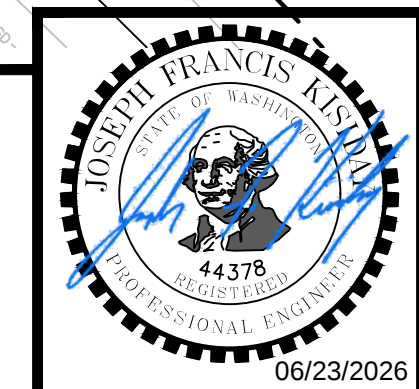
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S:\AutoCAD Projects\13629 LAUGHLIN CARR BLVD\13629 PRELIM PLANS\13629P C6.00 UTILITY PLAN & dwg. 6/23/2026 12:05:15 PM - a.ricci



REVISIONS					BY	DATE
NO.	DATE	BY	DESCRIPTION		DESIGNED	JFK 12/25
					DRAWN	AUE 12/25
					CHECKED	NLOII 12/25
					APPROVED	
					ACCEPTED	

 **N.L. Olson & Associates, Inc.**
Engineering, Planning and Surveying
(360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



MILLER SHANNON E & ELMA FAYE
PARCEL NO.3719-002-007-0104

PRELIMINARY UTILITY PLAN
CARR BOULEVARD TOWNHOMES
PRELIMINARY PLAT
Portion of the Northwest Quarter of the Northwest Quarter Section 16,
Township 24 North, Range 1 East, W.M.in Kitsap County, Washington

FOR: **Laughlin Development, LLC**
Jim Laughlin
P.O. Box 10607
Bainbridge Island, WA 98110

SCALE:	1"=30'
DATE:	June 23, 2026
PROJECT NUMBER:	25-13629
SHEET	C6.00