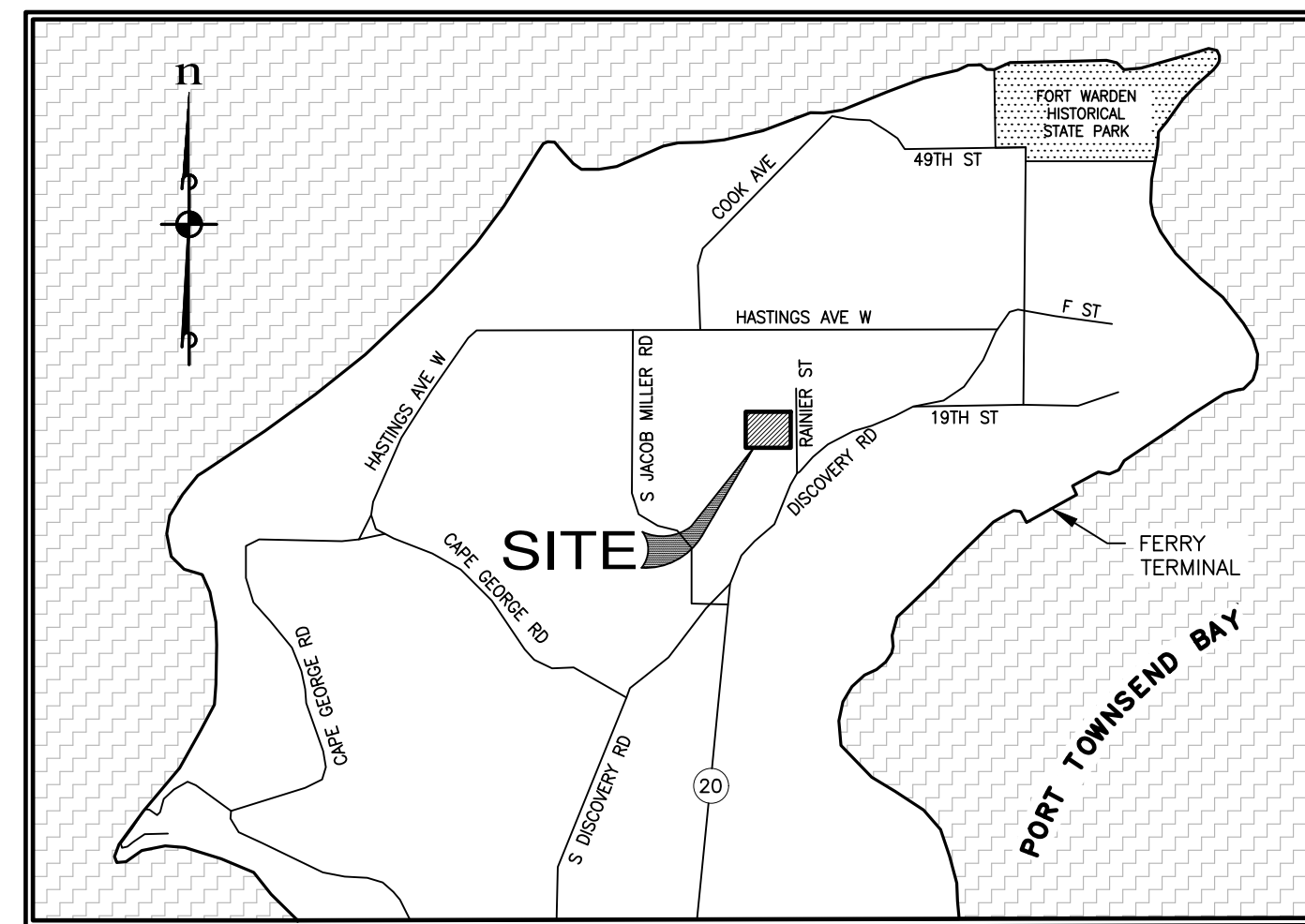


CONSTRUCTION PLANS for MADRONA RIDGE PUD

prepared for

MONTEBANC MANAGEMENT, LLC

400 NW GILMAN BLVD. #2781
ISSAQUAH, WA 98027



VICINITY MAP
NOT TO SCALE

Sheet Index

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5	MT-01	WETLAND MITIGATION PLAN
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77	DT-07	SANITARY SEWER DETAILS
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prepared by



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FEDERAL WAY, WASHINGTON 98003
Phone: (253) 838-6113



ESM JOB NO. 2019-004-018

SHEET 1 OF 90
DATE: 04/08/2022

OWNER/DEVELOPER
MONTEBANC MANAGEMENT, LLC
400 NW GILMAN BLVD. #2781
ISSAQUAH, WA 98027
CONTACT: PAUL DEVENZIO
PHONE: (206) 391-8368

SURVEYOR
VAN ALLER SURVEYING
10 STREIT RD
SEQUIM, WA 98382
CONTACT: BRIAN VAN ALLER, PLS
PHONE: (360) 683-3438

CIVIL ENGINEER/PLANNER
ESM CONSULTING ENGINEERS
33400 8TH AVE S SUITE #205
FEDERAL WAY, WA 98003
CONTACT: TREVOR STIFF PE/JOHN EVERETT
PHONE: (253) 838-6113

TRAFFIC ENGINEER
GIBSON TRAFFIC CONSULTANTS, INC.
2813 ROCKEFELLER AVE., SUITE B
EVERETT, WA 98201
CONTACT:
PHONE: (425) 339-8266

GEOTECHNICAL ENGINEER
ASPECT CONSULTING, LLC
350 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110
CONTACT: ALISON DENNISON, LEG
PHONE: (206) 780-7717

TREE CANOPY AREAS
EXISTING TREE CANOPY AREA: 39.28 ACRES
REQUIRED TREE CANOPY TO REMAIN (25%): 9.82 ACRES
PROPOSED TREE CANOPY TO REMAIN: 13.42 ACRES

WETLAND BIOLOGIST
WETLAND RESOURCES, INC
9505 19TH AVE SE, SUITE 106
EVERETT, WA 98208
CONTACT: SCOTT BRAINARD, PWS
PRINCIPAL ECOLOGIST
PHONE: (425)-337-3174

SITE DATA
NUMBER OF LOTS: 167
LOTS PER GROSS ACRE: 3.7
TOTAL SITE AREA: 1,971,529 SF 45.26 ACRES
SITE ADDRESS: 1601 RAINIER ST. PORT TOWNSEND, WA 98368
LOT SIZE:
LARGEST LOT: 6,179 SF
SMALLEST LOT: 3,600 SF
AVERAGE LOT: 3,989 SF

WETLAND BIOLOGIST
LOGGY SOIL AND WETLAND CONSULTANTS
P.O. BOX 2347
PORT ANGELES, WA 98362
CONTACT: W DAVID LOGGY
PHONE: (360) 457-3920

SEWERAGE SYSTEM: PUBLIC
WATER SUPPLY: PUBLIC
FIRE DISTRICT: CITY OF PORT TOWNSEND



Know what's below.
Call before you dig.

APPROVED:

CITY OF PORT TOWNSEND DATE

LEGEND

ROADWAY

	EXISTING	PROPOSED
RIGHT-OF-WAY CENTERLINE		
PROPERTY / LOT LINE		
RIGHT-OF-WAY		
BOUNDARY LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
ROLLED CURB AND GUTTER		
VERTICAL CURB AND GUTTER		
CONTOUR (MINOR)		
CONTOUR (MAJOR)		
FOOTING DRAIN FLOWPATH		
SPOT ELEVATION		
TOP/TOE OF SLOPE		
CONCRETE SIDEWALK		
CONCRETE BLOCK WALL		
ROCKERY		
BARRICADE		
BOLLARDS		
MAILBOX		
DOWNSPOUTS		

STORM DRAINAGE

CATCH BASIN TYPE 1 W/GRATE		
CATCH BASIN TYPE 1 W/SOLID LID		
CATCH BASIN TYPE 2 W/GRATE		
CATCH BASIN TYPE 2 W/SOLID LID		
STORM DRAIN MANHOLE		
BEEHIVE MANHOLE		
YARD DRAIN (ROUND LID)		
YARD DRAIN		
STORM DRAIN CLEAN-OUT		
STORM DRAIN PIPE		
ROOF DRAIN		
SD SERVICE 6" CPEP WITH INVERT @ END OF PIPE		

SANITARY SEWER

SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
SANITARY SEWER GRAVITY		
SANITARY SEWER FORCE MAIN		
0+33 (STATION ALONG MAINLINE) 21 L.F. (STUB LENGTH) 866.0 (I.E. AT END OF STUB)		

WATER

FIRE HYDRANT		
GATE VALVE		
BUTTERFLY VALVE		
CONCRETE BLOCKING		
DOMESTIC / IRRIGATION METER		
BLOWOFF ASSEMBLY		
AIR-VAC ASSEMBLY		
REDUCER		
DETECTOR CHECK VALVE		
CROSS (W/ VALVES)		
TEE (W/ VALVES)		
BEND		
WATER PIPE		
CAP/PLUG		

TRAFFIC

STRAIGHT/RIGHT TURN ARROW		
STRAIGHT/RIGHT TURN ARROW		
LEFT/RIGHT TURN ARROW		
STRAIGHT/LEFT/RIGHT TURN ARROW		
LEFT TURN ARROW		
RIGHT TURN ARROW		
STRAIGHT ARROW		
HANDICAP PARKING		
BIKE LANE		
TRAFFIC SIGN		
INFORMATION SIGN		
STREET LIGHT		

EXISTING FEATURES

	WETLAND FLAG		POWER POLE W/DROP LINE & LIGHT
	BIKE RACK		POWER POLE W/DROP LINE, LIGHT & TRANSFORMER
	DEBRIS PILE		POWER POLE W/DROP LINE & TRANSFORMER
	FIRE PIT		POWER POLE W/LIGHT
	BOLLARD		POWER POLE W/LIGHT & TRANSFORMER
	HORSE SHOE PIT		POWER POLE
	MAILBOX		POWER POLE W/TRANSFORMER
	MILE POST MARKER		PAD MOUNTED TRANSFORMER
	SOIL LOG		POWER VAULT/MANHOLE
	SIGN		SIGNAL CONTROL BOX
	SEPTIC DISTRIBUTION BOX		SIGNAL JUNCTION BOX
	SANITARY SEWER STUB MARKER POST		TRAFFIC PEDESTRIAN POLE
	SEPTIC VENT		TRAFFIC SIGNAL POLE
	STORM PIPE INLET/OUTLET		TRAFFIC SIGNAL POLE W/LIGHT
	STORM DRAIN STUB MARKER POST		FIBER OPTIC MANHOLE
	ROOF DRAIN		FIBER OPTIC STUB MARKER POST
	CATCH BASIN		TELEPHONE GUY ANCHOR
	CABLE TV MARKER POST		TELEPHONE ANCHOR POLE
	CABLE TV RISER		TELEPHONE JUNCTION BOX (UG)
	SATELLITE DISH		TELEPHONE MANHOLE
	LUMINAIRE W/ARM		TELEPHONE STUB MARKER POST
	LUMINAIRE		TELEPHONE POLE
	LANDSCAPE LIGHT		TELEPHONE RISER
	YARD LIGHT (UNDER 10' TALL)		FIRE DEPT CONNECTION
	GAS STUB MARKER POST		HOSE BIB
	GAS VALVE		IRRIGATION CONTROL VALVE
	OIL FILLER CAP		WATER MANHOLE
	GUY ANCHOR		WATER STUB MARKER POST
	GUY POLE		MONITORING WELL
	POWER GRATE		POST INDICATOR VALVE
	ELECTRICAL JUNCTION PULL/BOX		SPRINKLER HEAD
	ELECTRICAL STUB MARKER POST		WATER VAULT
	ELECTRICAL METER		WATER WELL
	GAS		GUARD RAIL
	OIL		FENCE, BOARD
	POWER (BURIED)		FENCE, BARB-WIRE
	POWER (AERIAL)		FENCE, CHAIN-LINK
	FIBER OPTICS		FENCE, ELECTRIC
	TELEPHONE (BURIED)		FENCE HOG WIRE
	TELEPHONE (AERIAL)		FENCE, SPLIT RAIL
	TV CABLE (BURIED)		FENCE, WIRE
	TV CABLE (AERIAL)		FENCE WROUGHT IRON
	CREEK OR STREAM CENTERLINE		RAILROAD TRACKS



T.E.S.C.P.

	CLEARING LIMITS
	FILTER FABRIC FENCE
	CUTOFF SWALE
	INTERCEPTOR DITCH
	N.G.P.E. FENCE
	ROCK CHECK DAM
	SEDIMENT FILTER
	STRAW BALE
	GRAVEL CONE
	RIP RAP PAD
	CONSTRUCTION ENTRANCE

SURVEY

	PROPOSED MONUMENT
	FOUND MONUMENT
	DELTA
(R)	RADIAL BEARING < >
(NR)	NON-RADIAL BEARING
L	ARC LENGTH

ABBREVIATIONS

AVE	AVENUE	ID	INSIDE DIAMETER
AC	ASBESTOS CEMENT PIPE	IE	INVERT ELEVATION
ADJ	ADJACENT	IN	INCHES
ALUM	ALUMINUM	L	LENGTH
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	LB	POUNDS
AP	ANGLE POINT	LF	LINEAL FEET
ASPH	ASPHALT	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS	MFR	MANUFACTURER
ASSY	ASSEMBLY	MH	MANHOLE
BF	BLIND FLANGE	MIN	MINIMUM
BLDG	BUILDING	MJ	MECHANICAL JOINT
BLK	BLOCK	MISC	MISCELLANEOUS
BO	BLOW OFF	N	NORTH
BOW/BW	BOTTOM OF WALL	NO	NUMBER
BVC	BEGIN VERTICAL CURVE	NTS	NOT TO SCALE
BW	BACK OF WALK	OC	ON CENTER
CTR	CENTER	OD	OUTSIDE DIAMETER
CB	CATCH BASIN	OHW	ORDINARY HIGH WATER
CI	CAST IRON	PI	POINT OF INTERSECTION
CL/CL	CENTERLINE	PP	POWER POLE
CLR	CLEAR	PVI	POINT OF VERTICAL INTERSECTION
CMP	CORRUGATED METAL PIPE	PE	POLYETHYLENE
CO	CLEANOUT	PERF	PERFORATED
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
C	CONDUIT	PVMT	PAVEMENT
CONN	CONNECTION	PVT	POINT OF VERTICAL TANGENCY
CONTR	CONTRACTOR	PC	POINT OF CURVATURE
CONT	CONTINUED	PT	POINT OF TANGENCY
CY	CUBIC YARDS	QTY	QUANTITY
CL	CLASS	RET	RETAINING
CF	CUBIC FEET	RR	RAILROAD
CFS	CUBIC FEET PER SECOND	R	RADIUS
DC	DEGREE OF CURVATURE	RED	REDUCER
DI	DUCTILE IRON	REINF	REINFORCED
DIA/Ø	DIAMETER	REQ	REQUIRED
DOT	DEPARTMENT OF TRANSPORTATION	ROW	RIGHT OF WAY
DIM	DIMENSION	S	SOUTH
DWGS	DRAWINGS	SCH	SCHEDULE
D	DRAIN	SD	STORM DRAIN
EOP	EDGE OF PAVEMENT	SF	SQUARE FEET
E	EAST	SHT	SHEET
ELEV	ELEVATION	SPECS	SPECIFICATIONS
EL	ELEVATION	SQ	SQUARE
ELEC	ELECTRICAL	SS	SANITARY SEWER
EVC	END VERTICAL CURVE	STA	STATION
EXIST	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	TC	TOP OF CURB
FG	FINISH GRADE	TEL	TELEPHONE
FIG	FIGURE	THRD	THREADED
FIN	FINISHED	THRU	THROUGH
FL/FL	FLOWLINE	TOW/TW	TOP OF WALL
FL	FLANGE	TYP	TYPICAL
FT	FEET	VERT	VERTICAL
FM	FORCE MAIN	W	WEST
GA	GAUGE	W/	WITH
GALV	GALVANIZED	W/O	WITHOUT
GI	GALVANIZED IRON	WSS	WATER SAMPLING STATION
GV	GATE VALVE		

APPROVED:

CITY OF PORT TOWNSEND DATE

REVISIONS		
NO.	DESCRIPTION/DATE	BY



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MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD
 LEGEND SHEET
 PORT TOWNSEND WASHINGTON

JOB NO.:	2090-003-021
DWG. NAME:	LG-01
DESIGNED BY:	TLS
DRAWN BY:	CLR
CHECKED BY:	
DATE:	4/08/2022
DATE OF PRINT:	

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 Plotted By: Connie Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM

SCALE: 1" = 80'
 80 40 0 80 160
 CONTOUR INTERVAL = 2'

NOTE:
 MAPPING AND WETLAND INFORMATION FROM VAN ALLER SURVEYING. LIDAR CONTOURS OUTSIDE SOURCE CONTOURS ALSO UTILIZED. SEE DRAWING FOR LIDAR LIMITS.

REVISIONS

NO.	DESCRIPTION/DATE	BY

04/08/2022



PARCEL INFORMATION

PARCEL #	AREA	ZONING
001091002	20.73 AC	R11 (SF)
001092005	6.27 AC	R11 (SF)
001092006	7.40 AC	R11 (MF)
973800201	2.81 AC	R11 (SF)
973800201	2.81 AC	R11 (SF)
973800301	2.62 AC	R11 (SF)
973800301	2.62 AC	R11 (SF)
TOTAL AREA:	45.26 AC	

HORIZONTAL DATUM

WASHINGTON COORDINATE SYSTEM OF 1983, ADJUSTMENT 1991, NORTH ZONE (NAD 83/91) PER FIELD TIES TO CITY OF PORT TOWNSEND GEODETIC MONUMENT # 9 (0010951) AND #709 (0010953) AS SHOWN ON THE CITY OF PORT TOWNSEND GEODETIC CONTROL MAP, FILED UNDER VOLUME 19 OF SURVEYS, PAGES 61 - 70.
 ALL BEARINGS ARE RELATIVE TO SAID GRID. DISTANCES REDUCED TO GRID ARE 0.999933 OF HORIZONTAL DISTANCE.

VERTICAL DATUM

NAVD 88 PER FIELD TIES TO ABOVE MENTIONED MONUMENTS.

LEGEND

- ⊙ COS
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ POWER TRANSFORMER
- ⊙ TELEPHONE MANHOLE
- ⊙ POWER VAULT
- ⊙ BLOW OFF VALVE
- ⊙ AIR VAC. ASS'Y
- ⊙ FIRE HYDRANT
- ⊙ HOSE BIB
- ⊙ WATER VALVE
- ⊙ WELL
- ⊙ C-CEDAR, F-FIR, P-PINE, S-SPRUCE
- ⊙ A-ALDER, B-BIRCH, M-MAPLE, MAD-MADRONE, O-OAK, U-UNKNOWN
- STORM LINE
- WATER LINE
- FENCE
- RIGHT-OF-WAY
- BOUNDARY LINE
- EASEMENT LINE
- CONTOUR
- WETLAND BUFFER



APPROVED: _____
 CITY OF PORT TOWNSEND DATE _____

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Land Planning
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 Public Works

MONTEBANC MANAGEMENT, LLC
 MADRONA RIDGE PUD
 EXISTING CONDITIONS AND DEMOLITION PLAN
 PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021
 DWG. NAME: EX-01
 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 4/08/2022
 DATE OF PRINT:
 EX-01
 3 OF 90 SHEETS

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A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



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 TREVOR L. STAFF
 STATE OF WASHINGTON
 LICENSE NO. 42334
 REGISTERED PROFESSIONAL ENGINEER
 04/08/2022



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MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD
 SITE PLAN
 PORT TOWNSEND
 WASHINGTON

JOB NO.: 2090-003-021
 DWG. NAME: ST-01
 DESIGNED BY: TLS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 4/08/2022
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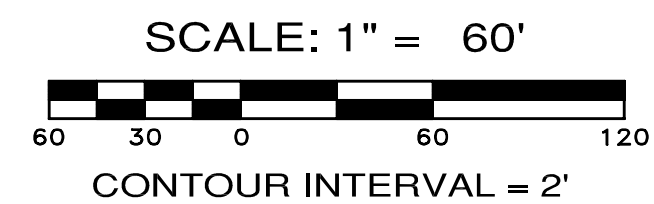
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 4 OF 90 SHEETS



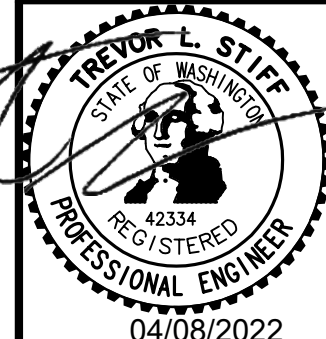
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 CITY OF PORT TOWNSEND
 DATE: _____

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A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



REVISIONS		
NO.	DESCRIPTION/DATE	BY

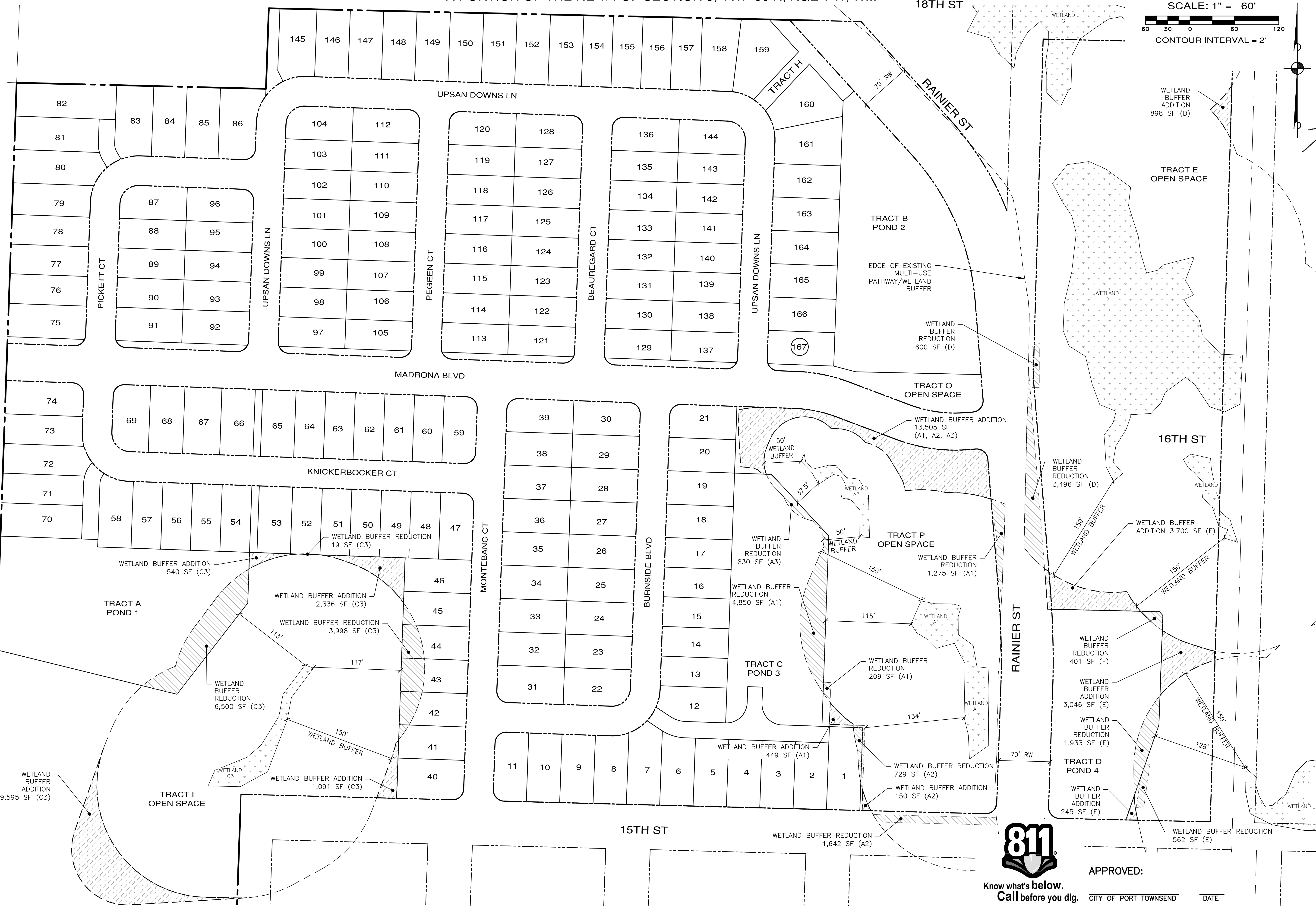


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MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD
 WETLAND MITIGATION PLAN
 PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021
 DWG. NAME: MT-01
 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 4/08/2022
 DATE OF PRINT:
MT-01
 5 OF 90 SHEETS


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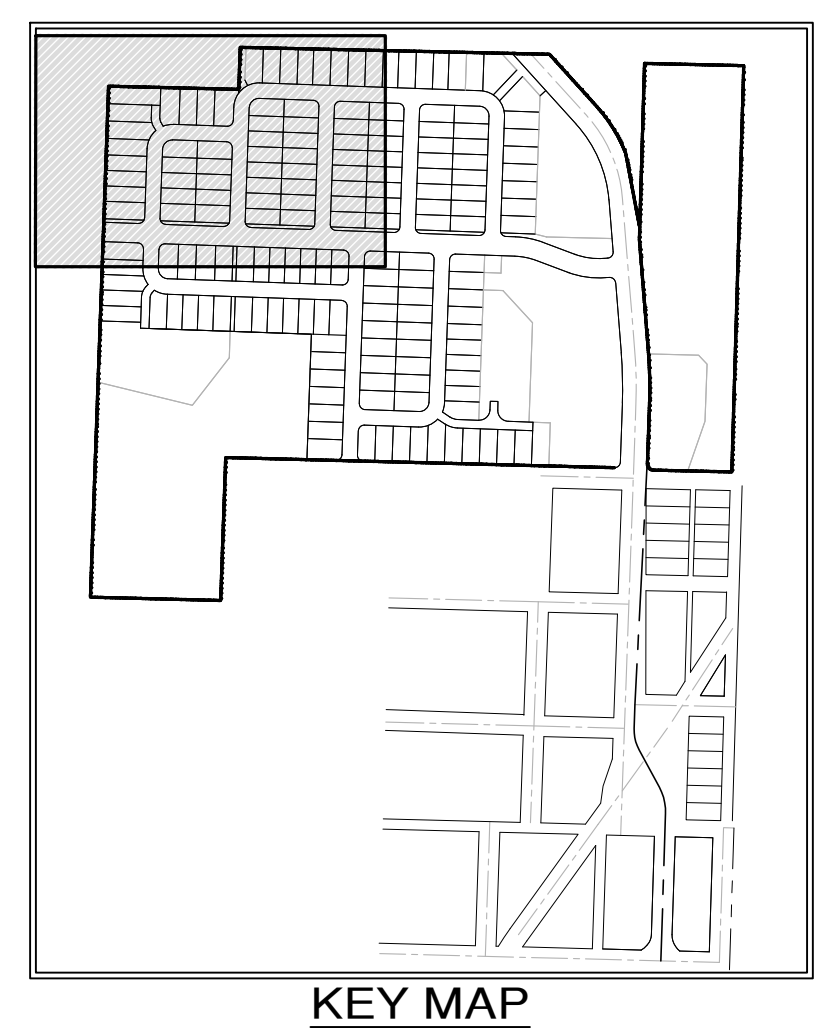
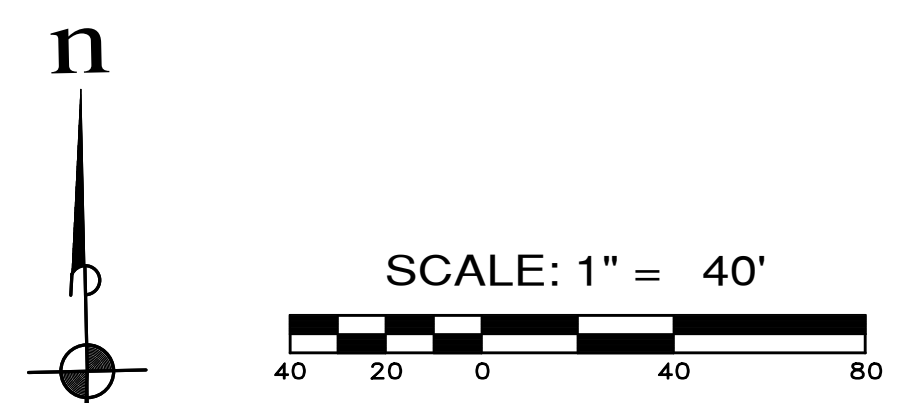
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 CITY OF PORT TOWNSEND DATE _____

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM

REVISIONS		
NO.	DESCRIPTION/DATE	BY



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 STATE OF WASHINGTON
 REGISTERED PROFESSIONAL ENGINEER
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LEGEND

- BUILDING SETBACK LINE
- LOT LINE/TRACT LINE
- - - - RIGHT OF WAY LINE
- MONUMENT

BUILDING SETBACKS

REAR: 10'
 FRONT: 20'
 SIDES: 5'
 SIDES AT STREET: 10'

TRACT AREA TABLE		
TRACT	USE	AREA (S.F.)
F	OPEN SPACE & UTILITY	1,719
J	OPEN SPACE	900
K	OPEN SPACE	1,528
L	OPEN SPACE	1,528
M	OPEN SPACE	1,528
Q	ACCESS	2,149
R	ACCESS	1,344
S	UTILITY	900
T	UTILITY	900

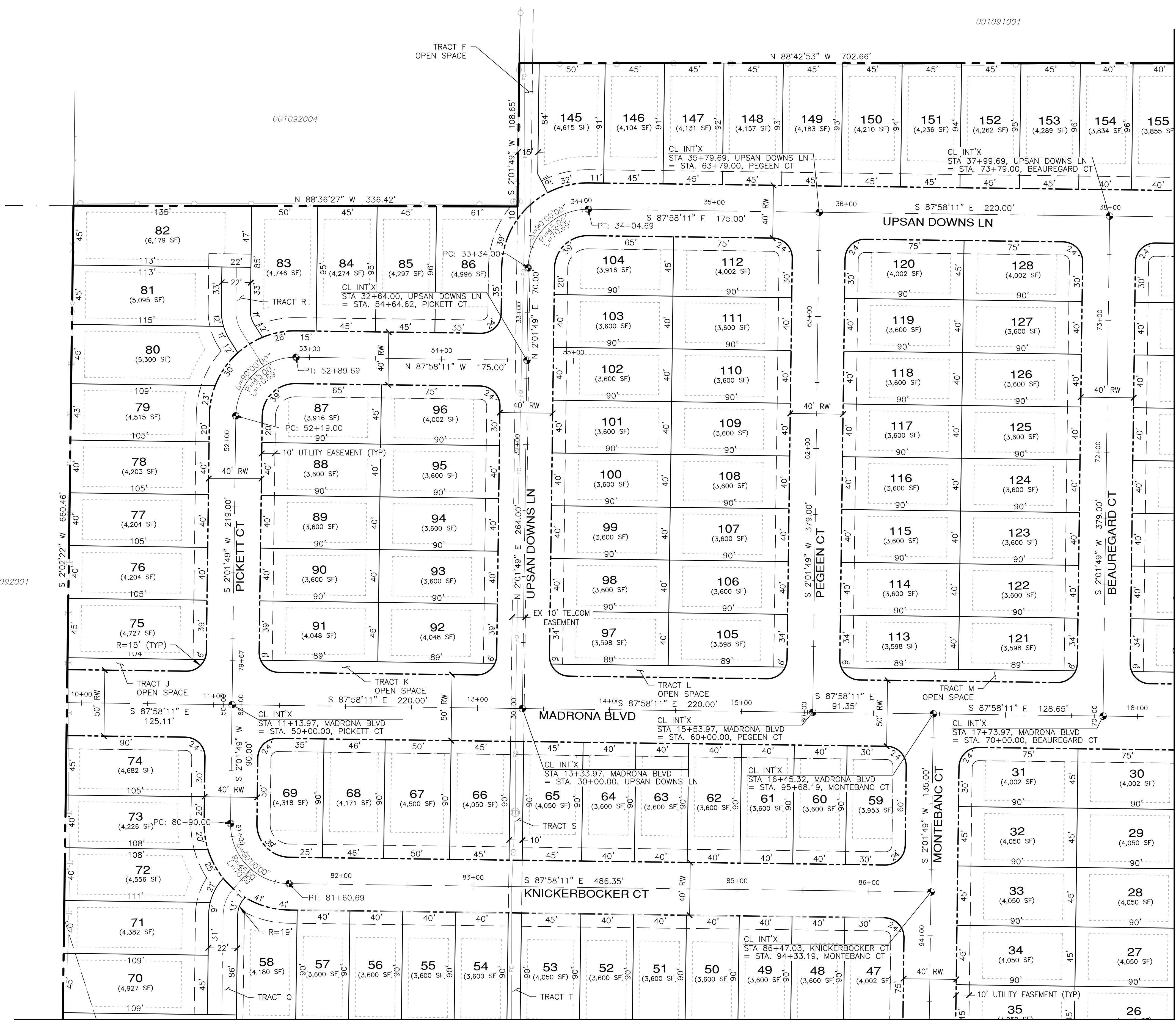


Know what's below.
Call before you dig.

APPROVED: _____

CITY OF PORT TOWNSEND DATE _____

MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD
 HORIZONTAL CONTROL & OVERALL SITE PLAN WASHINGTON
 PORT TOWNSEND
 JOB NO.: 2090-003-021
 DWG. NAME: HOR-01
 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 4/08/2022
 DATE OF PRINT:
HOR-01
 6 OF 90 SHEETS

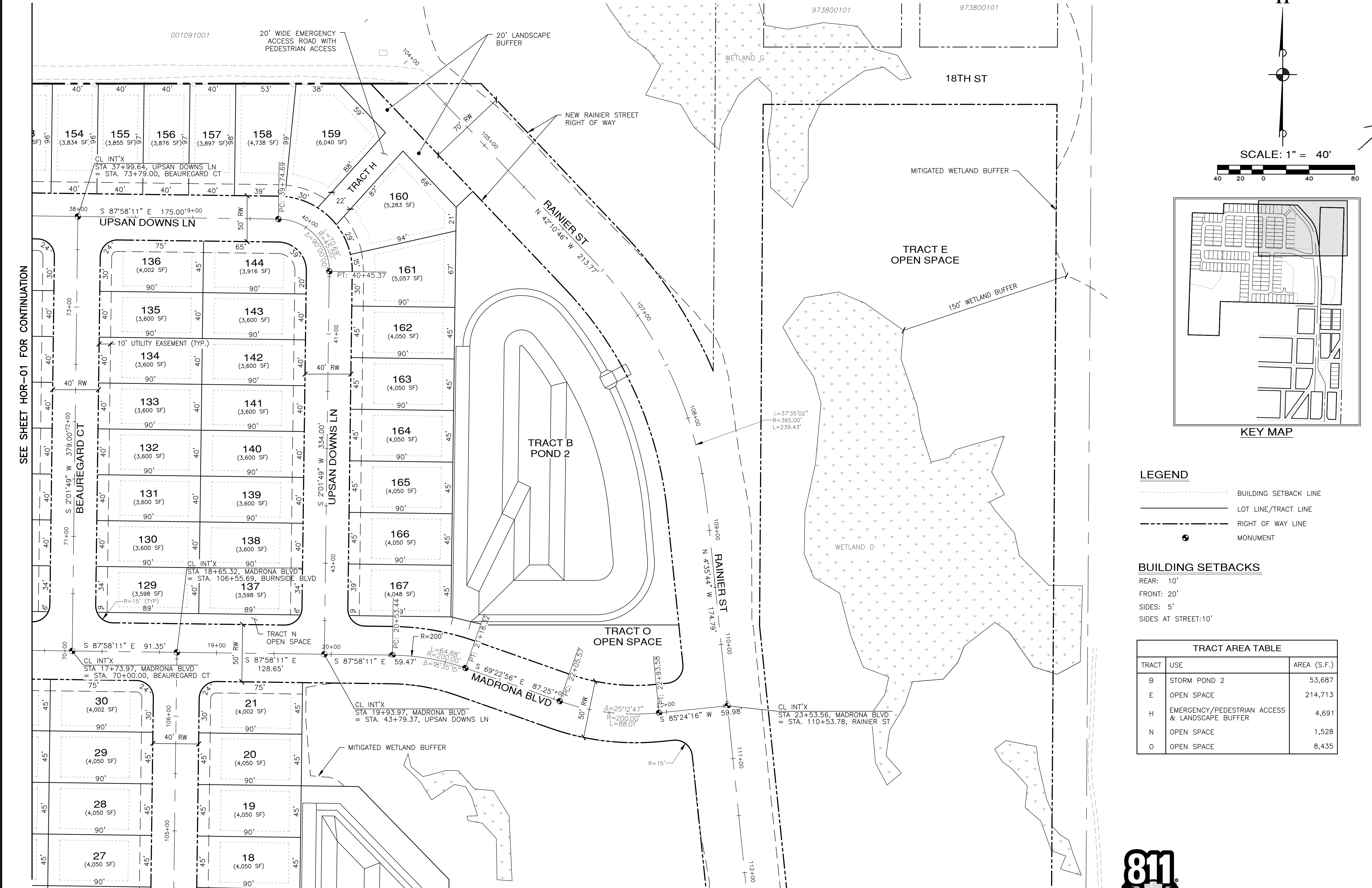


SEE SHEET HOR-03 FOR CONTINUATION

SEE SHEET HOR-02 FOR CONTINUATION

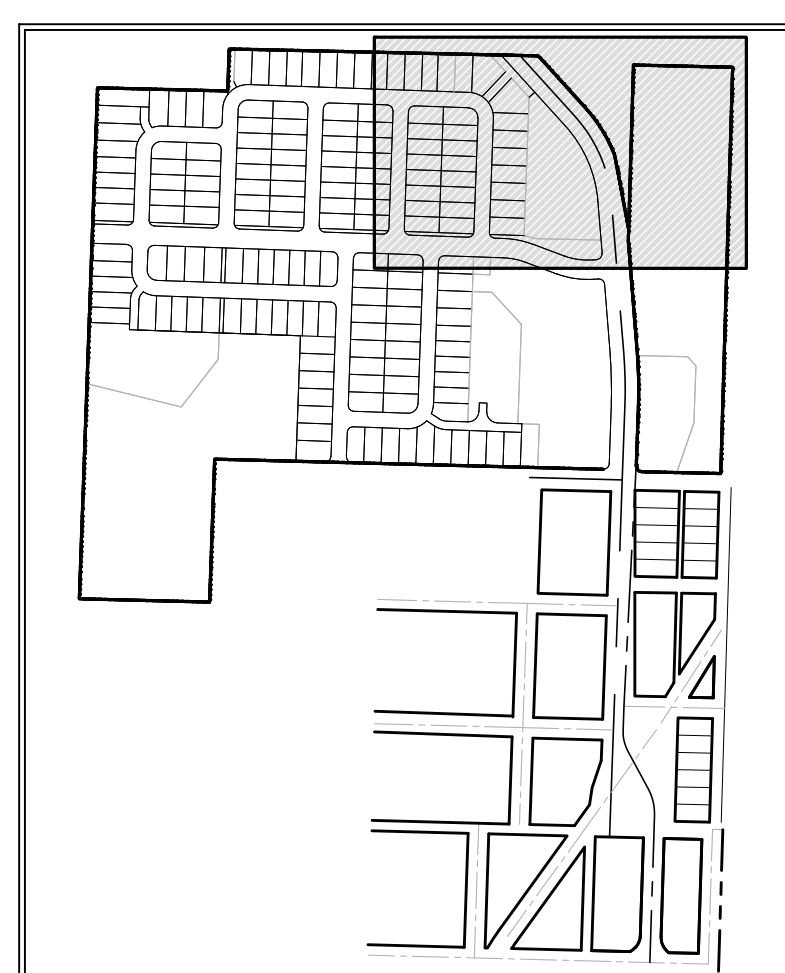
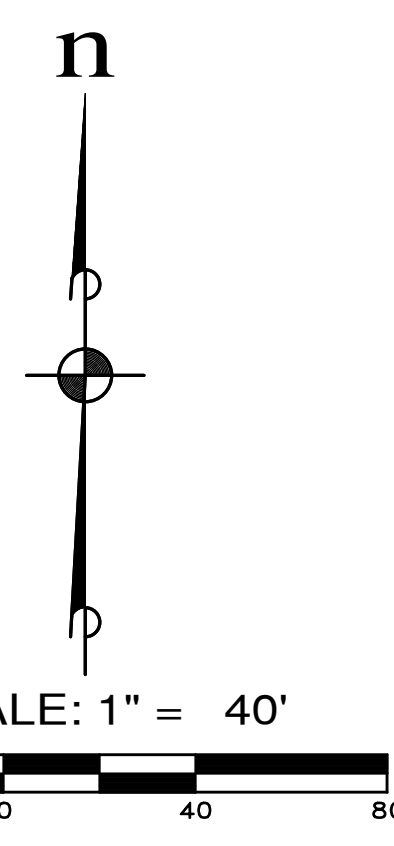
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



SEE SHEET HOR-01 FOR CONTINUATION

SEE SHEET HOR-04 FOR CONTINUATION



LEGEND

- BUILDING SETBACK LINE
- LOT LINE/TRACT LINE
- RIGHT OF WAY LINE
- MONUMENT

BUILDING SETBACKS

- REAR: 10'
- FRONT: 20'
- SIDES: 5'
- SIDES AT STREET: 10'

TRACT AREA TABLE		
TRACT	USE	AREA (S.F.)
B	STORM POND 2	53,687
E	OPEN SPACE	214,713
H	EMERGENCY/PEDESTRIAN ACCESS & LANDSCAPE BUFFER	4,691
N	OPEN SPACE	1,528
O	OPEN SPACE	8,435



APPROVED: _____
 CITY OF PORT TOWNSEND DATE _____

REVISIONS		
NO.	DESCRIPTION/DATE	BY

04/08/2022

MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD
 HORIZONTAL CONTROL & OVERALL SITE PLAN WASHINGTON

PORT TOWNSEND

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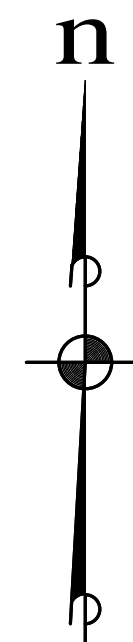
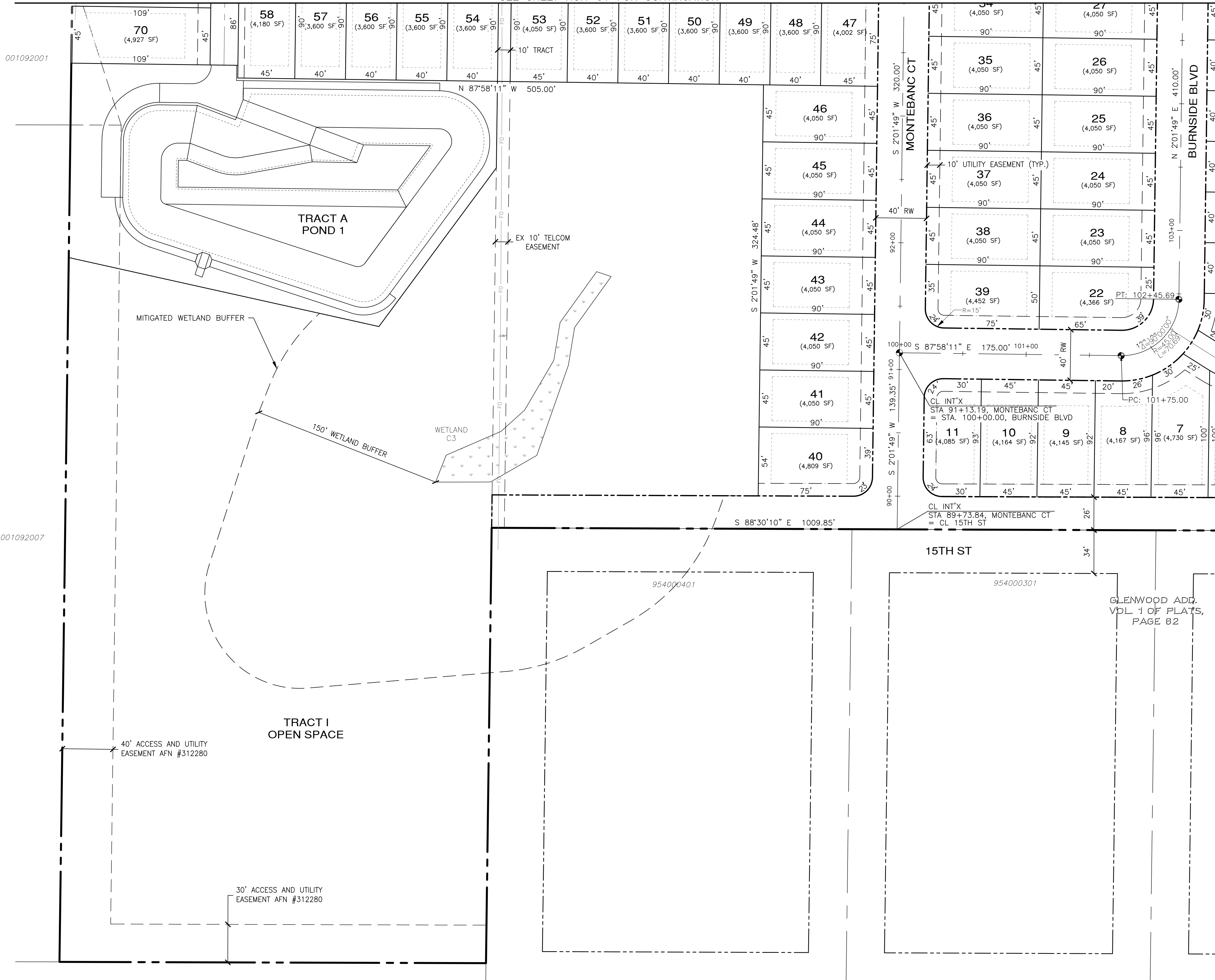
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 DWG. NAME: HOR-02
 DESIGNED BY: TLS
 DRAWN BY: CLR
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 DATE: 4/08/2022
 DATE OF PRINT: _____

HOR-02
 7 OF 90 SHEETS

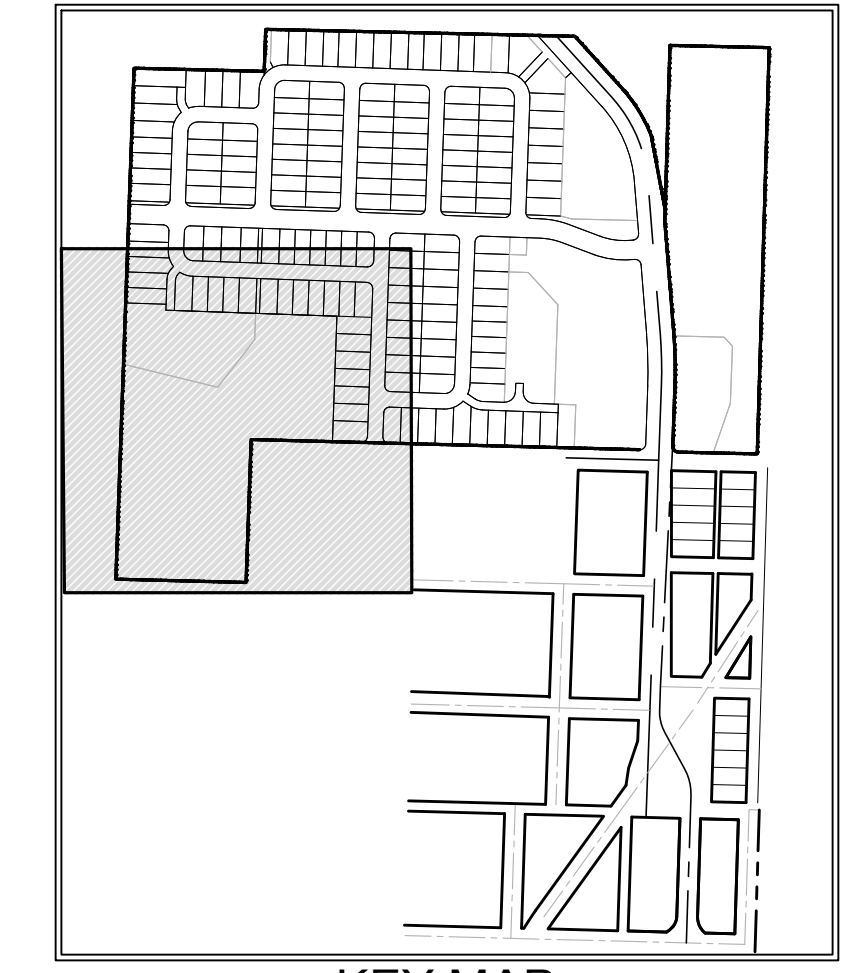
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 Plotted By: Ruge Florida

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM

SEE SHEET HOR-01 FOR CONTINUATION



SCALE: 1" = 40'



LEGEND

- BUILDING SETBACK LINE
- LOT LINE/TRACT LINE
- RIGHT OF WAY LINE
- MONUMENT

BUILDING SETBACKS

- REAR: 10'
- FRONT: 20'
- SIDES: 5'
- SIDES AT STREET: 10'

TRACT AREA TABLE

TRACT	USE	AREA (S.F.)
A	STORM POND 1	54,780
I	OPEN SPACE	249,633



Know what's below.
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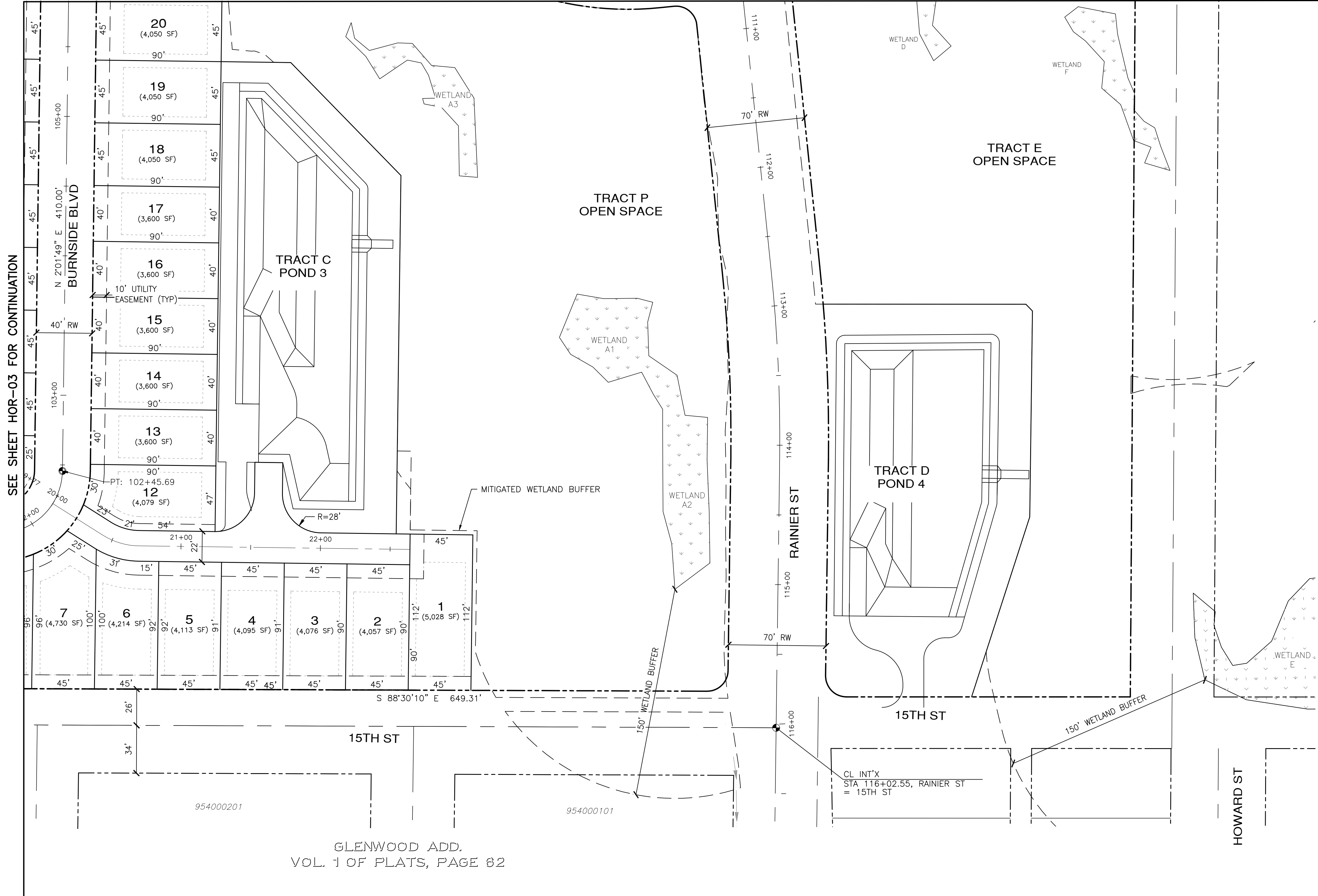
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 DATE: 4/08/2022
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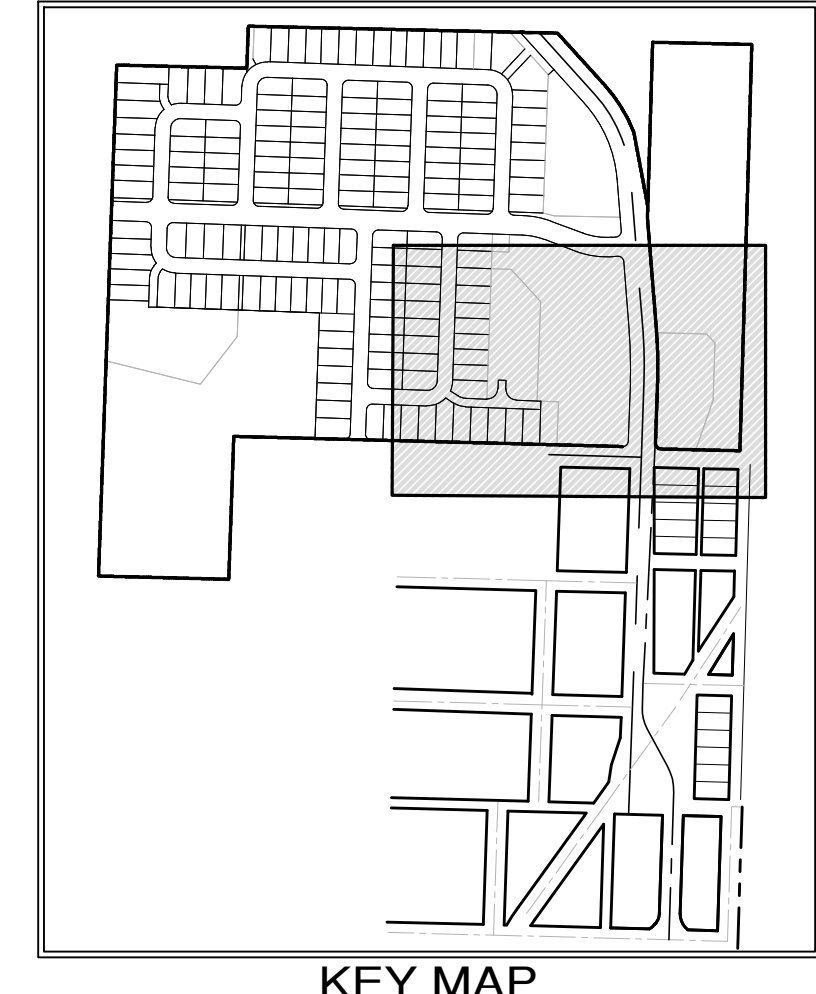
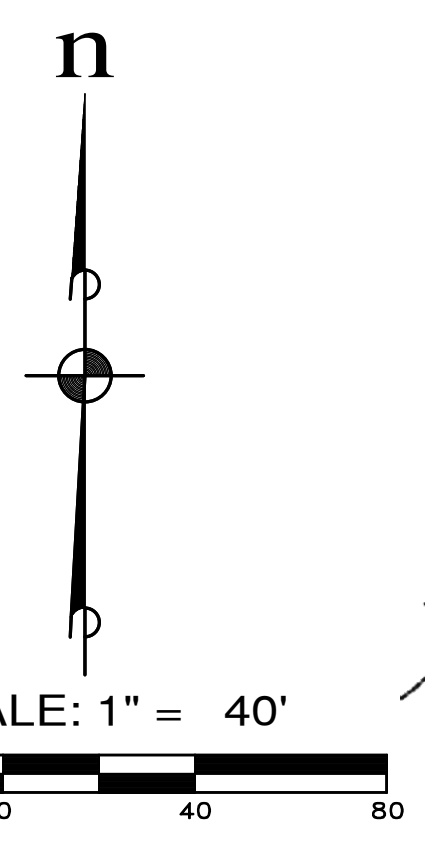
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SEE SHEET HOR-03 FOR CONTINUATION

GLENWOOD ADD.
VOL. 1 OF PLATS, PAGE 62



LEGEND

- BUILDING SETBACK LINE
- LOT LINE/TRACT LINE
- RIGHT OF WAY LINE
- MONUMENT

NOTES:
1. RAINIER ST. STREET LIGHT FIXTURES SHALL BE EVLUMA, 40 WATT.

BUILDING SETBACKS
REAR: 10'
FRONT: 20'
SIDES: 5'
SIDES AT STREET: 10'

TRACT AREA TABLE		
TRACT	USE	AREA (S.F.)
C	STORM POND 3	39,295
D	STORM POND 4	38,357
E	OPEN SPACE	214,713
G	ACCESS	6,717
P	OPEN SPACE	124,337

REVISIONS		
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TREVOR L. STIFF
STATE OF WASHINGTON
42334
REGISTERED
PROFESSIONAL ENGINEER
04/08/2022

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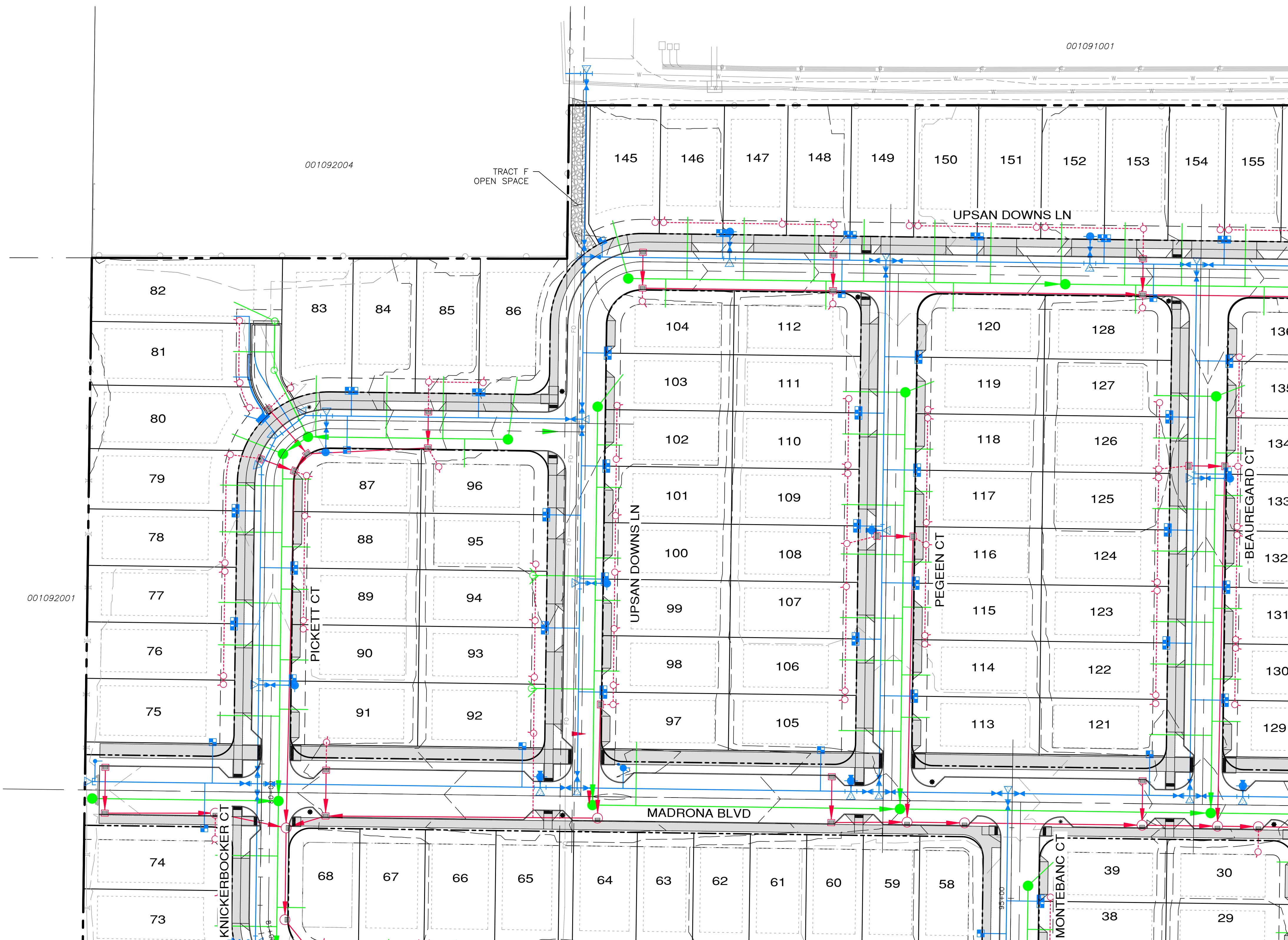
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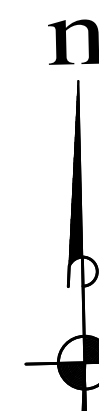
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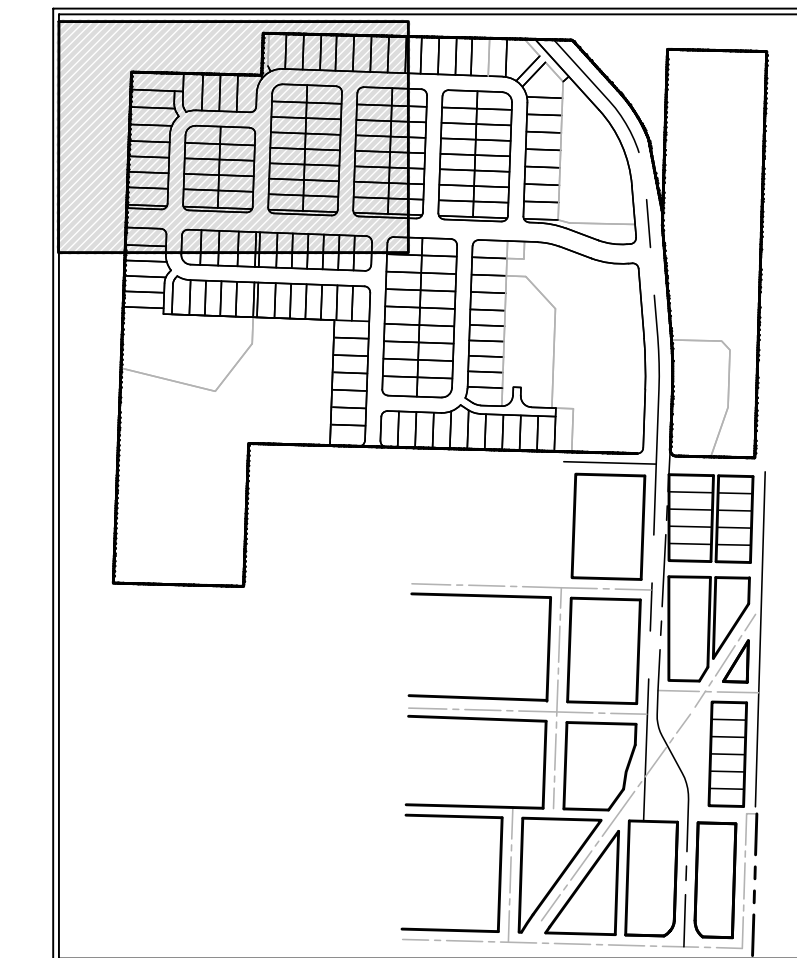


SEE SHEET UT-03 FOR CONTINUATION

SEE SHEET UT-02 FOR CONTINUATION



SCALE: 1" = 40'
CONTOUR INTERVAL = 2'



KEY MAP

LEGEND

- PROPOSED STORM DRAINAGE
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN



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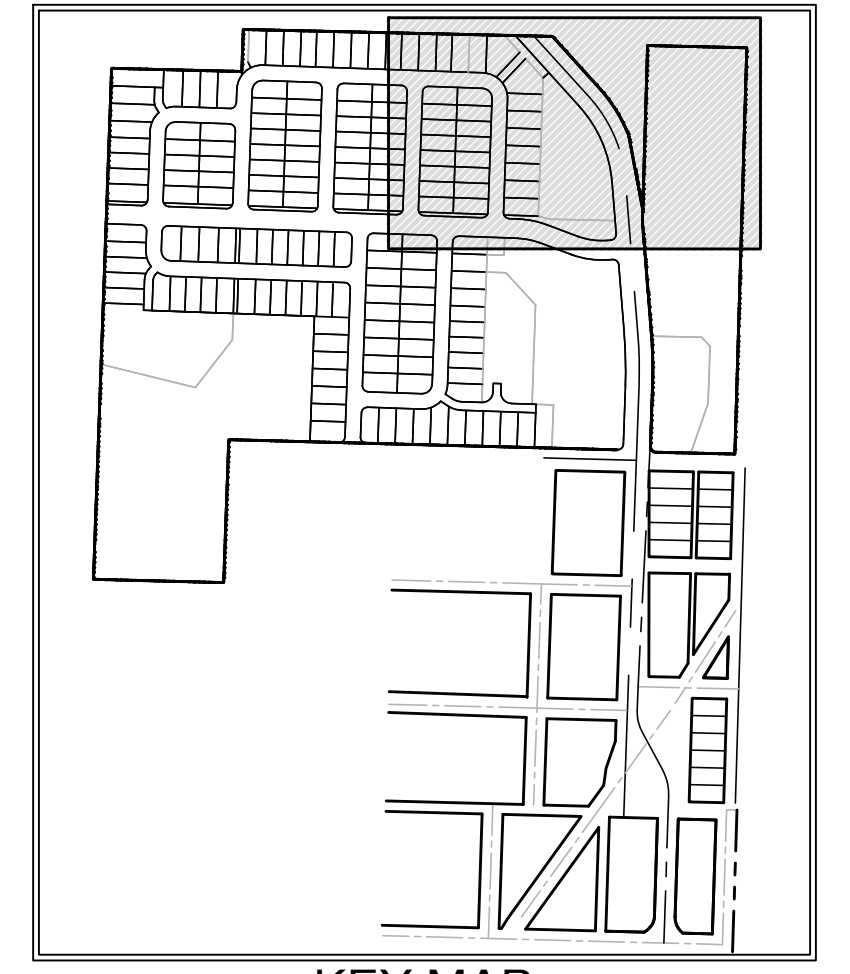
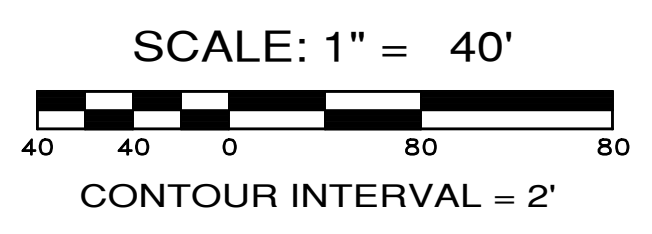
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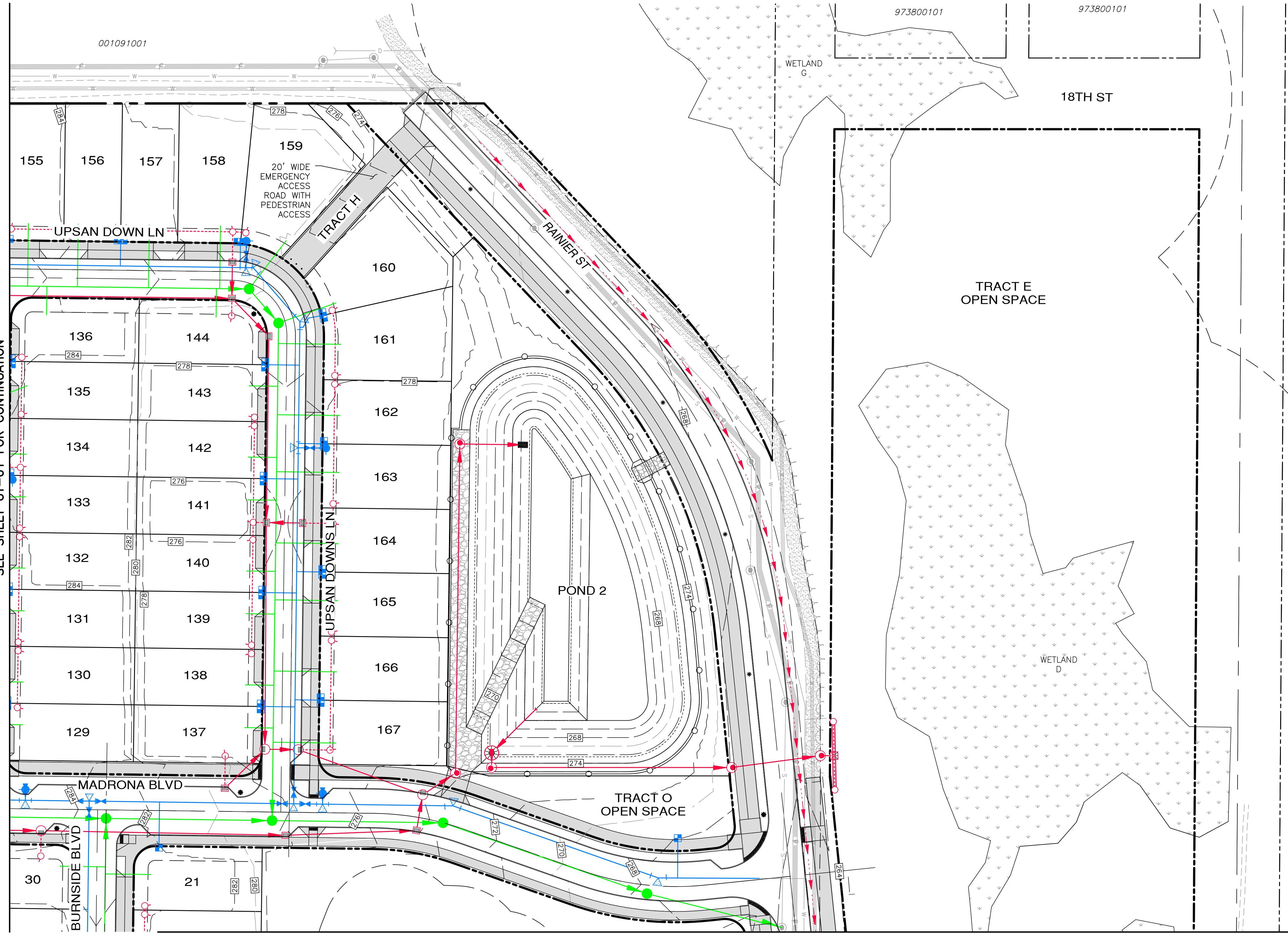
UT-02
 11 OF 90 SHEETS

n



LEGEND

- PROPOSED STORM DRAINAGE
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN



SEE SHEET UT-01 FOR CONTINUATION

SEE SHEET UT-04 FOR CONTINUATION

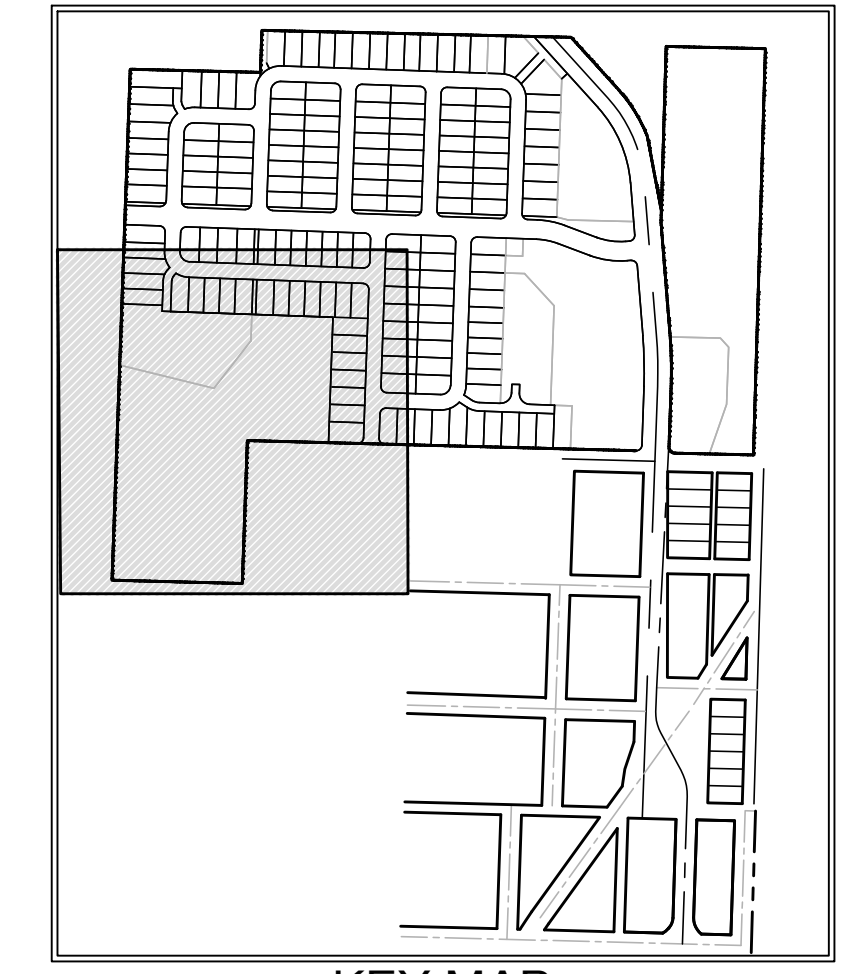
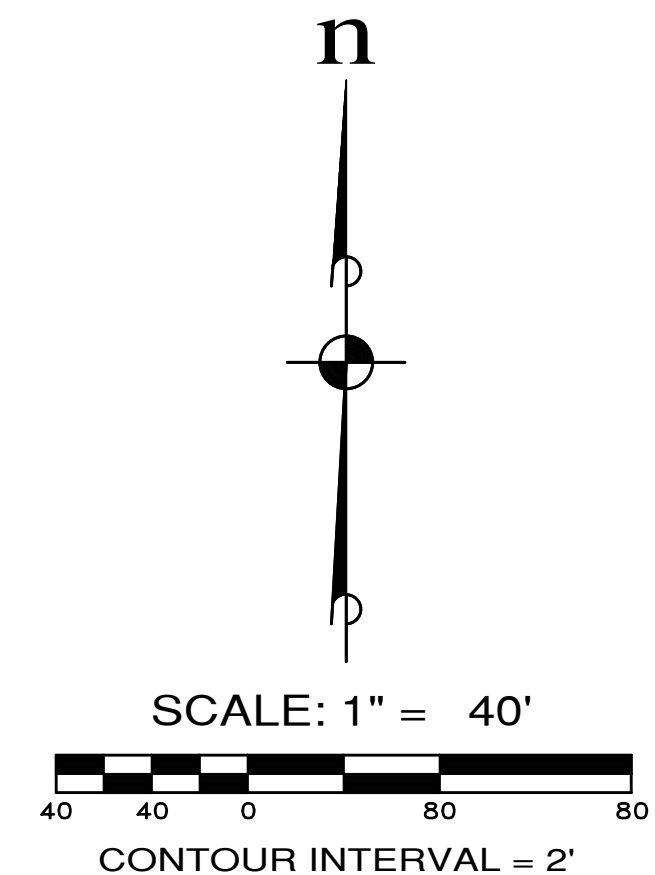
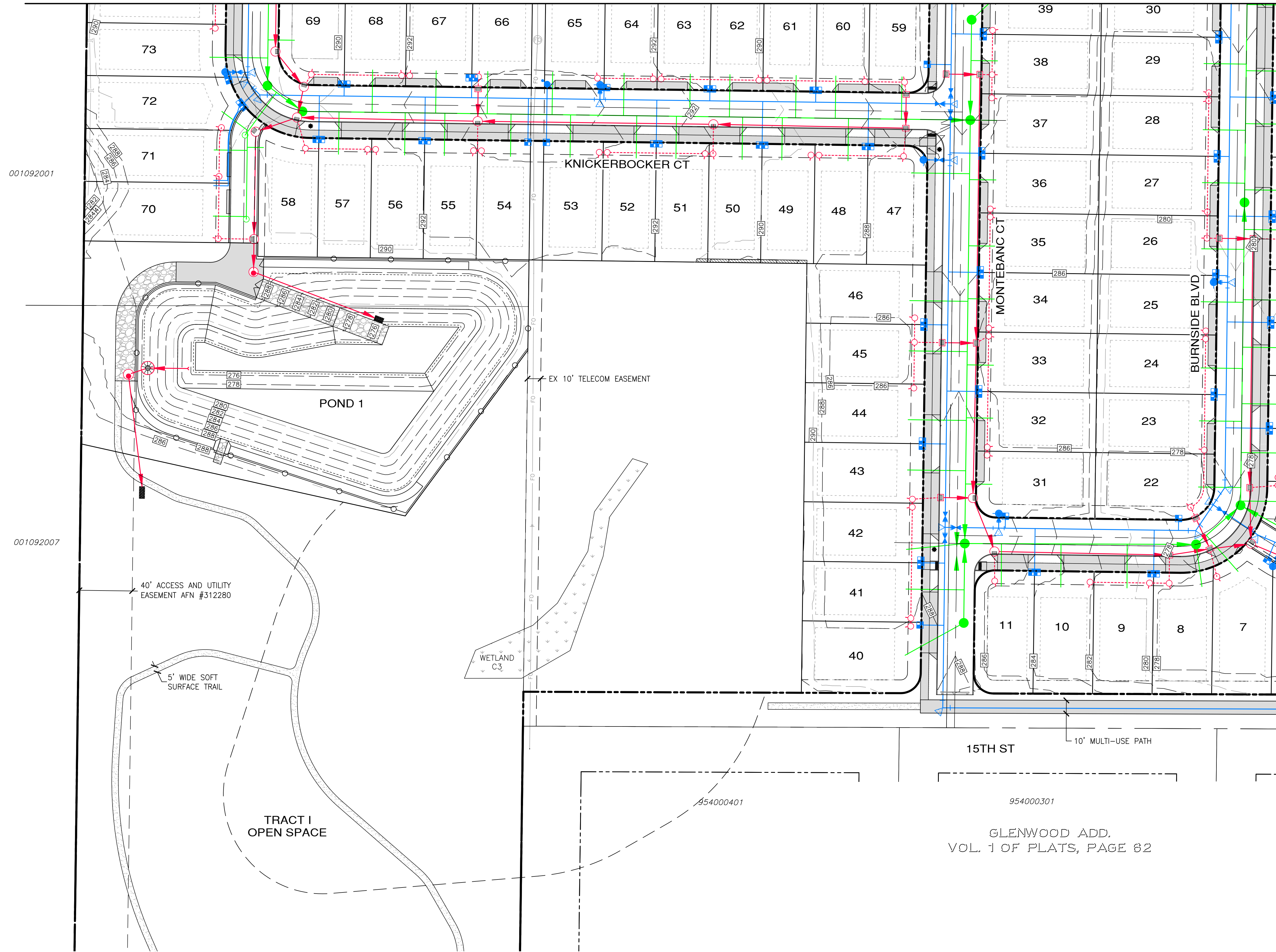


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A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM

SEE SHEET UT-01 FOR CONTINUATION



- LEGEND**
- PROPOSED STORM DRAINAGE
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER MAIN

SEE SHEET UT-04 FOR CONTINUATION

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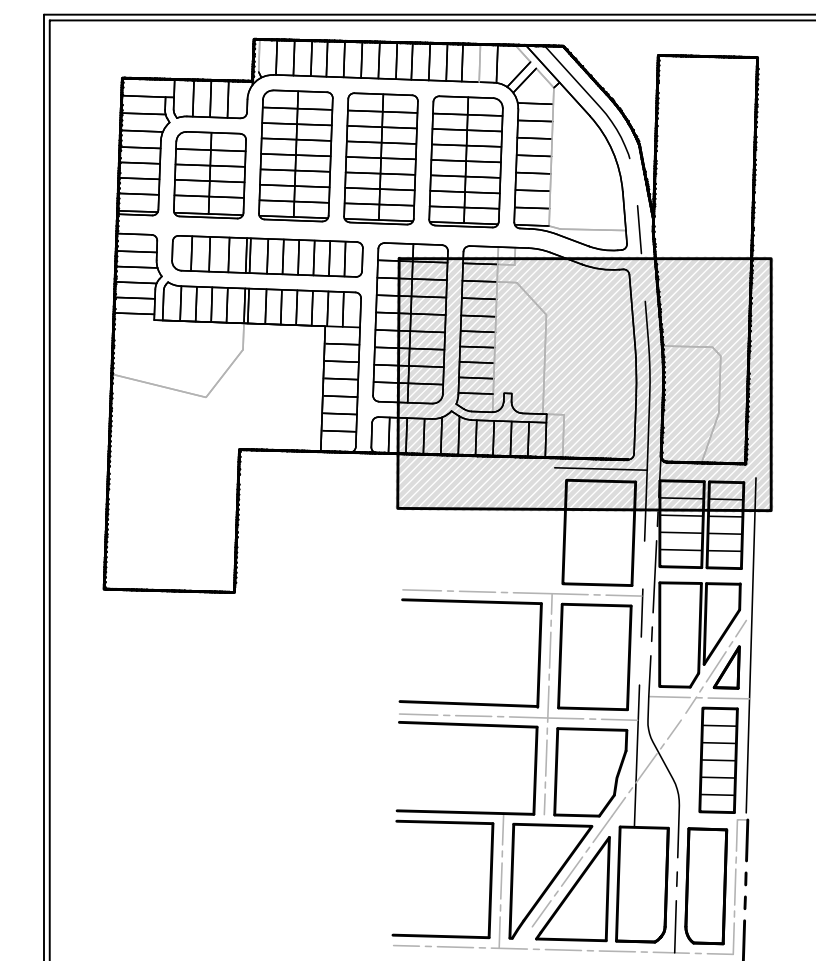
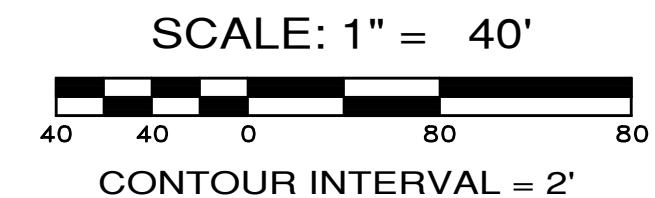
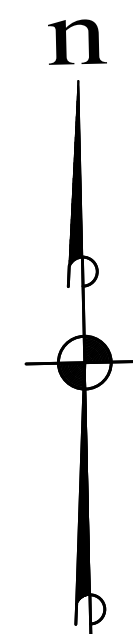
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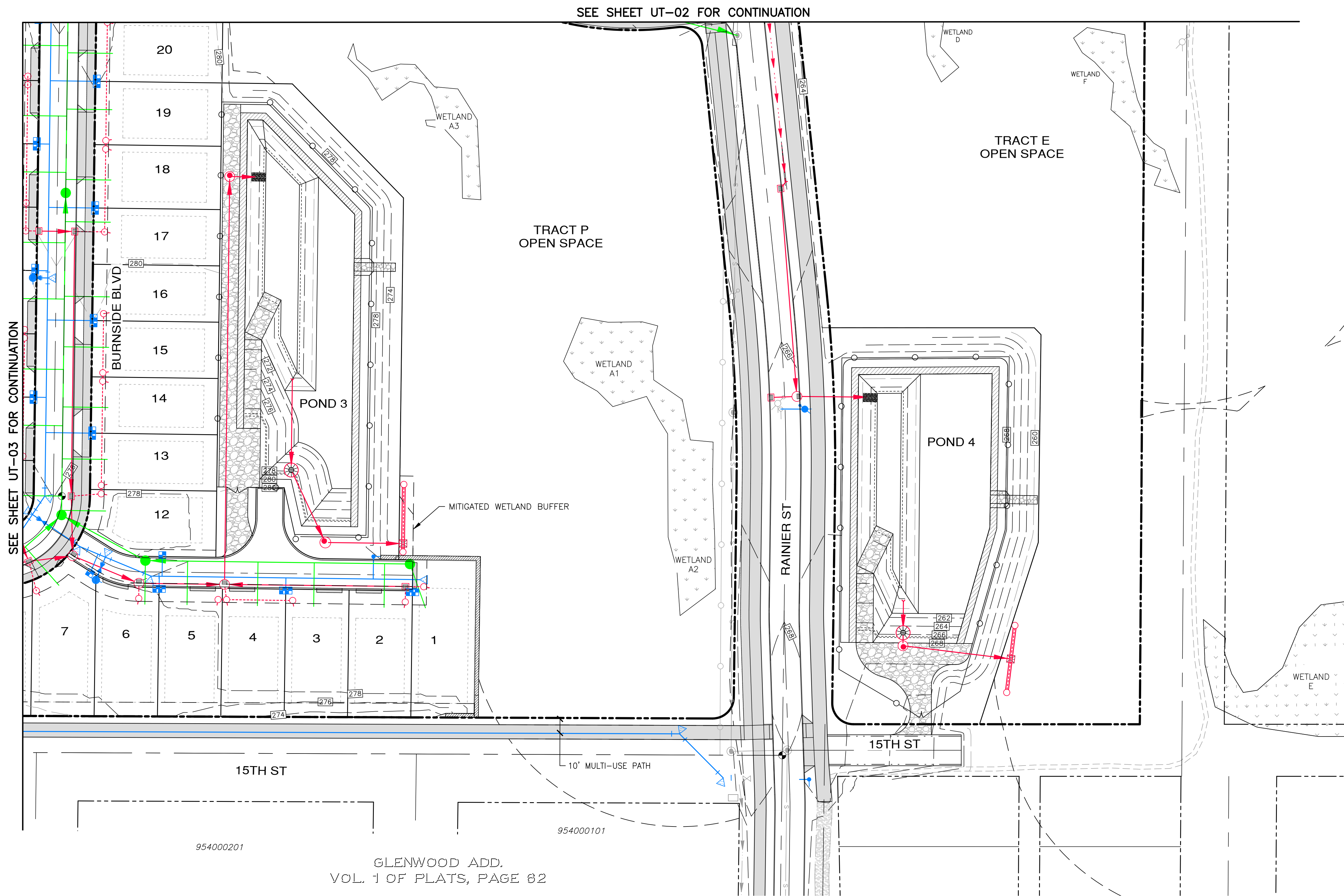


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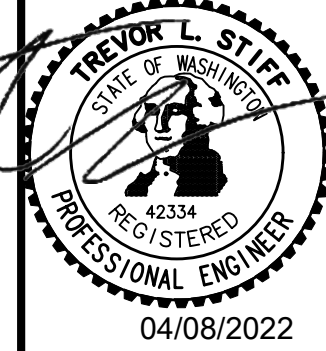
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- LEGEND**
- PROPOSED STORM DRAINAGE
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER MAIN



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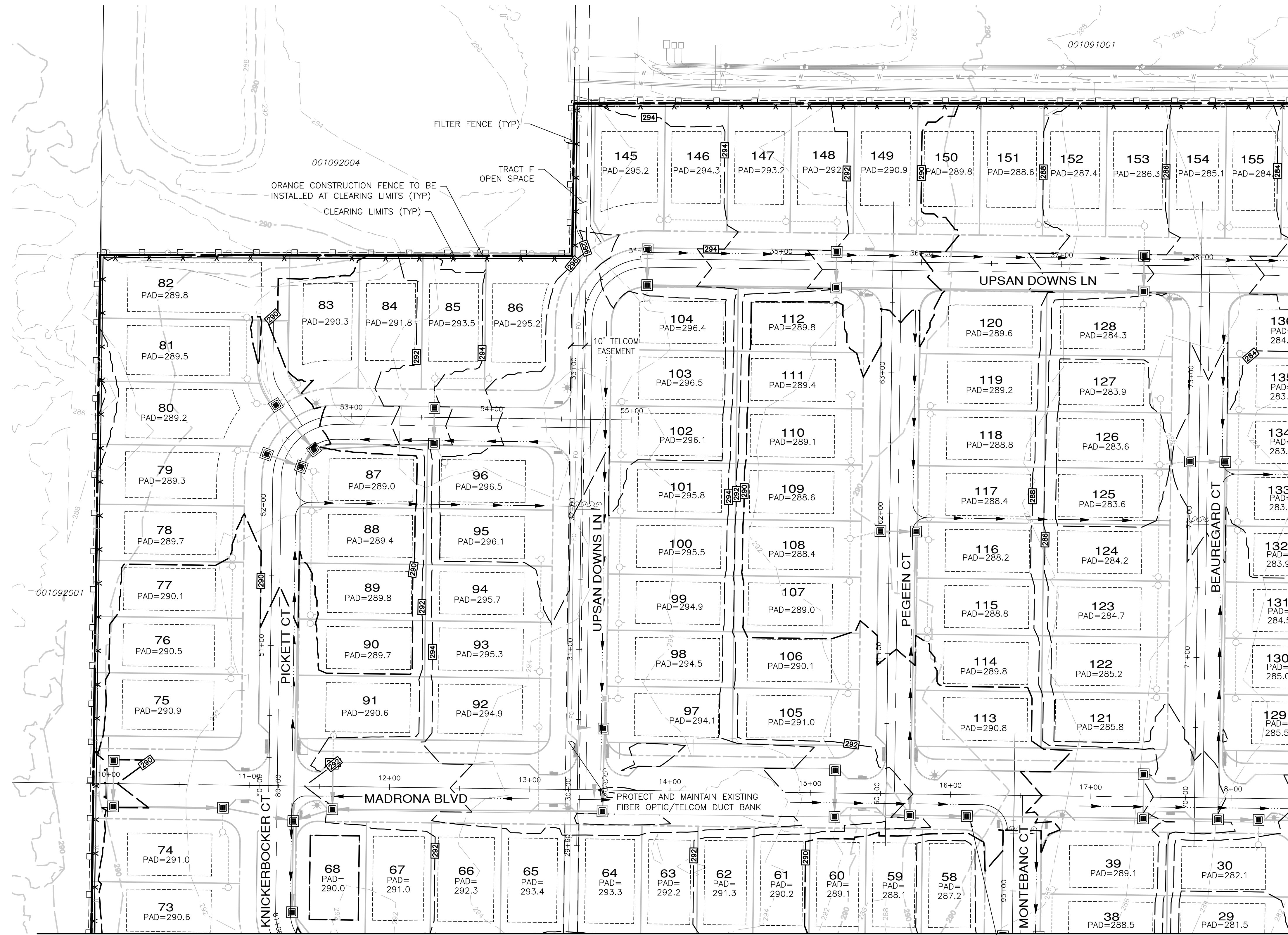
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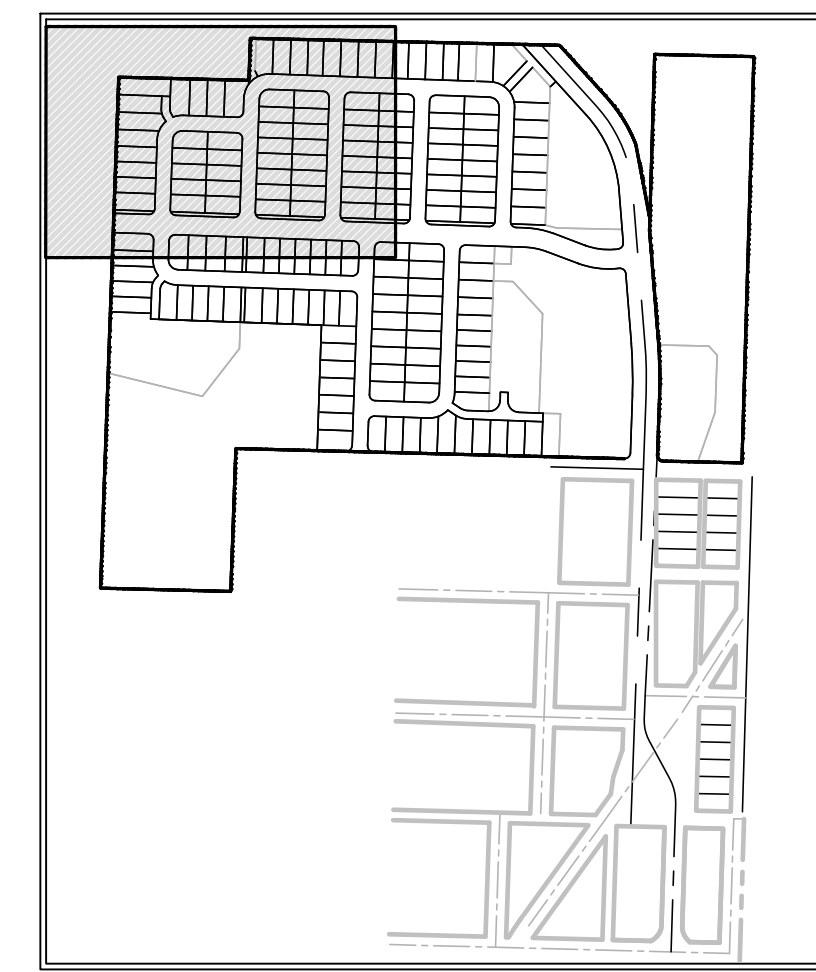
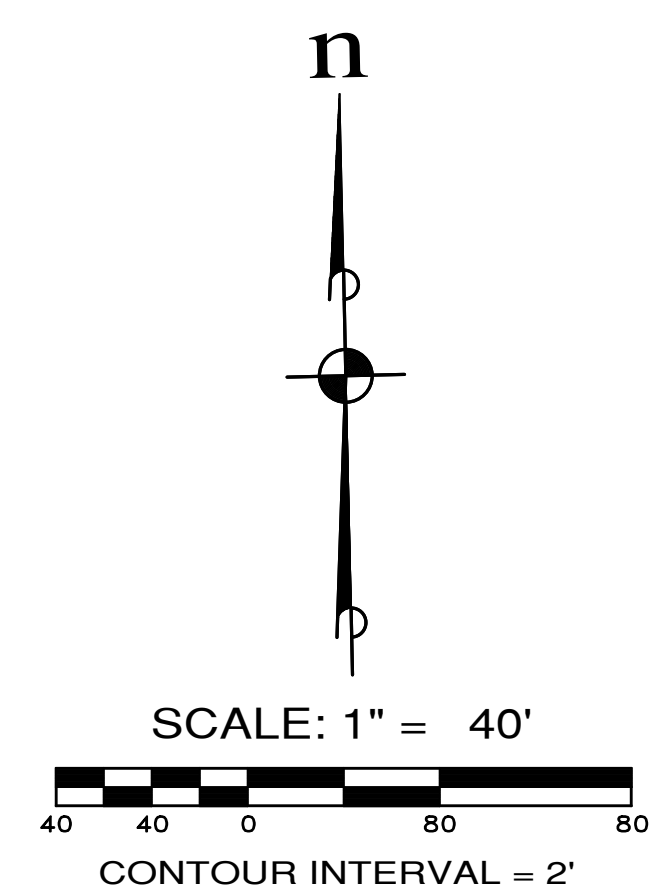
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



SEE SHEET GR-03 FOR CONTINUATION

SEE SHEET GR-02 FOR CONTINUATION



- LEGEND**
- 200 --- EXISTING CONTOUR
 - 200 — PROPOSED CONTOUR
 - - - - - CLEARING LIMITS
 - x x x FILTER FENCE
 - o - o - ORANGE CONSTRUCTION FENCE

APPROXIMATE EARTHWORK QUANTITIES

STRIPPING (ASSUMED 9")	= 45,800 cu yds.
CUT	= 44,600 cu yds.
FILL	= 56,800 cu yds.
TOTAL	= 12,200 net cu yds. FILL

EARTHWORK QUANTITIES ARE FOR PERMIT PURPOSES ONLY. QUANTITIES ARE "NEAT LINE" ONLY. THE QUANTITIES DO NOT ACCOUNT FOR ANY SHRINK OR SWELL FACTORS.

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REVOR L. STIFF
 STATE OF WASHINGTON
 42334 REGISTERED
 PROFESSIONAL ENGINEER
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DWG. NAME:	GR-01
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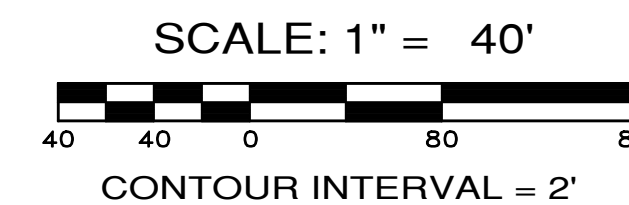
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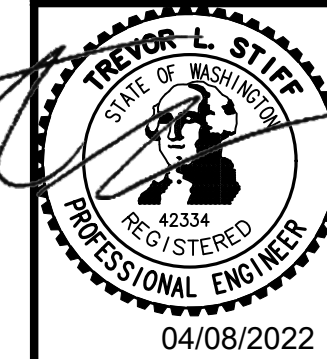
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n



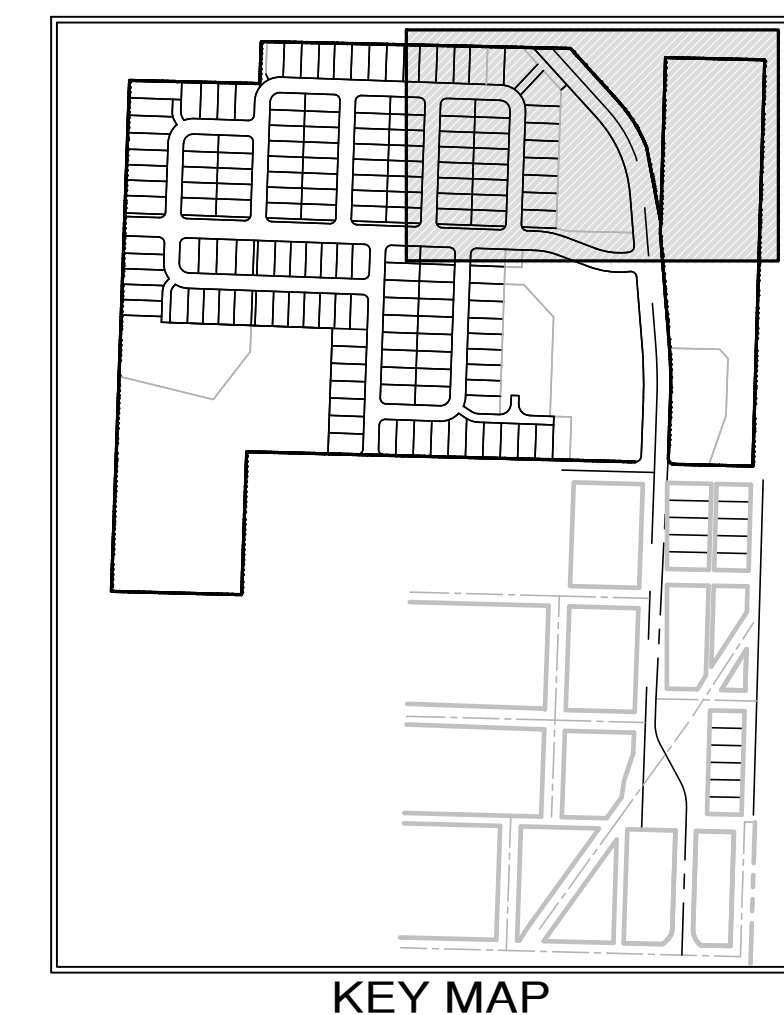
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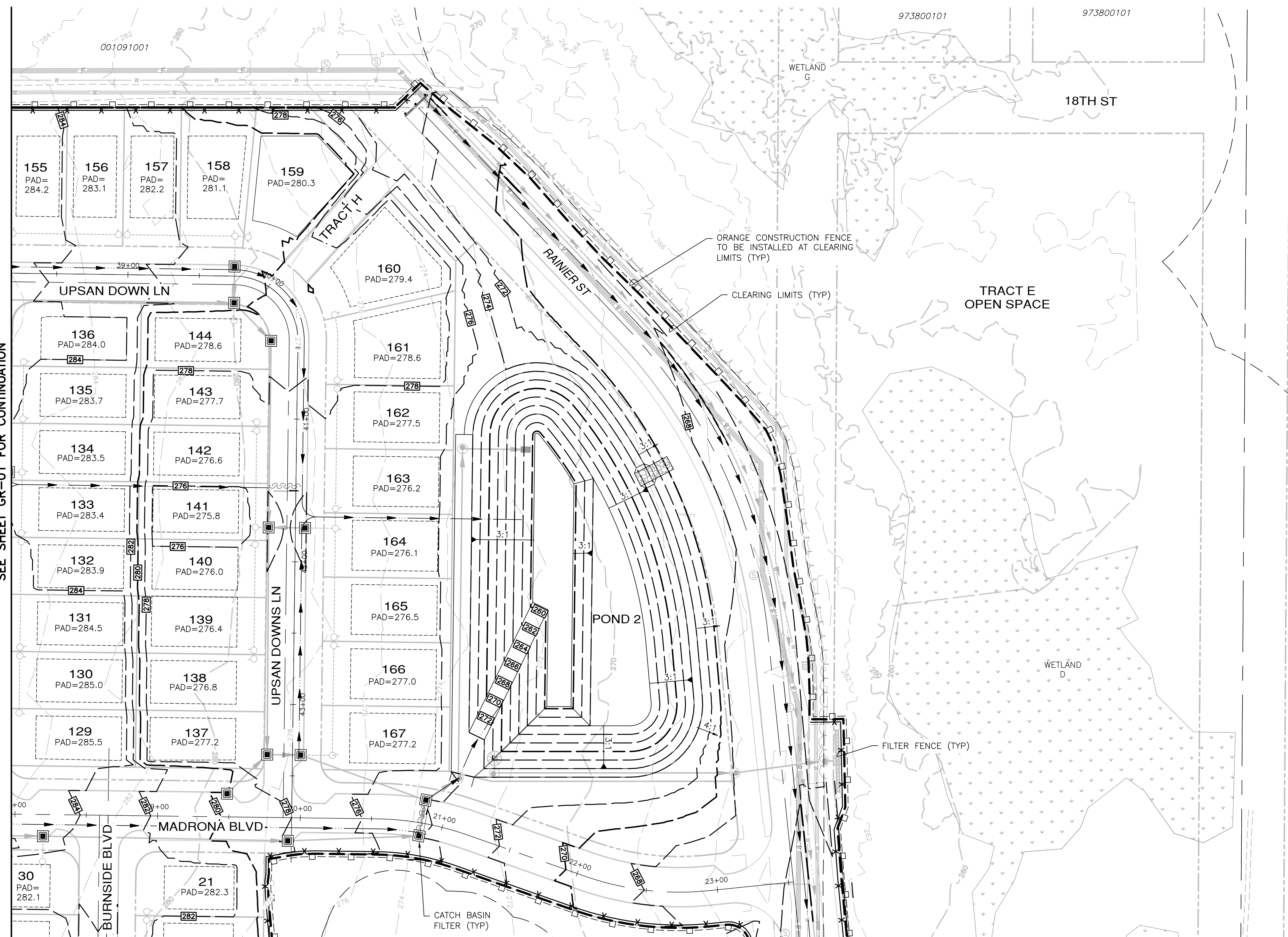
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	GR-02
	15 OF 90 SHEETS



LEGEND

	200	EXISTING CONTOUR
	200	PROPOSED CONTOUR
		CLEARING LIMITS
		FILTER FENCE
		ORANGE CONSTRUCTION FENCE



SEE SHEET GR-01 FOR CONTINUATION

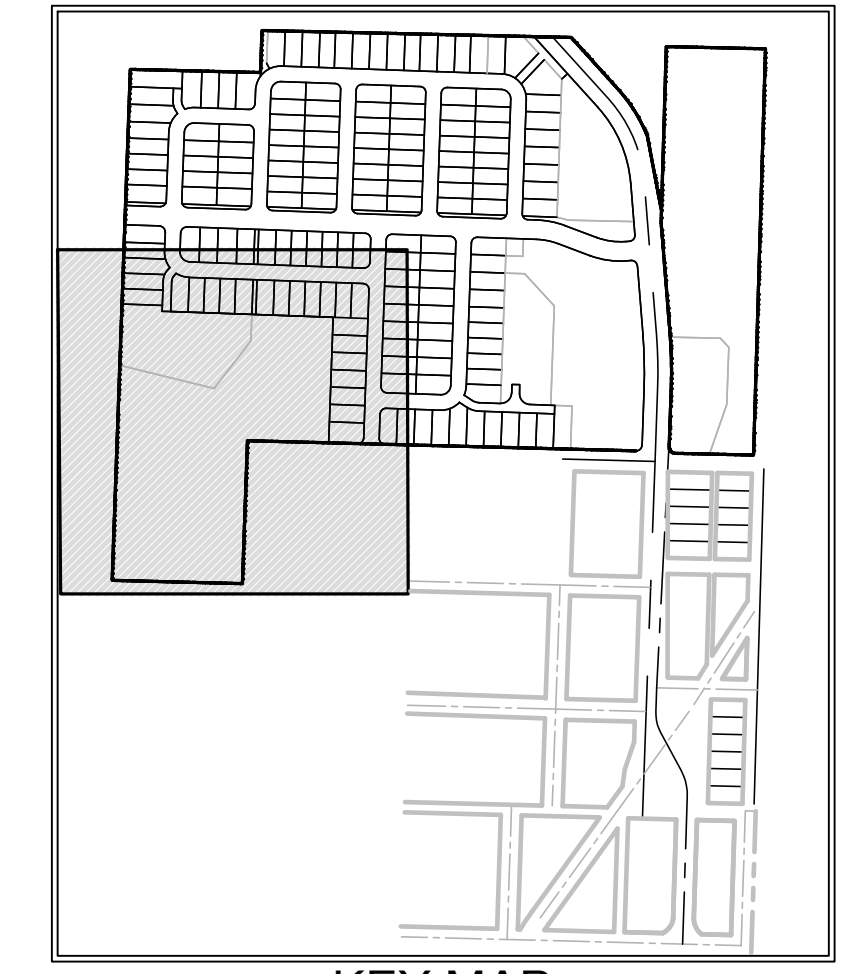
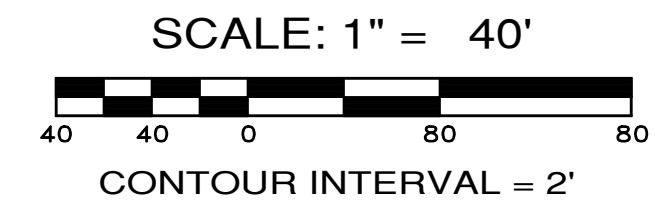
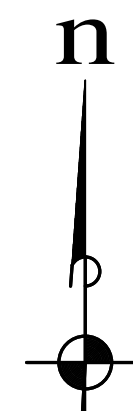
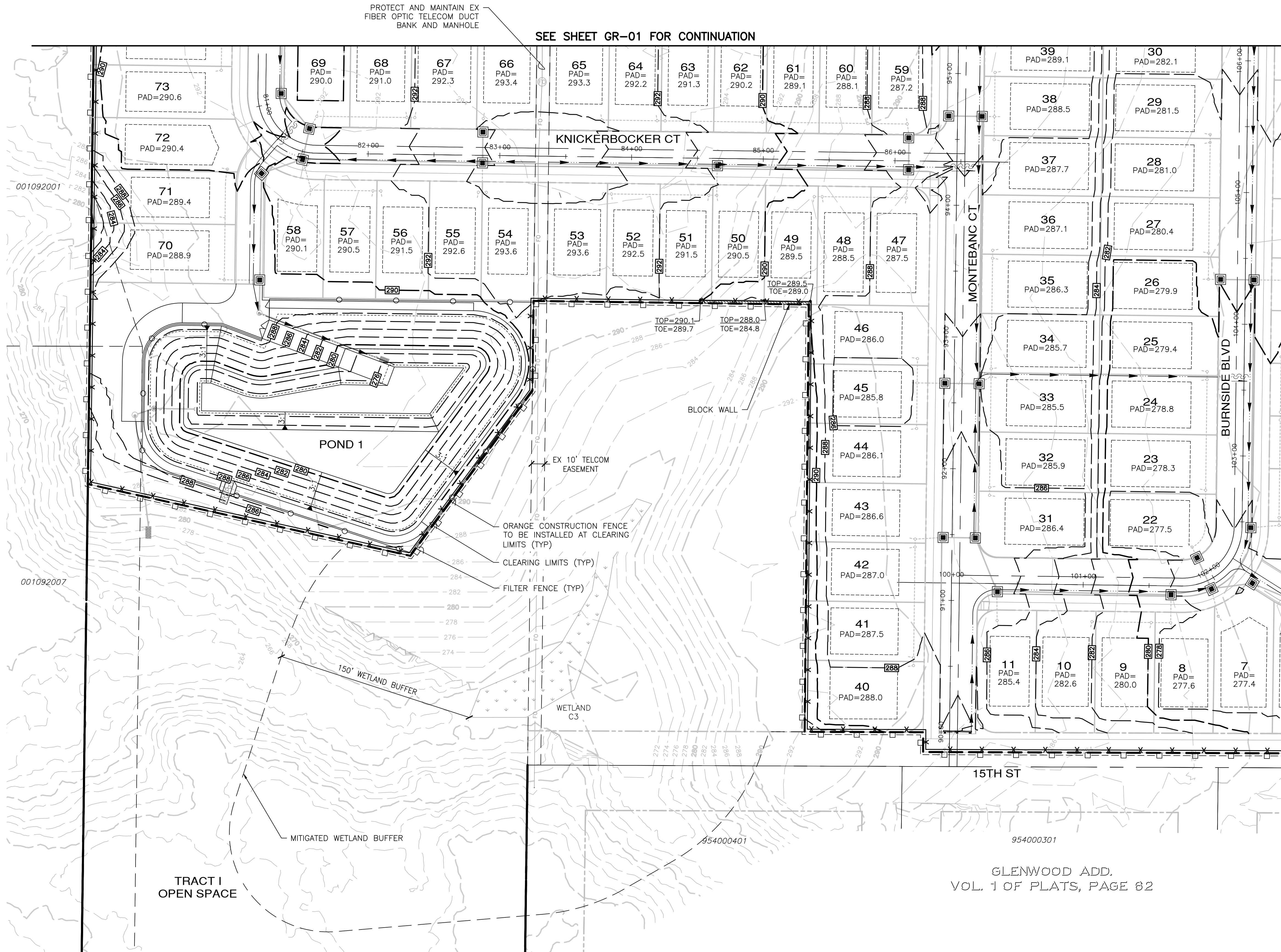
SEE SHEET GR-04 FOR CONTINUATION



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A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



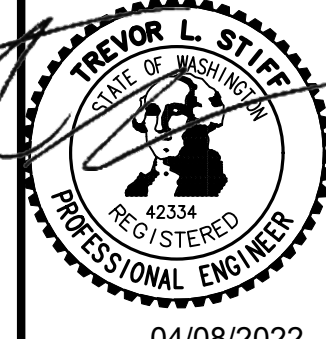
- LEGEND**
- 200 — EXISTING CONTOUR
 - - - 200 - - - PROPOSED CONTOUR
 - - - - - CLEARING LIMITS
 - x - x - FILTER FENCE
 - □ - □ - ORANGE CONSTRUCTION FENCE

SEE SHEET GR-04 FOR CONTINUATION



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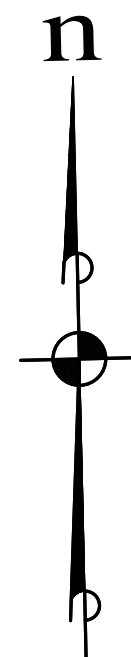
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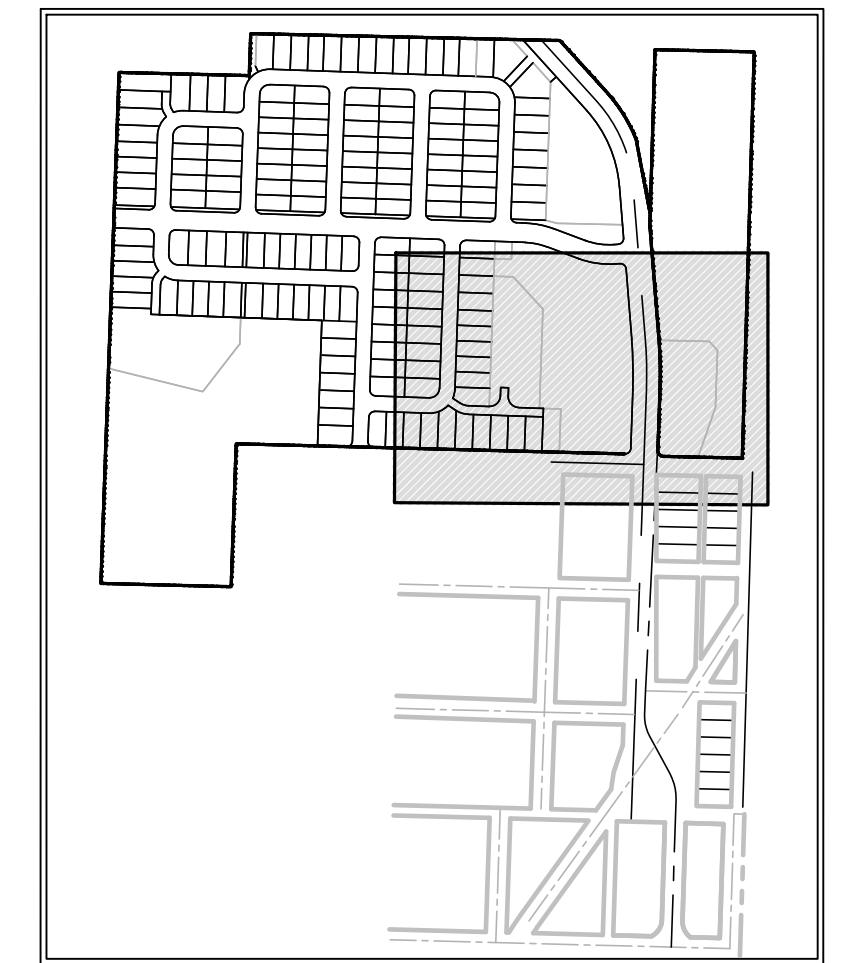
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



SCALE: 1" = 40'
CONTOUR INTERVAL = 2'



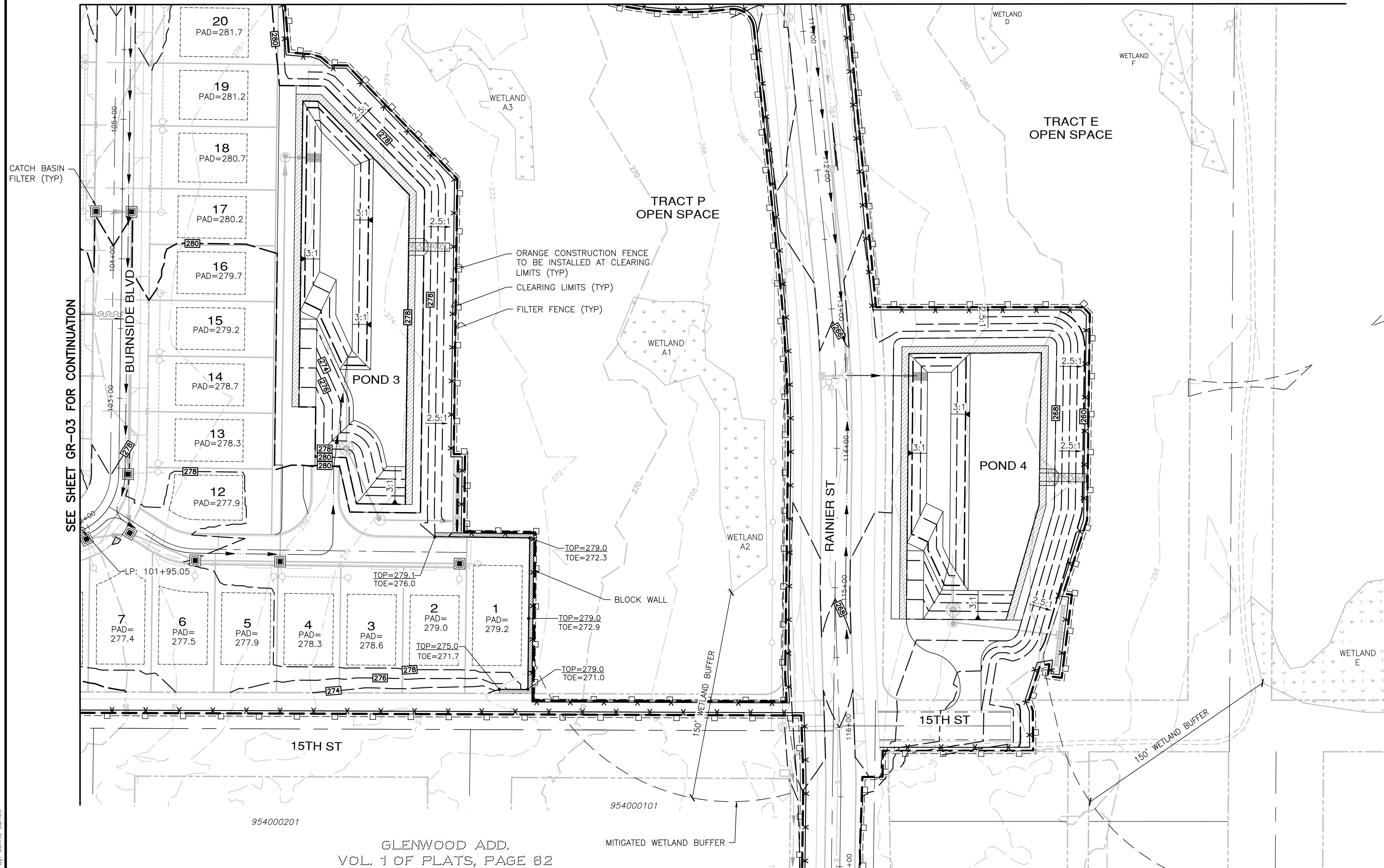
KEY MAP

LEGEND

- 200— EXISTING CONTOUR
- - -200- - - PROPOSED CONTOUR
- - - - - CLEARING LIMITS
- x x x FILTER FENCE
- - - - - ORANGE CONSTRUCTION FENCE

SEE SHEET GR-02 FOR CONTINUATION

SEE SHEET GR-05 FOR CONTINUATION



GLENWOOD ADD.
VOL. 1 OF PLATS, PAGE 82

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GR-04
17 OF 90 SHEETS



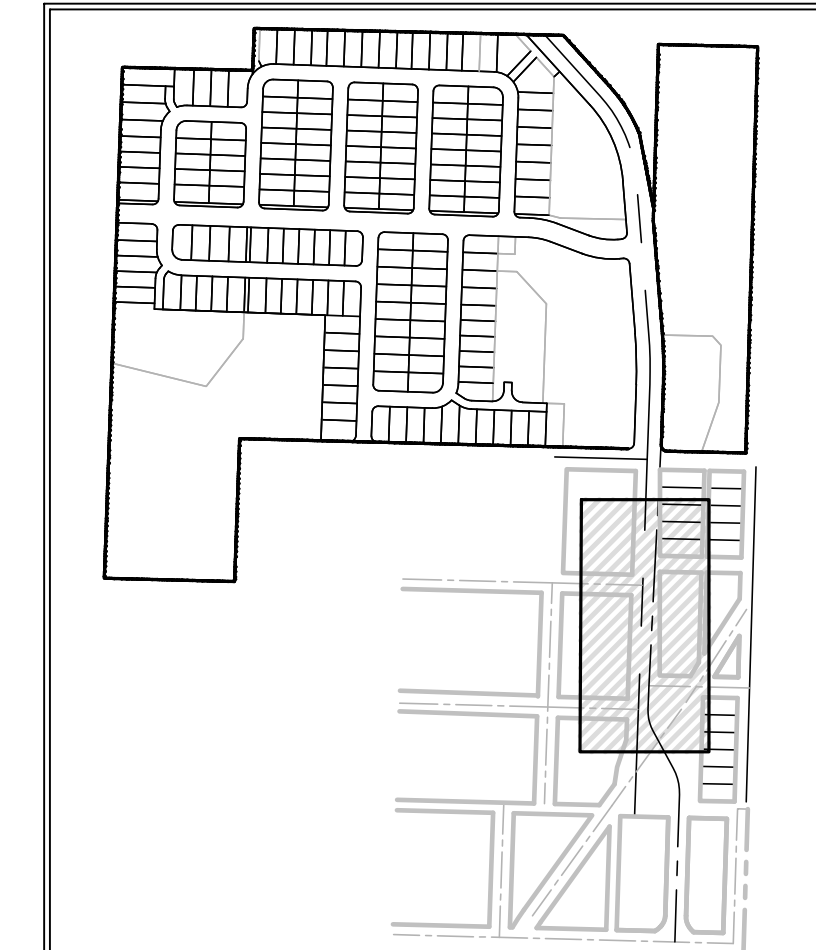
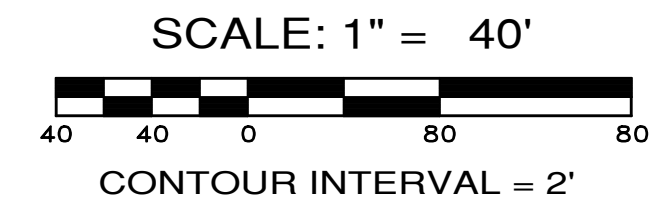
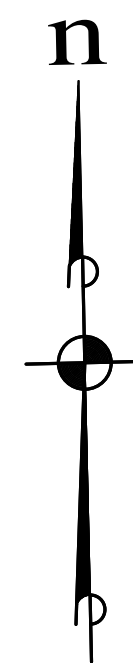
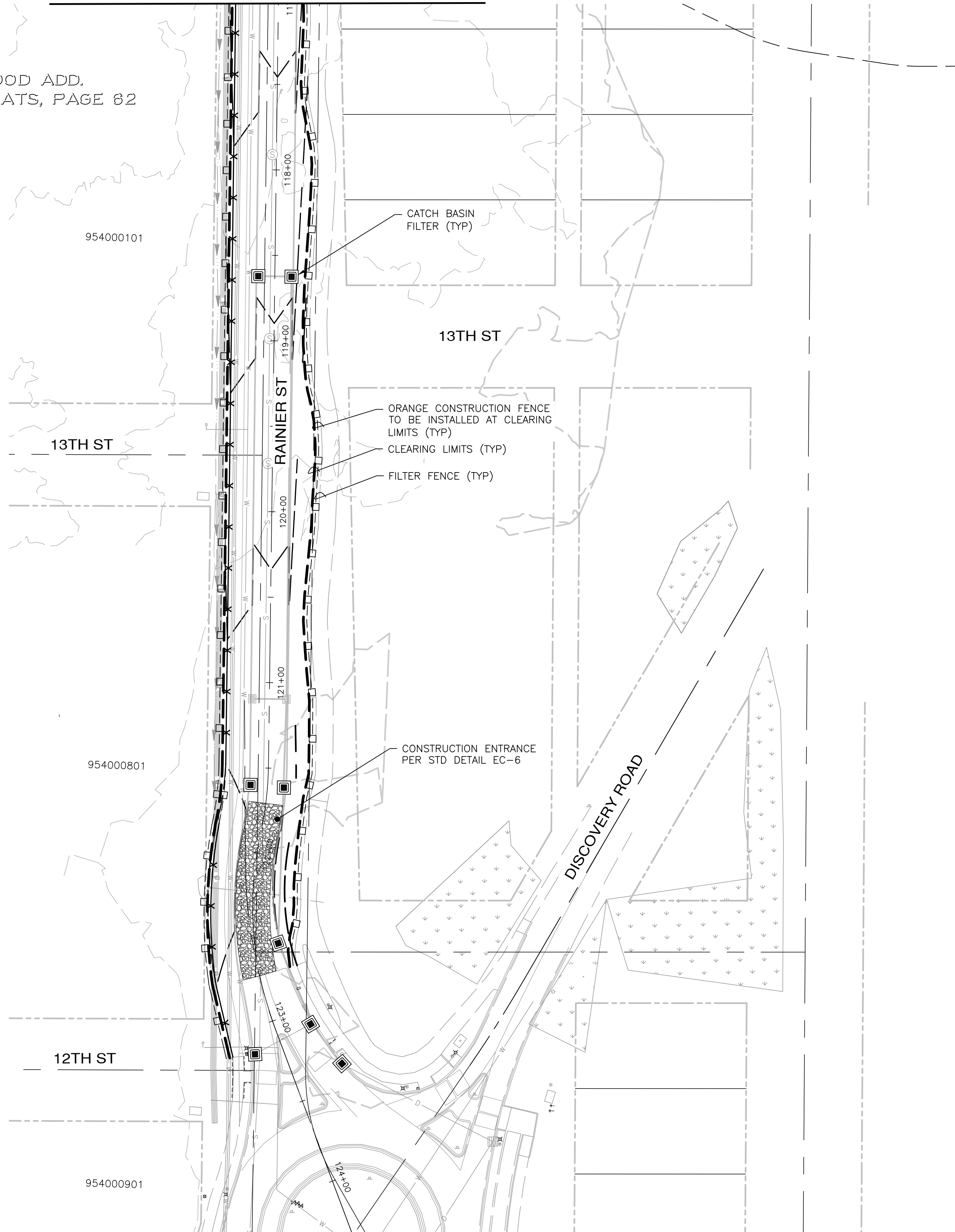
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SEE SHEET GR-04 FOR CONTINUATION

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VOL. 1 OF PLATS, PAGE 82



KEY MAP

LEGEND

- 200 — EXISTING CONTOUR
- - - 200 - - - PROPOSED CONTOUR
- - - - - CLEARING LIMITS
- x - x - FILTER FENCE
- □ - □ - ORANGE CONSTRUCTION FENCE



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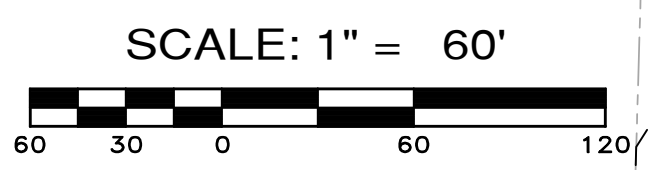
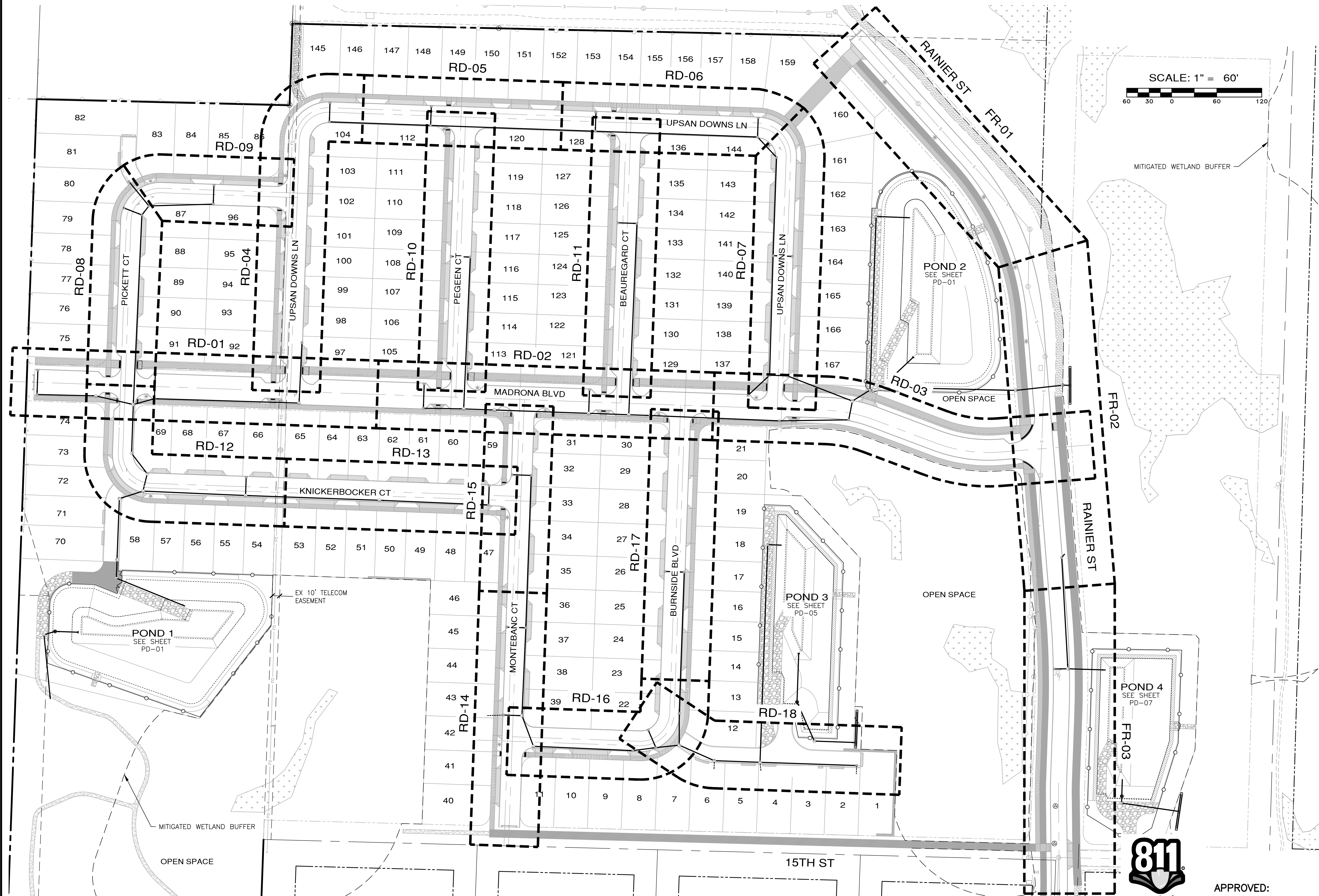
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GR-05
18 OF 90 SHEETS

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A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



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 42334
 04/08/2022

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 ROAD & STORM DRAINAGE SHEET INDEX

PORT TOWNSEND WASHINGTON

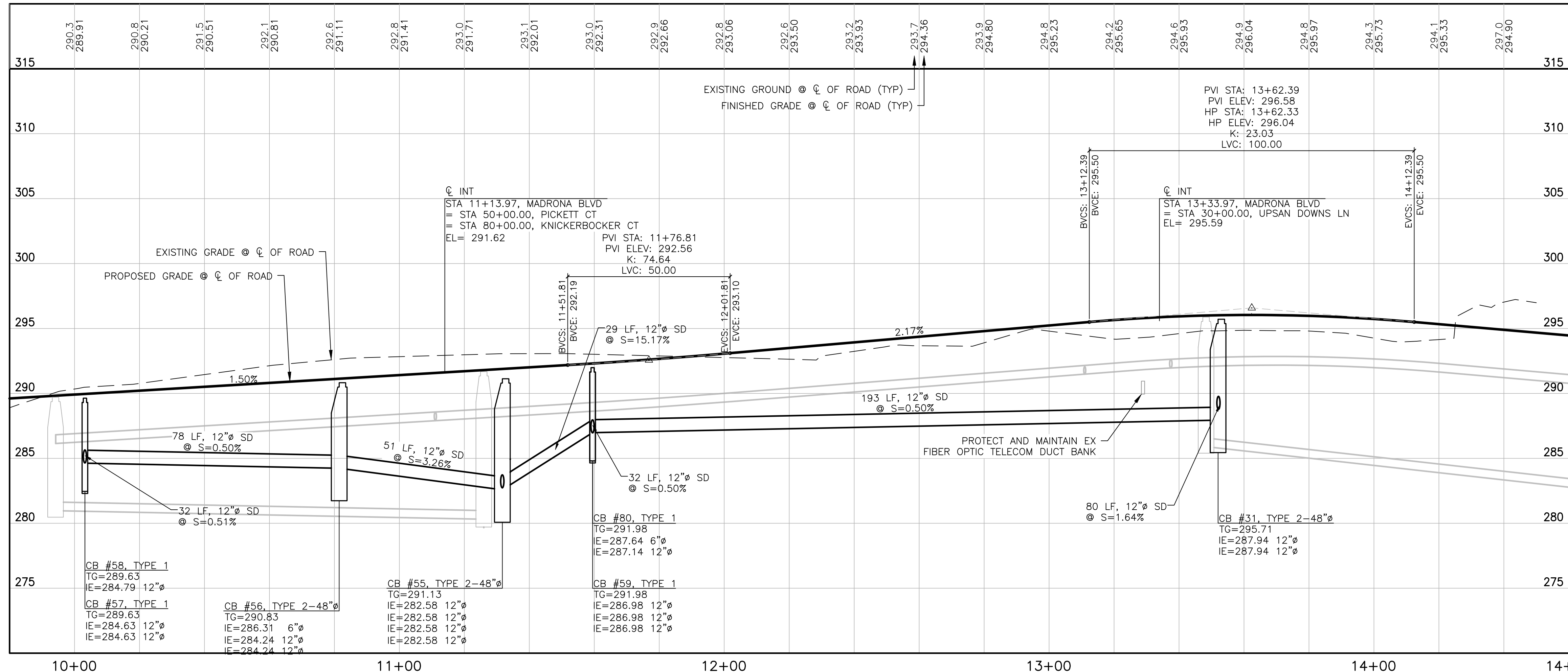
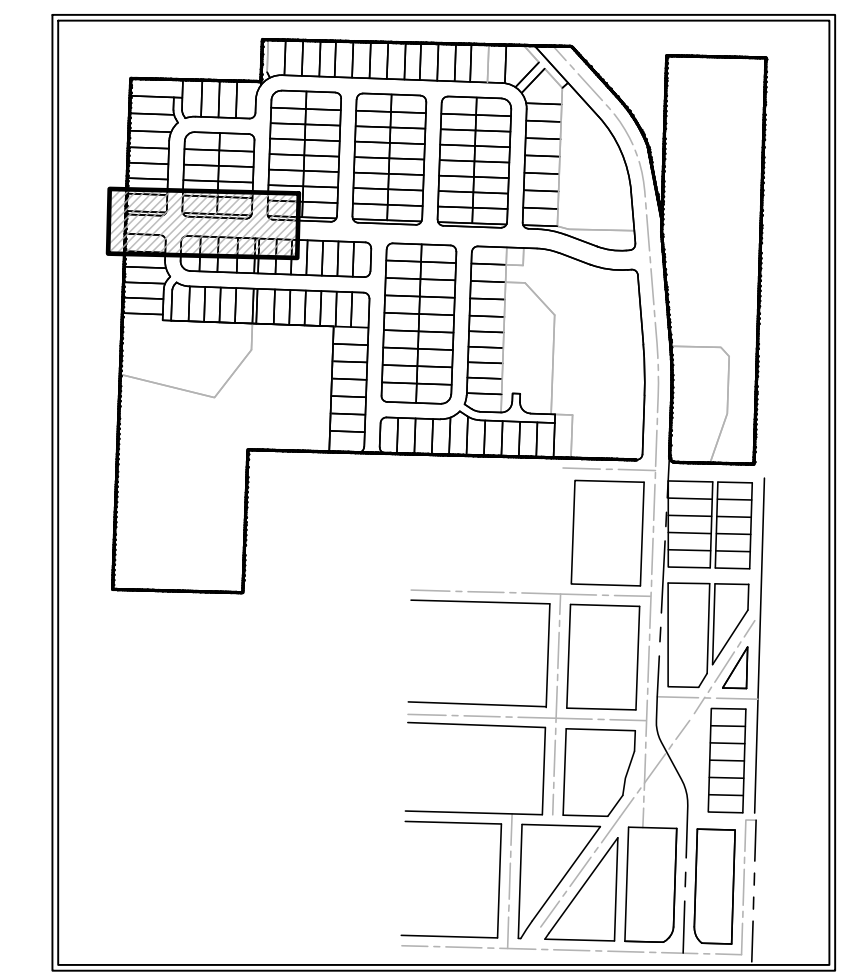
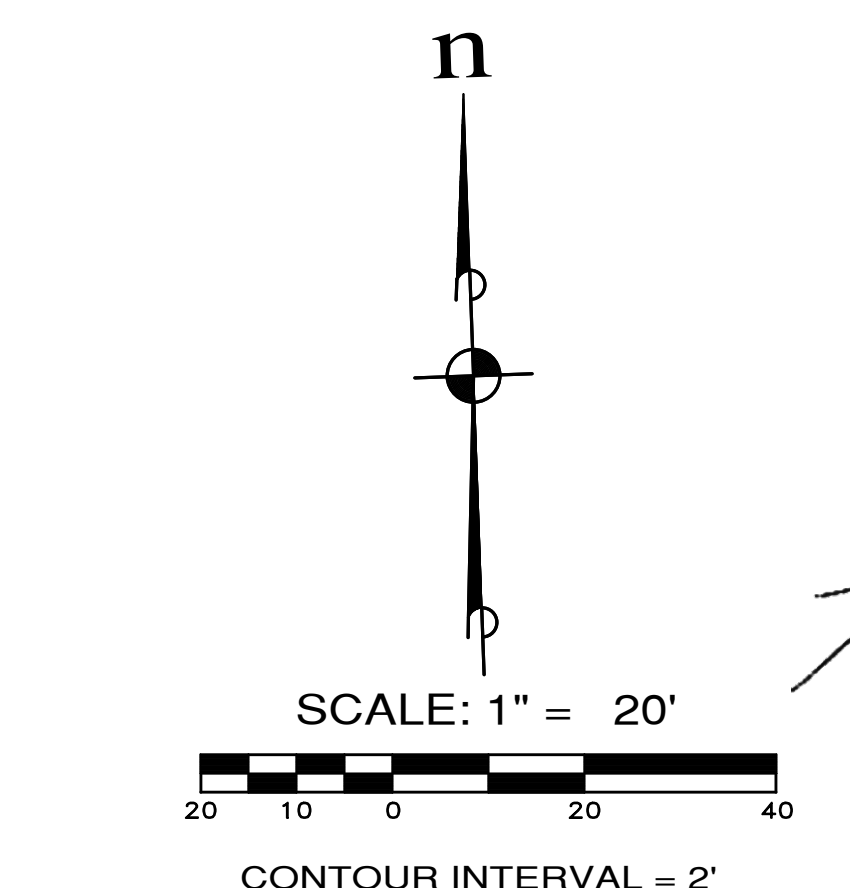
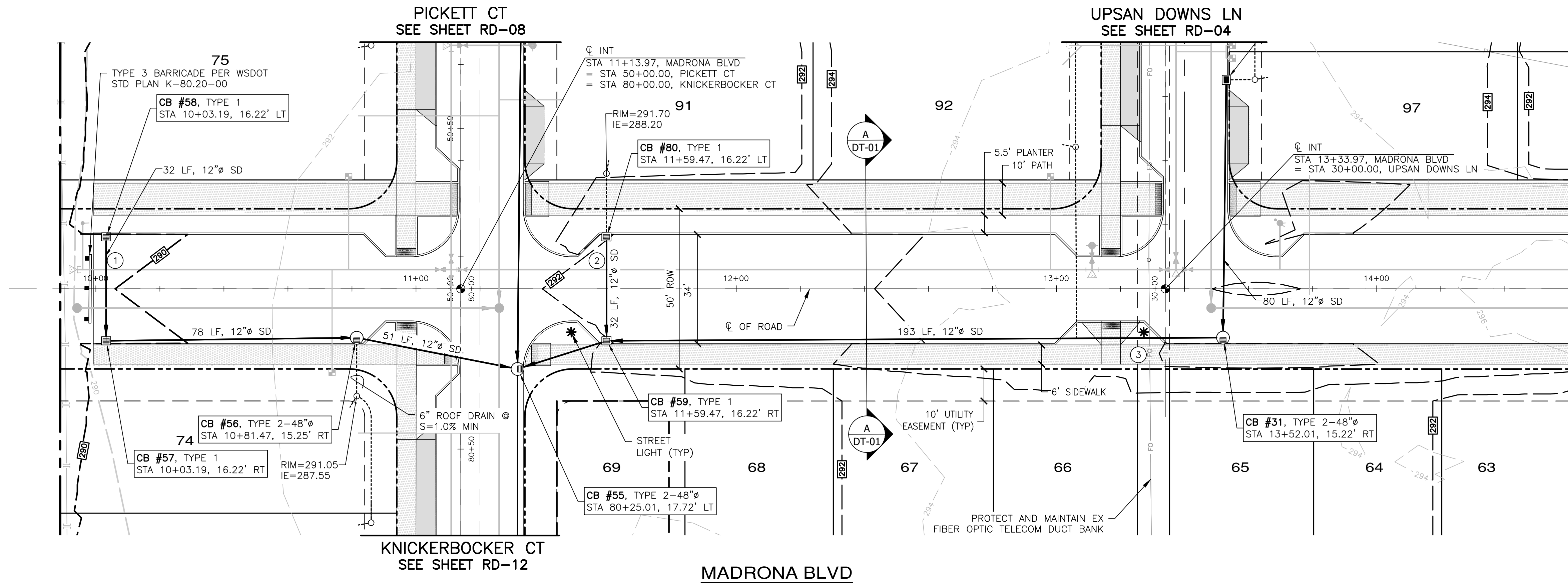
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 DWG. NAME: RD-KEY
 DESIGNED BY: TLS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 4/08/2022
 DATE OF PRINT:
 APPROVED: _____
 CITY OF PORT TOWNSEND DATE

811
 Know what's below.
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RD-KEY
 19 OF 90 SHEETS

File: \\esmc\ENR\ESM\JOBS\2090\003\021\plots\RD-KEY.dwg
 Plotted: 4/8/2022 2:38 PM
 Plotted By: Hugo Forda

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



MATCHLINE STA 14+60 SEE SHEET RD-02

MATCHLINE STA 14+60 SEE SHEET RD-02

- NOTES:**
- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
 - BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
 - SEE SHEET CR-04 AND CR-05 FOR INTERSECTION AND CURB RAMP DETAILS.

UTILITY CROSSING TABLE

1	8"Ø WATER BOTTOM=286.34
2	12"Ø SD TOP=285.74 CLEARANCE=0.6'
3	8"Ø WATER BOTTOM=288.68
4	12"Ø SD TOP=288.09 CLEARANCE=0.59'
5	EX TELCOM DUCT BANK BOTTOM=290.01
6	12"Ø SD TOP=288.83 CLEARANCE=1.18'



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CITY OF PORT TOWNSEND DATE _____

REVISIONS

NO.	DESCRIPTION/DATE	BY

TEYOR L. STEFF
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
04/08/2022

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3920 PARKWAY S, SUITE 505
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ROAD & STORM DRAINAGE PLAN & PROFILES

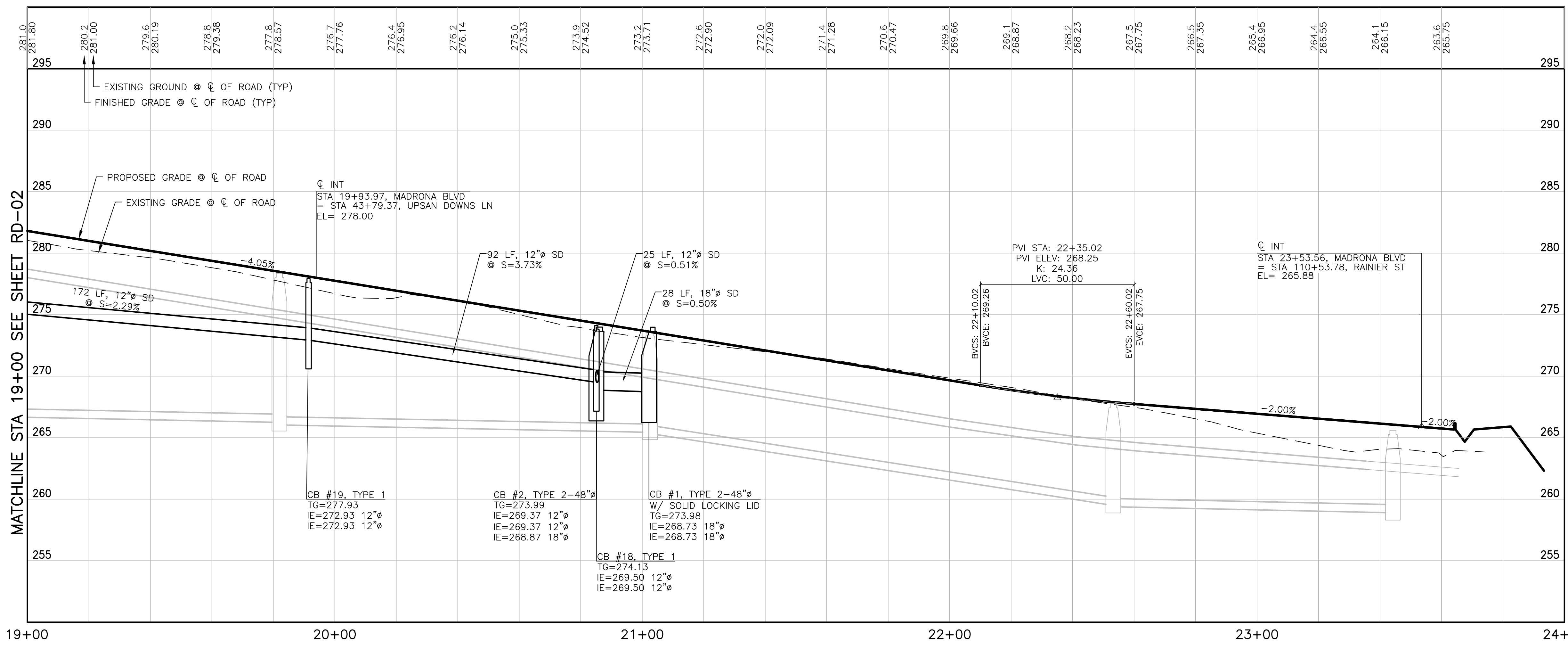
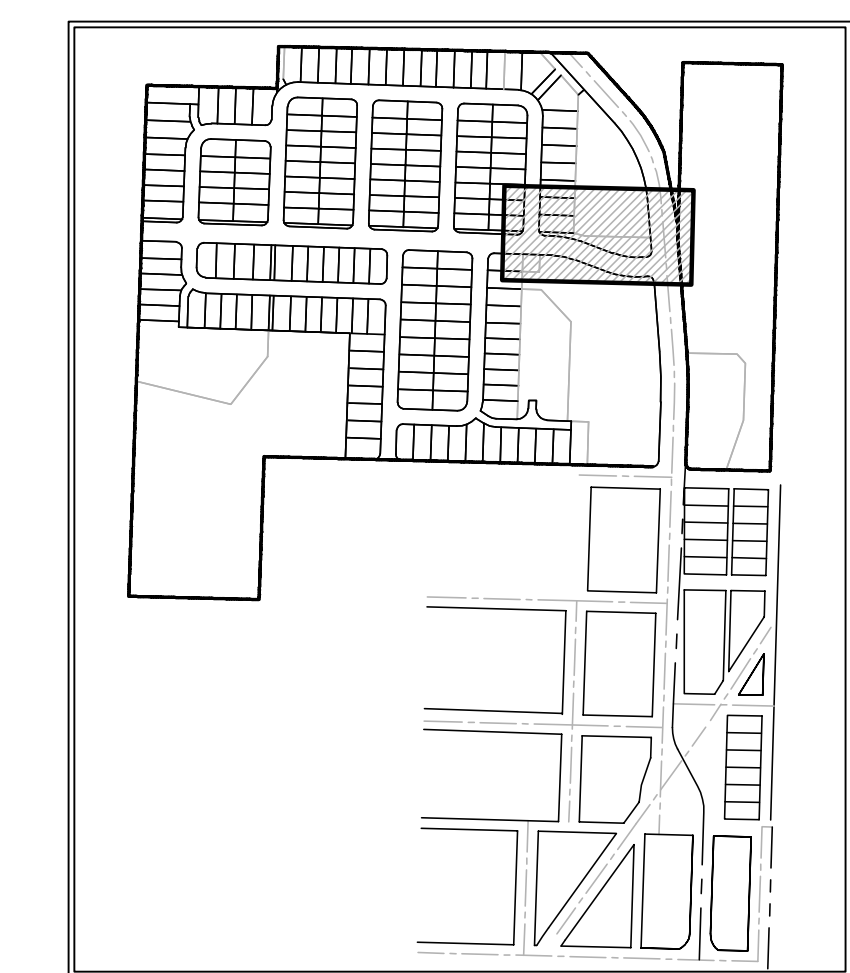
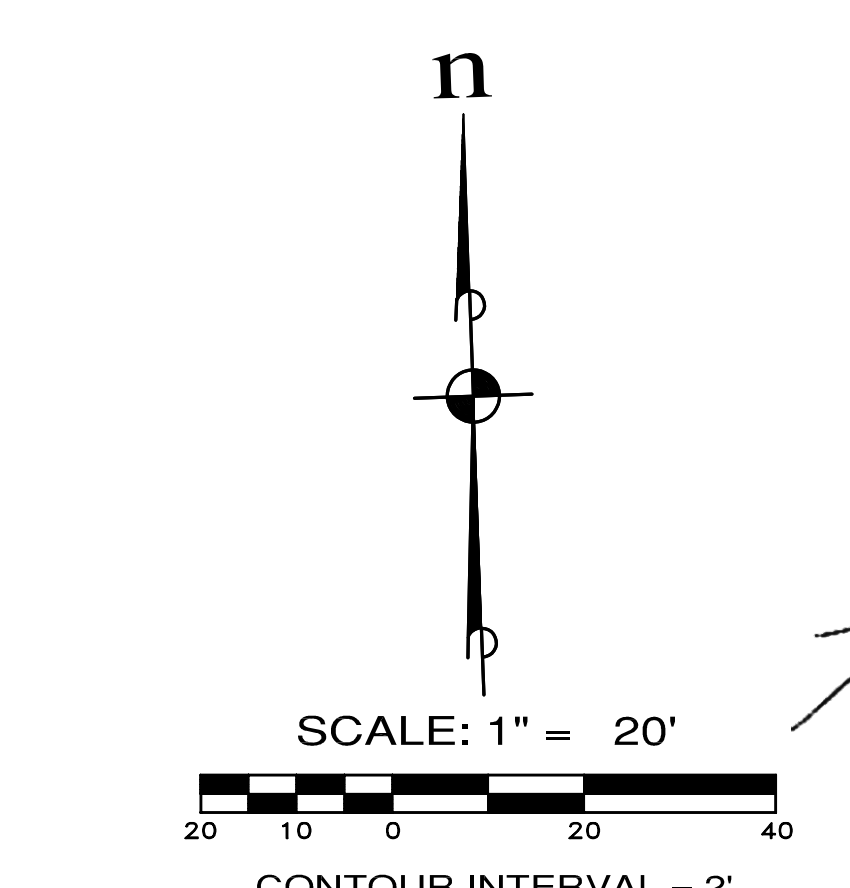
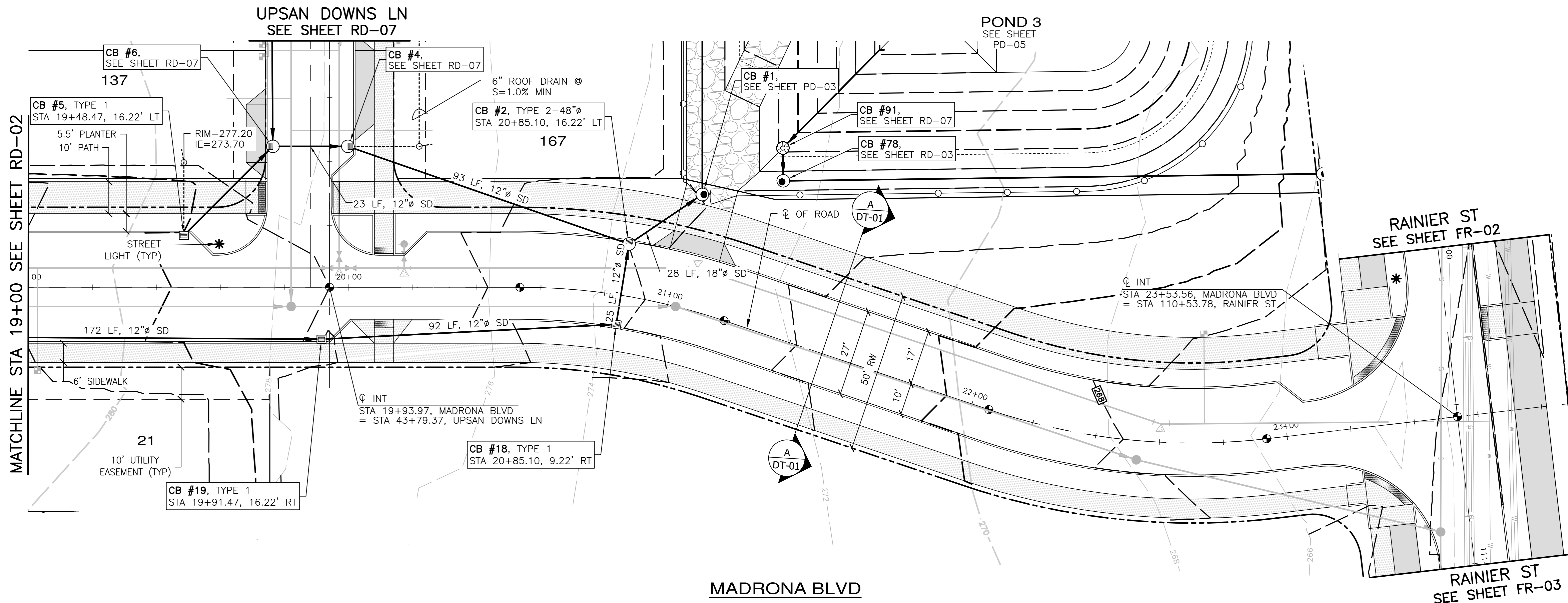
PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021
DWG. NAME: RD-01
DESIGNED BY: TJS
DRAWN BY: CLR
CHECKED BY: _____
DATE: 4/08/2022
DATE OF PRINT: _____

RD-01
20 OF 90 SHEETS

File: \\vermo\ENR\ESM-JOES\2090\003\021\Notes\RD-01.dwg
Plotted: 4/25/2022 3:30 PM
Plotted By: Brandon Pitts

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



- NOTES:**
- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
 - BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
 - SEE SHEET CR-10 AND CR-11 FOR INTERSECTION AND CURB RAMP DETAILS.



APPROVED: _____
CITY OF PORT TOWNSEND DATE _____

REVISIONS		
NO.	DESCRIPTION/DATE	BY

TREVOR L. STIFF
STATE OF WASHINGTON
42334 REGISTERED
PROFESSIONAL ENGINEER
04/08/2022

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3900 1st Ave S, Ste 205
Federal Way, WA 98003
www.esmcivil.com

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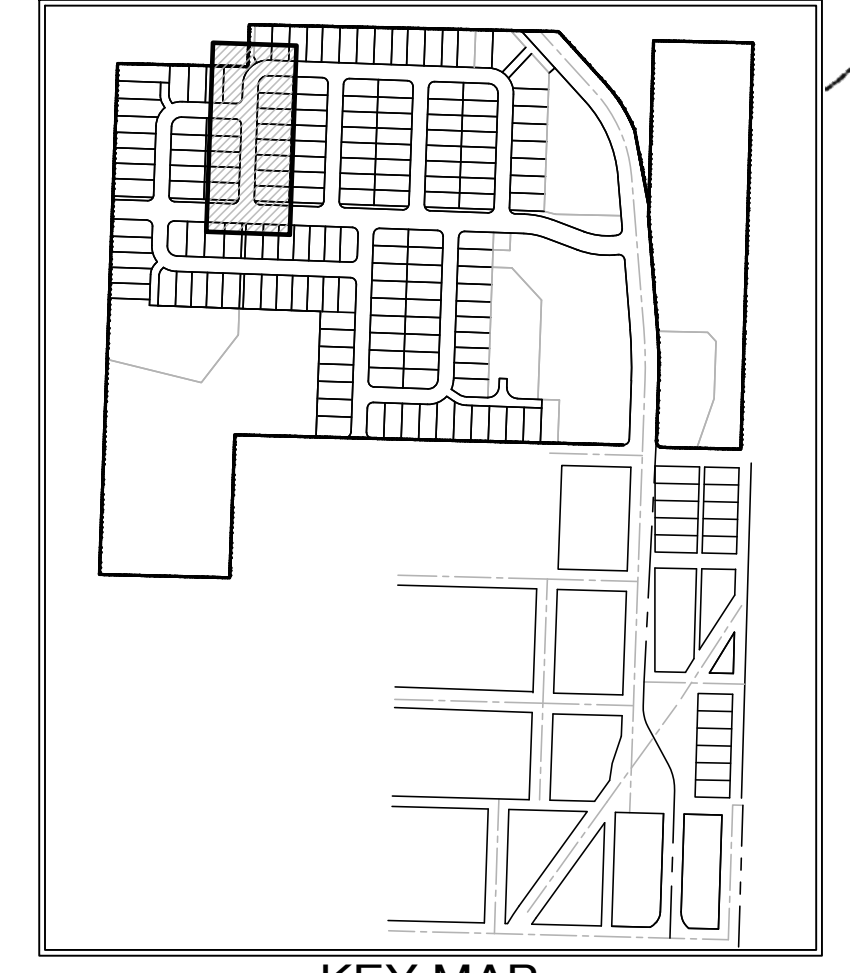
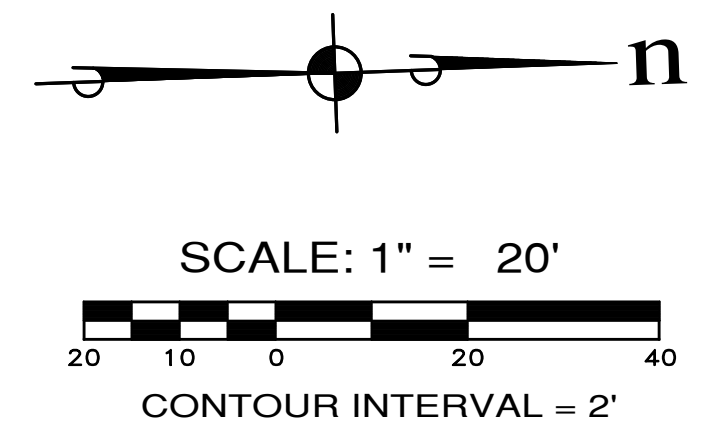
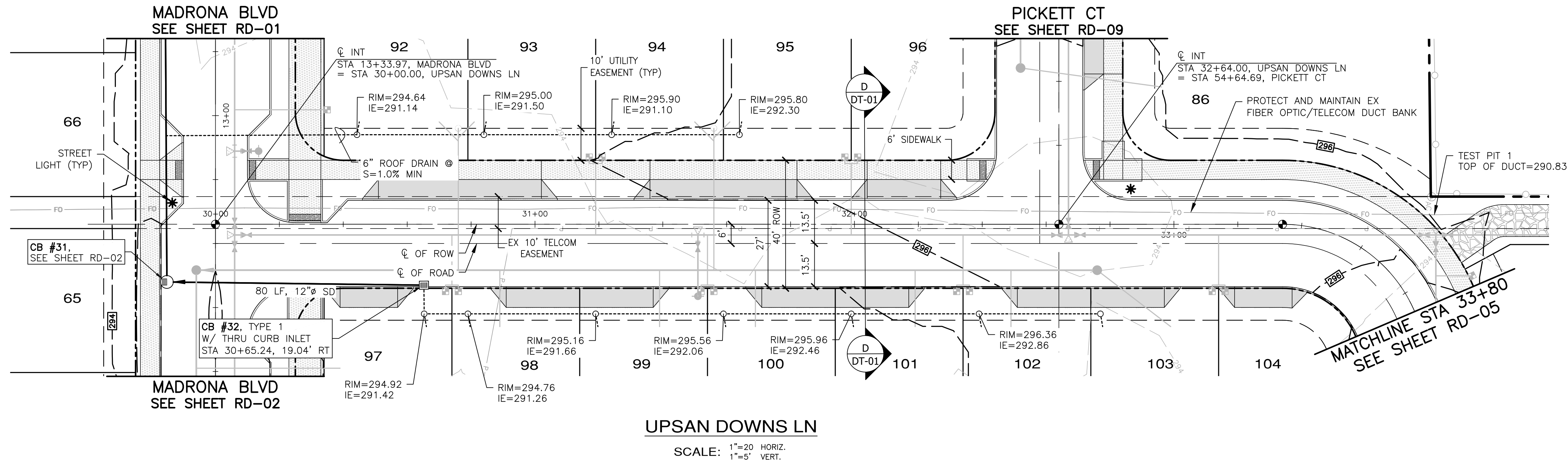
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PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021
DWG. NAME: RD-03
DESIGNED BY: TLS
DRAWN BY: CLR
CHECKED BY: _____
DATE: 4/08/2022
DATE OF PRINT: _____

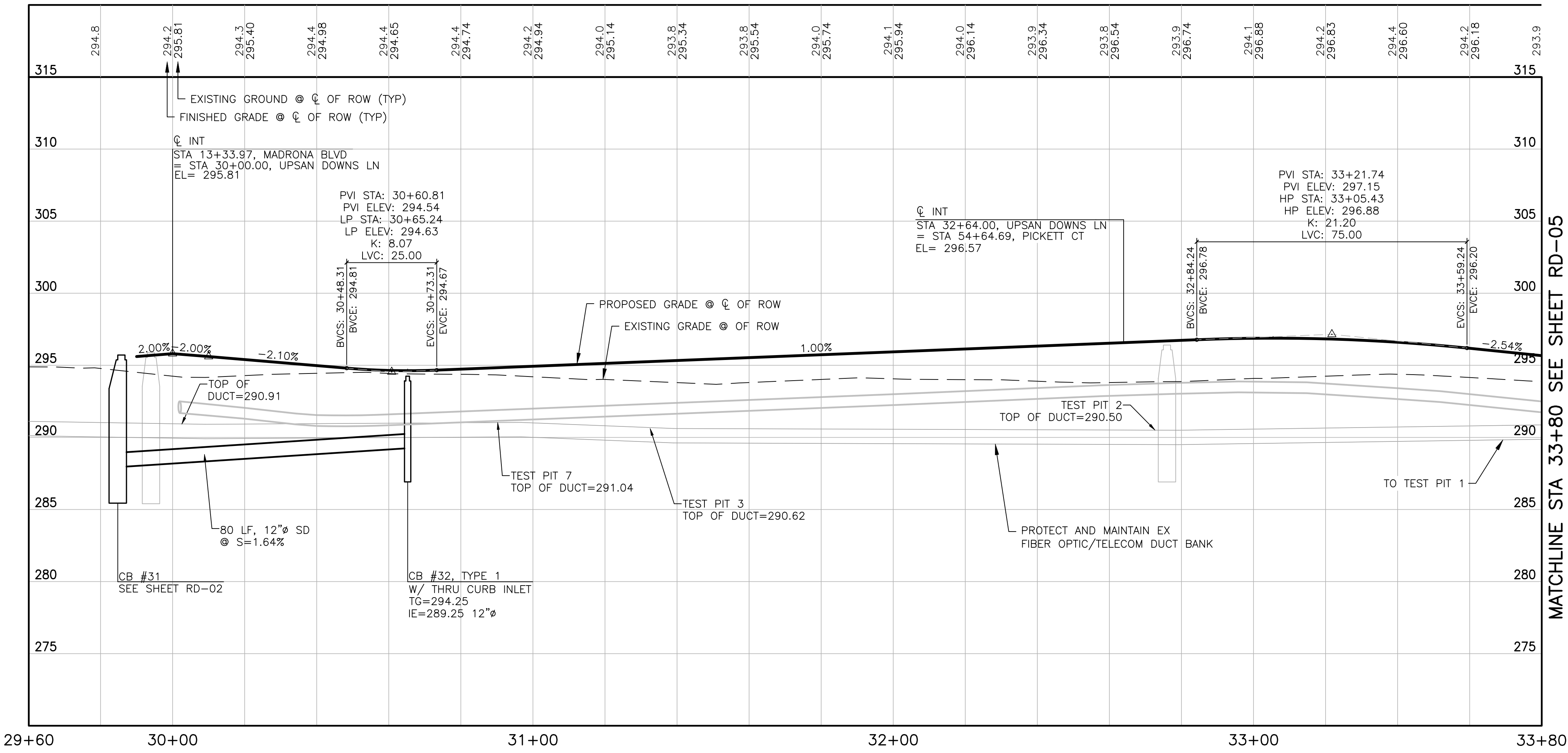
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22 OF 90 SHEETS

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Plotted: 4/26/2022 3:21 PM
Plotted By: Brandon Pitts

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



UPSAN DOWNS LN
SCALE: 1"=20' HORIZ.
1"=5' VERT.



- NOTES:**
- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
 - BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
 - SEE SHEET CR-05 AND CR-01 FOR INTERSECTION AND CURB RAMP DETAILS.

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ROAD & STORM DRAINAGE PLAN & PROFILES

PORT TOWNSEND

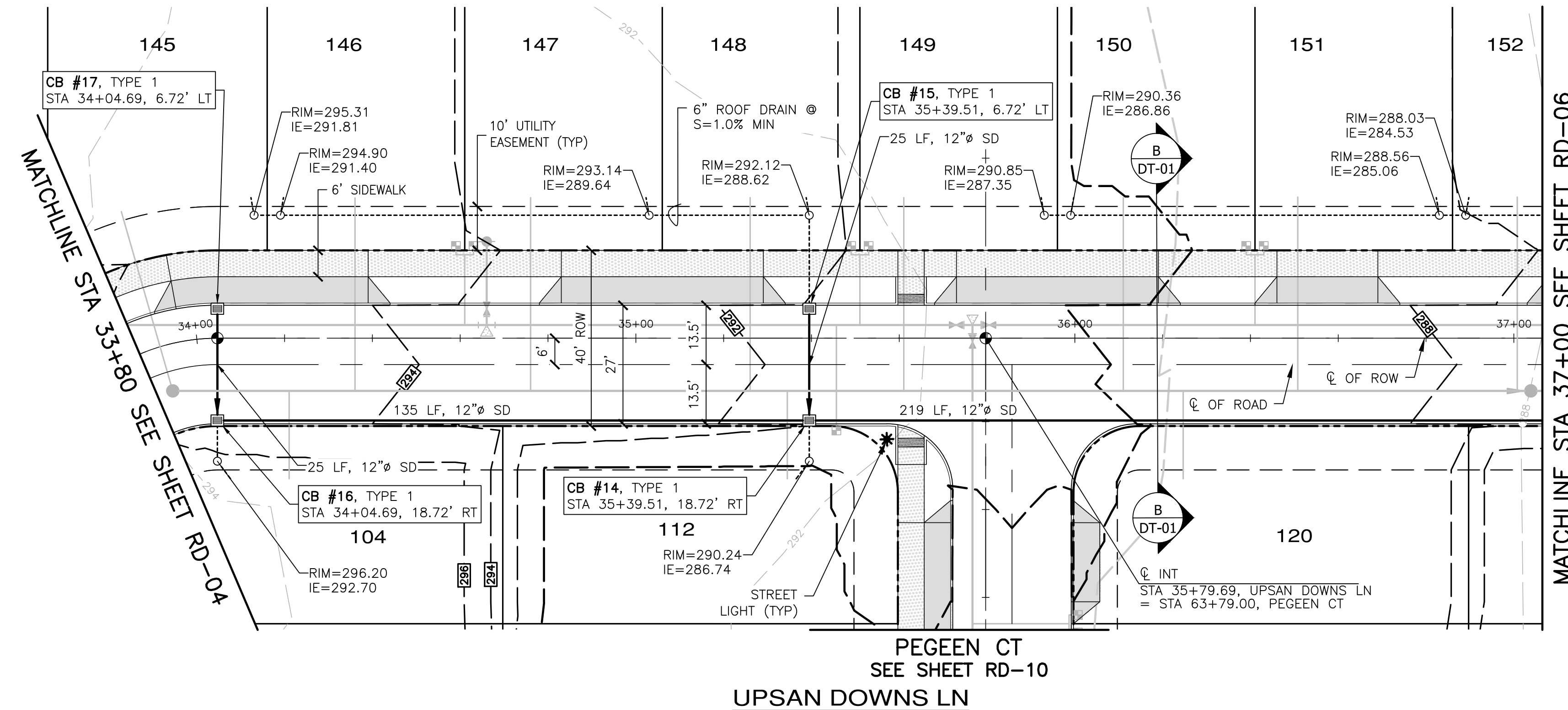
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DWG. NAME:	RD-04
DESIGNED BY:	TLS
DRAWN BY:	CLR
CHECKED BY:	
DATE:	4/08/2022
DATE OF PRINT:	



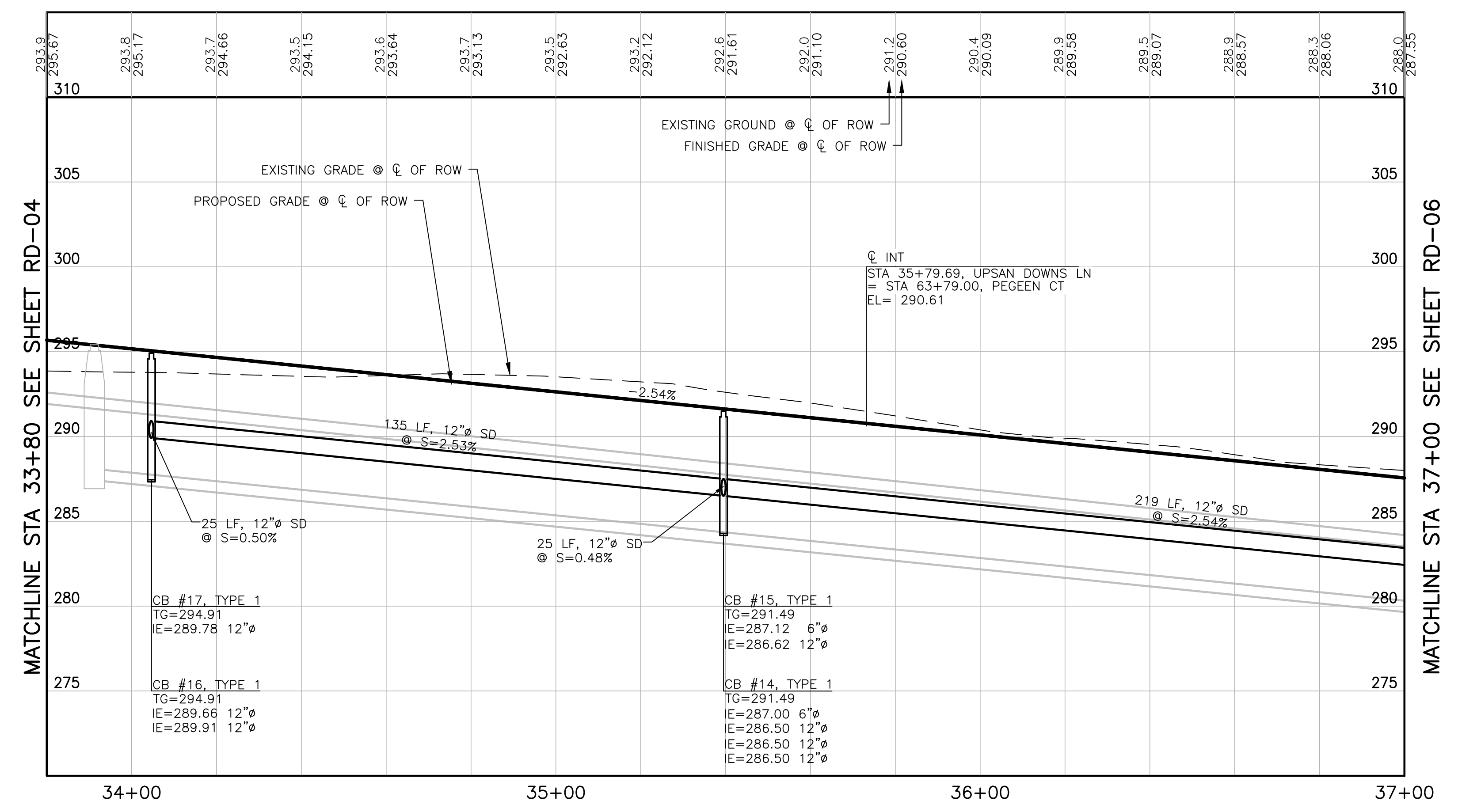
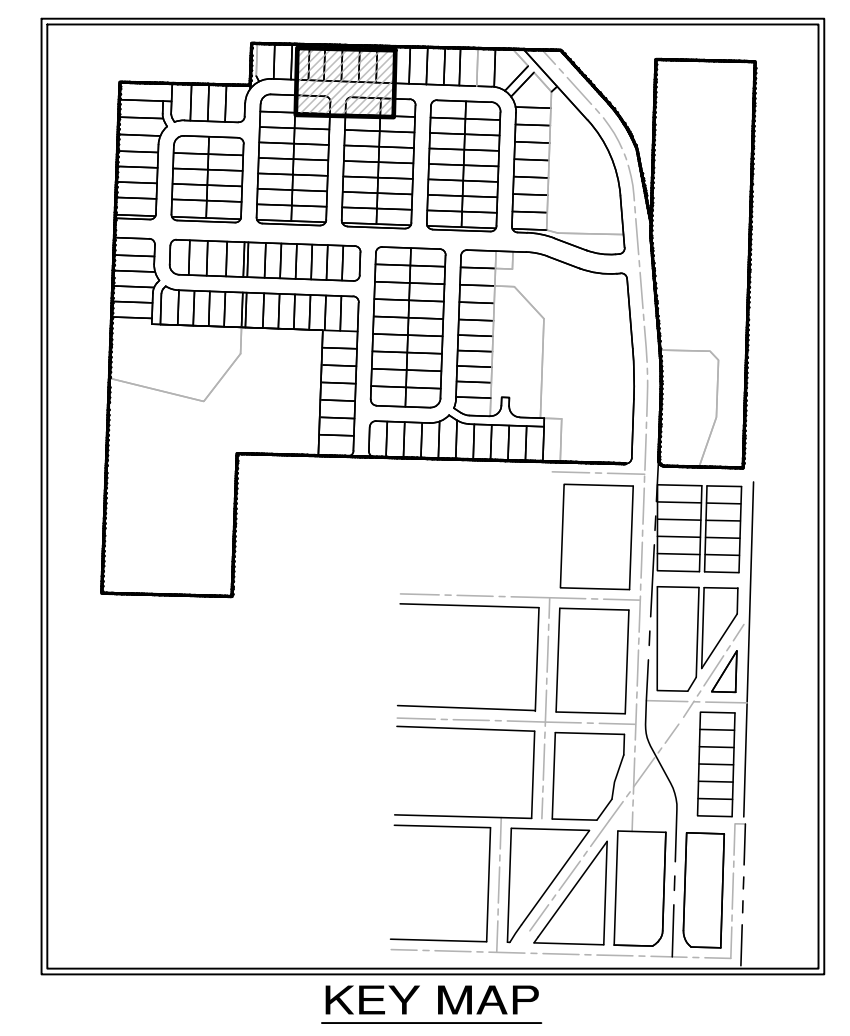
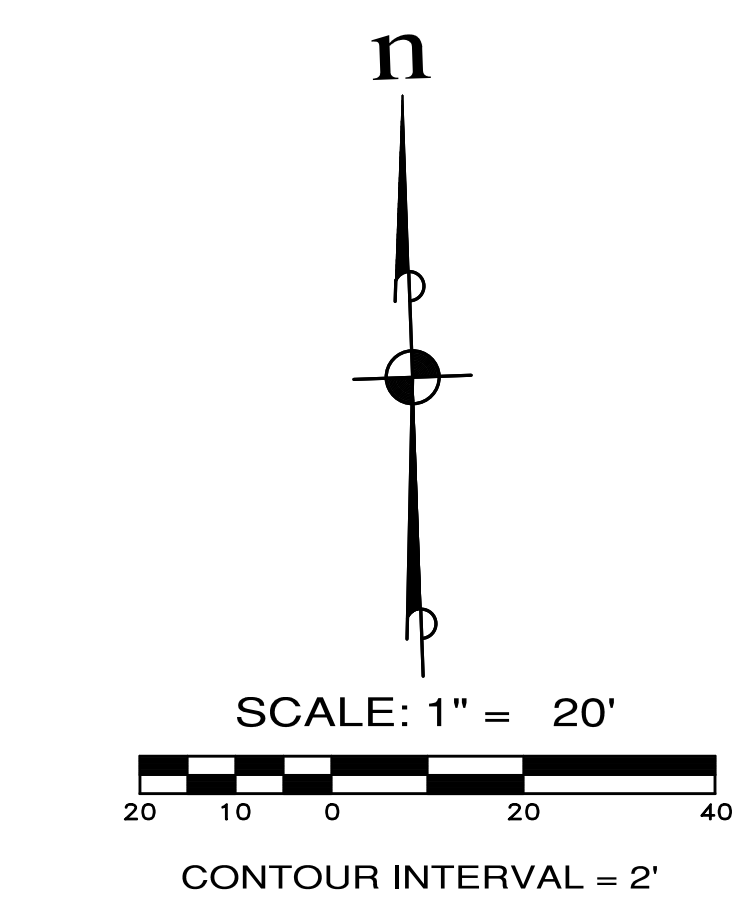
APPROVED: _____
CITY OF PORT TOWNSEND
DATE _____

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Plotted By: Corinne Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



SCALE: 1"=20' HORIZ.
1"=5' VERT.



- NOTES:**
- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
 - BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
 - SEE SHEET CR-02 FOR INTERSECTION AND CURB RAMP DETAILS.



APPROVED: _____
CITY OF PORT TOWNSEND DATE

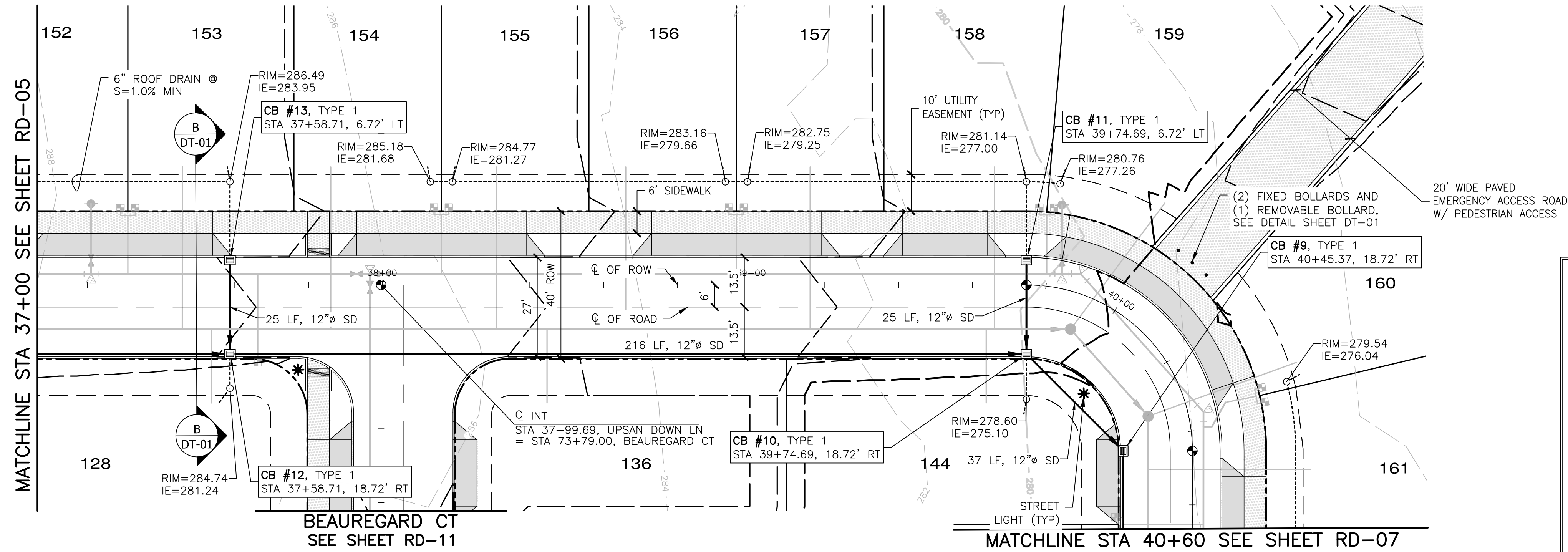
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 FEDERAL WAY (253) 838-6113
 EVERETT (425) 251-9900
 04/08/2022
 TREVOR L. STIFF
 STATE OF WASHINGTON
 REGISTERED PROFESSIONAL ENGINEER

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 ROAD & STORM DRAINAGE PLAN & PROFILES
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 JOB NO.: 2090-003-021
 DWG. NAME: RD-05
 DESIGNED BY: TLS
 DRAWN BY: CLR
 CHECKED BY: _____
 DATE: 4/08/2022
 DATE OF PRINT: _____
RD-05
 24 OF 90 SHEETS

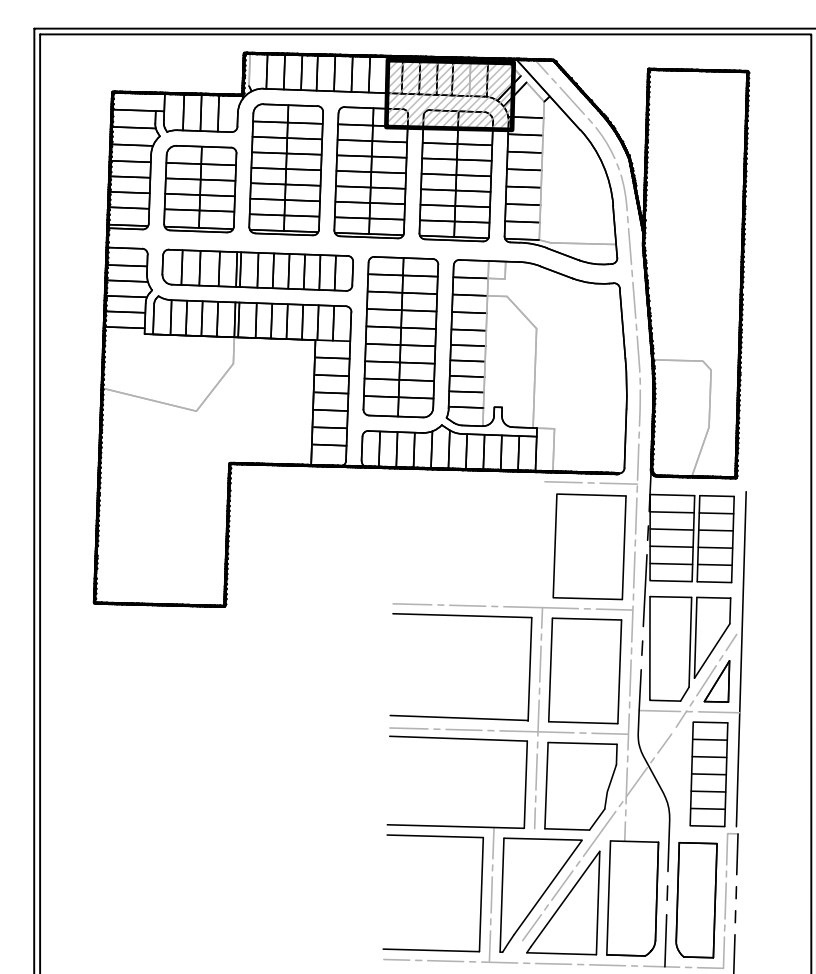
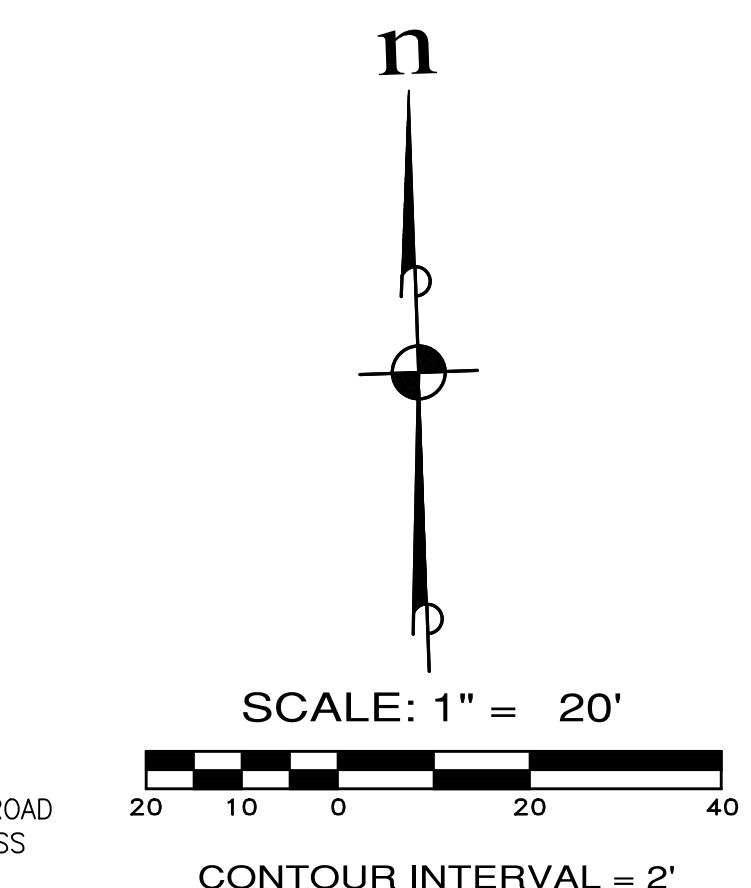
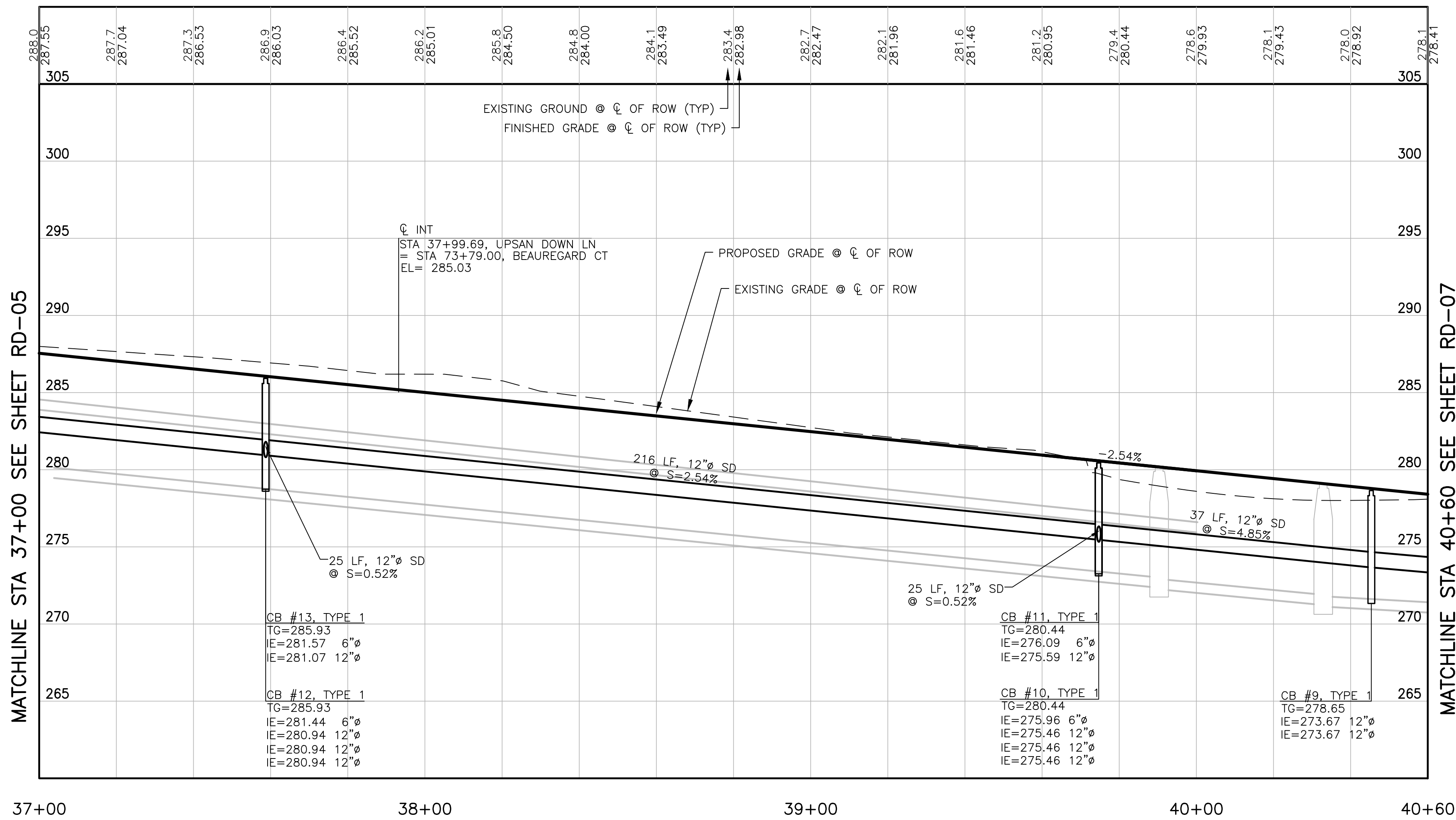
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 Plotted: 4/7/2022 8:11 PM
 Plotted By: Corinne Corbett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



UPSAN DOWNS LN

SCALE: 1"=20' HORIZ.
1"=5' VERT.



- NOTES:**
- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
 - BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
 - SEE SHEET CR-03 FOR INTERSECTION AND CURB RAMP DETAILS.



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CITY OF PORT TOWNSEND DATE _____

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NO.	DESCRIPTION/DATE	BY

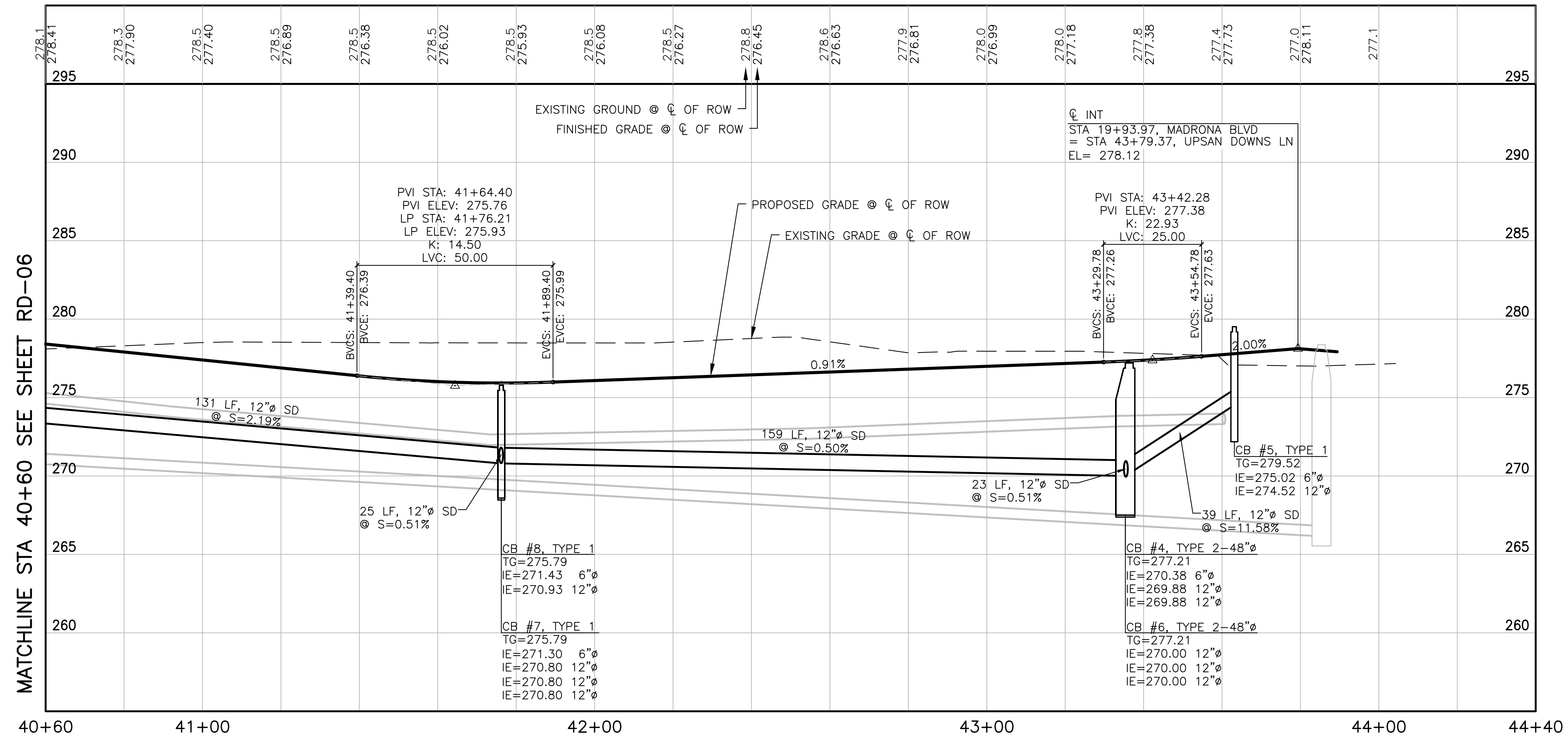
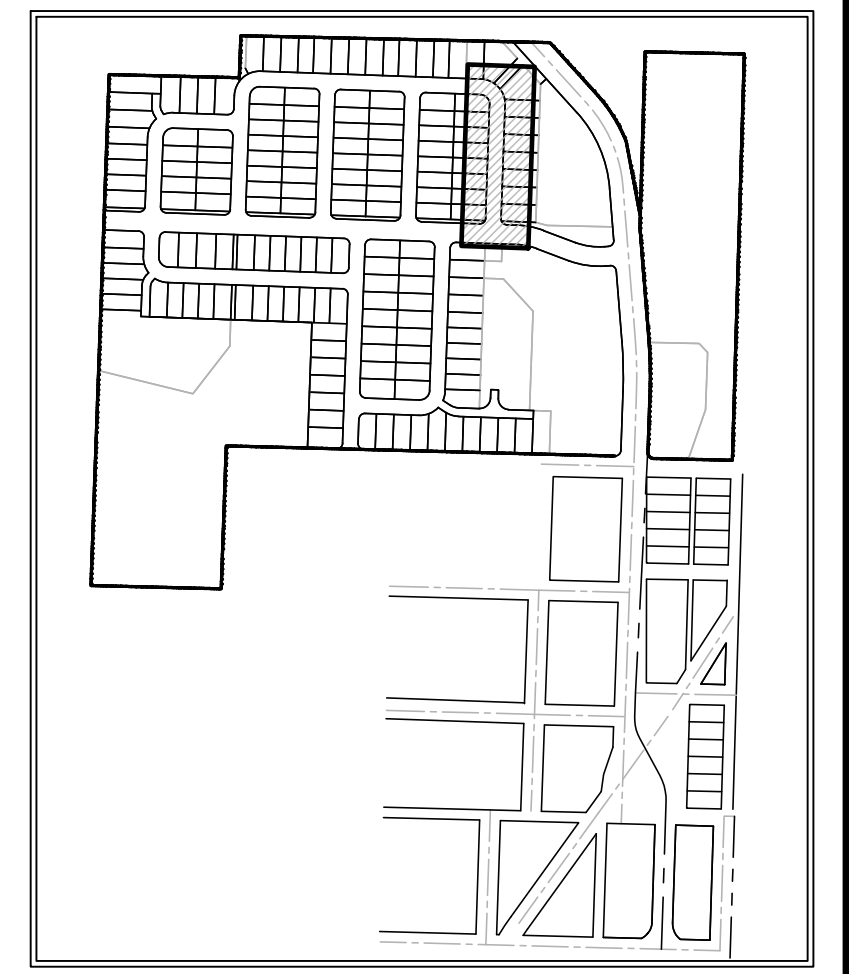
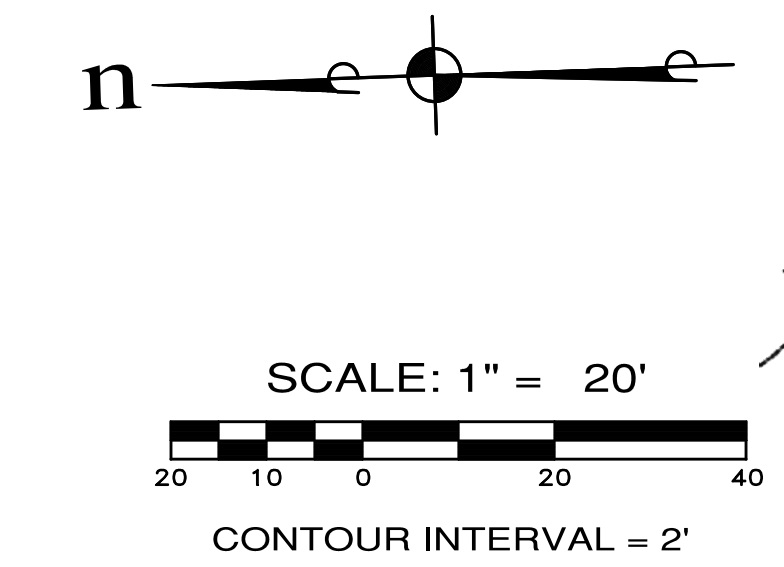
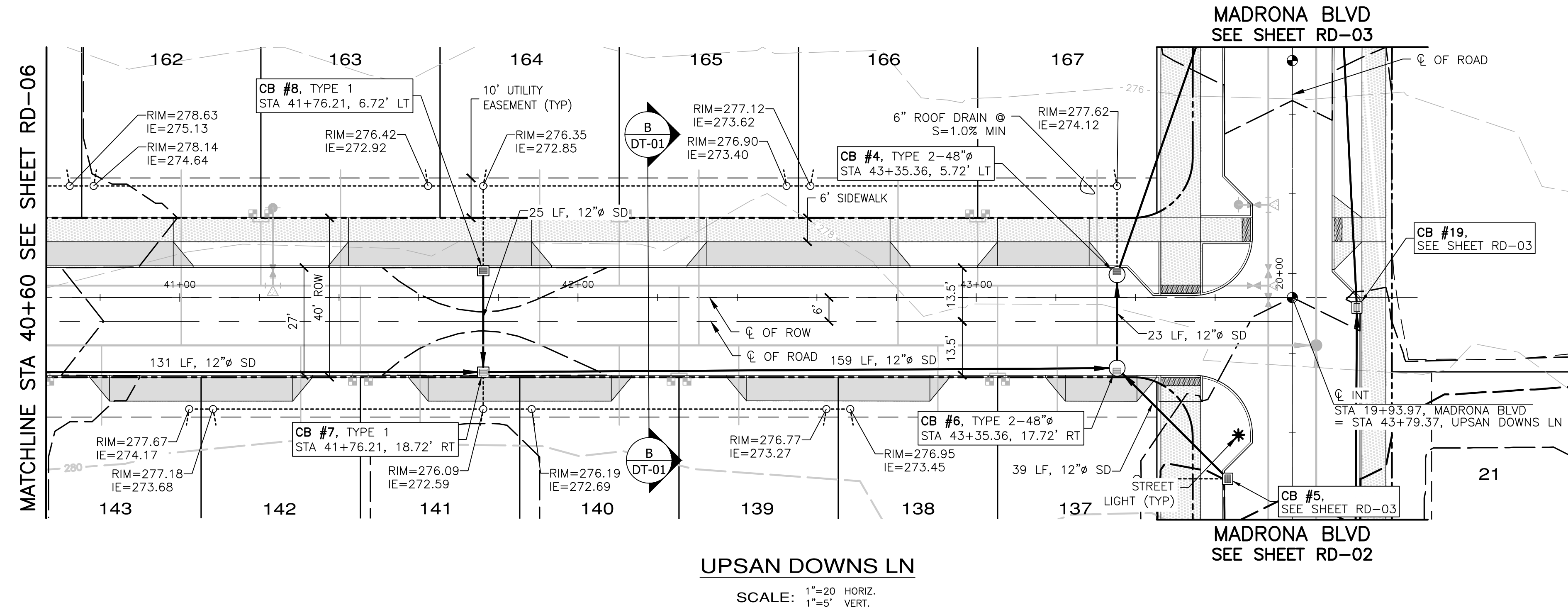
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 ROAD & STORM DRAINAGE PLAN & PROFILES
 PORT TOWNSEND WASHINGTON

JOB NO.:	2090-003-021
DWG. NAME:	RD-06
DESIGNED BY:	TL
DRAWN BY:	CLR
CHECKED BY:	
DATE:	4/08/2022
DATE OF PRINT:	
RD-06	25 OF 90 SHEETS

File: \\esmb\ENR\ESM-003\2090\003\021\plots\RD-06.dwg
 Plotted: 4/8/2022 2:31 PM
 Plotted By: Connie Corbett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



- NOTES:**
- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
 - BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
 - SEE SHEET CR-10 FOR INTERSECTION AND CURB RAMP DETAILS.



APPROVED: _____
CITY OF PORT TOWNSEND DATE _____

REVISIONS		
NO.	DESCRIPTION/DATE	BY

TREVOR L. STIFF
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
42334
04/08/2022

ESM CONSULTING ENGINEERS, LLC
305 FEDERAL WAY
FEDERAL WAY, WA 98003
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WASHINGTON

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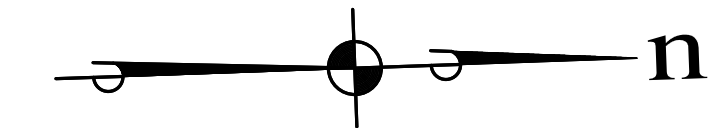
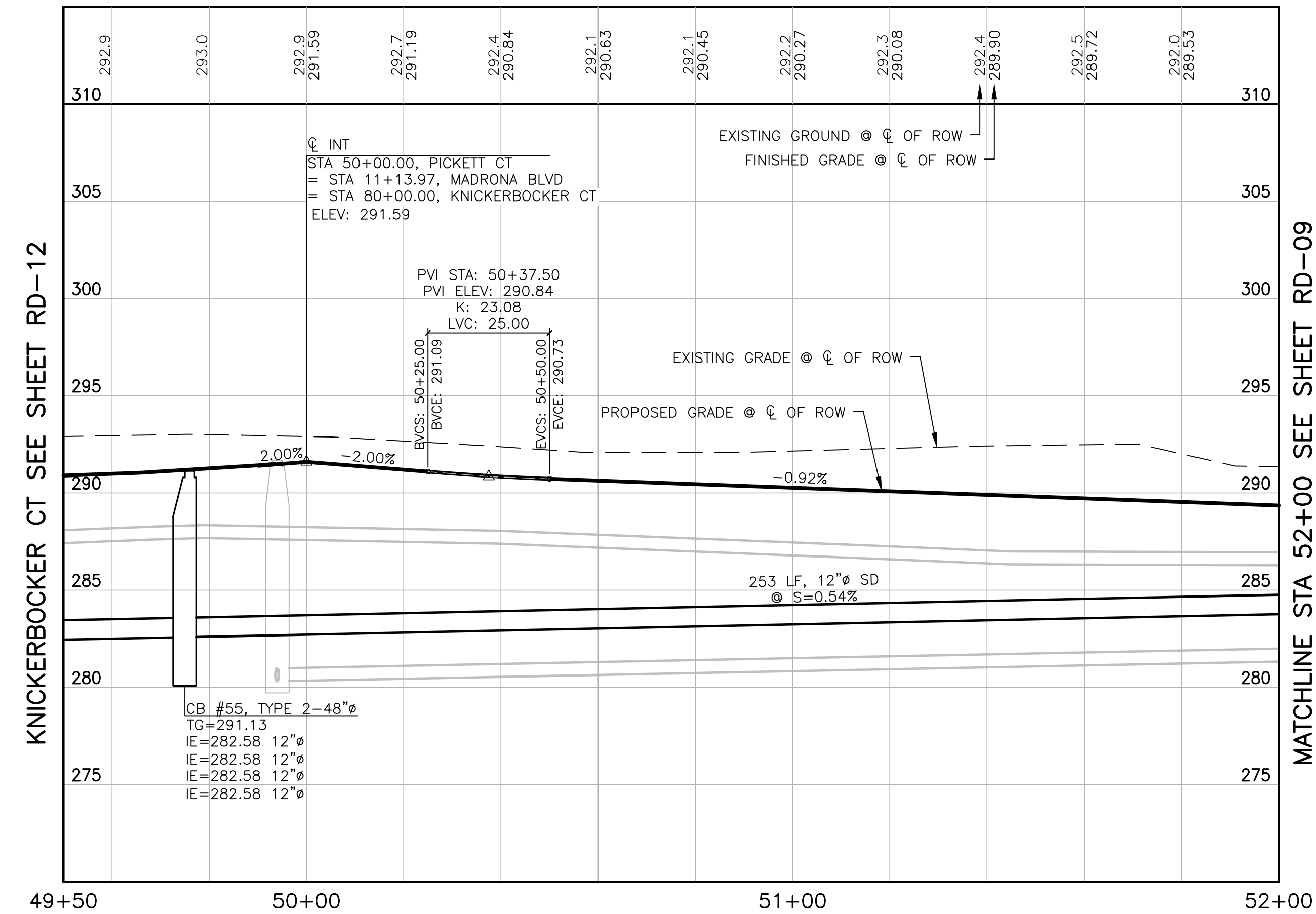
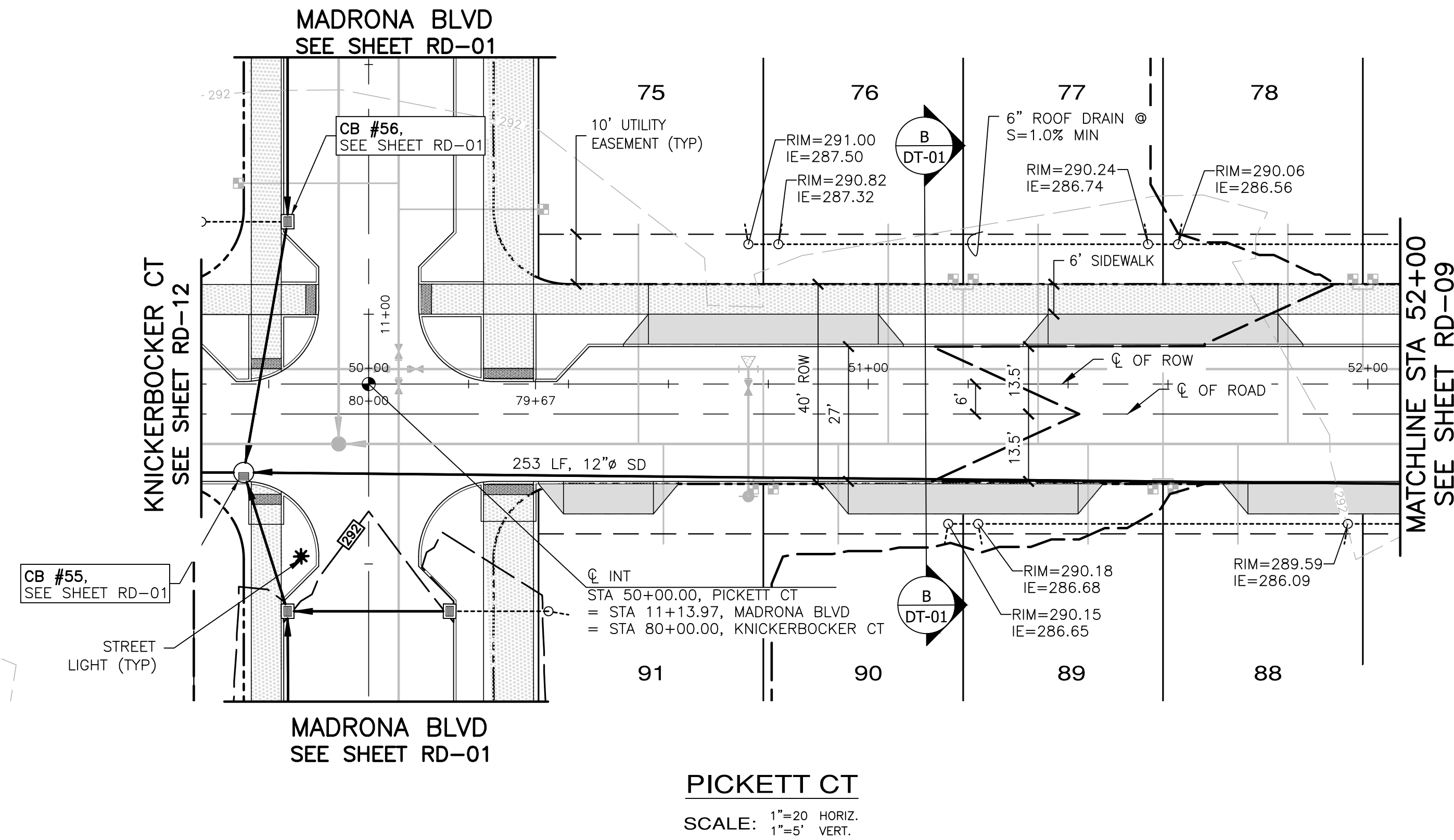
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DATE: 4/08/2022
DATE OF PRINT: _____

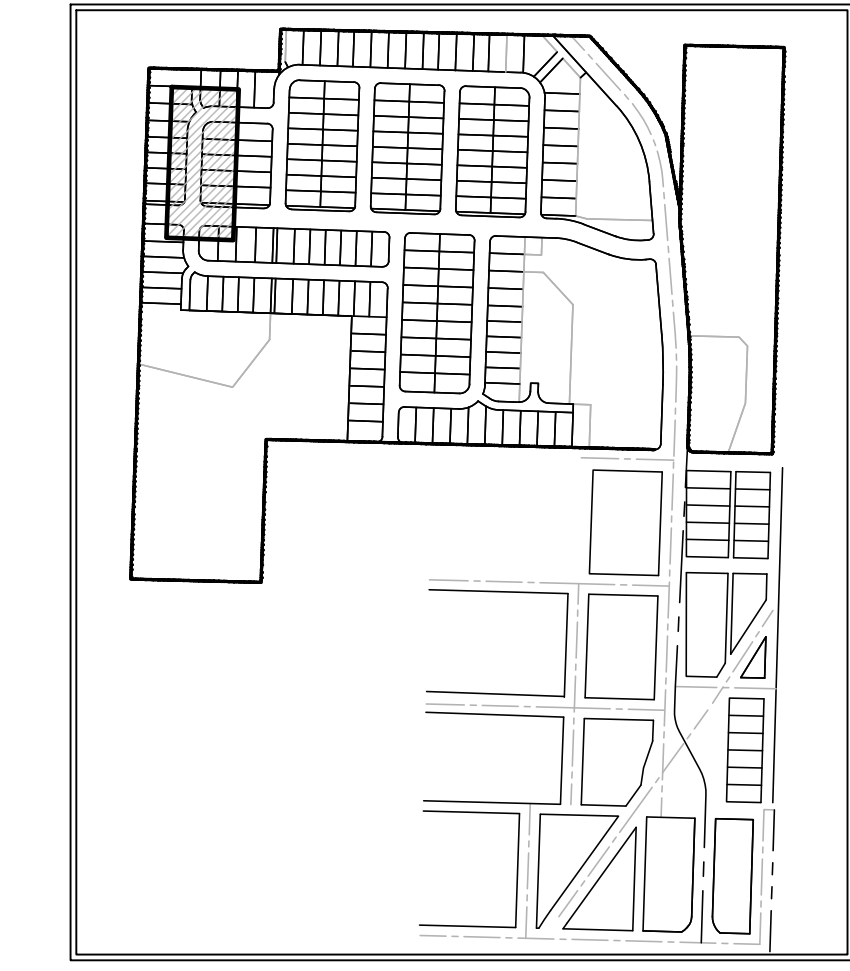
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26 OF 90 SHEETS

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Plotted By: Connie Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



SCALE: 1" = 20'
20 10 0 20 40
CONTOUR INTERVAL = 2'



- NOTES:**
- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
 - BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
 - SEE SHEET CR-04 FOR INTERSECTION AND CURB RAMP DETAILS.

REVISIONS		
NO.	DESCRIPTION/DATE	BY

TREVOR L. STAFF
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
42334
04/08/2022

ESM CONSULTING ENGINEERS, LLC
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PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021
DWG. NAME: RD-08
DESIGNED BY: TLS
DRAWN BY: CLR
CHECKED BY:
DATE: 4/08/2022
DATE OF PRINT:

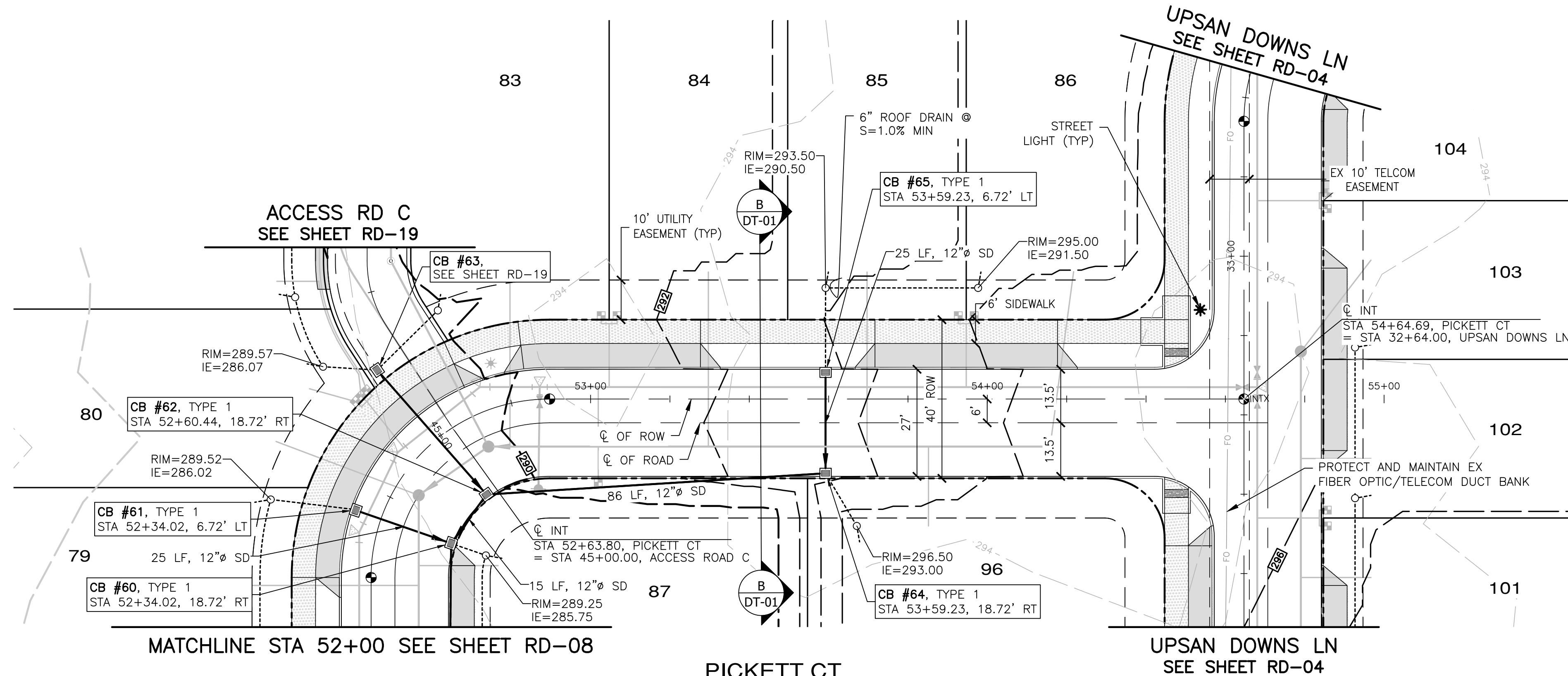
RD-08
27 OF 90 SHEETS



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CITY OF PORT TOWNSEND DATE _____

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Plotted By: Corinne Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM

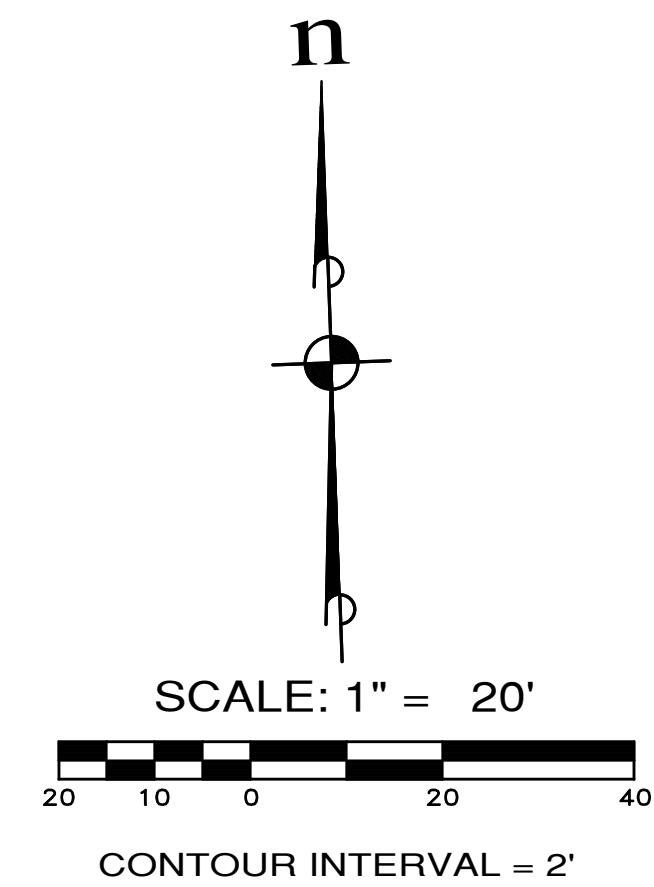


MATCHLINE STA 52+00 SEE SHEET RD-08

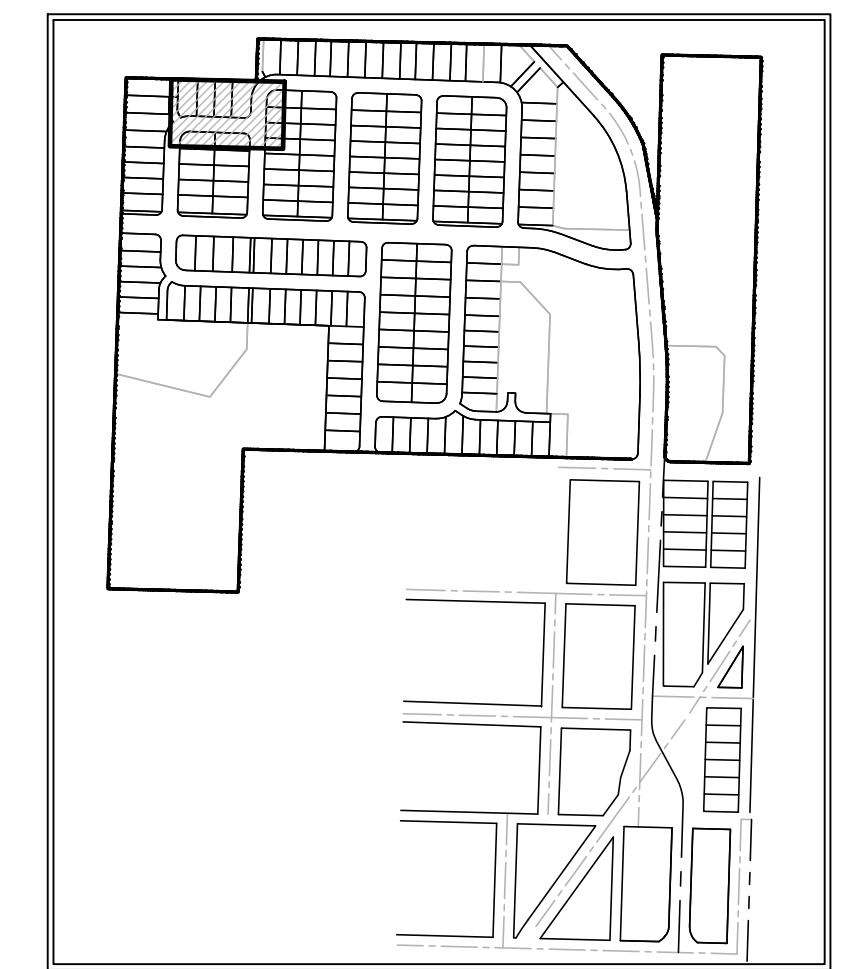
PICKETT CT

UPSAN DOWNS LN
SEE SHEET RD-04

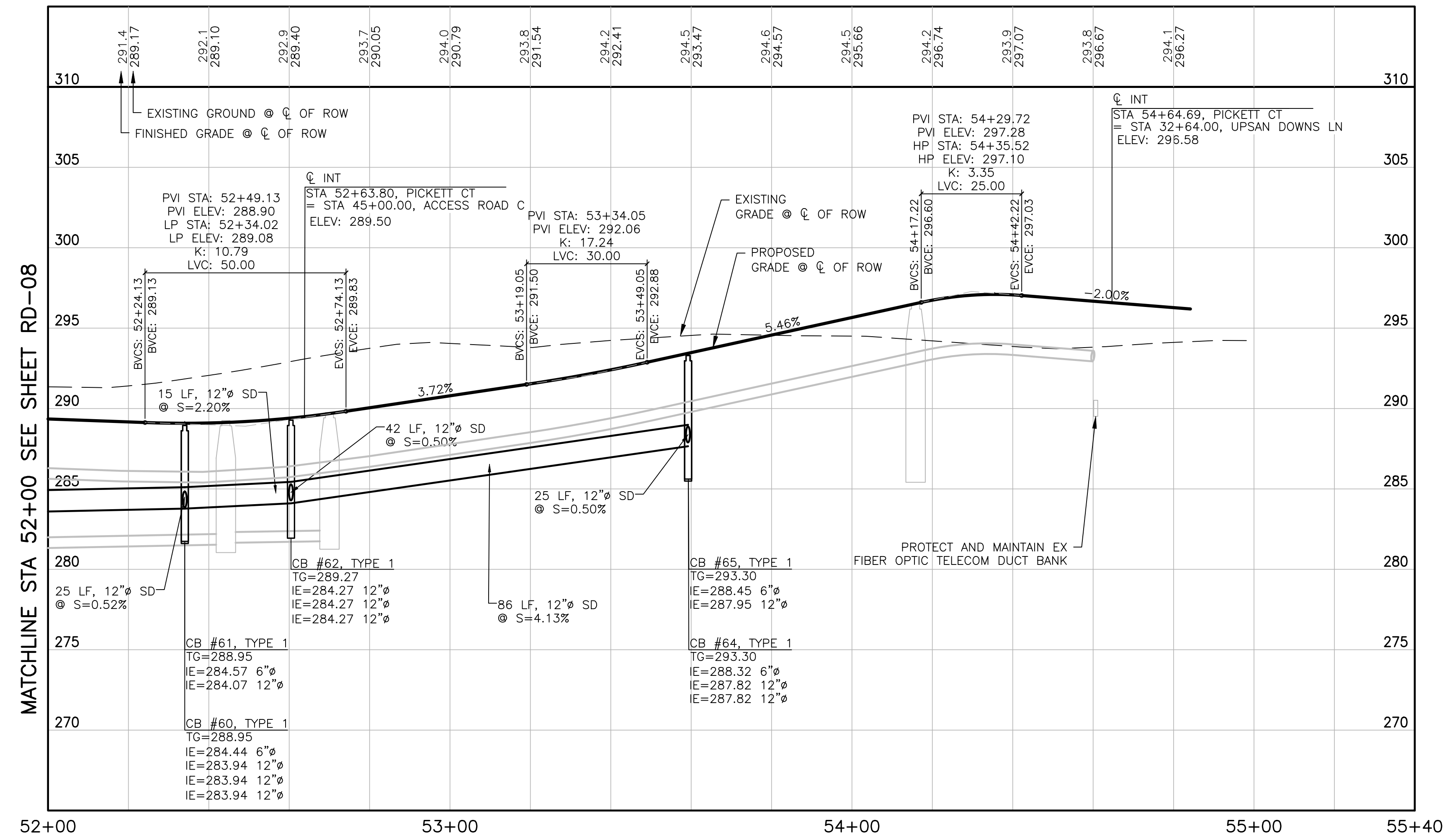
SCALE: 1"=20' HORIZ.
1"=5' VERT.



CONTOUR INTERVAL = 2'



KEY MAP



MATCHLINE STA 52+00 SEE SHEET RD-08

NOTES:

- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
- BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
- SEE SHEET CR-01 FOR INTERSECTION AND CURB RAMP DETAILS.



APPROVED: _____
CITY OF PORT TOWNSEND DATE _____

REVISIONS		
NO.	DESCRIPTION/DATE	BY

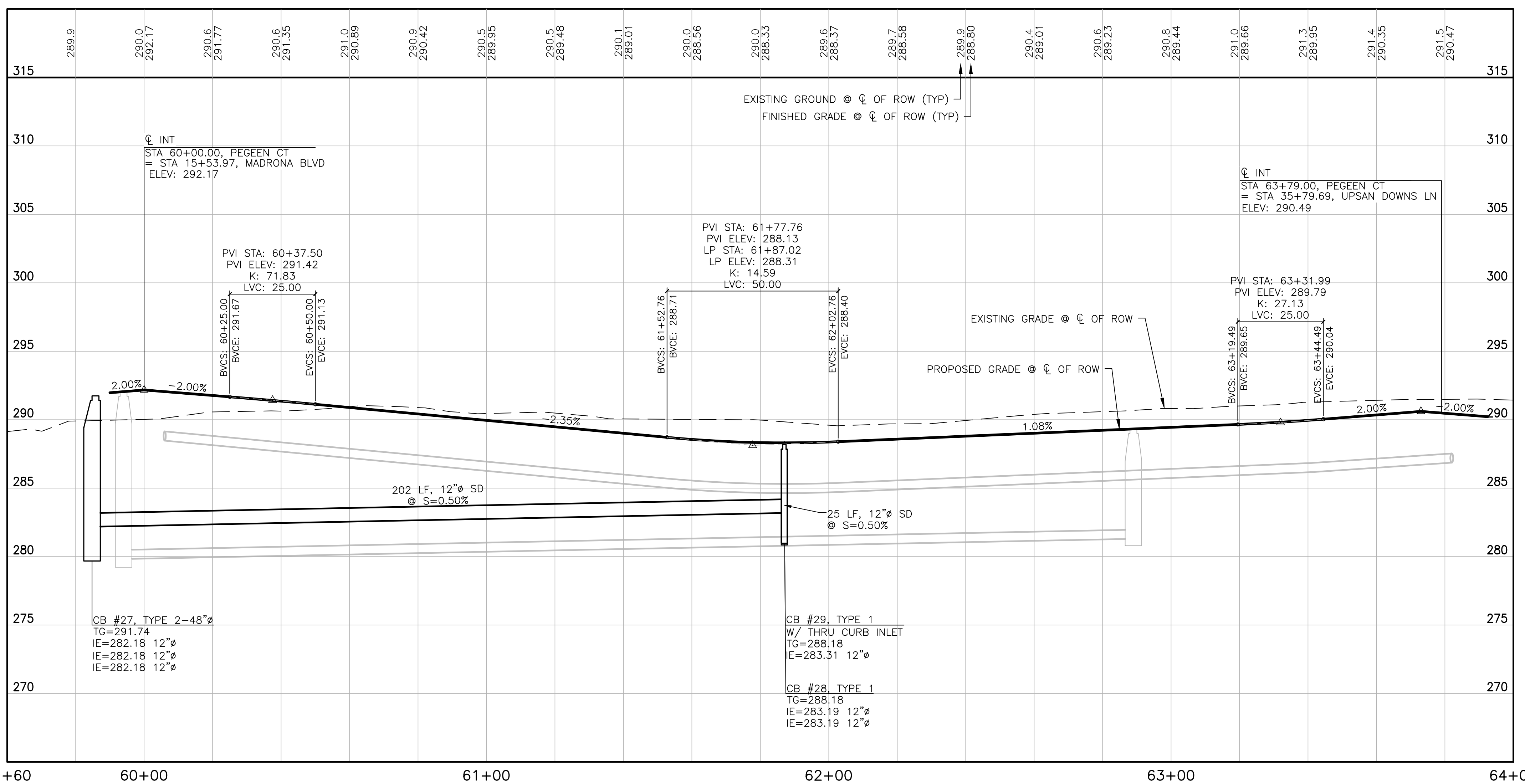
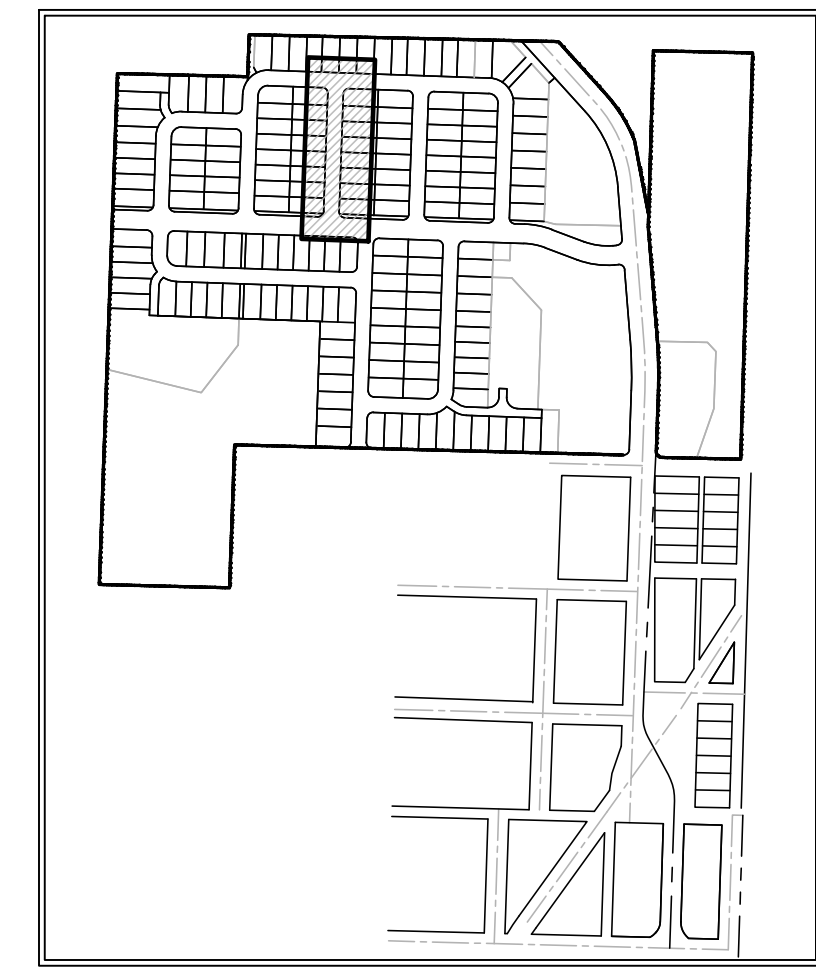
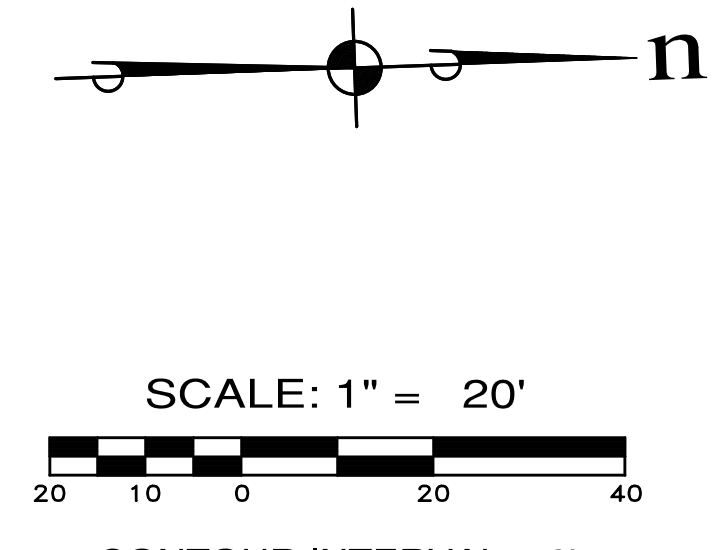
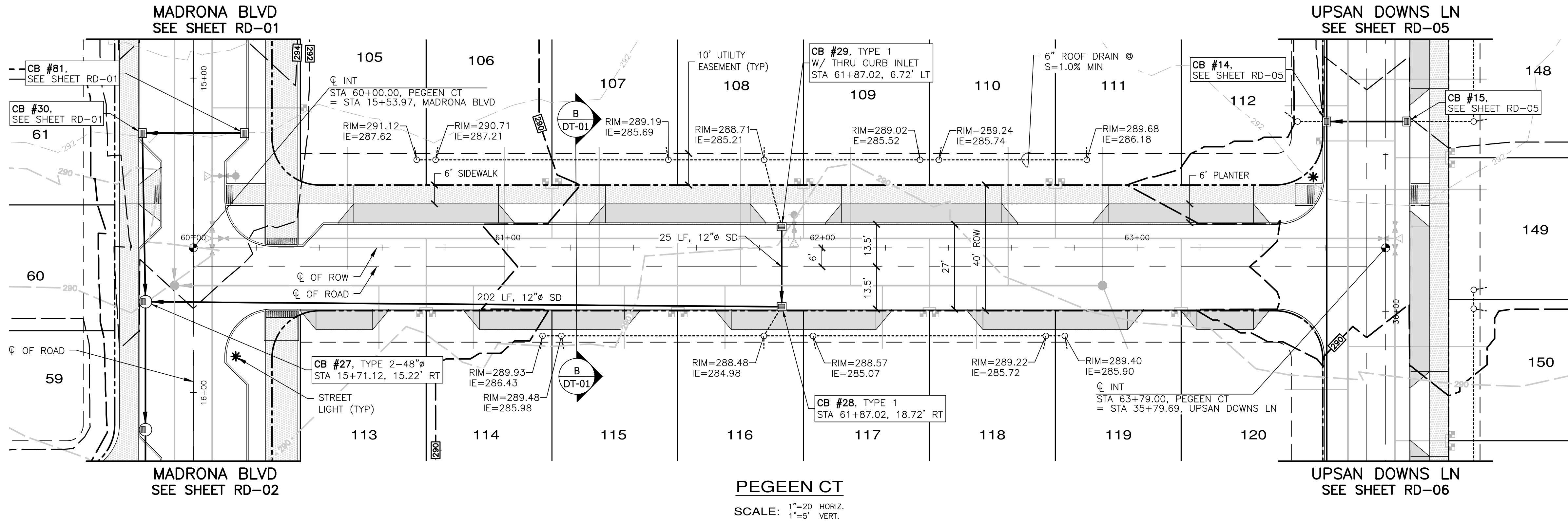
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MADRONA RIDGE PUD
 ROAD & STORM DRAINAGE PLAN & PROFILES
 PORT TOWNSEND WASHINGTON

JOB NO.:	2090-003-021
DWG. NAME:	RD-09
DESIGNED BY:	TLS
DRAWN BY:	CLR
CHECKED BY:	
DATE:	4/08/2022
DATE OF PRINT:	
	RD-09
	28 OF 90 SHEETS

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 Plotted: 4/8/2022 8:23 AM
 Plotted By: Corinne Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



- NOTES:**
- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
 - BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
 - SEE SHEET CR-06 AND CR-02 FOR INTERSECTION AND CURB RAMP DETAILS.

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NO.	DESCRIPTION/DATE	BY

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 6000 1st Ave S, Ste 205
 Federal Way, WA 98003
 www.esmcivil.com

TREVOR L. STIFF
 STATE OF WASHINGTON
 LICENSED PROFESSIONAL ENGINEER
 42334
 04/08/2022

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MONTEBANC MANAGEMENT, LLC

MADRONA RIDGE PUD
 ROAD & STORM DRAINAGE PLAN & PROFILES

PORT TOWNSEND WASHINGTON

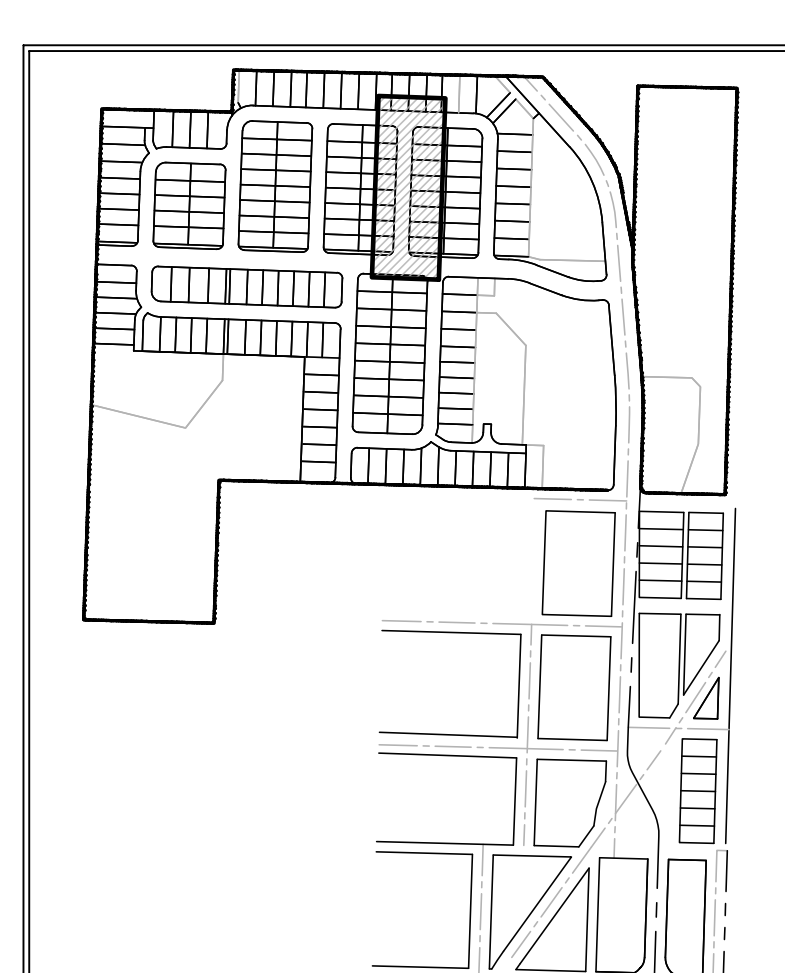
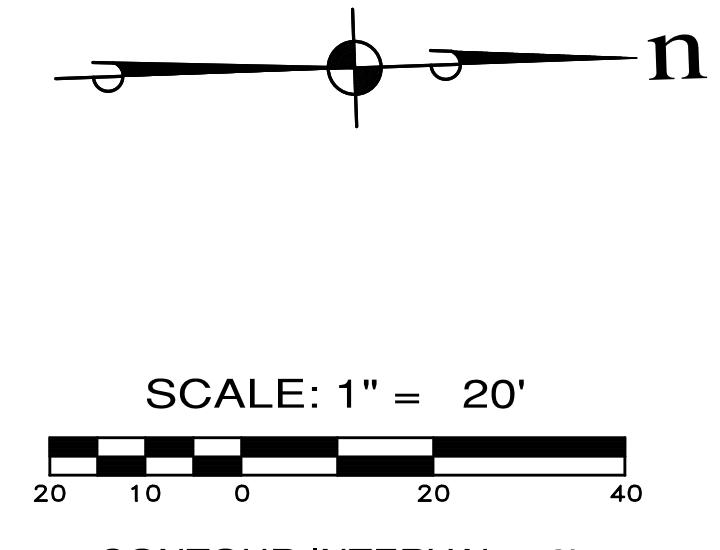
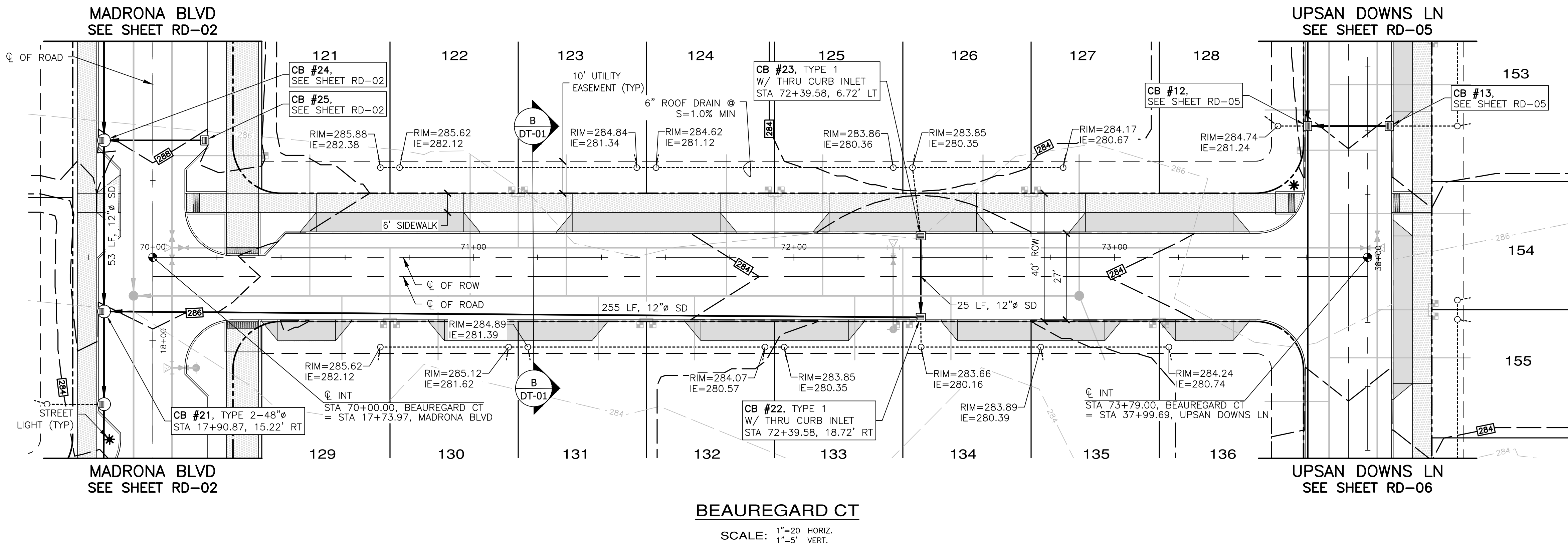
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DWG. NAME:	RD-10
DESIGNED BY:	TL
DRAWN BY:	CLR
CHECKED BY:	
DATE:	4/08/2022
DATE OF PRINT:	



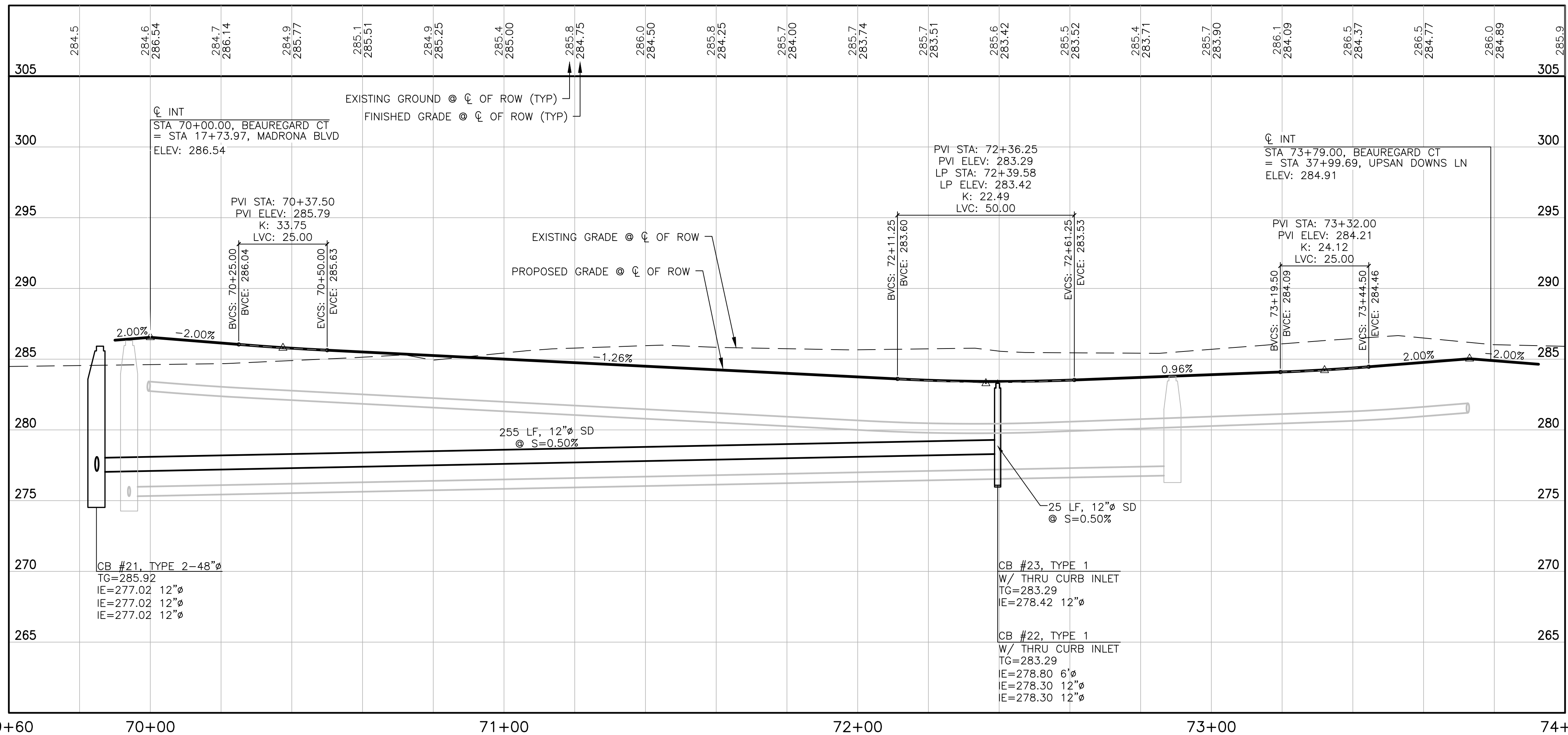
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 Plotted By: Corinne Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



BEAUGARD CT
SCALE: 1"=20' HORIZ.
1"=5' VERT.



NOTES:

- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
- BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
- SEE SHEET CR-08 AND CR-03 FOR INTERSECTION AND CURB RAMP DETAILS.



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CITY OF PORT TOWNSEND DATE _____

REVISIONS		
NO.	DESCRIPTION/DATE	BY

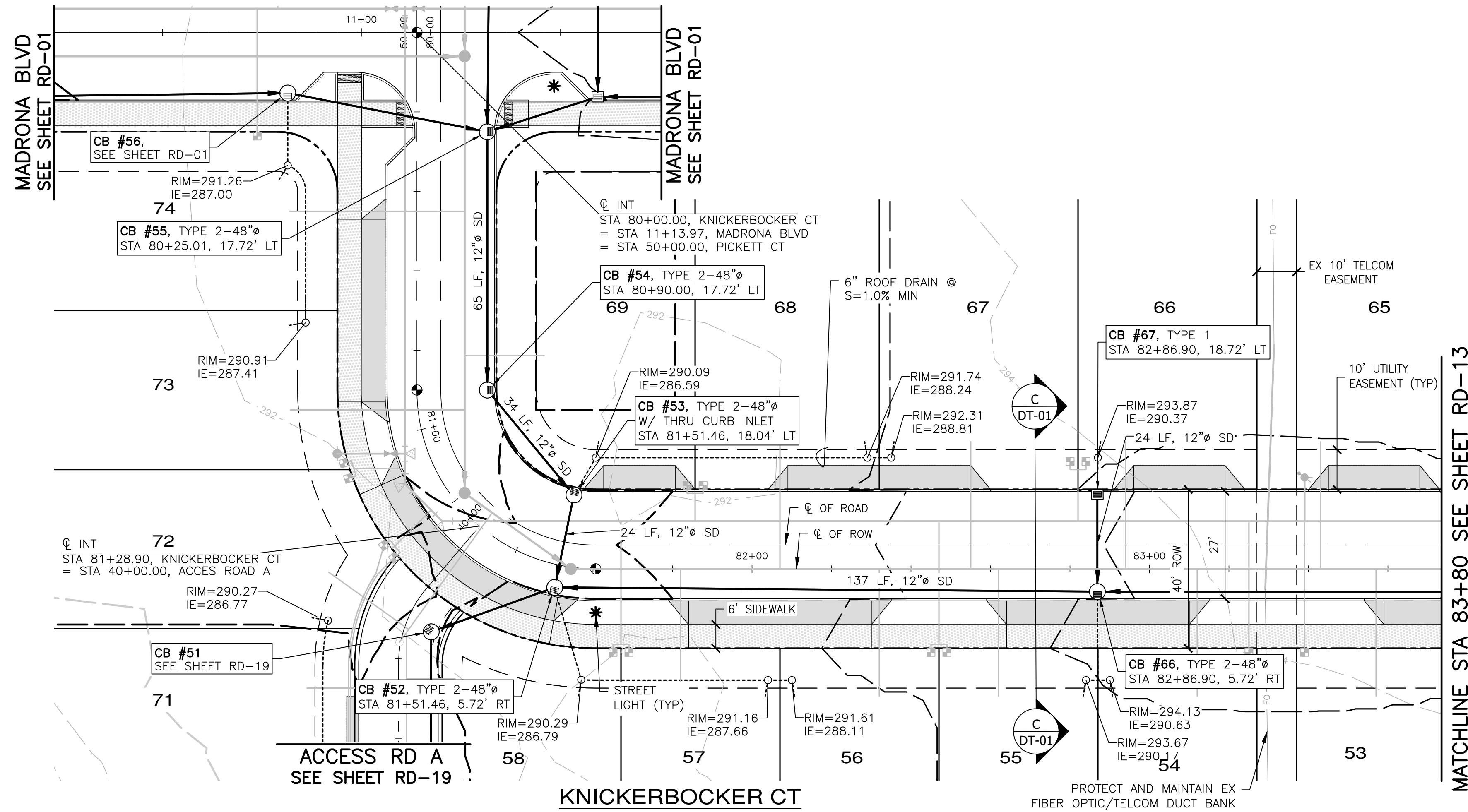
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 ROAD & STORM DRAINAGE PLAN & PROFILES
 PORT TOWNSEND WASHINGTON

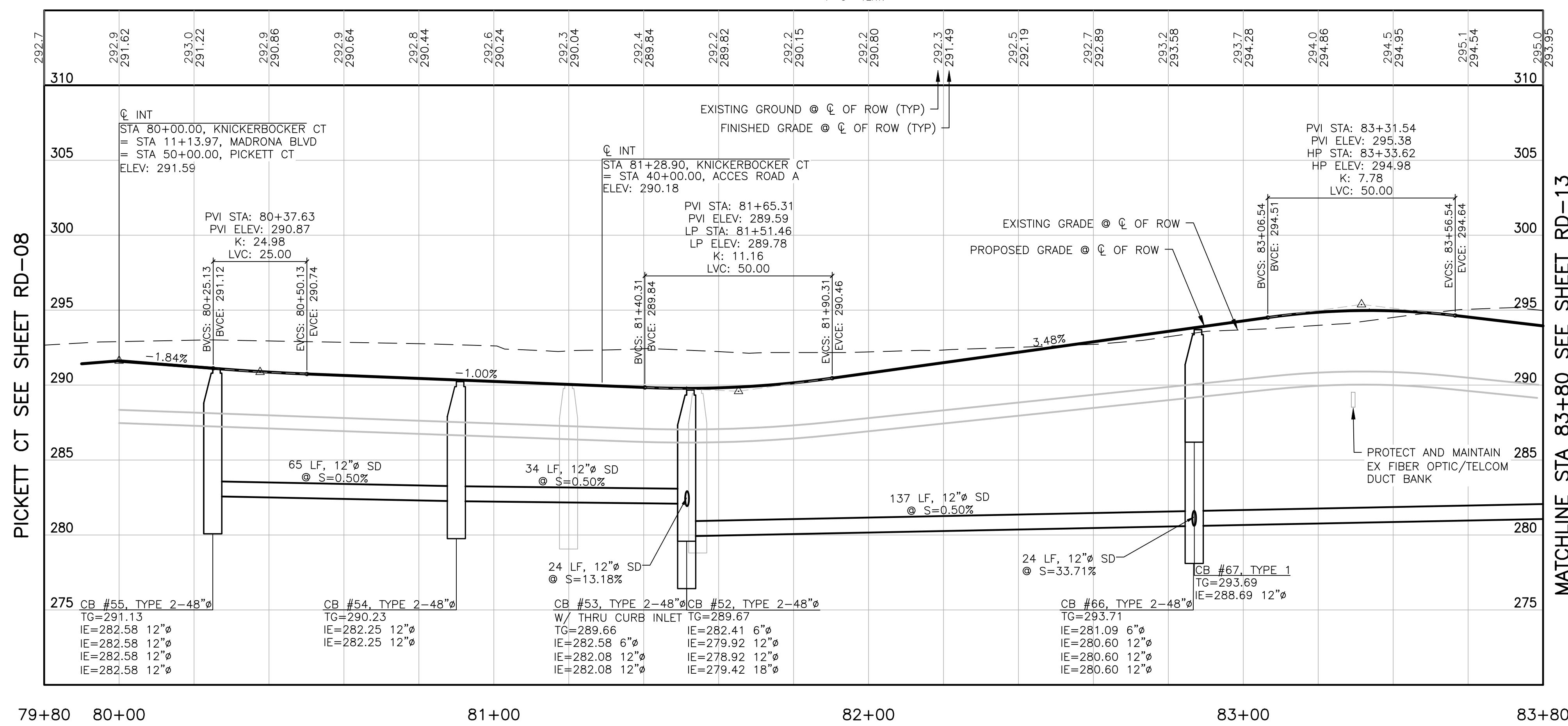
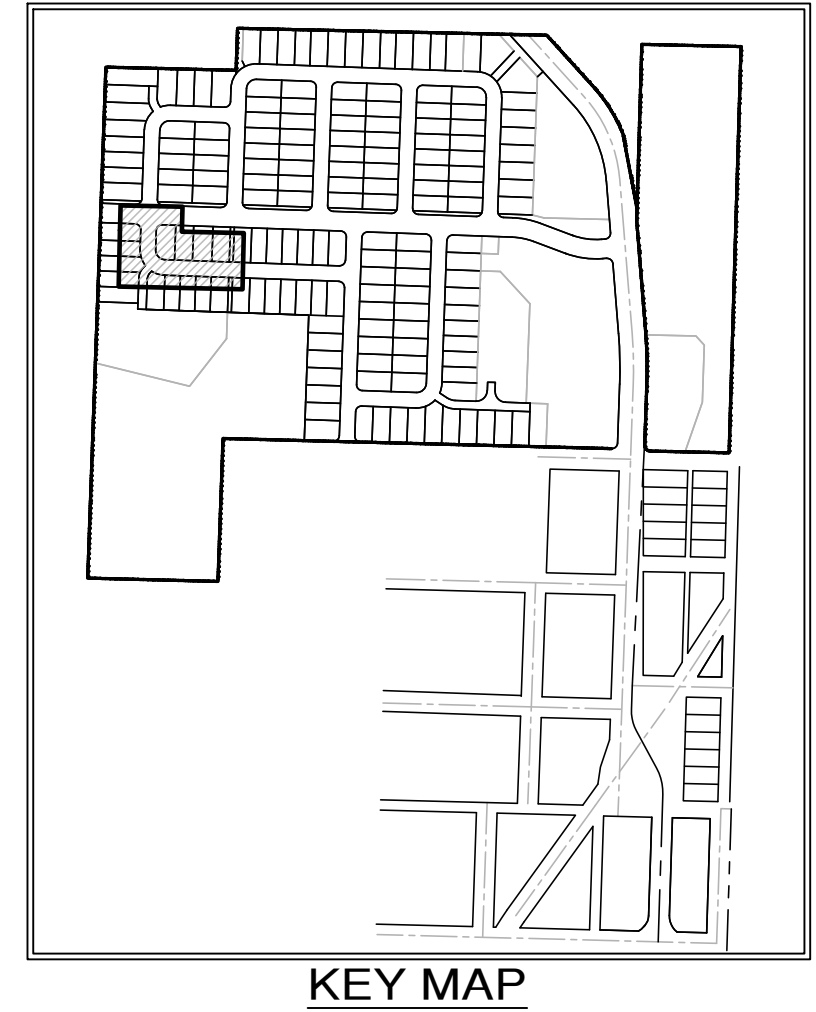
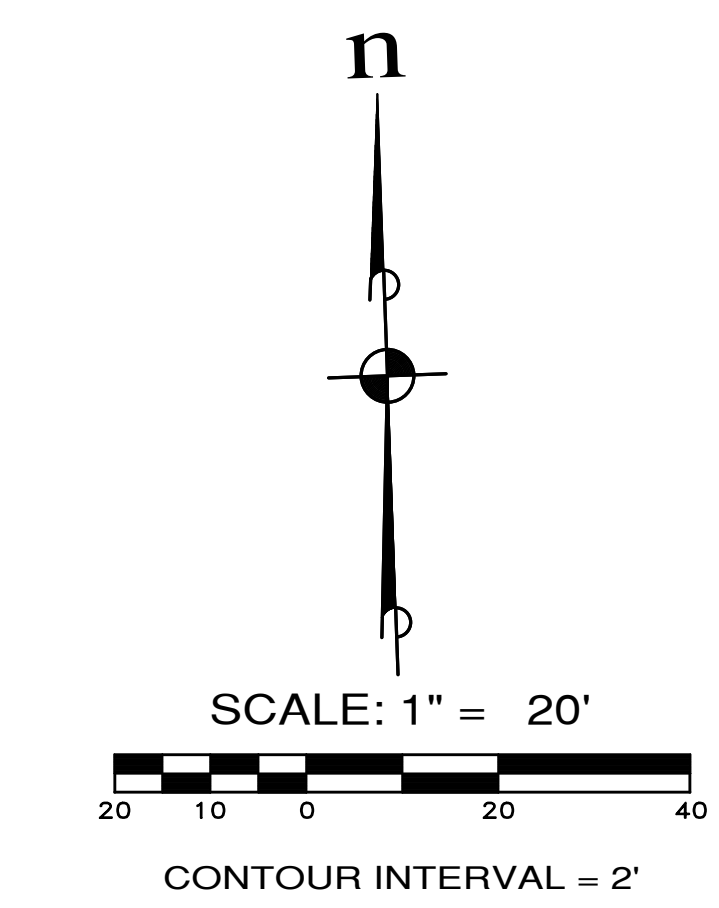
JOB NO.:	2090-003-021
DWG. NAME:	RD-11
DESIGNED BY:	TLS
DRAWN BY:	CLR
CHECKED BY:	
DATE:	4/08/2022
DATE OF PRINT:	
RD-11	
30 OF 90 SHEETS	

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 Plotted By: Corinne Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



SCALE: 1"=20' HORIZ.
1"=5' VERT.



- NOTES:**
- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
 - BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
 - SEE SHEET CR-04 FOR INTERSECTION AND CURB RAMP DETAILS.



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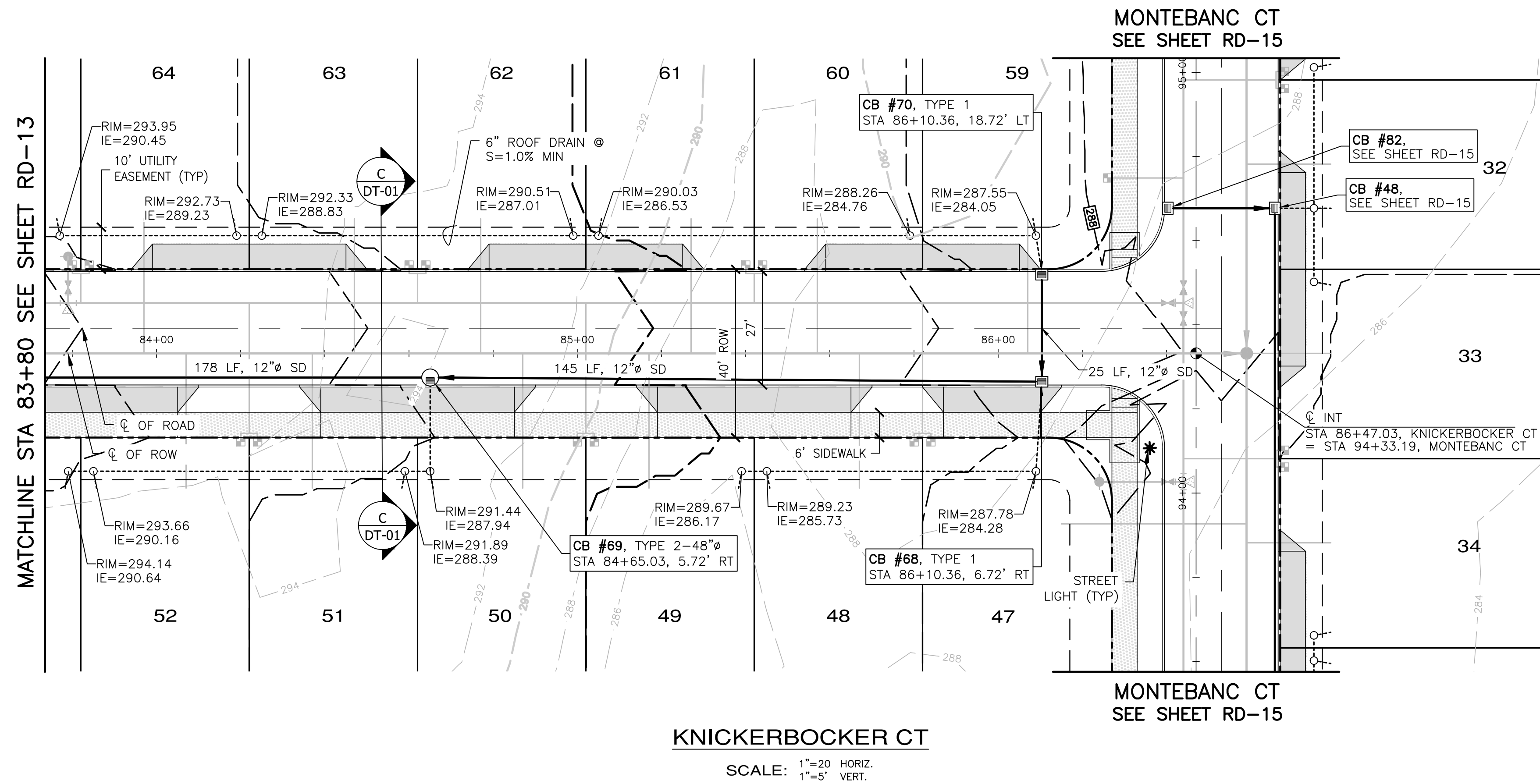
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JOB NO.: 2090-003-021
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 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY: _____
 DATE: 4/08/2022
 DATE OF PRINT: _____

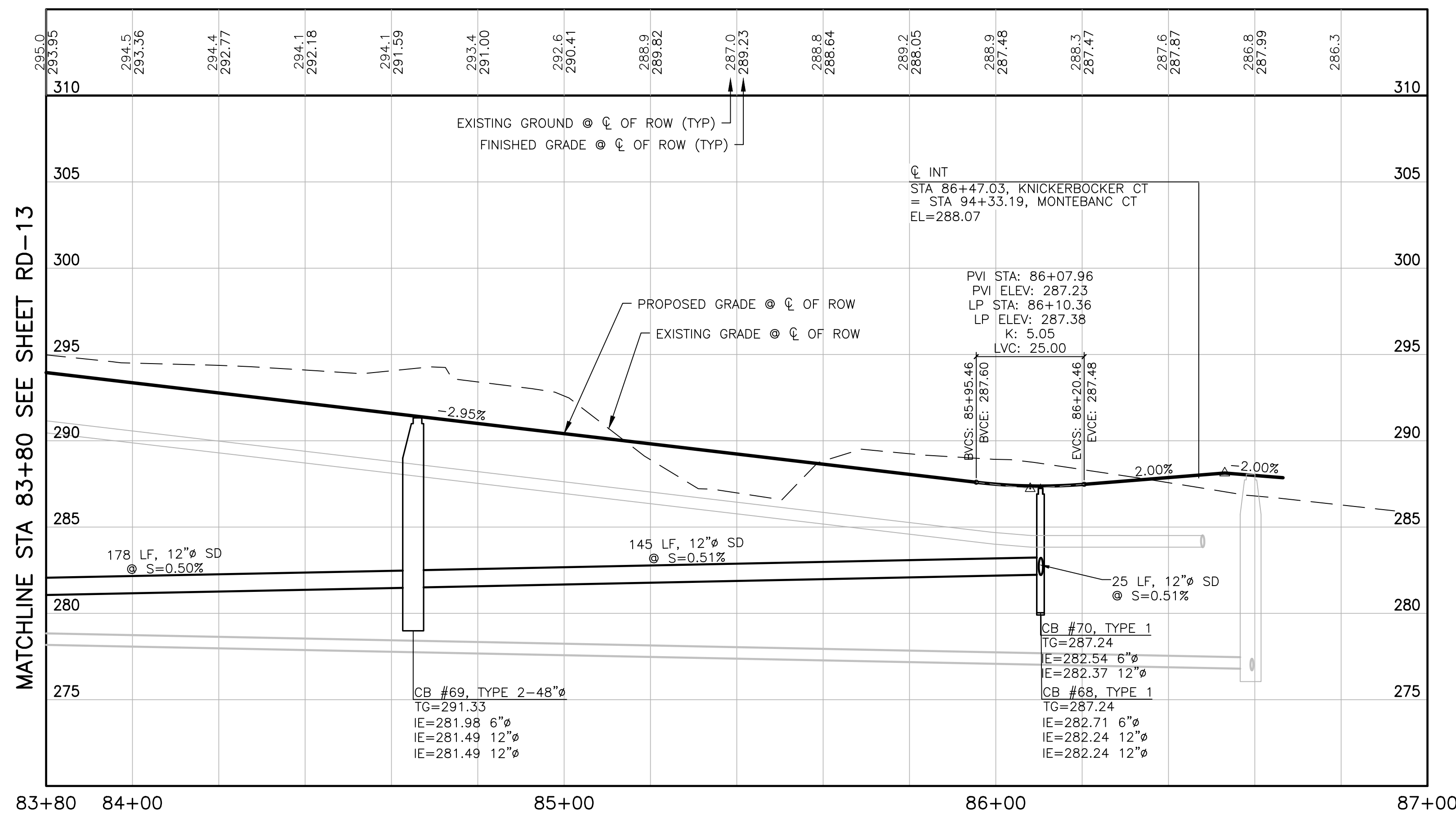
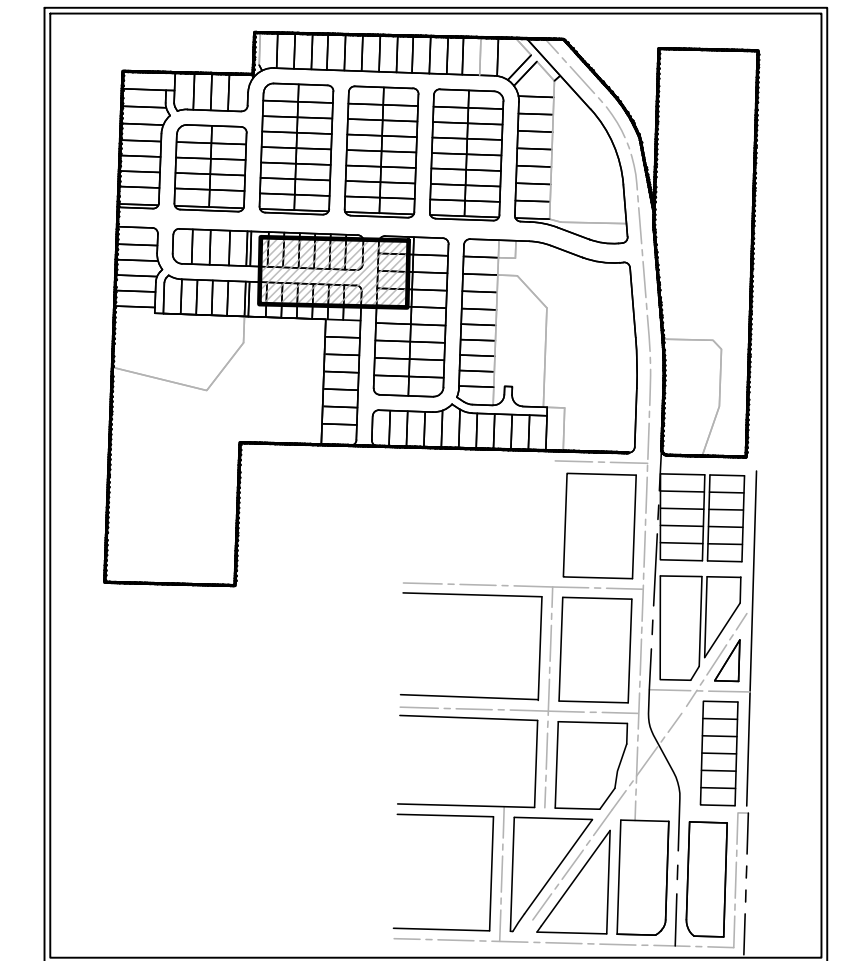
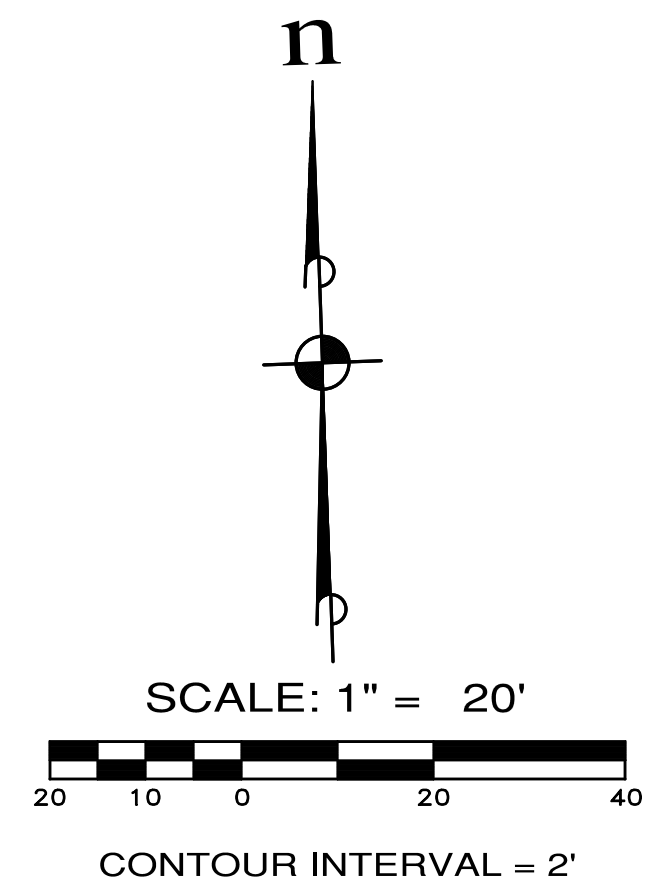
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 31 OF 90 SHEETS

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 Plotted By: Corinne Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



SCALE: 1"=20' HORIZ.
1"=5' VERT.



- NOTES:**
- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
 - BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
 - SEE SHEET CR-12 FOR INTERSECTION AND CURB RAMP DETAILS.

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NEVOR L. STIFF
STATE OF WASHINGTON
42334
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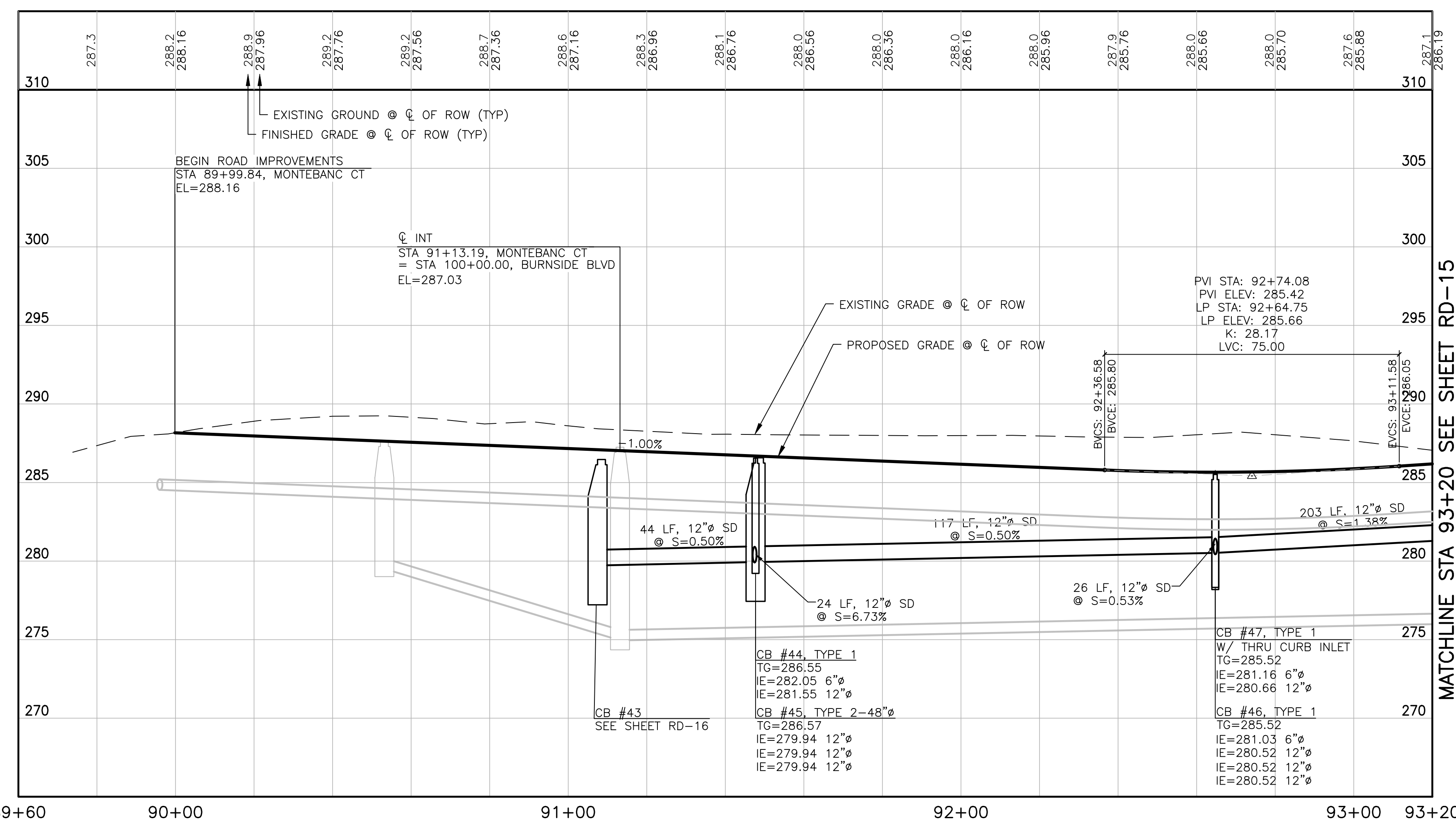
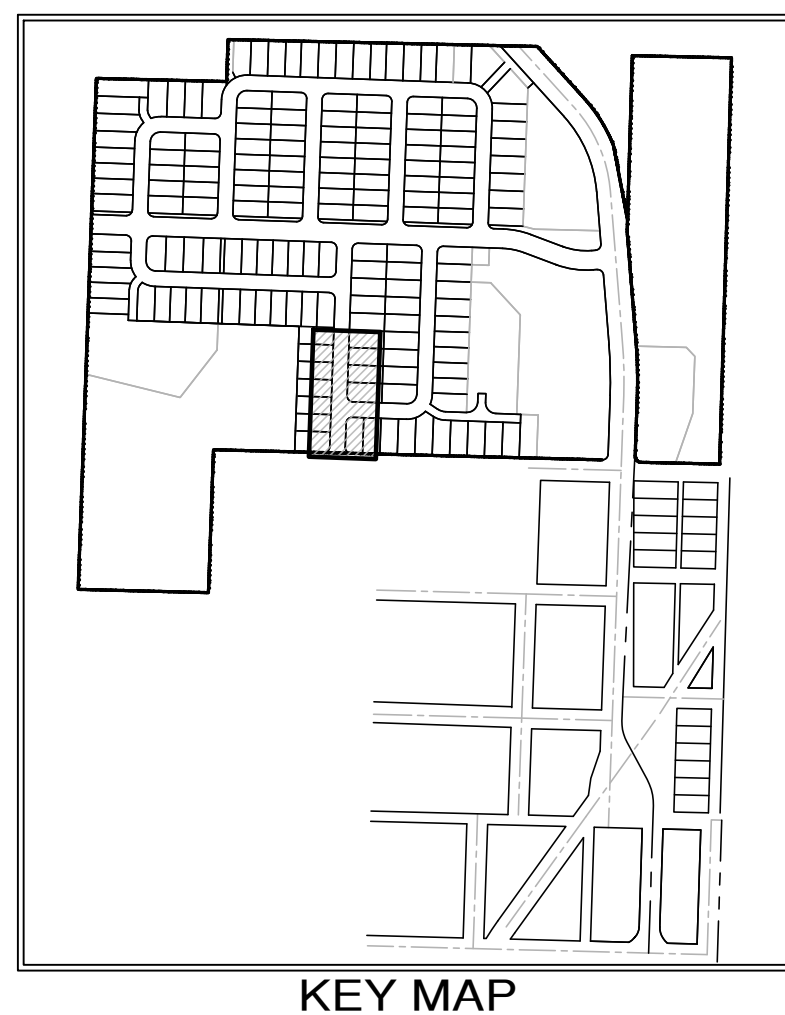
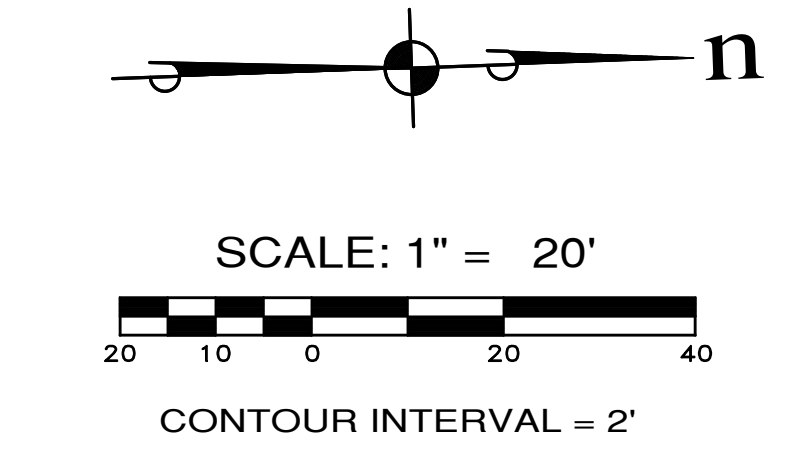
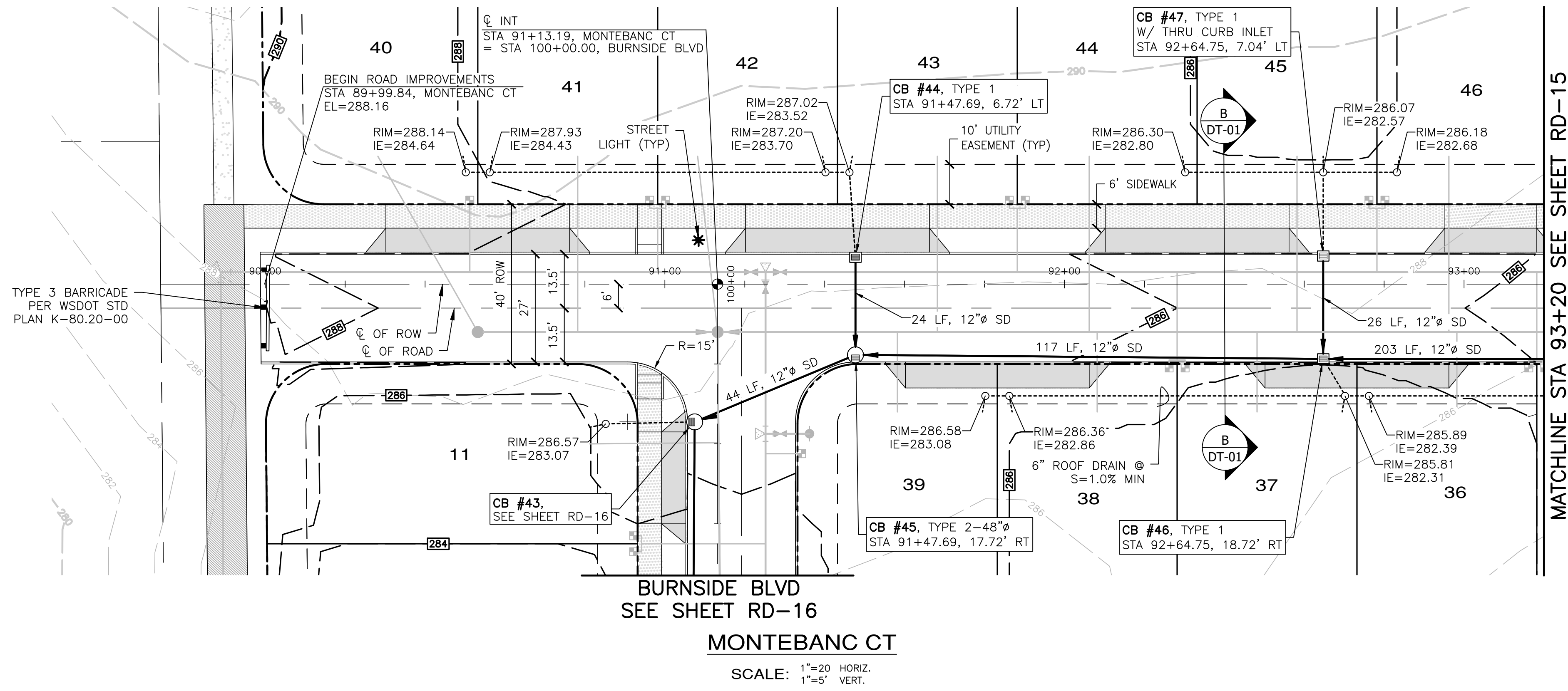
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DWG. NAME: RD-13
DESIGNED BY: TLS
DRAWN BY: CLR
CHECKED BY:
DATE: 4/08/2022
DATE OF PRINT:



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CITY OF PORT TOWNSEND DATE _____

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Plotted By: Corinne Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



- NOTES:**
- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
 - BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
 - SEE SHEET CR-13 FOR INTERSECTION AND CURB RAMP DETAILS.



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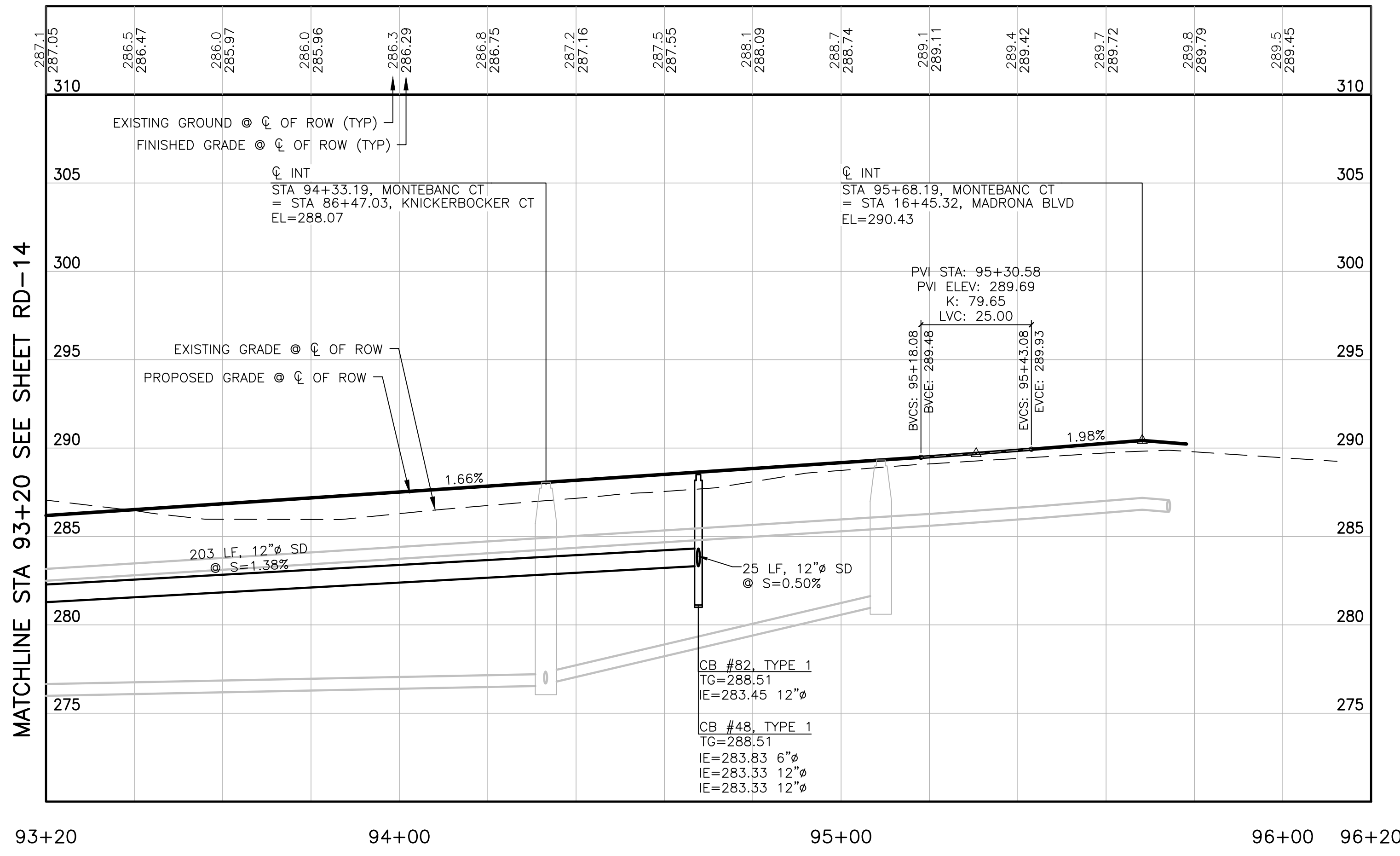
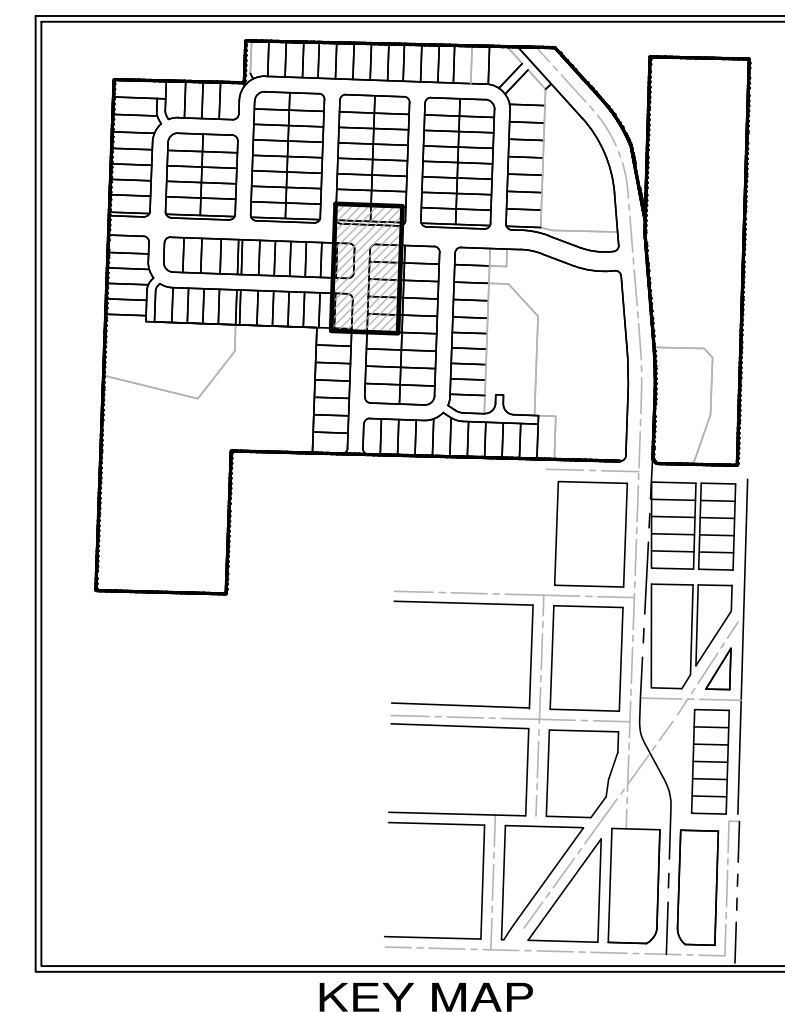
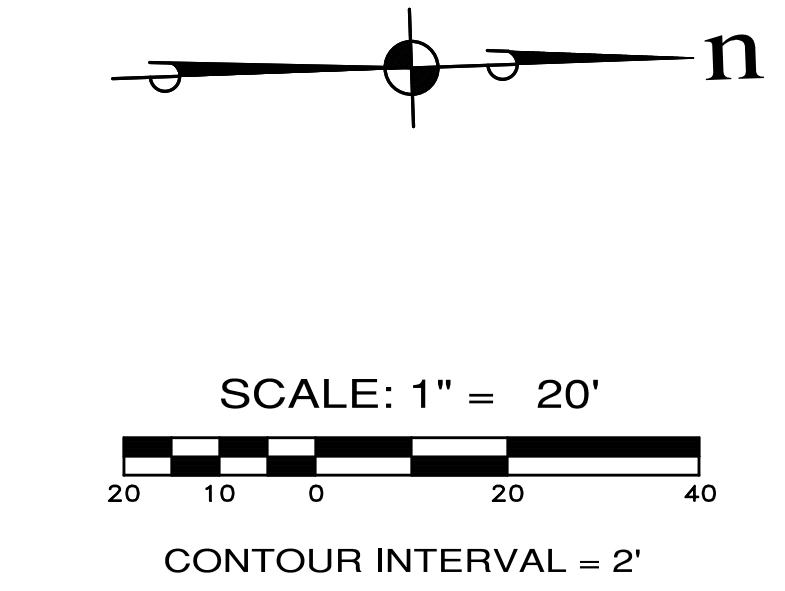
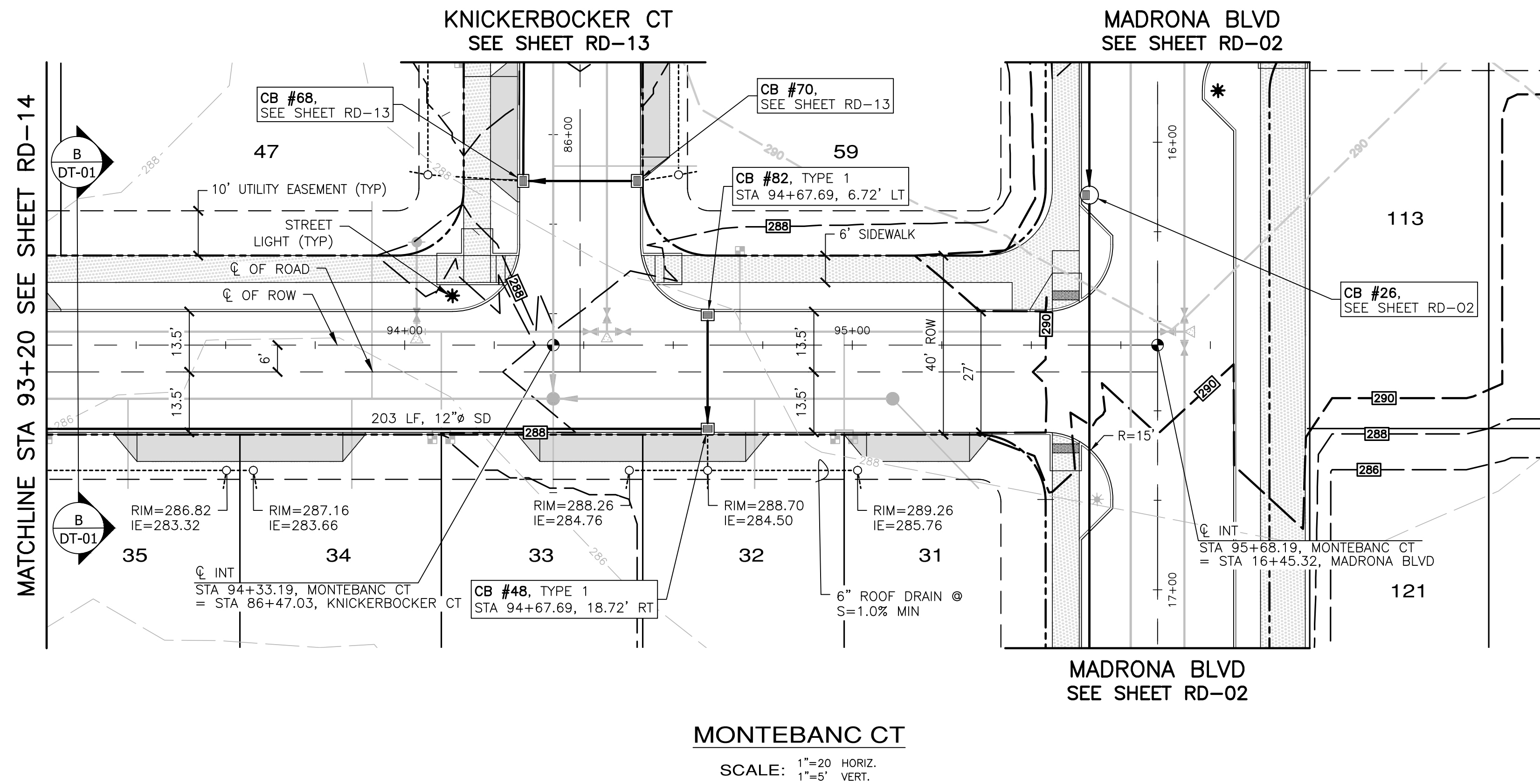
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WASHINGTON
PORT TOWNSEND

JOB NO.: 2090-003-021
DWG. NAME: RD-14
DESIGNED BY: TJS
DRAWN BY: CLR
CHECKED BY:
DATE: 4/08/2022
DATE OF PRINT:

RD-14
33 OF 90 SHEETS

File: \\Esm\server\ESM-JOB\2090\003\021\plots\RD-14.dwg
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Plotted By: Corinne Corbett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



- NOTES:**
- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
 - BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
 - SEE SHEET CR-12 AND CR-07 FOR INTERSECTION AND CURB RAMP DETAILS.



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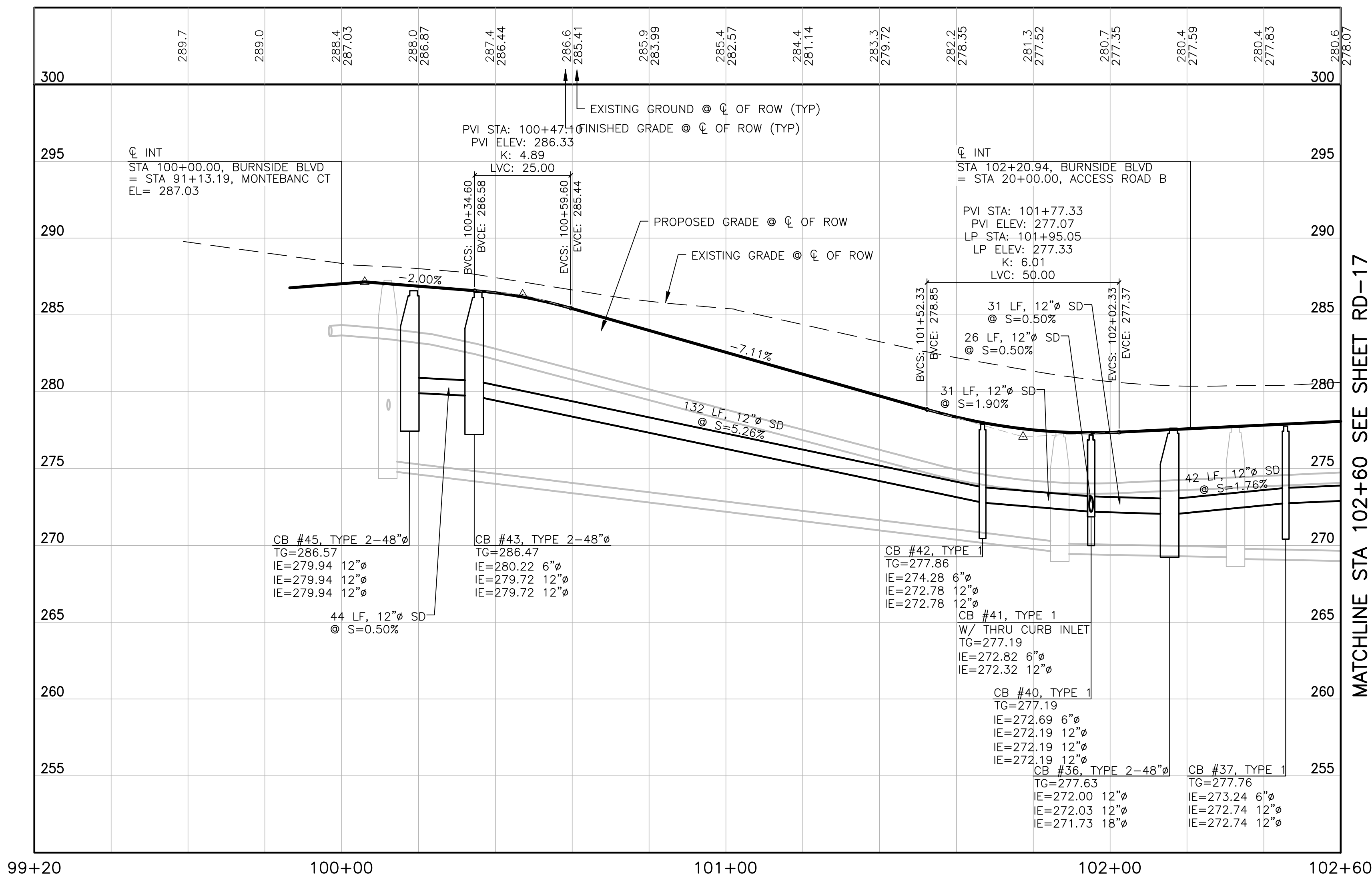
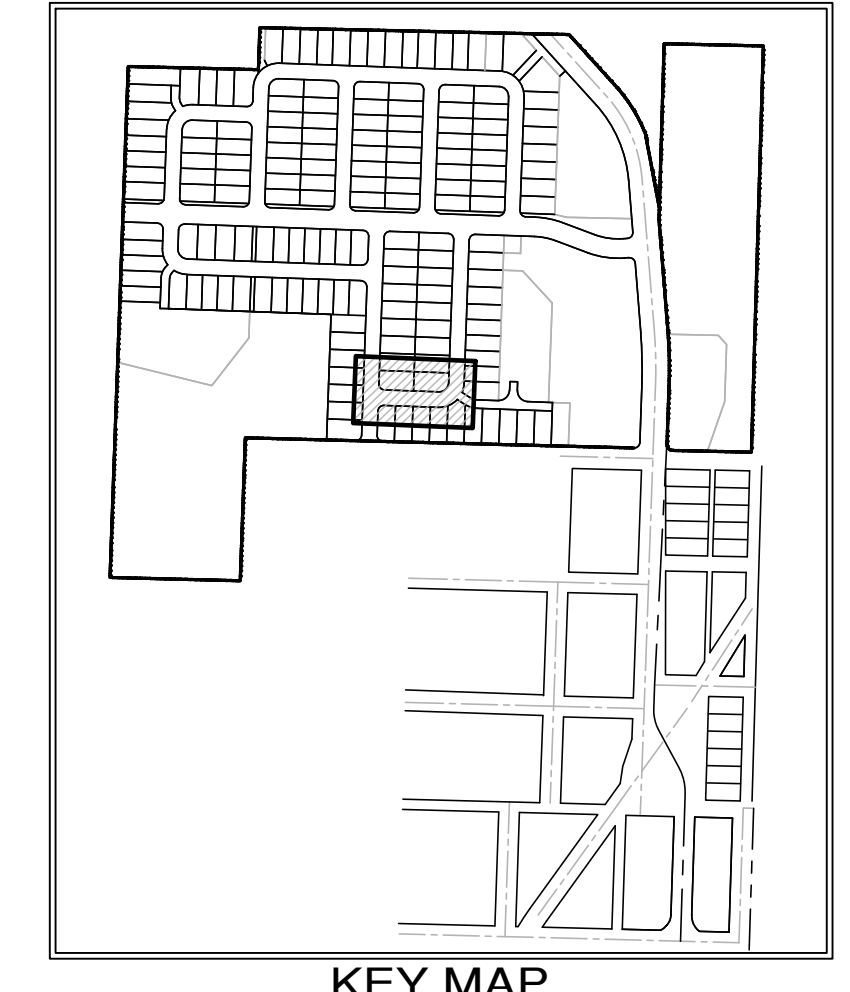
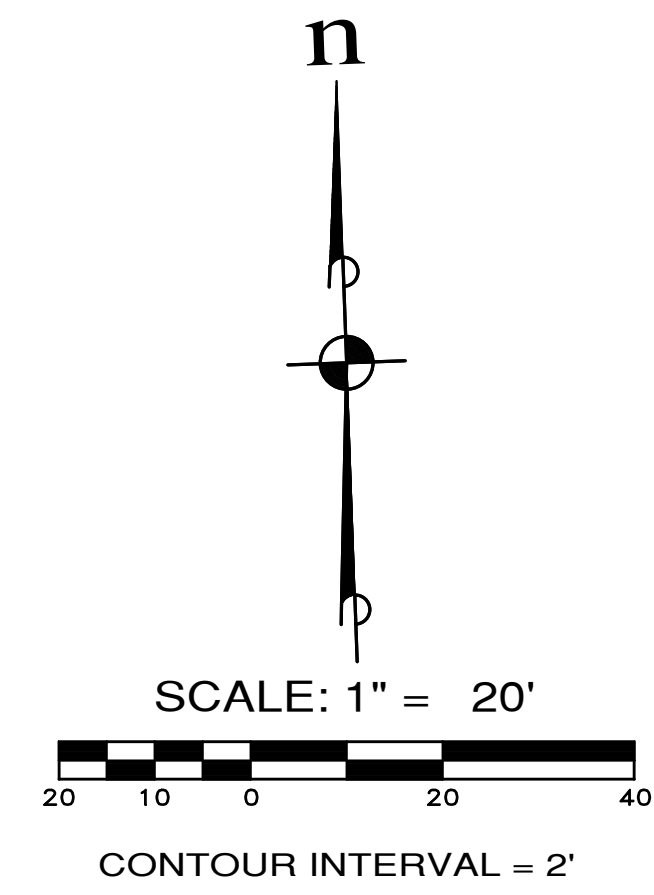
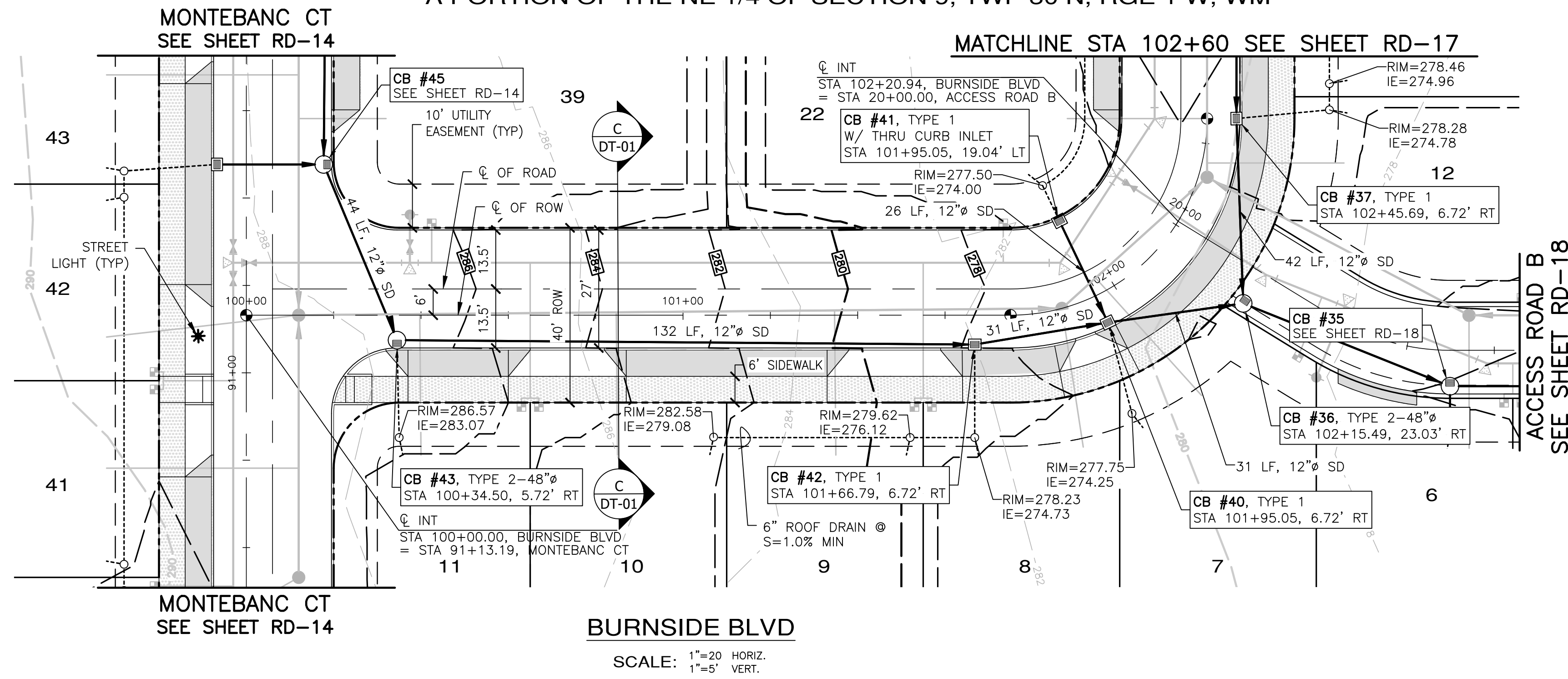
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JOB NO.: 2090-003-021
 DWG. NAME: RD-15
 DESIGNED BY: TLS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 4/08/2022
 DATE OF PRINT:

RD-15
 34 OF 90 SHEETS

File: \\Esm\env\ESM-JOB\2090\003\021\plots\RD-15.dwg
 Plotted: 4/8/2022 9:23 AM
 Plotted By: Connie Garnett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



MATCHLINE STA 102+60 SEE SHEET RD-17

- NOTES:**
- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
 - BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
 - SEE SHEET CR-13 FOR INTERSECTION AND CURB RAMP DETAILS.



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Treyor L. Staff
 State of Washington
 Registered Professional Engineer
 No. 42334
 04/08/2022

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MADRONA RIDGE PUD

ROAD & STORM DRAINAGE PLAN & PROFILES

PORT TOWNSEND WASHINGTON

JOB NO.:	2090-003-021
DWG. NAME:	RD-16
DESIGNED BY:	TL
DRAWN BY:	CLR
CHECKED BY:	
DATE:	4/08/2022
DATE OF PRINT:	
RD-16	
35 OF 90 SHEETS	

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 Plotted By: Corinne Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM

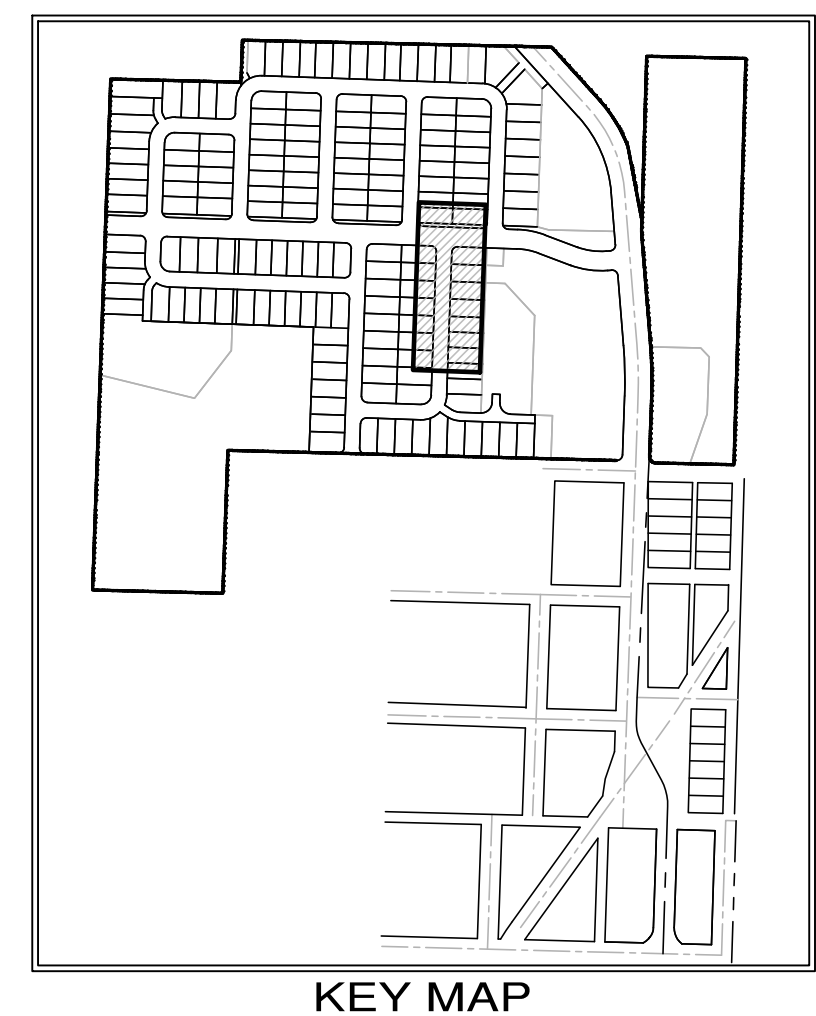
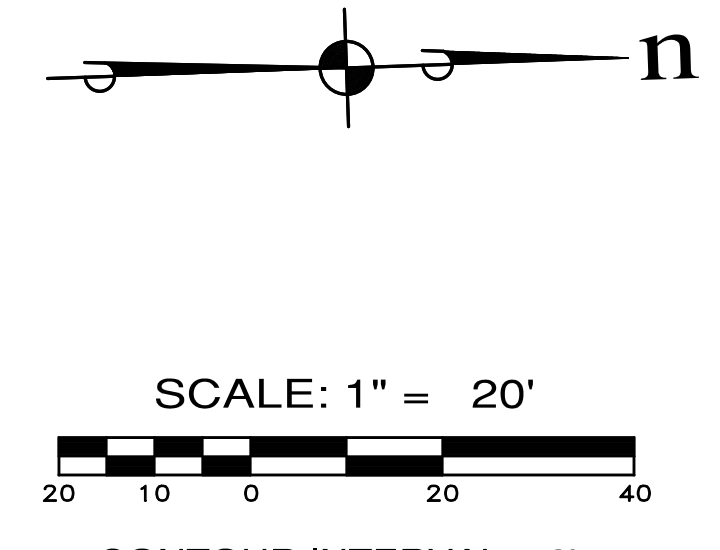
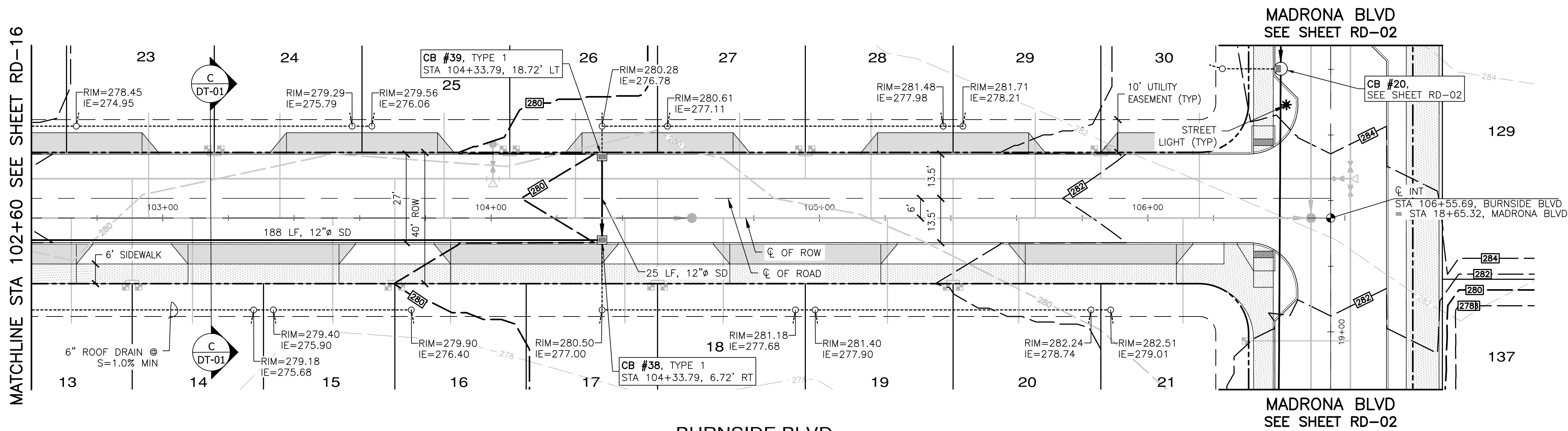
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NO.	DESCRIPTION/DATE	BY



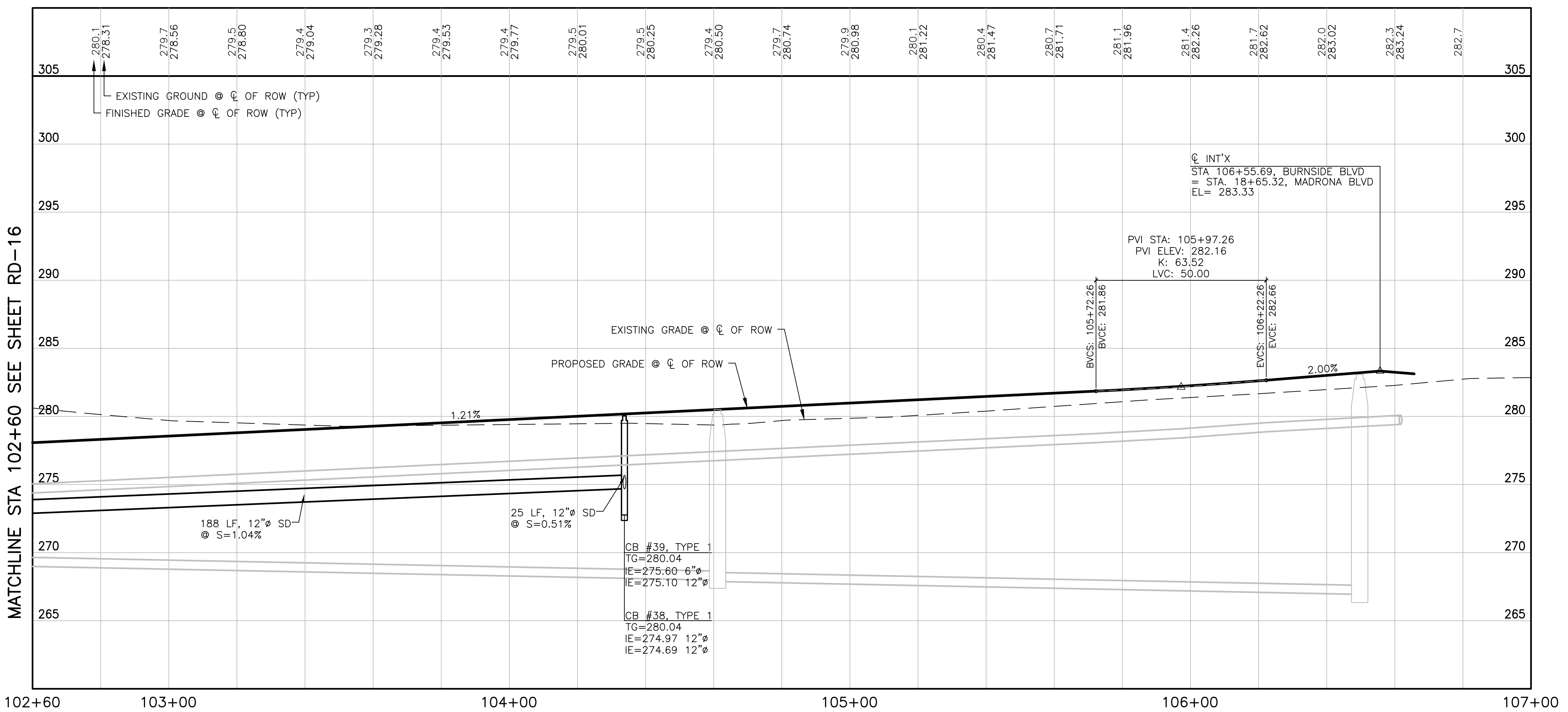
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JOB NO.:	2090-003-021
DWG. NAME:	RD-17
DESIGNED BY:	TLS
DRAWN BY:	CLR
CHECKED BY:	
DATE:	4/08/2022
DATE OF PRINT:	
	RD-17
	36 OF 90 SHEETS



BURNSIDE BLVD
 SCALE: 1"=20' HORIZ.
 1"=5' VERT.



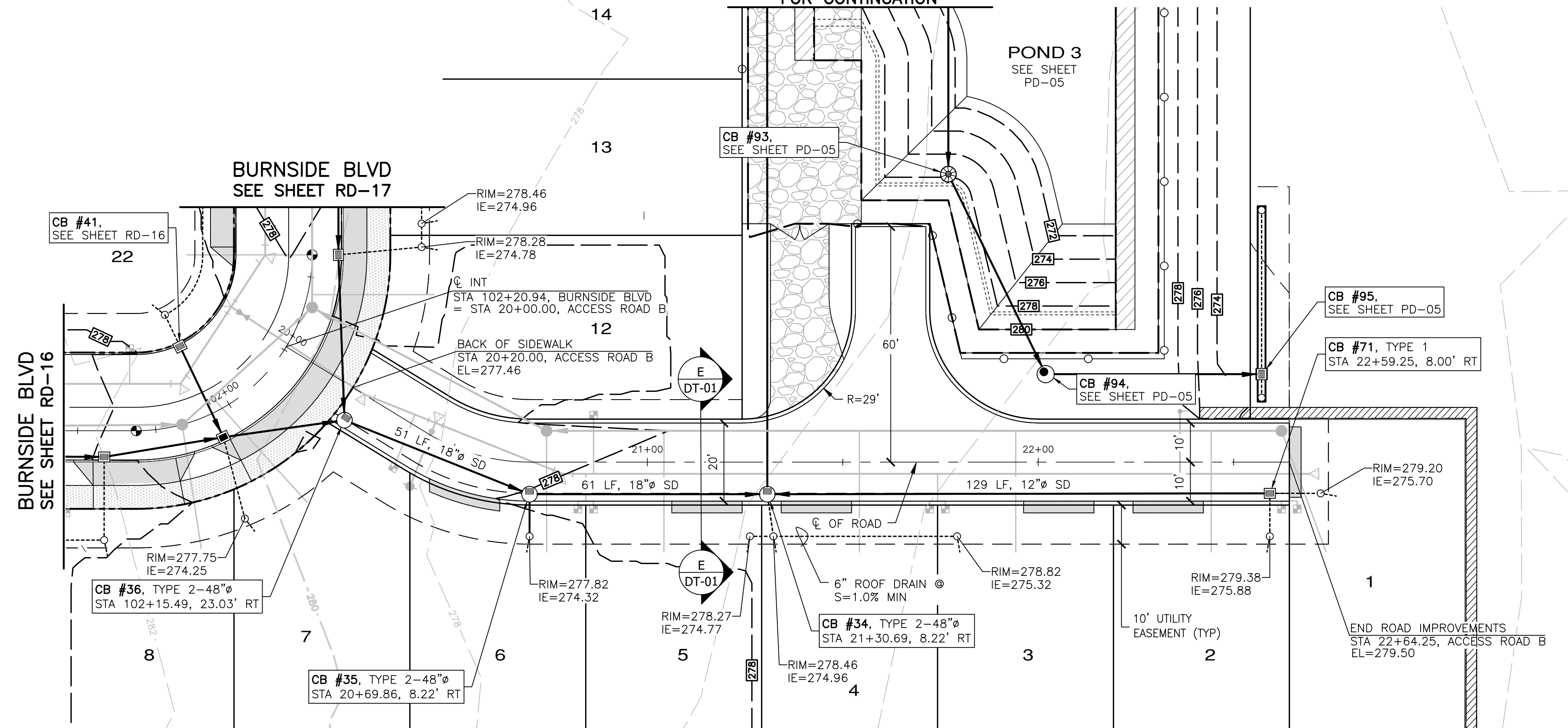
- NOTES:**
- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
 - BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
 - SEE SHEET CR-09 FOR INTERSECTION AND CURB RAMP DETAILS.



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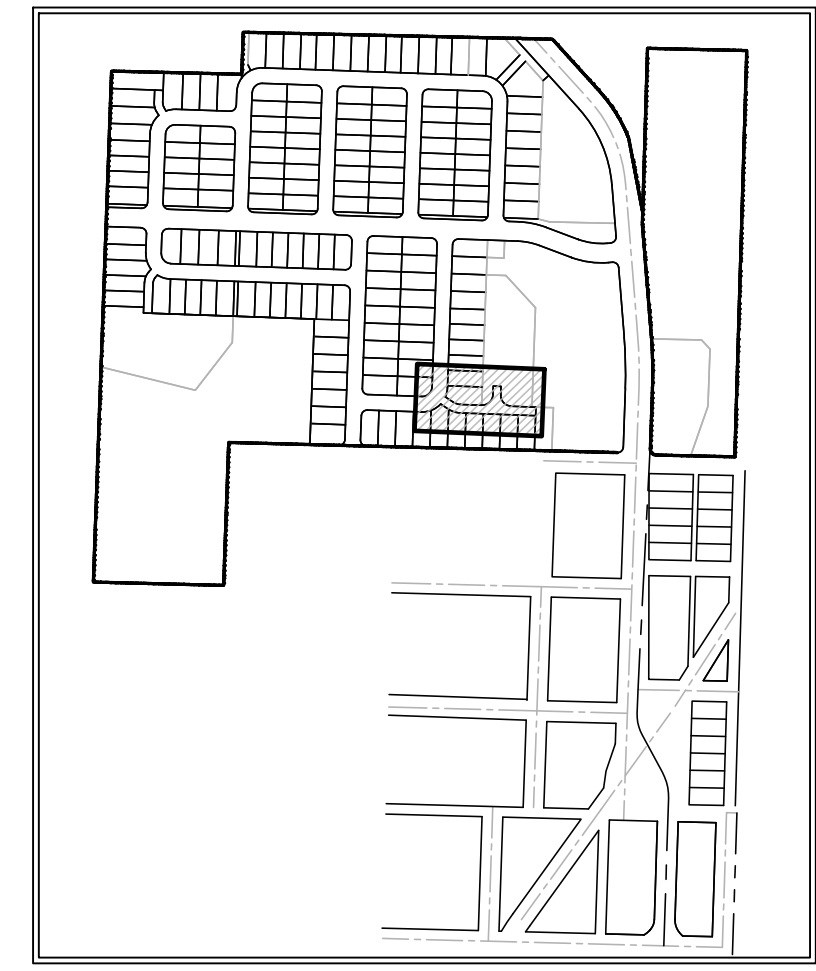
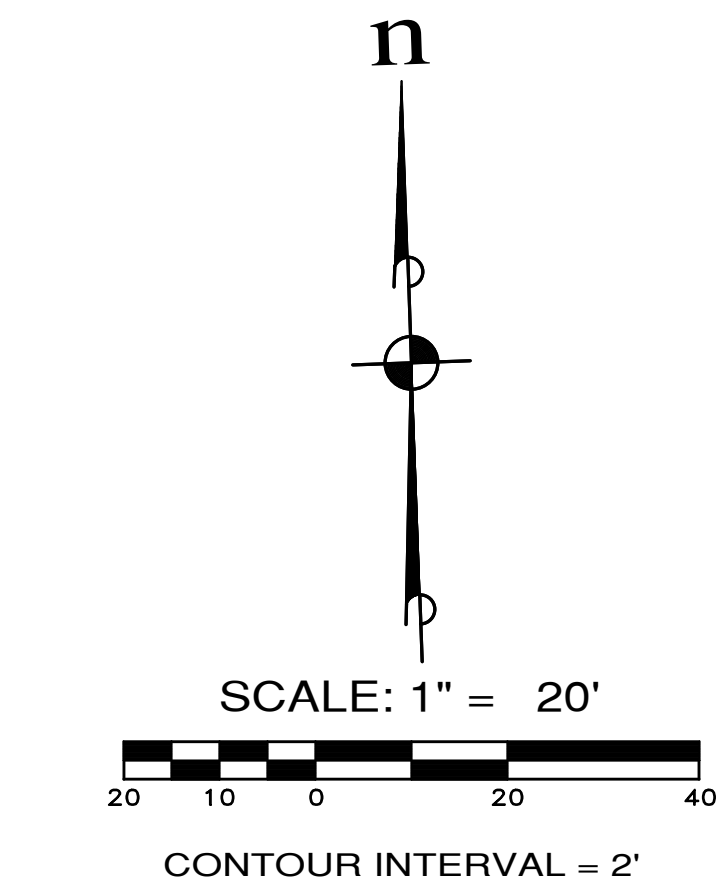
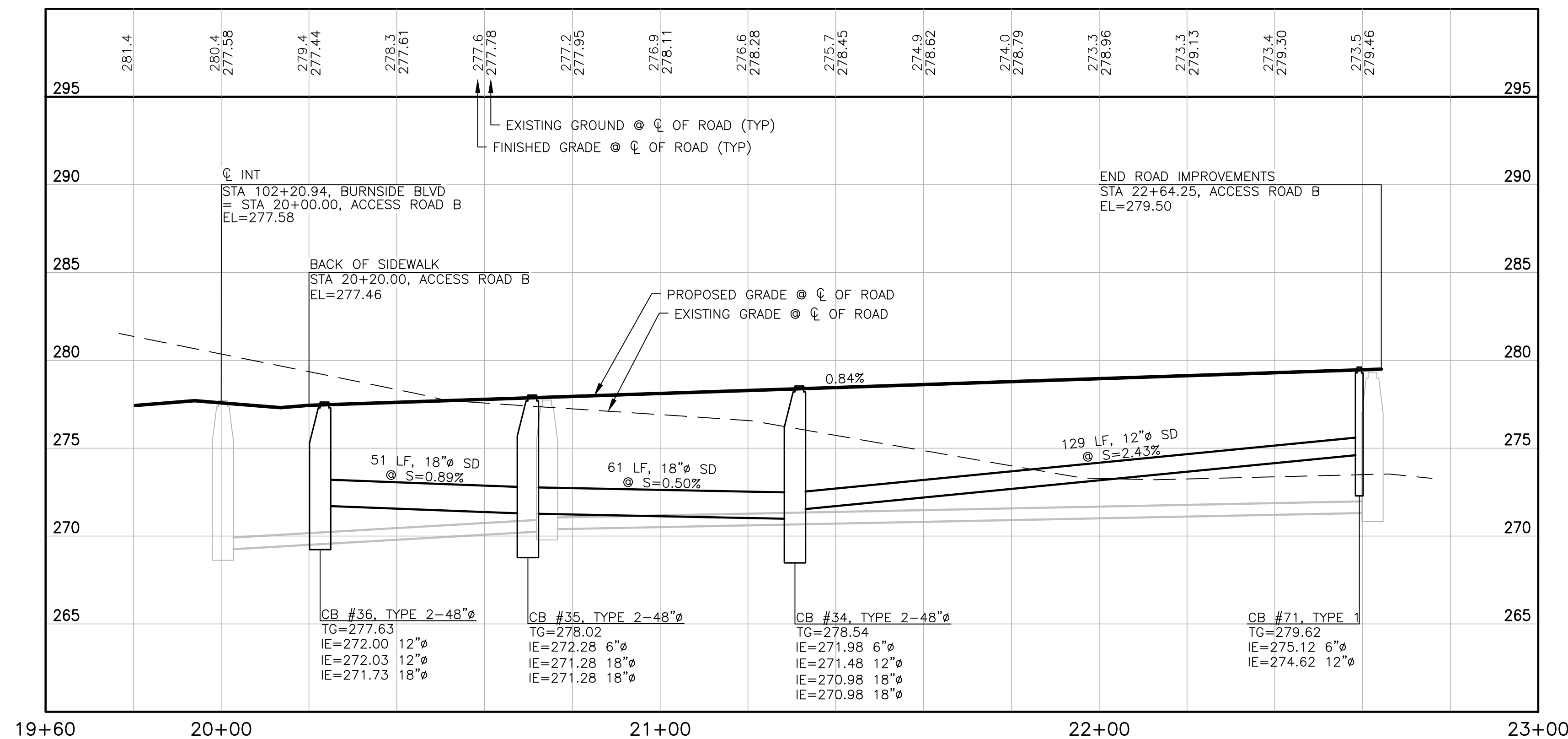
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 Plotted By: Corinne Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM
SEE SHEET PD-03
FOR CONTINUATION



ACCESS ROAD B

SCALE: 1"=20' HORIZ.
1"=5' VERT.



KEY MAP

- NOTES:**
- BMP T5.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP T5.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
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CITY OF PORT TOWNSEND DATE _____

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TREVOR L. STIFF
STATE OF WASHINGTON
42334
REGISTERED
PROFESSIONAL ENGINEER
04/08/2022

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42334
FEDERAL WAY, WA 98003
www.esmcivil.com

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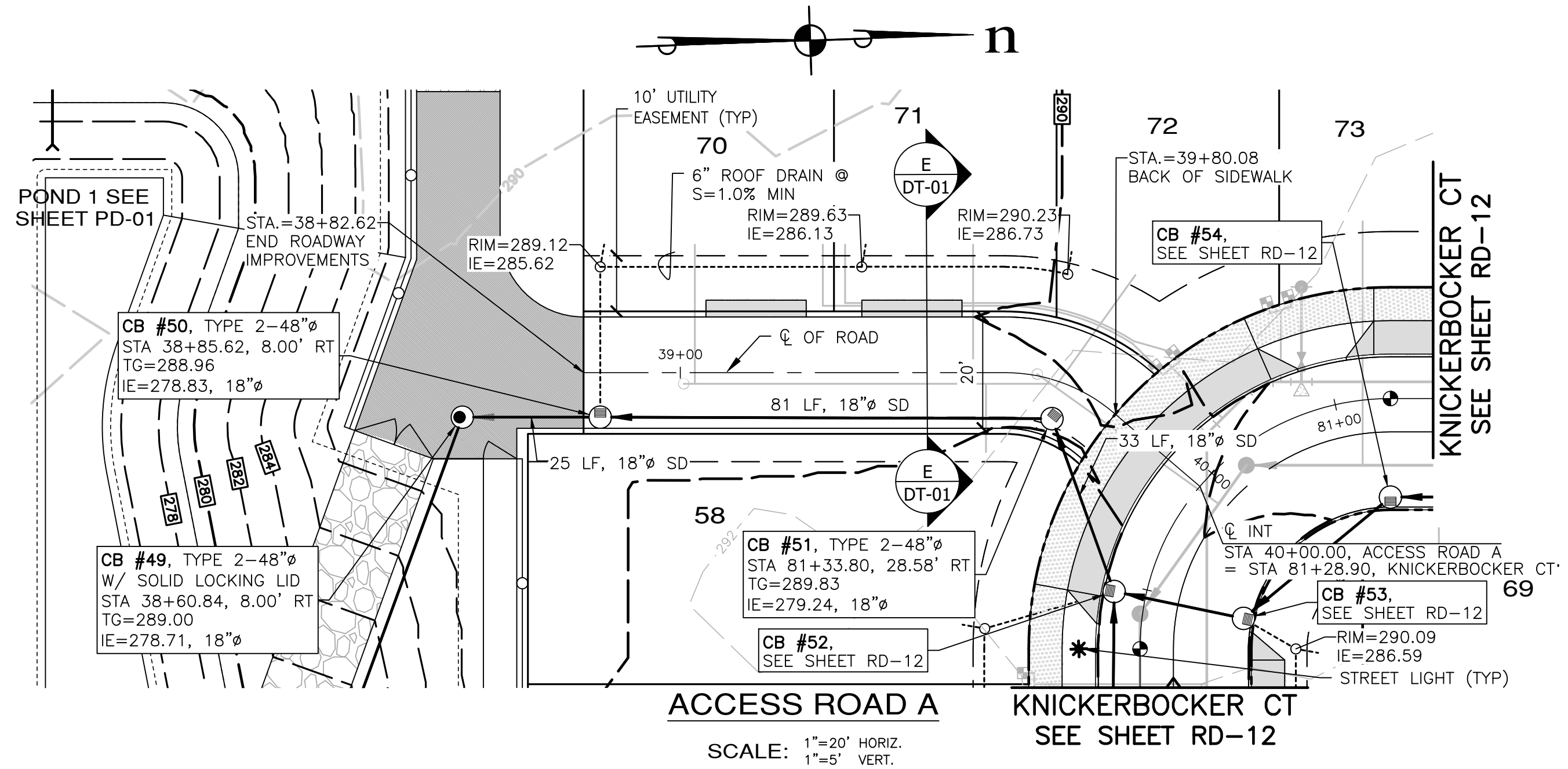
MONTEBANC MANAGEMENT, LLC
WASHINGTON

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ROAD & STORM DRAINAGE PLAN & PROFILES
PORT TOWNSEND

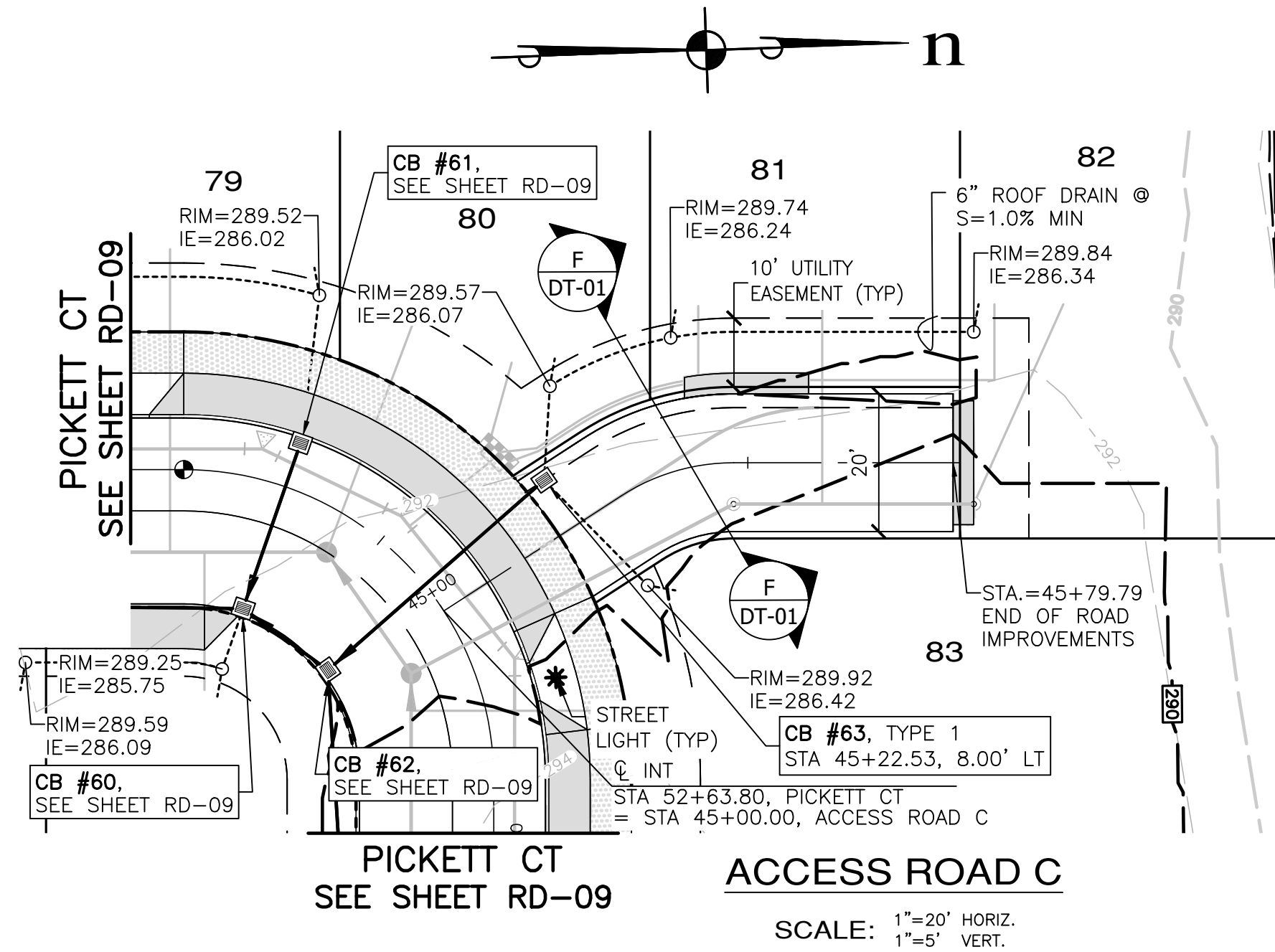
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DWG. NAME:	RD-18
DESIGNED BY:	TLS
DRAWN BY:	CLR
CHECKED BY:	
DATE:	4/08/2022
DATE OF PRINT:	
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37 OF 90 SHEETS	

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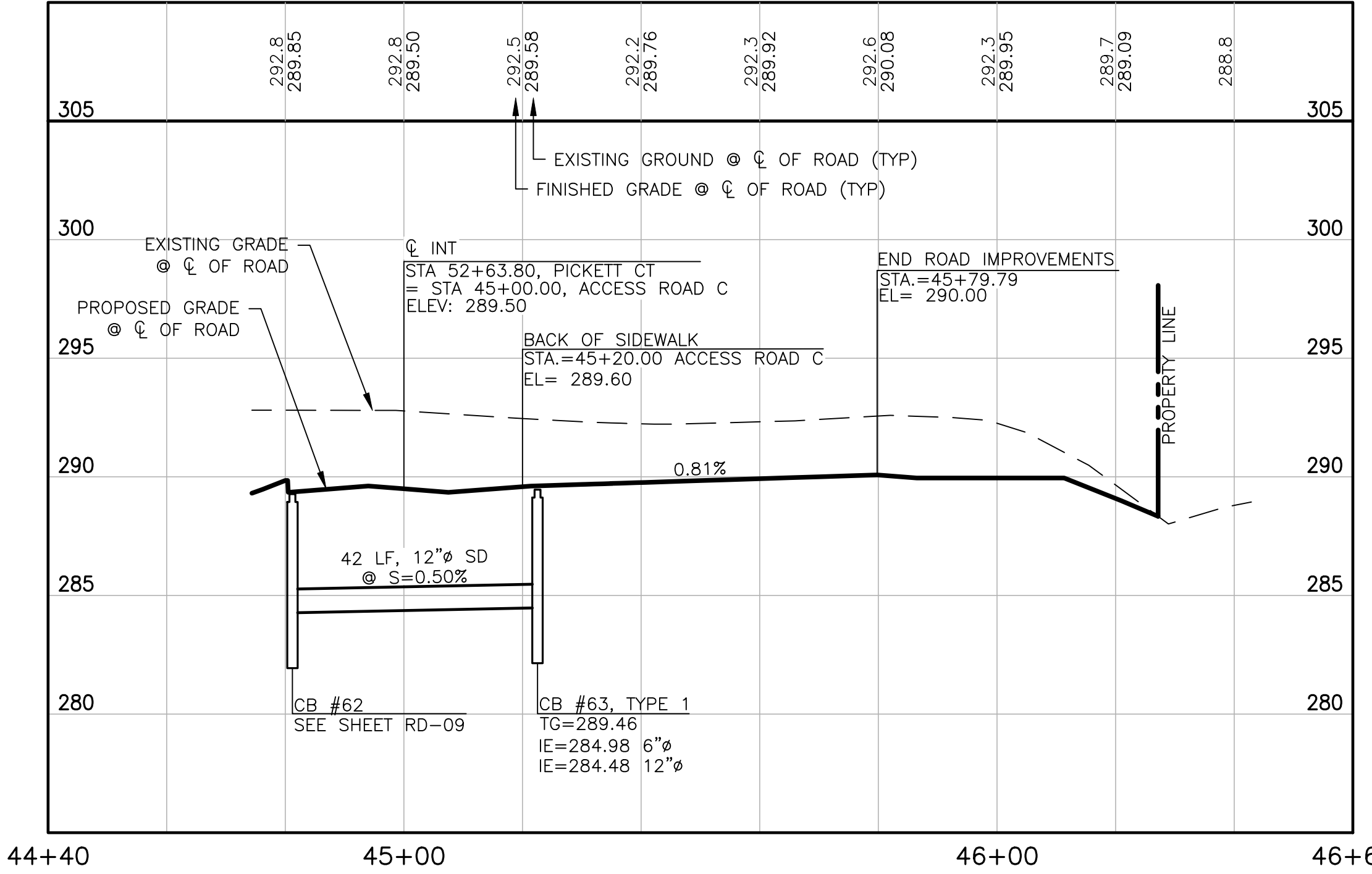
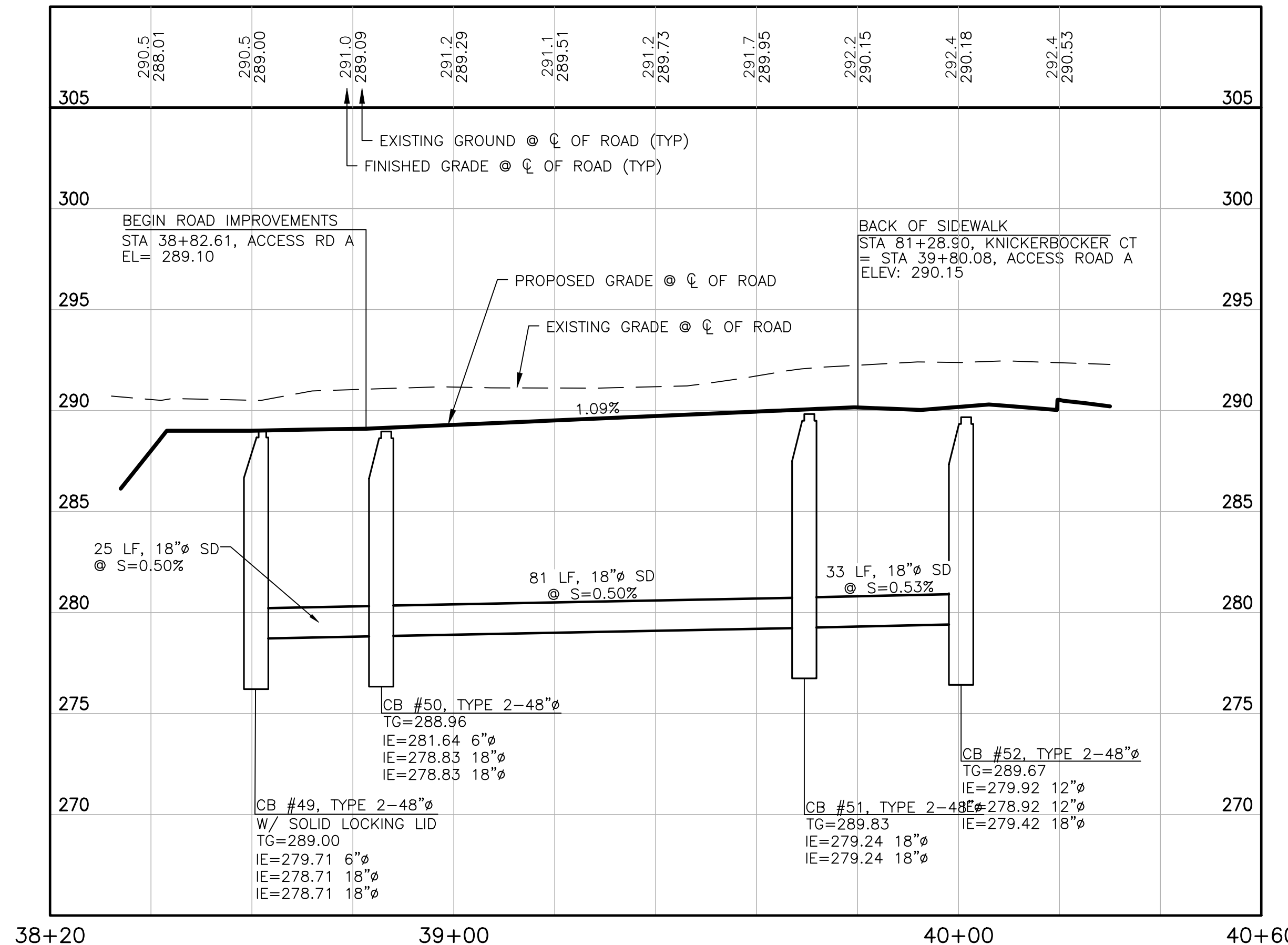
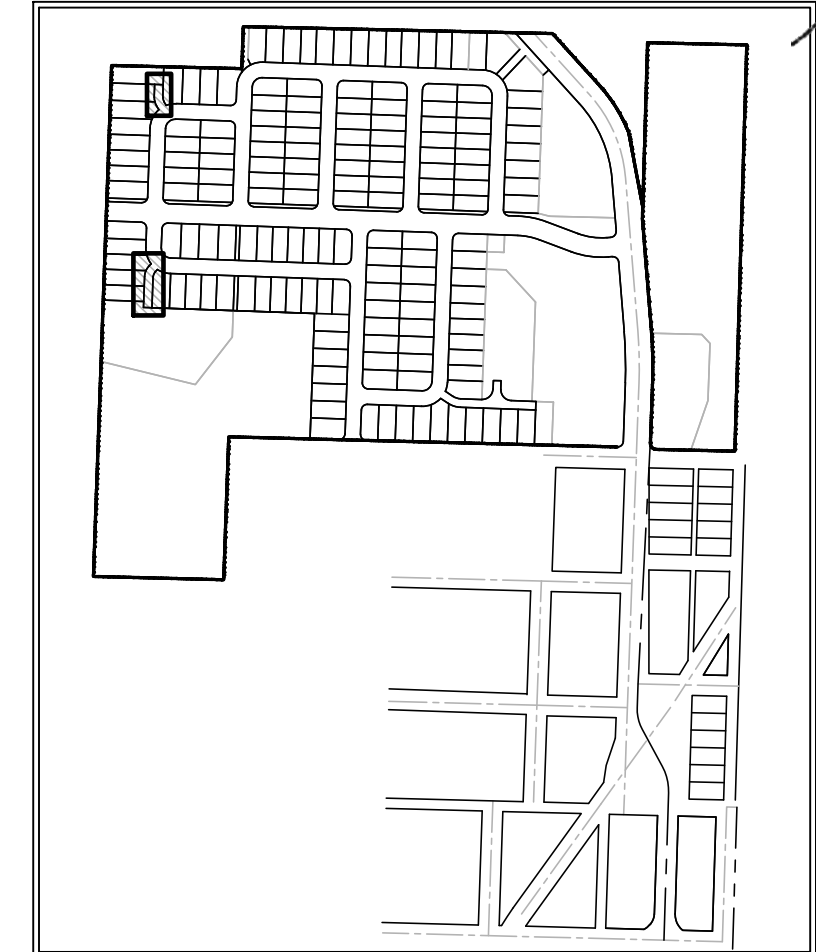
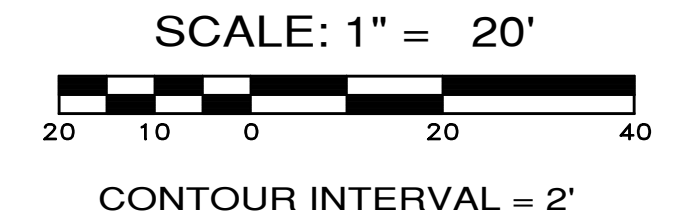
A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



SCALE: 1"=20' HORIZ.
1"=5' VERT.



SCALE: 1"=20' HORIZ.
1"=5' VERT.



- NOTES:**
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 - BMP T5.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.

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TREVOR L. STIFF
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
42334

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PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021
DWG. NAME: RD-19
DESIGNED BY: TLS
DRAWN BY: CLR
CHECKED BY:
DATE: 4/08/2022
DATE OF PRINT:

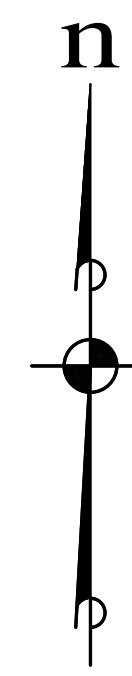
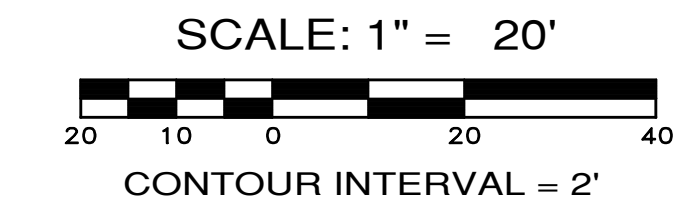
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RD-19
38 OF 90 SHEETS



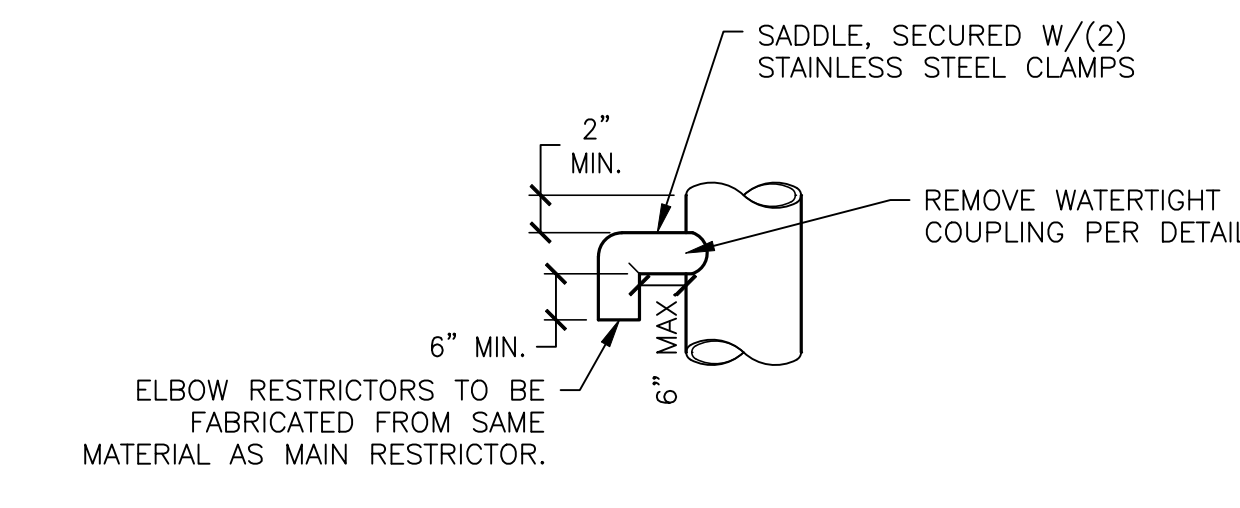
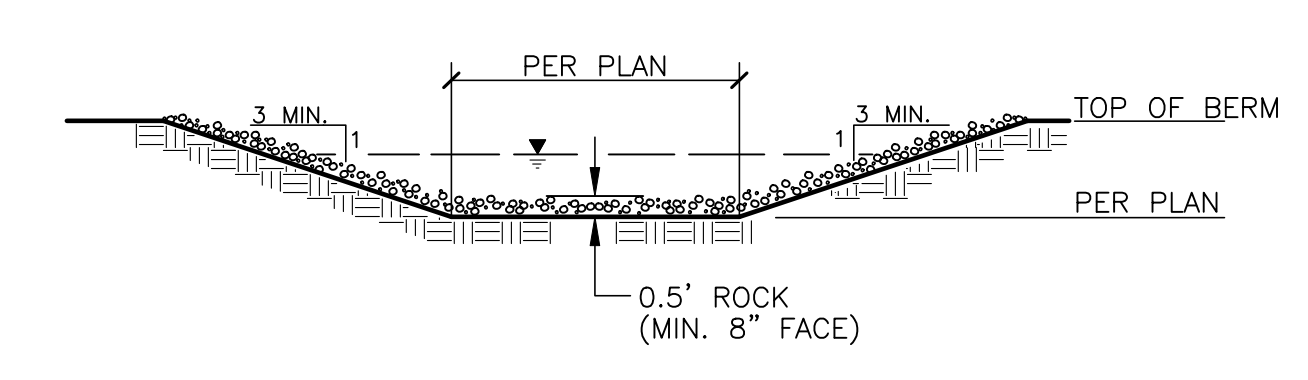
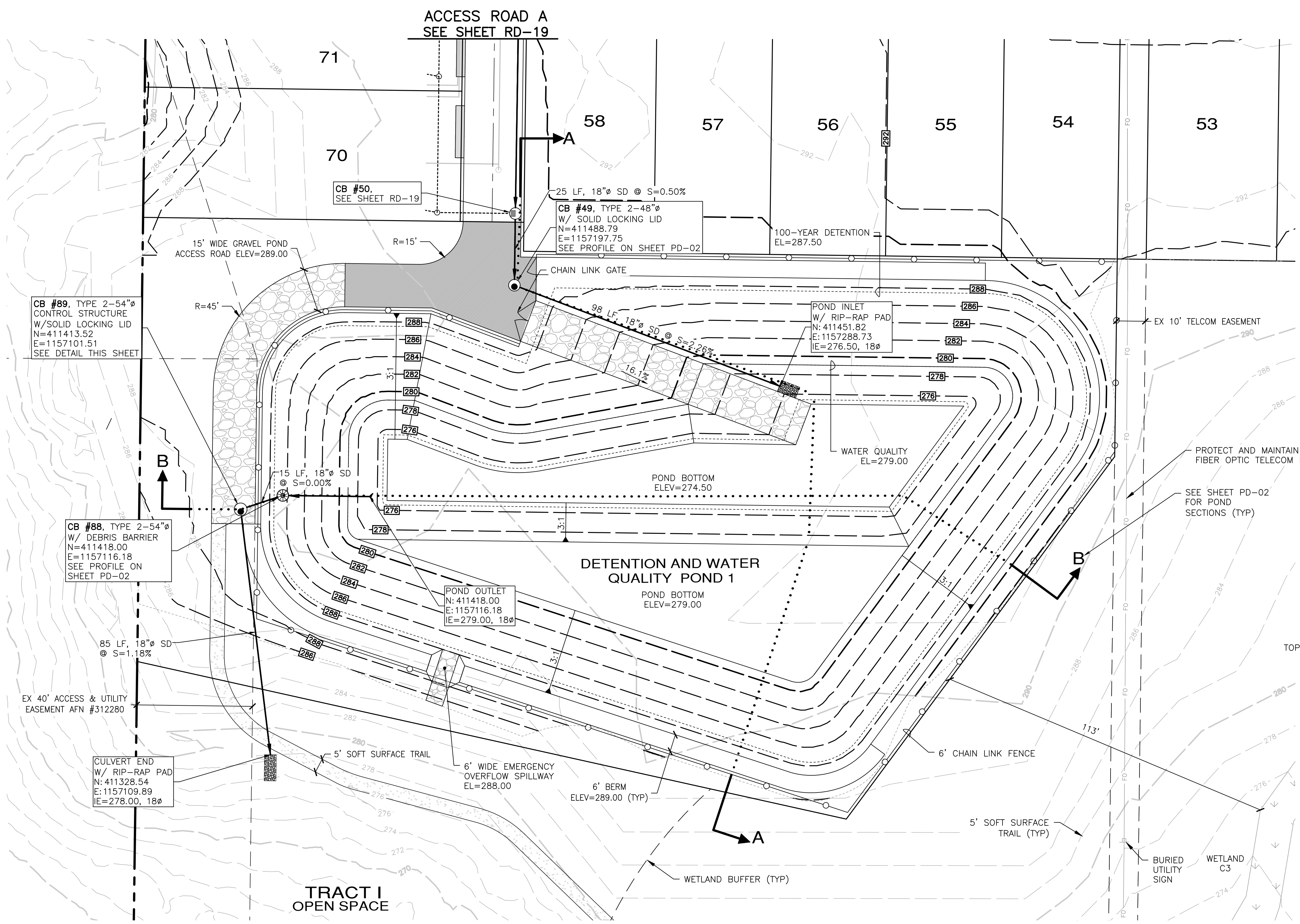
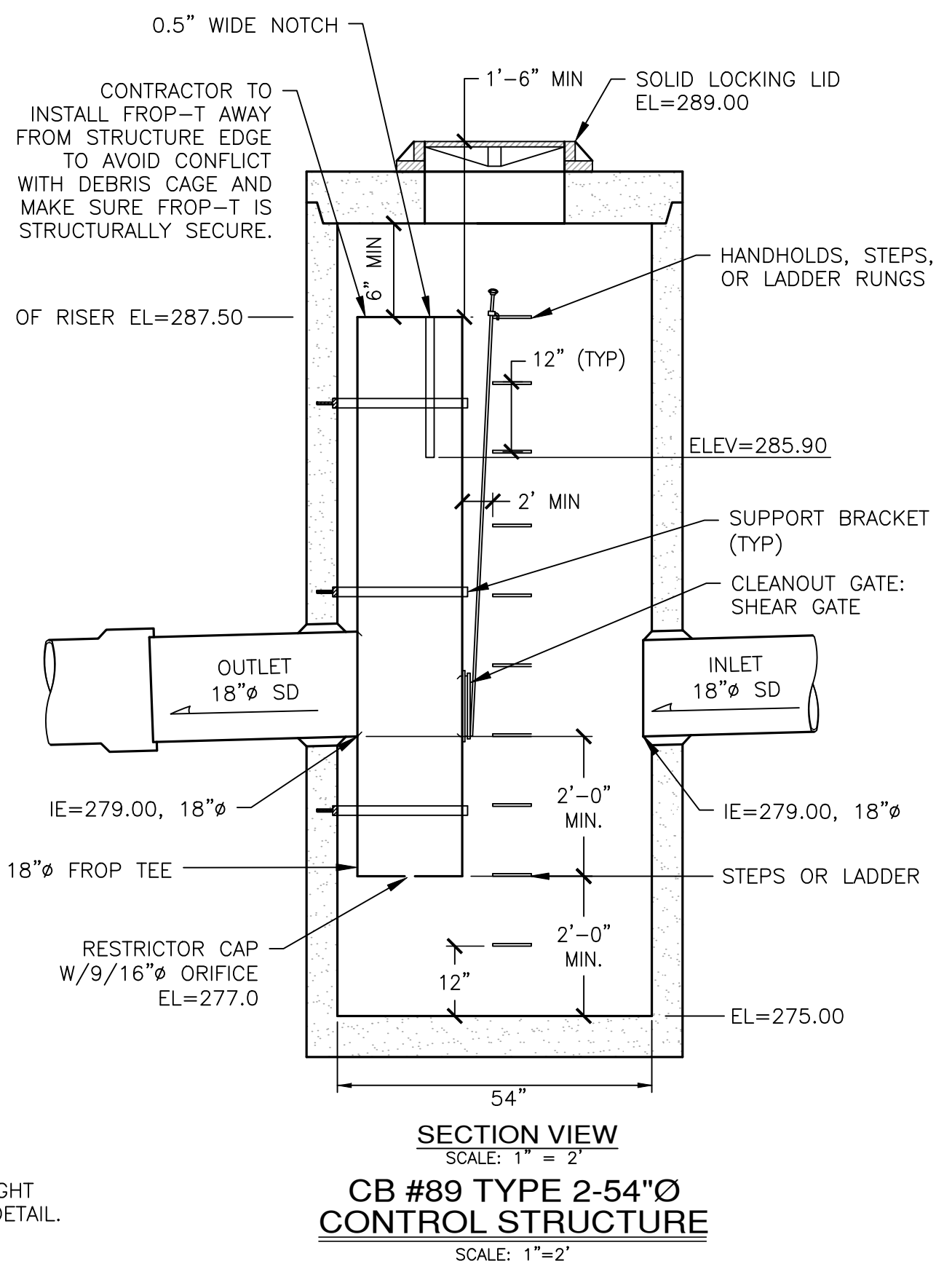
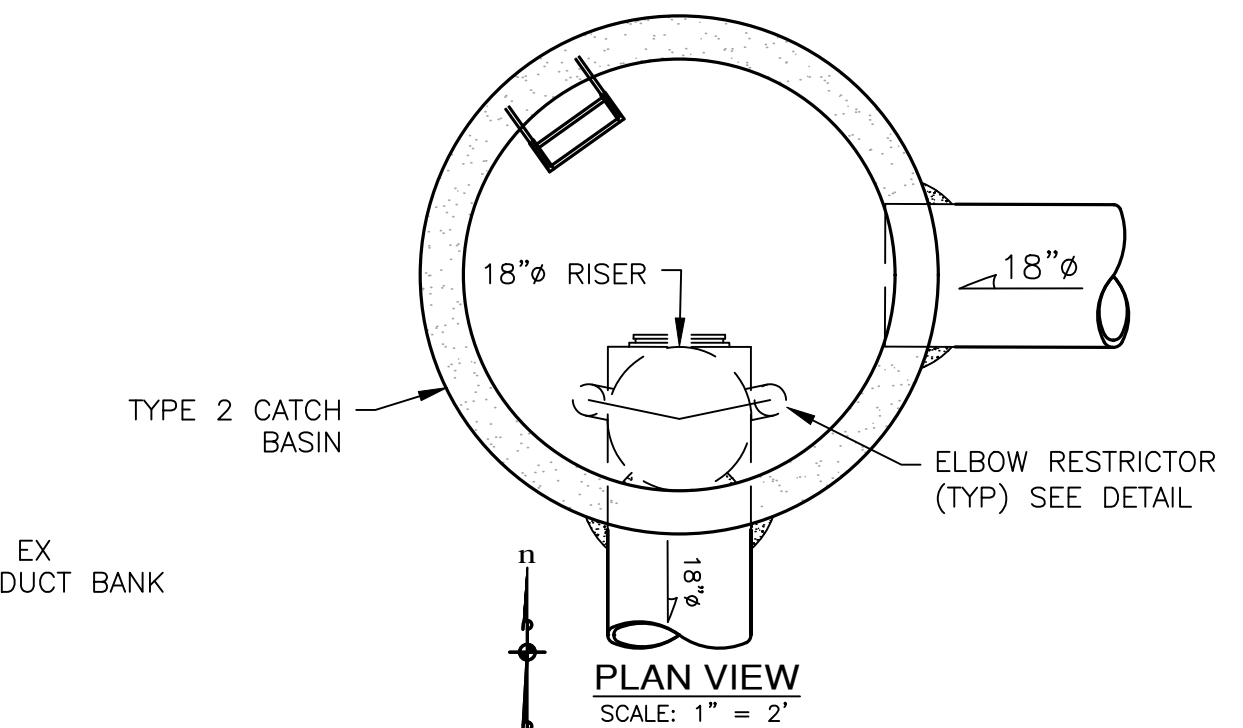
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Plotted By: Rugs Florida



STORM DRAINAGE FACILITY

DETECTION VOLUME:
REQUIRED = 172,079 CF
PROVIDED = 203,197 CF
(ELEV 279.0 - 287.5)

WATER QUALITY VOLUME:
REQUIRED = 22,124 CF
PROVIDED = 29,496 CF
(ELEV 275.0 - 279.0)



APPROVED: _____
CITY OF PORT TOWNSEND DATE _____

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NO.	DESCRIPTION/DATE

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MONTEBANC MANAGEMENT, LLC
 MADRONA RIDGE PUD
 POND 1 DETAILS
 PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021
 DWG. NAME: PD-01
 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY: _____
 DATE: 4/08/2022
 DATE OF PRINT: _____
 PD-01
 39 OF 90 SHEETS

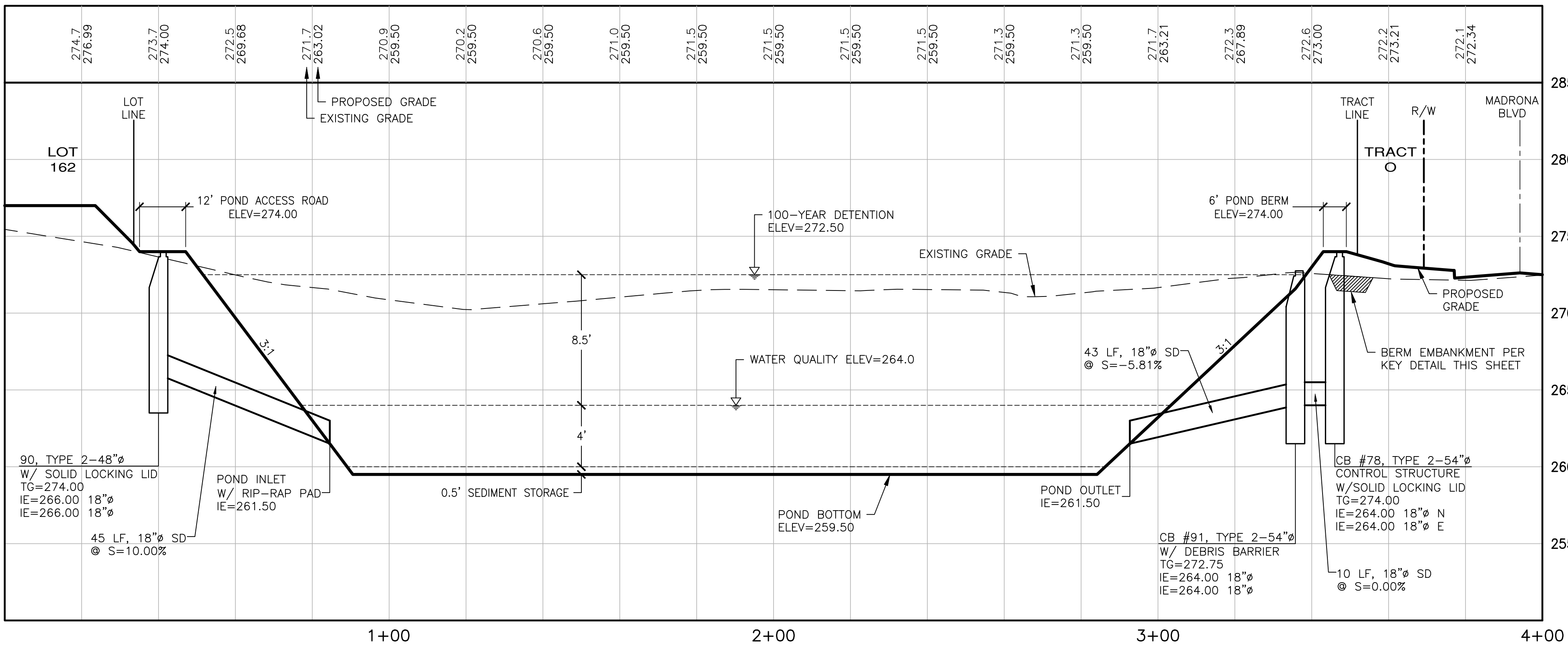
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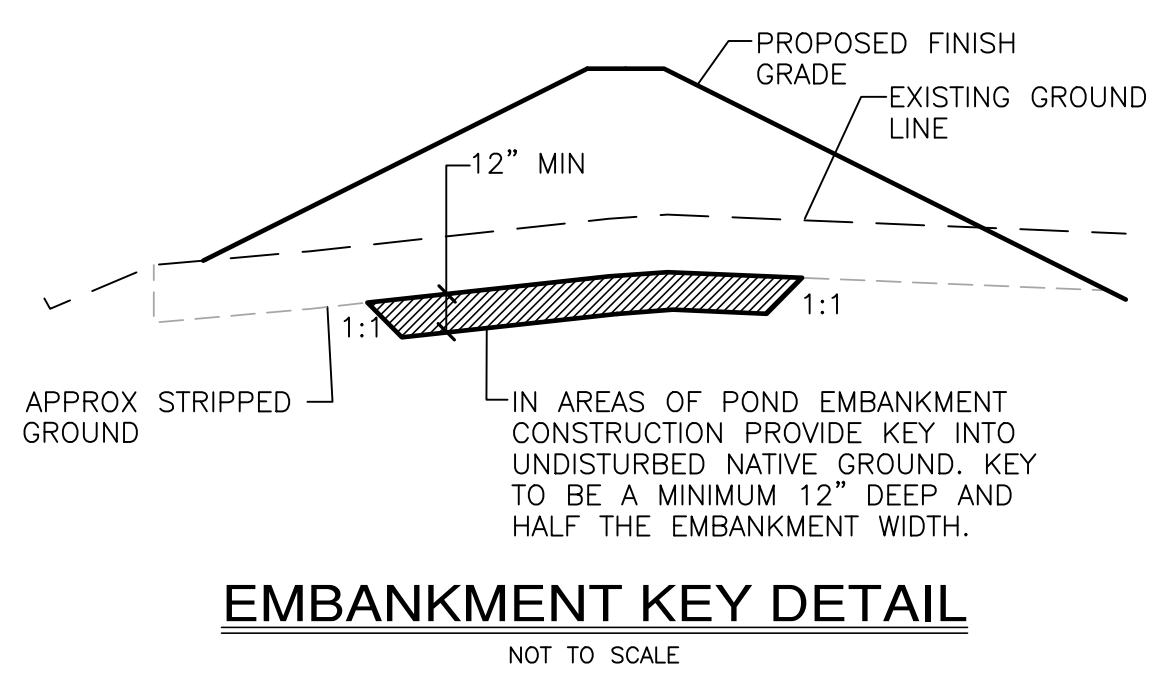
TREVOR L. STIFF
 STATE OF WASHINGTON
 REGISTERED PROFESSIONAL ENGINEER
 42334
 04/08/2022

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 5000 1st Ave S, Ste 305
 Federal Way, WA 98003
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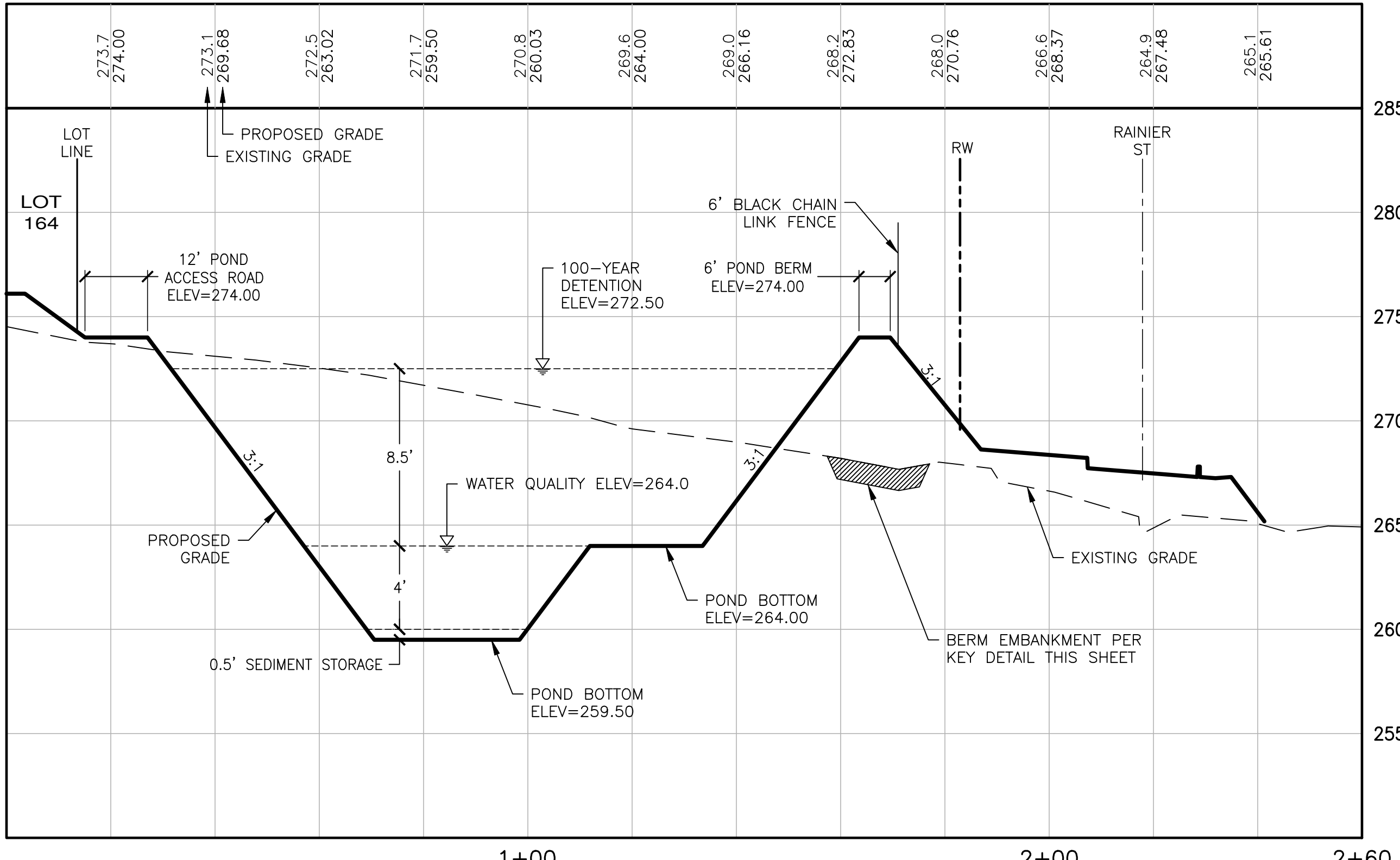
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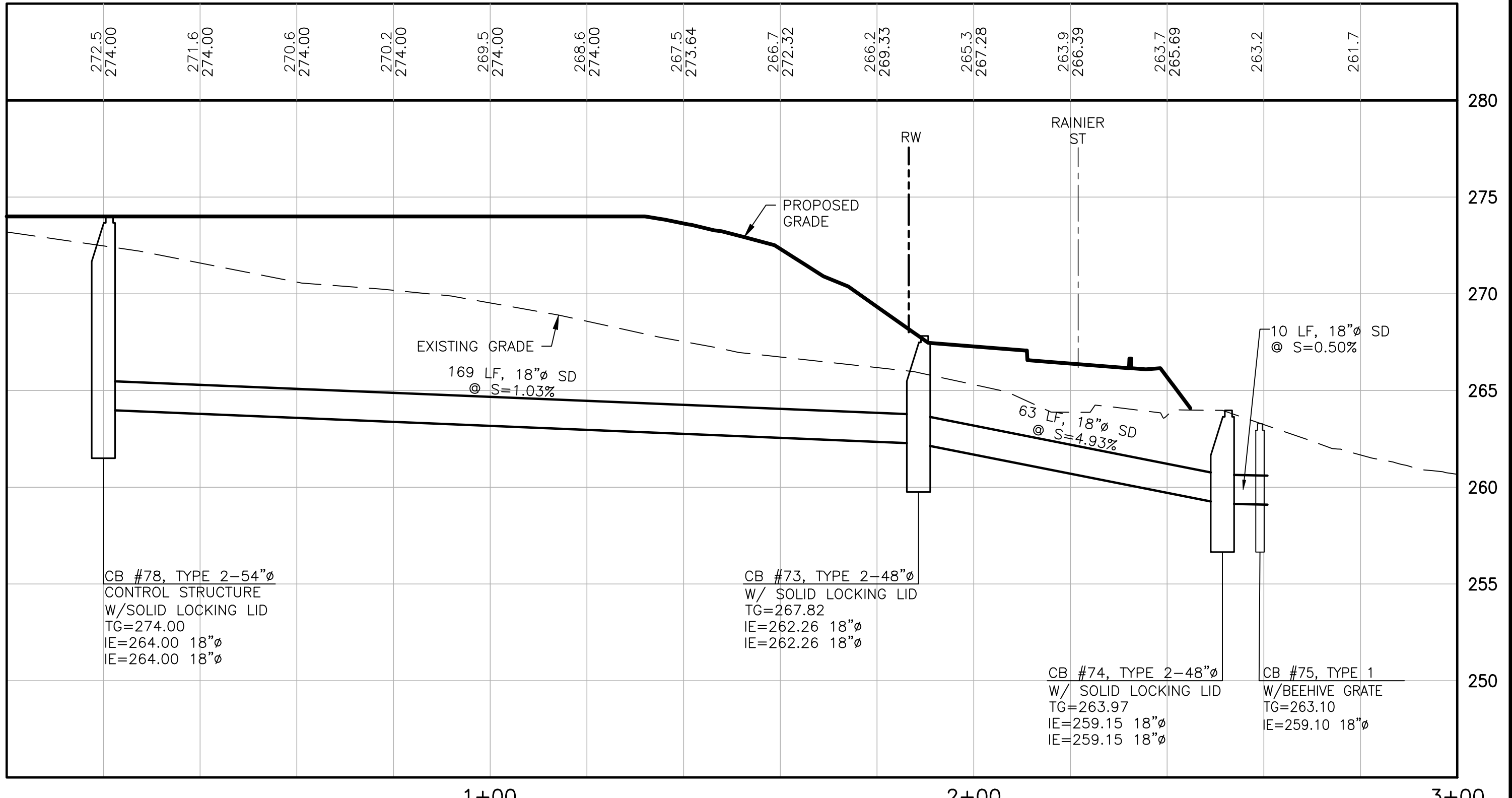
POND 2 SECTION A-A
 SCALE: 1"=20' HORIZ.
 1"=5' VERT.



EMBANKMENT KEY DETAIL
 NOT TO SCALE



POND 2 SECTION B-B
 SCALE: 1"=20' HORIZ.
 1"=5' VERT.



POND 2 OUTFALL CB #78 - CB #75
 SCALE: 1"=20' HORIZ.
 1"=5' VERT.



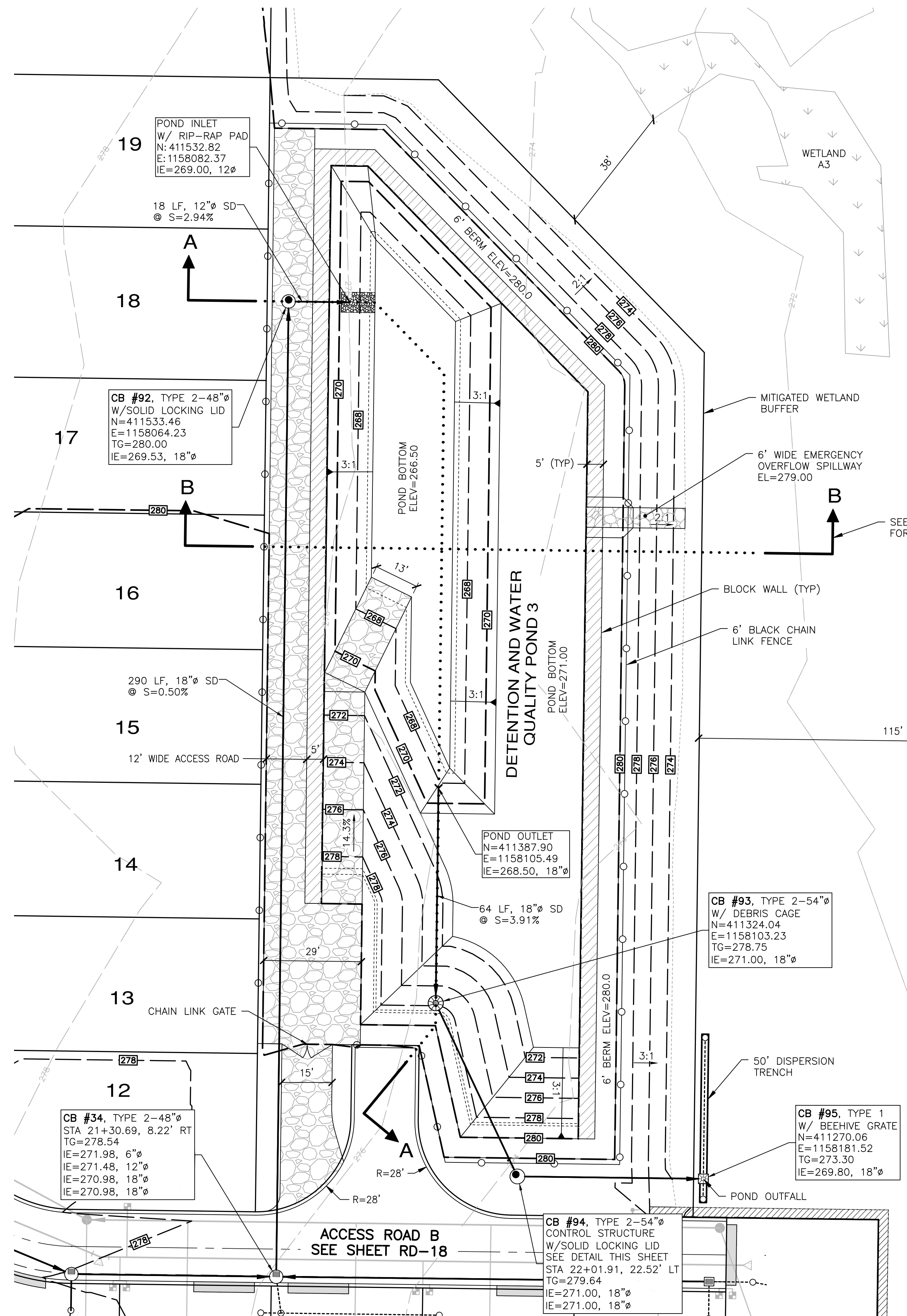
APPROVED: _____
 CITY OF PORT TOWNSEND DATE: _____

MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD
 PORT TOWNSEND WASHINGTON
 POND 2 DETAILS

JOB NO.: 2090-003-021
 DWG. NAME: PD-04
 DESIGNED BY: TLS
 DRAWN BY: CLR
 CHECKED BY: _____
 DATE: 4/08/2022
 DATE OF PRINT: _____

PD-04
 42 OF 90 SHEETS

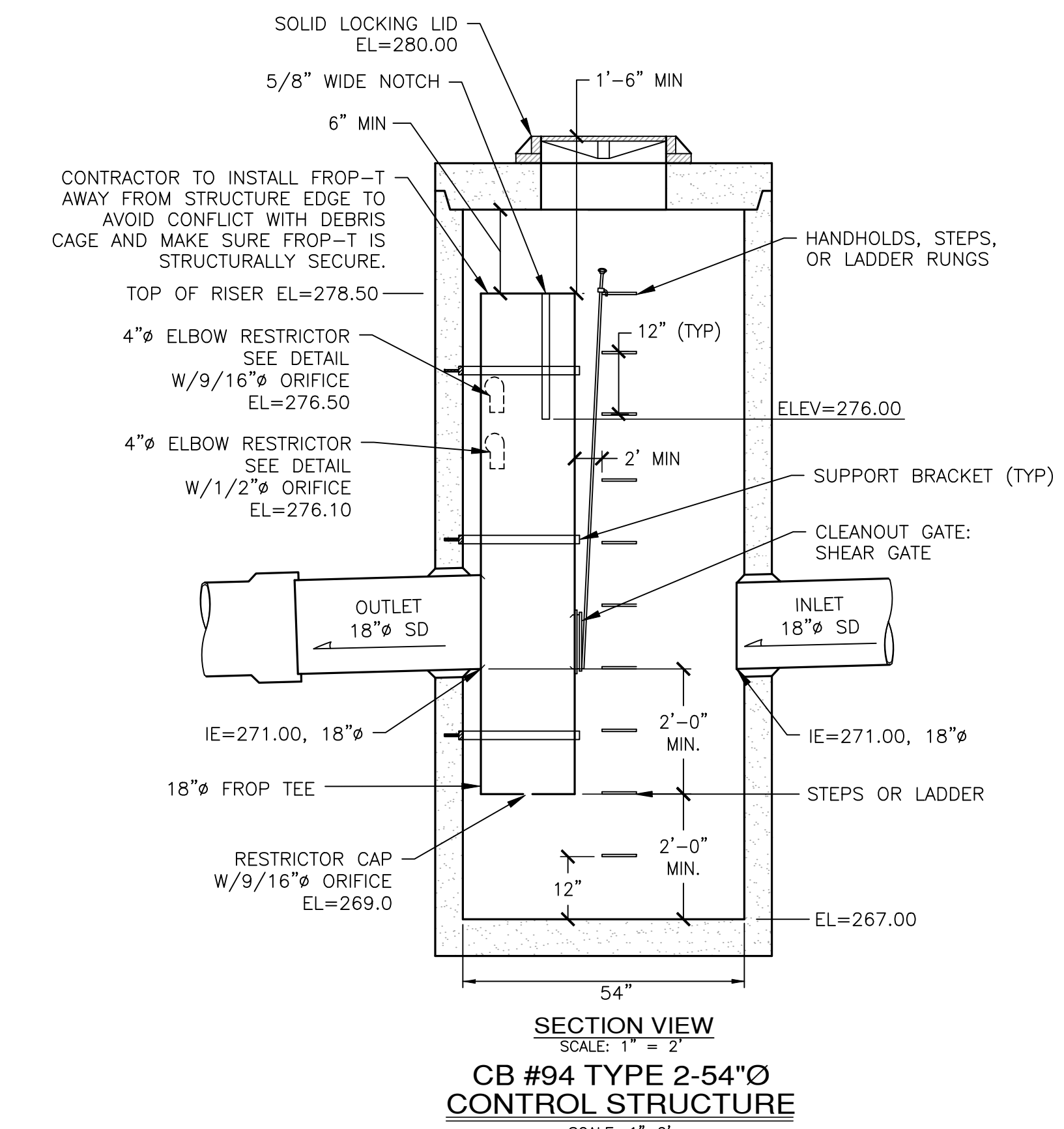
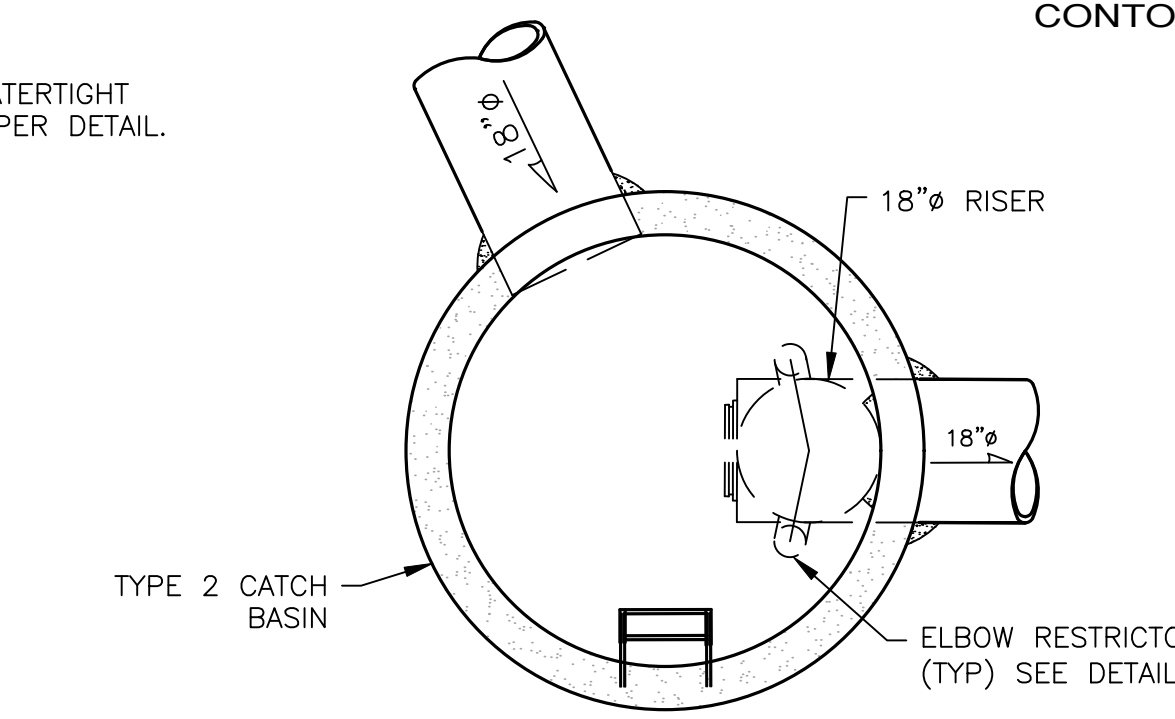
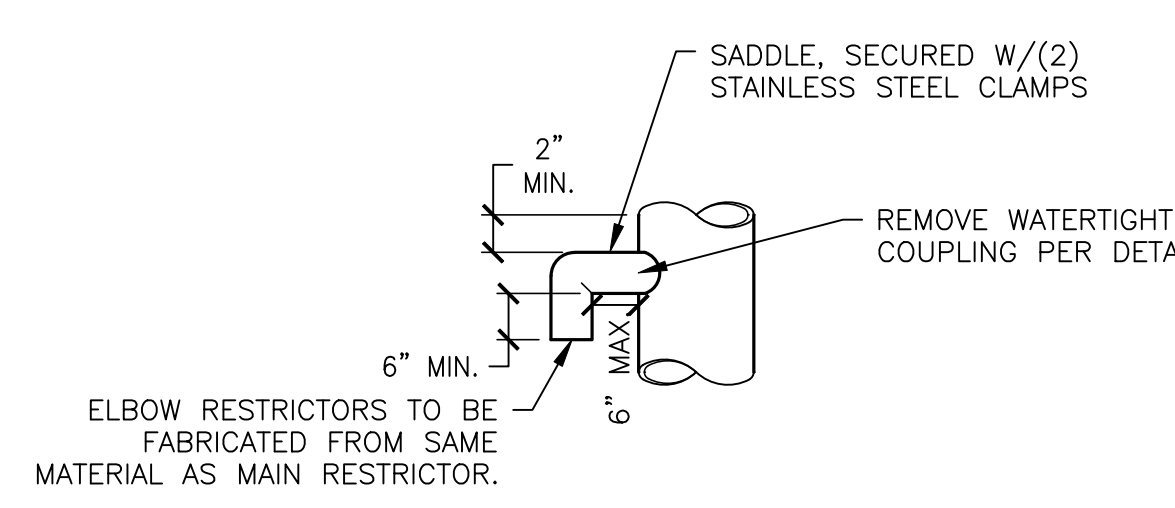
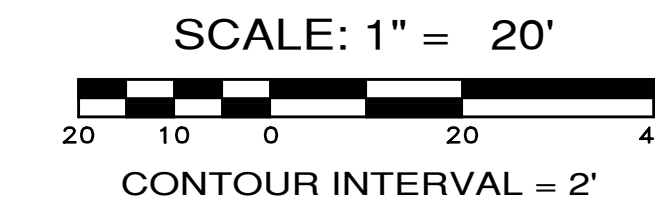
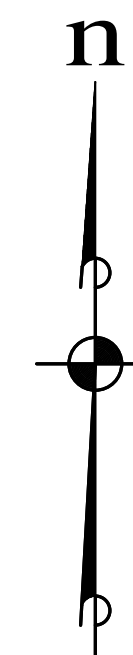
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 Plotted By: Rugs Florida



STORM DRAINAGE FACILITY

DETENTION VOLUME:
 REQUIRED = 115,696 CF
 PROVIDED = 118,788 CF
 (ELEV 271.0-278.5)

WATER QUALITY VOLUME:
 REQUIRED = 16,057 CF
 PROVIDED = 22,430 CF
 (ELEV 267.0-271.0)



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 POND 3 DETAILS
 PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021
 DWG. NAME: PD-05
 DESIGNED BY: TLS
 DRAWN BY: CLR
 CHECKED BY: _____
 DATE: 4/08/2022
 DATE OF PRINT: _____

PD-05
 43 OF 90 SHEETS

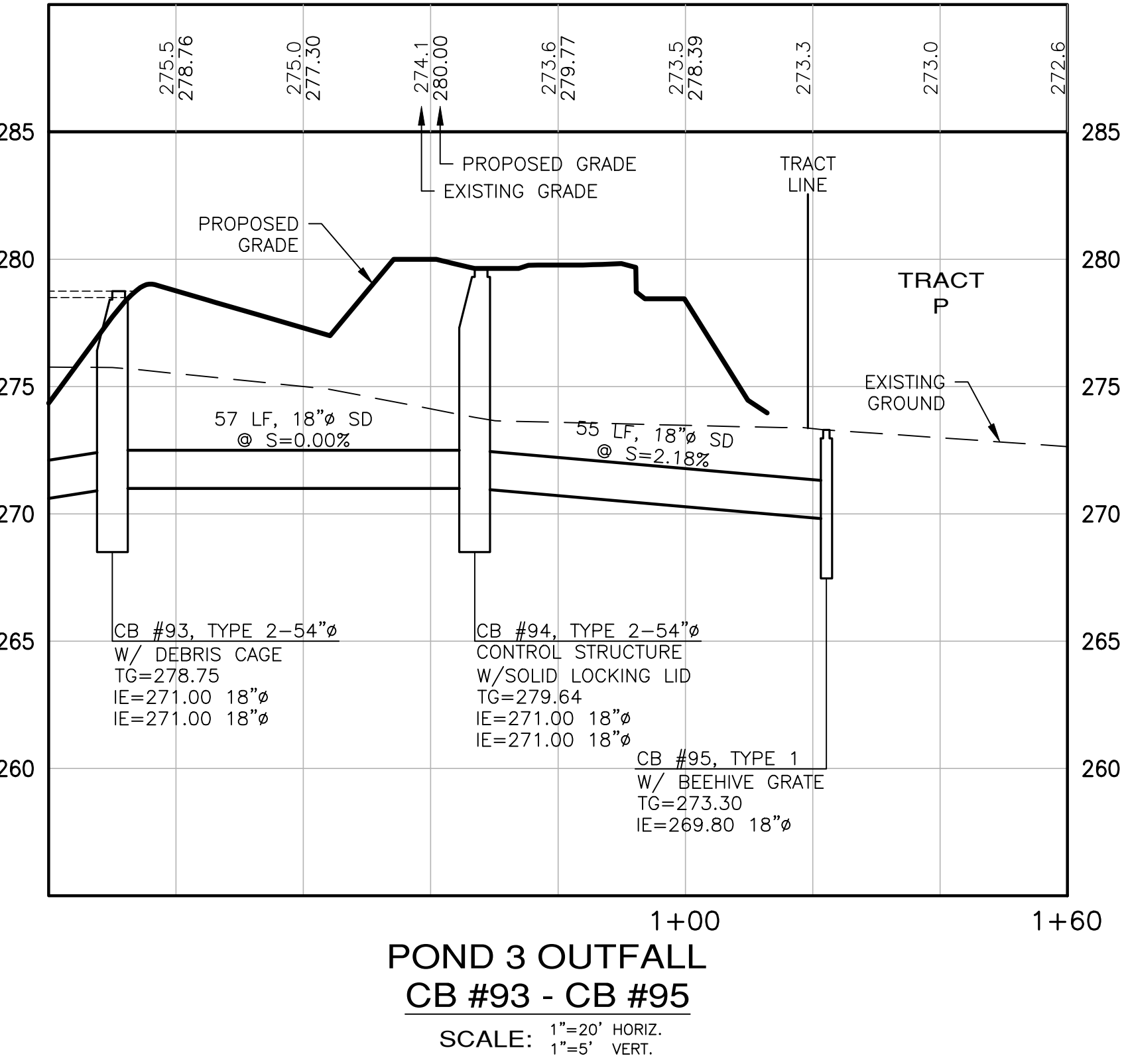
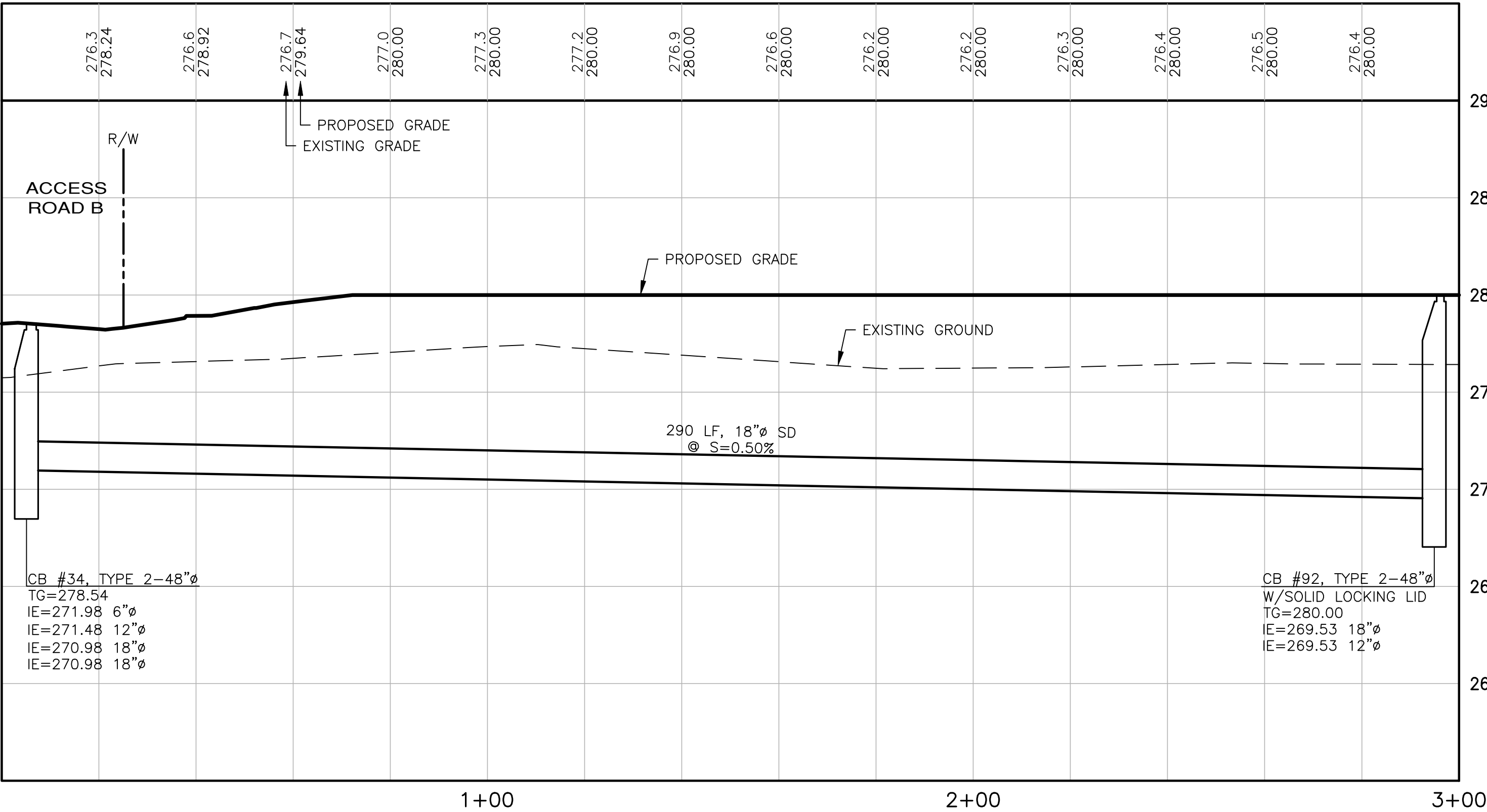
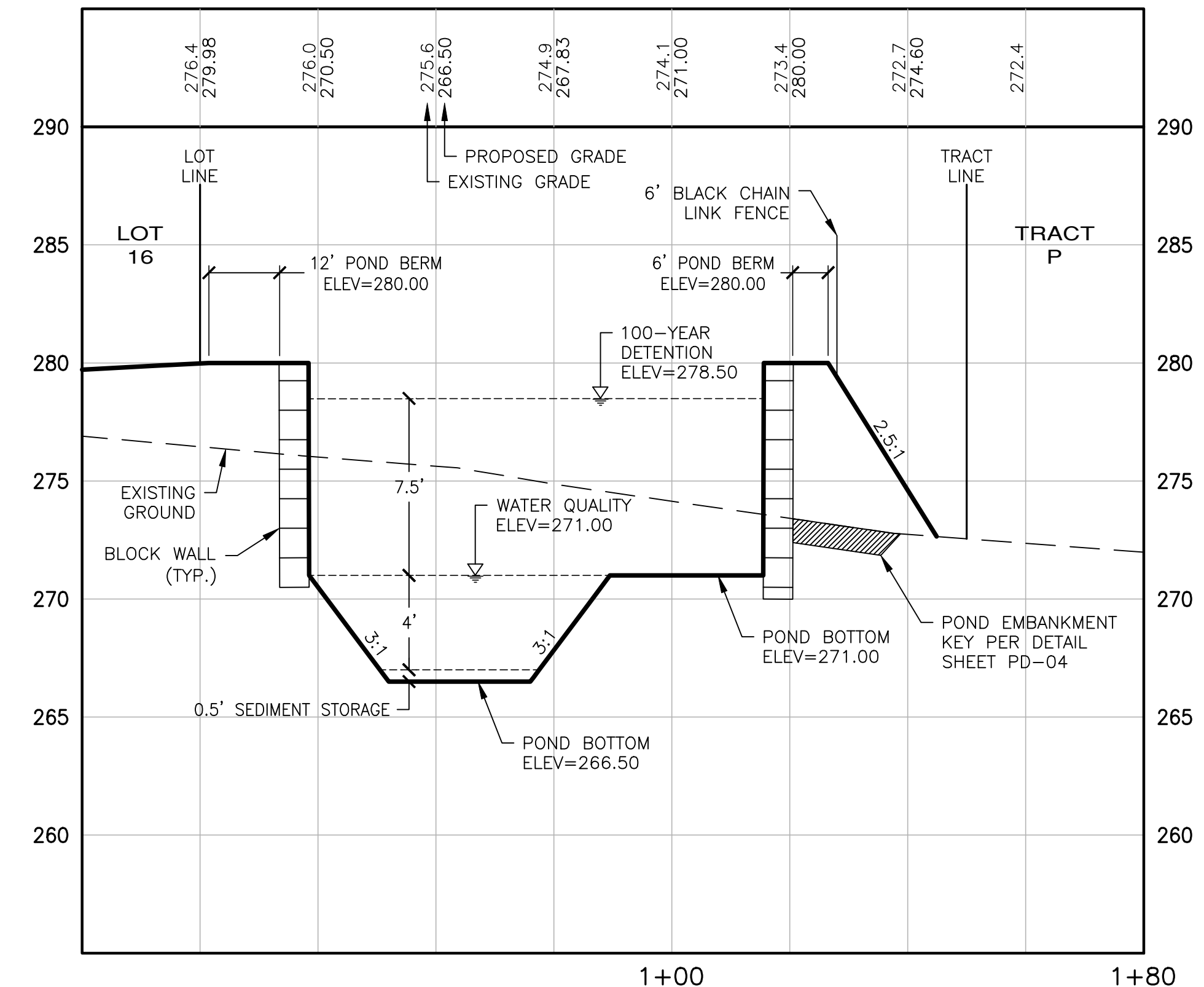
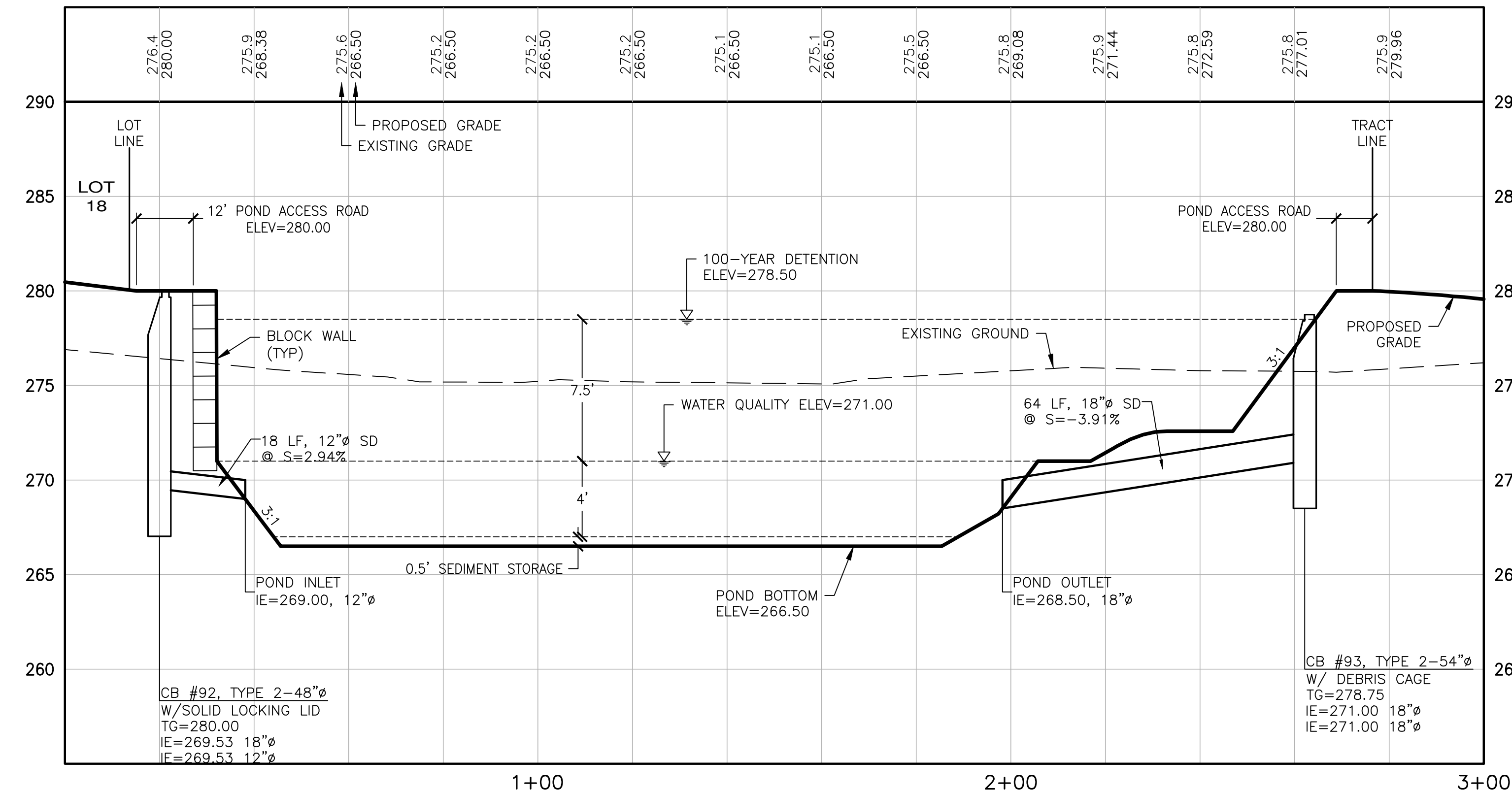
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 POND 3 DETAILS

JOB NO.: 2090-003-021
 DWG. NAME: PD-06
 DESIGNED BY: TLS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 4/08/2022
 DATE OF PRINT:
PD-06
 44 OF 90 SHEETS



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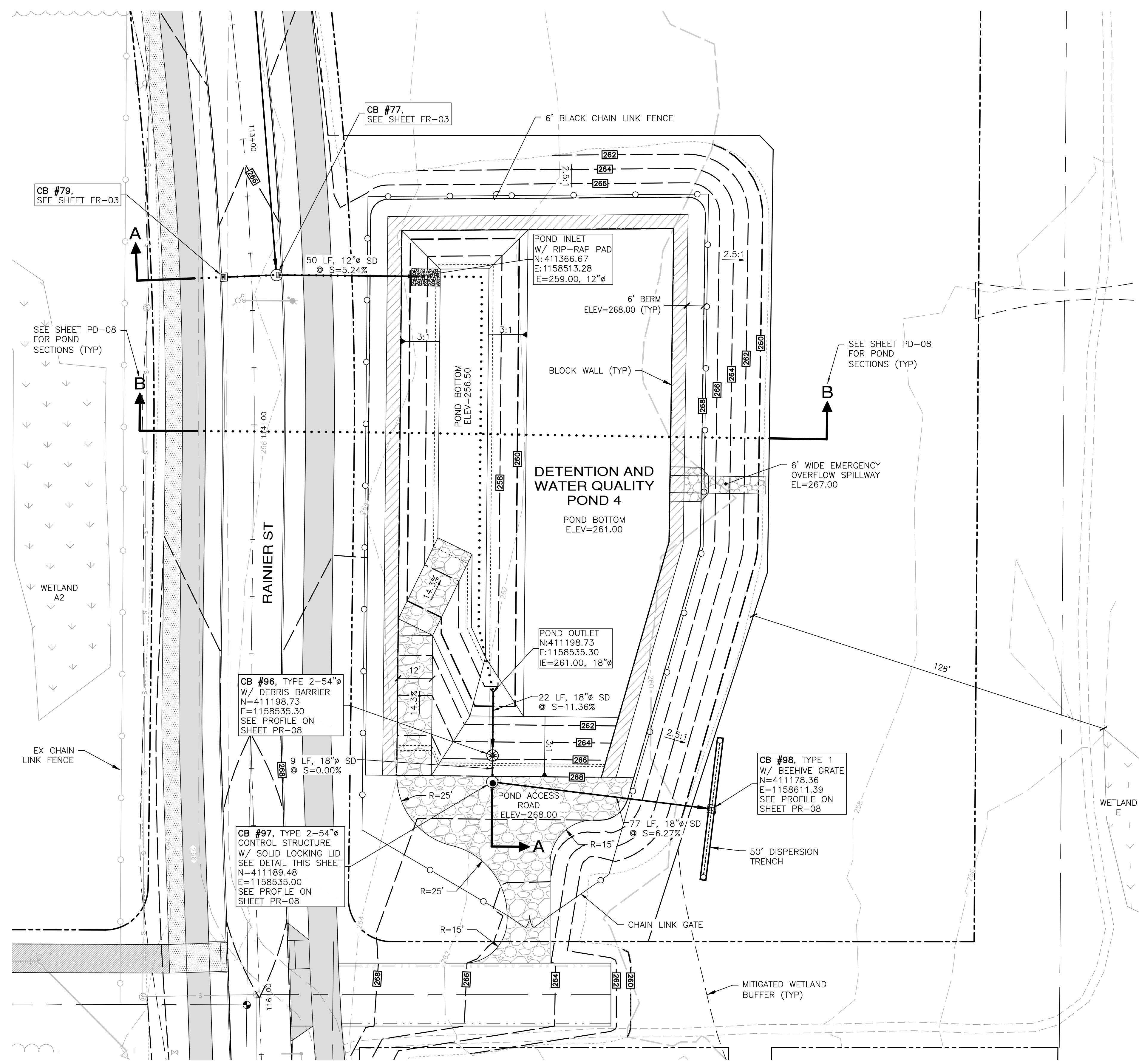
REVISIONS		
NO.	DESCRIPTION/DATE	BY

TREYOR L. STIFF
 STATE OF WASHINGTON
 REGISTERED
 PROFESSIONAL ENGINEER
 04/08/2022

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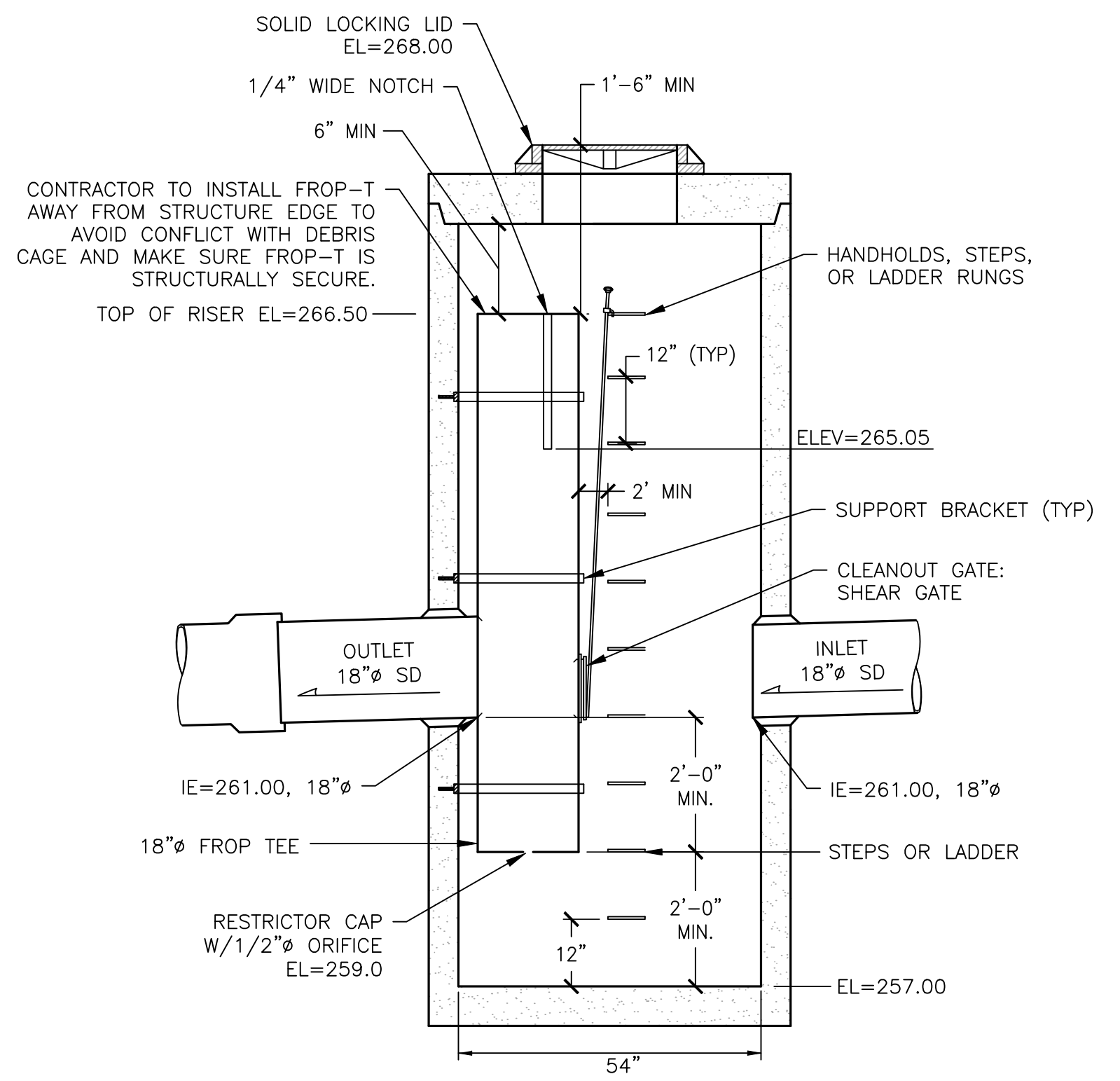
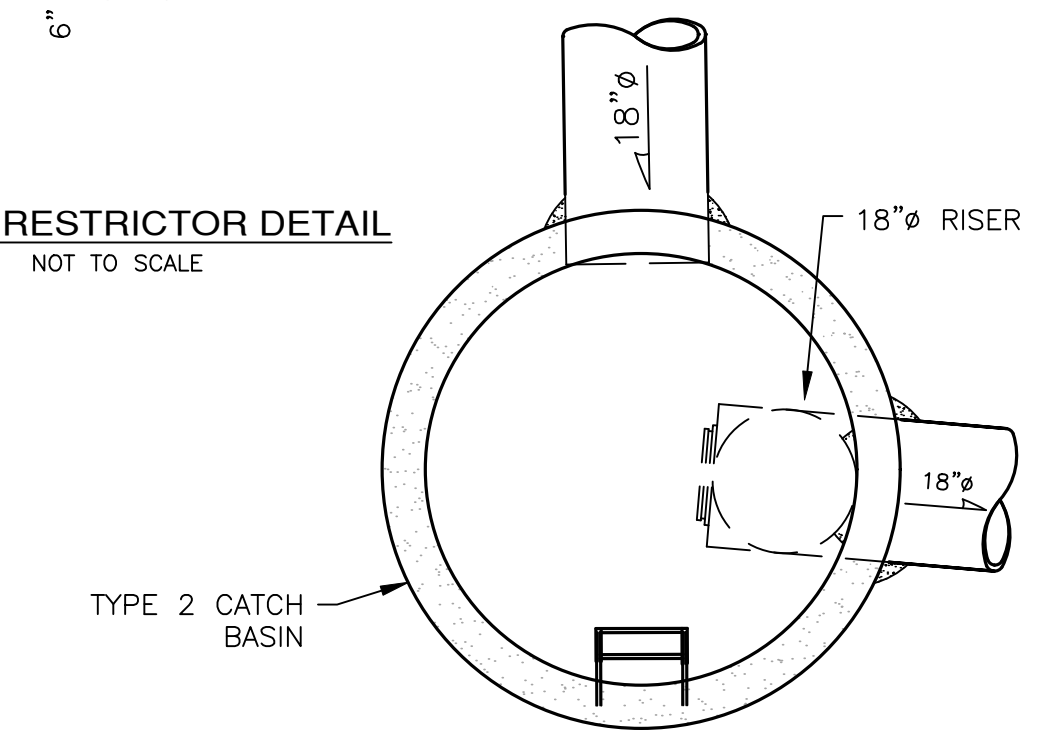
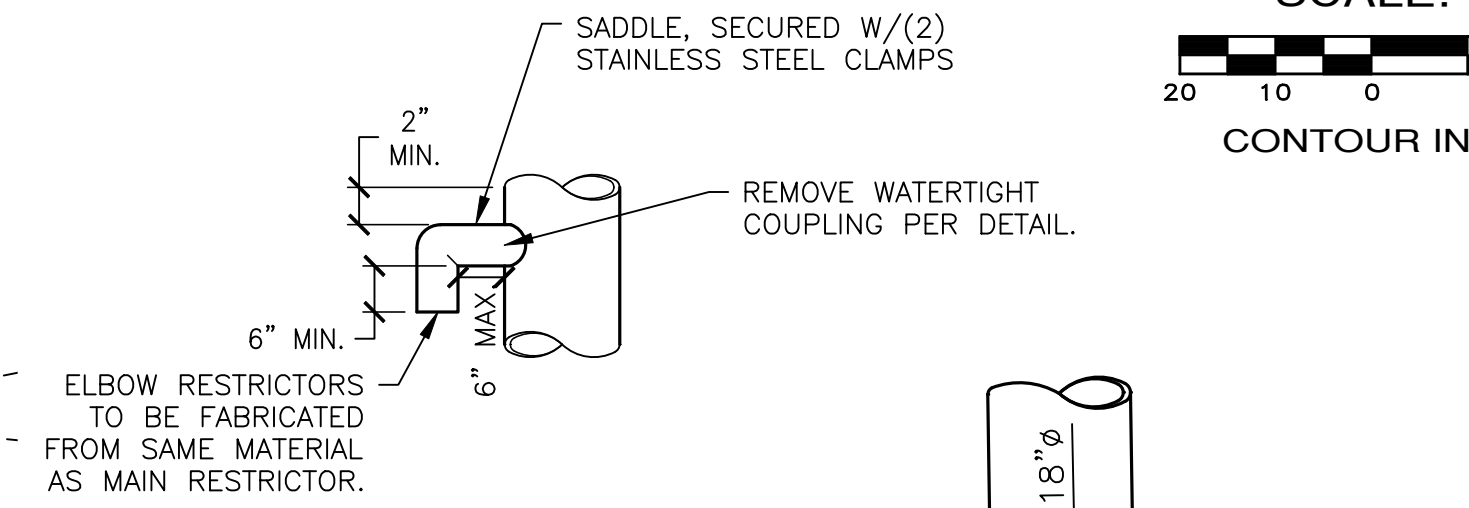
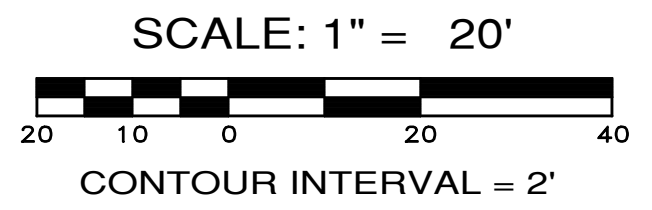
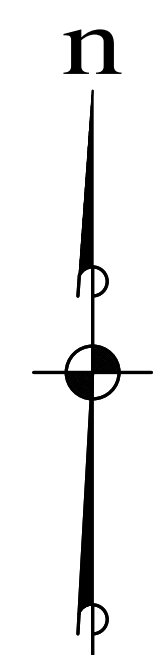
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STORM DRAINAGE FACILITY

DETENTION VOLUME:
 REQUIRED = 53,622 CF
 PROVIDED = 87,388 CF
 (ELEV 261.0 -266.5)

WATER QUALITY VOLUME:
 REQUIRED = 7,627 CF
 PROVIDED = 17,997 CF
 (ELEV 257.0 -261.0)



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MADRONA RIDGE PUD

POND 4 DETAILS

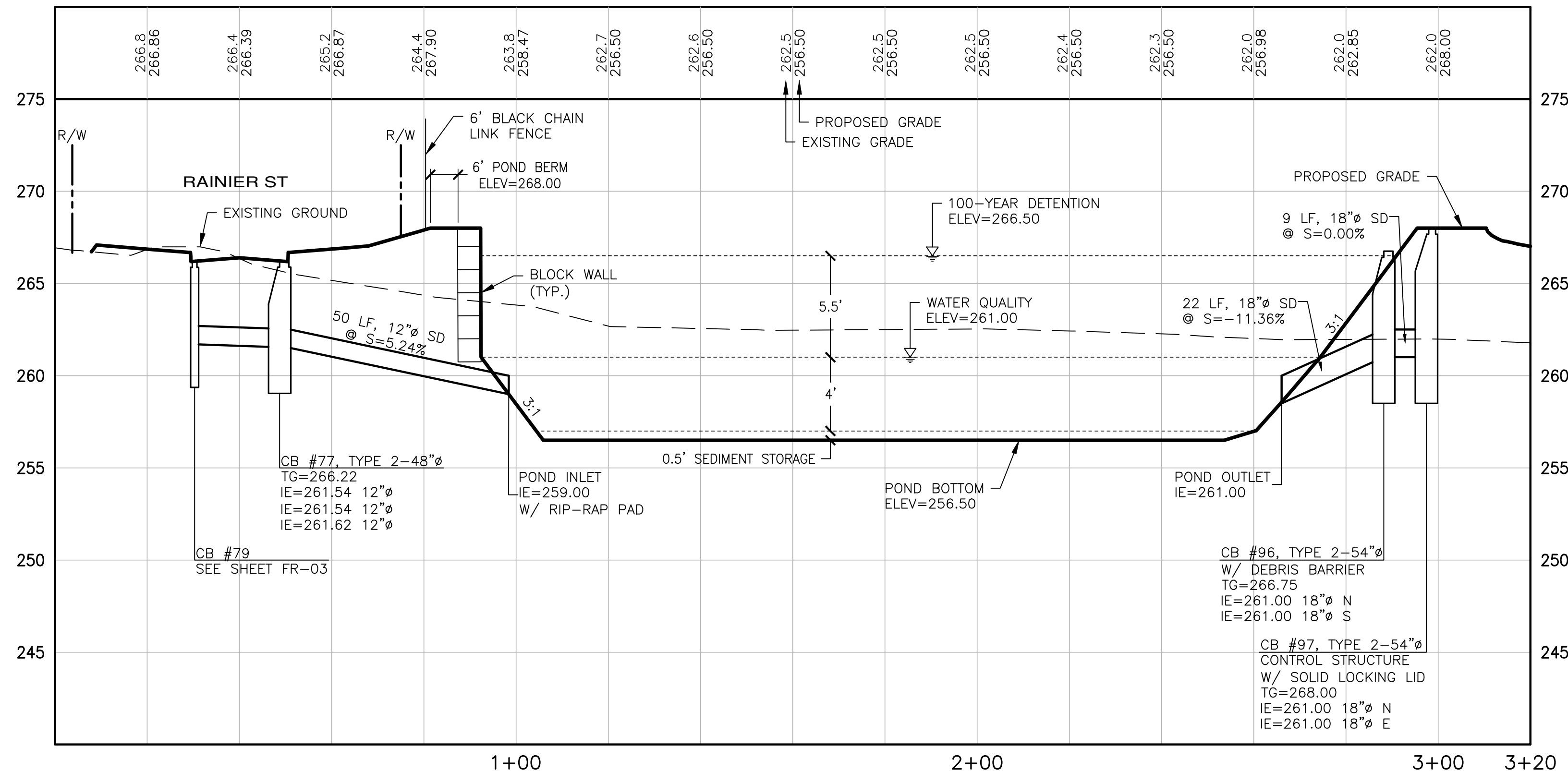
PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021
 DWG. NAME: PD-07
 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 4/08/2022
 DATE OF PRINT:

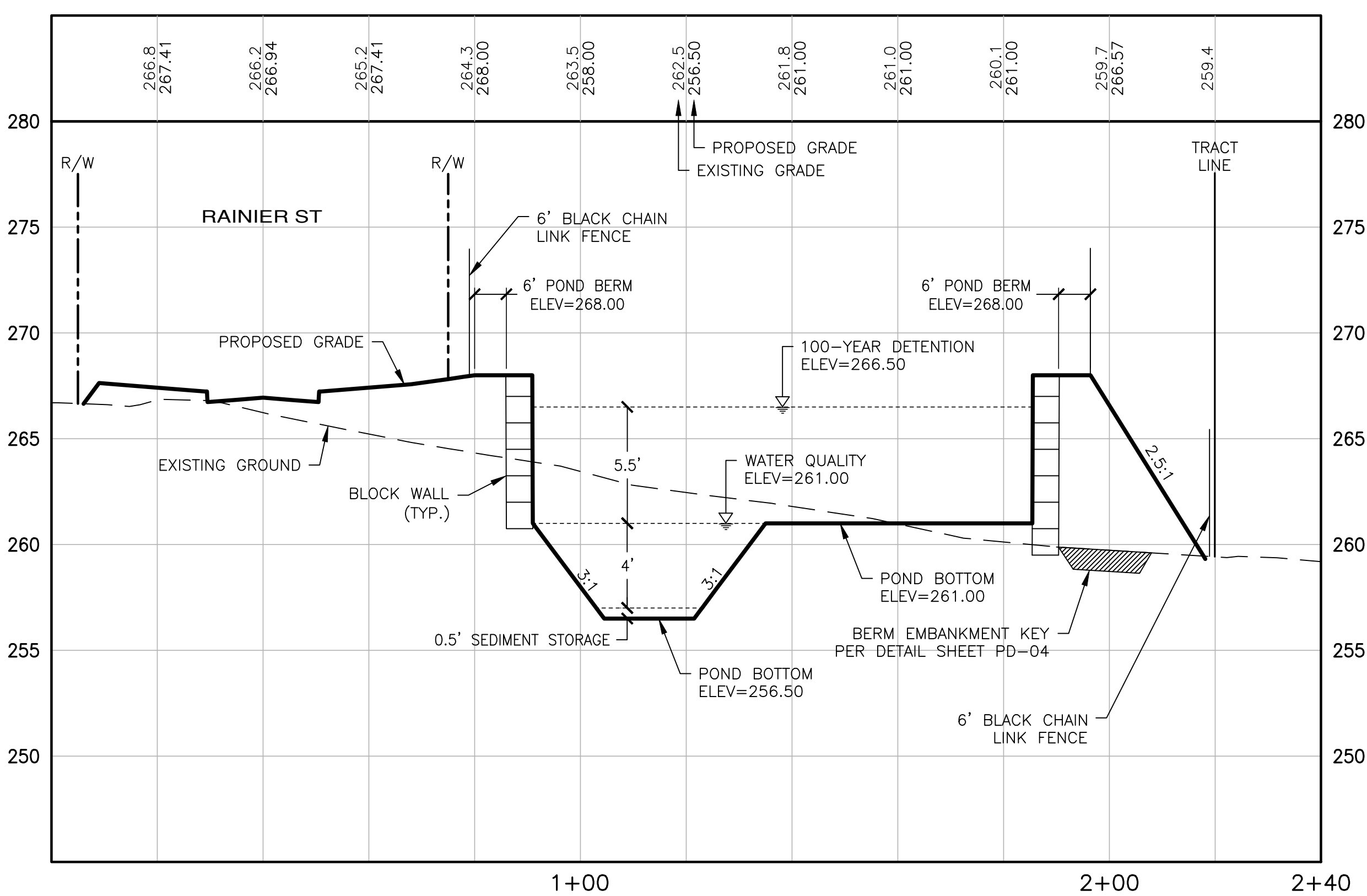
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45 OF 90 SHEETS

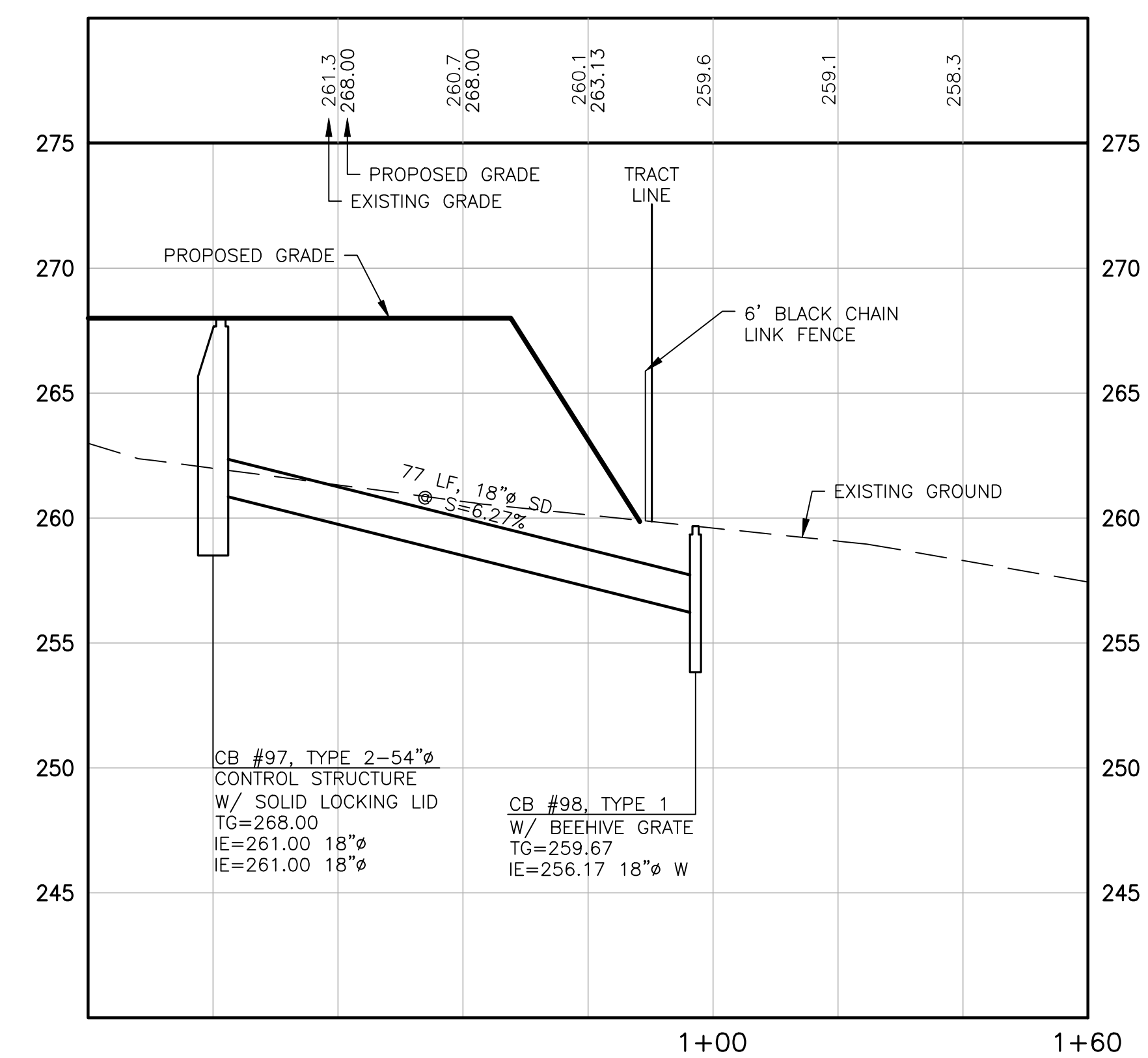
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 Plotted By: Corinne Cornett



**POND 4
SECTION A-A**
SCALE: 1"=20' HORIZ.
1"=5' VERT.



**POND 4
SECTION B-B**
SCALE: 1"=20' HORIZ.
1"=5' VERT.

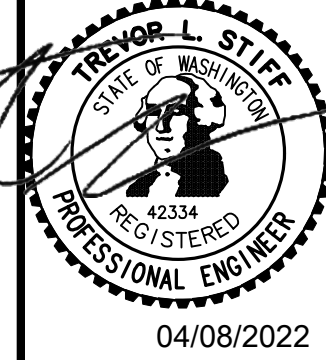


**POND 4 OUTFALL
CB #97 - CB #98**
SCALE: 1"=20' HORIZ.
1"=5' VERT.



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MADRONA RIDGE PUD

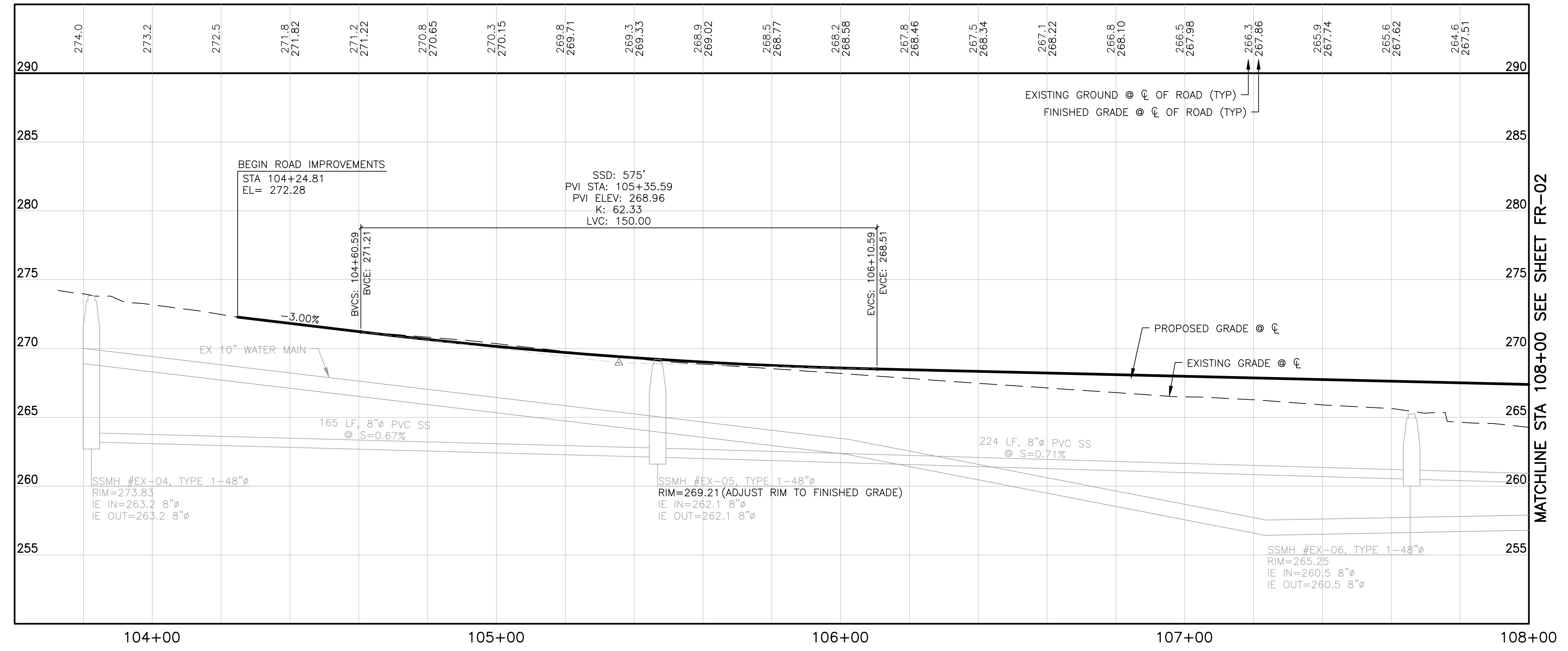
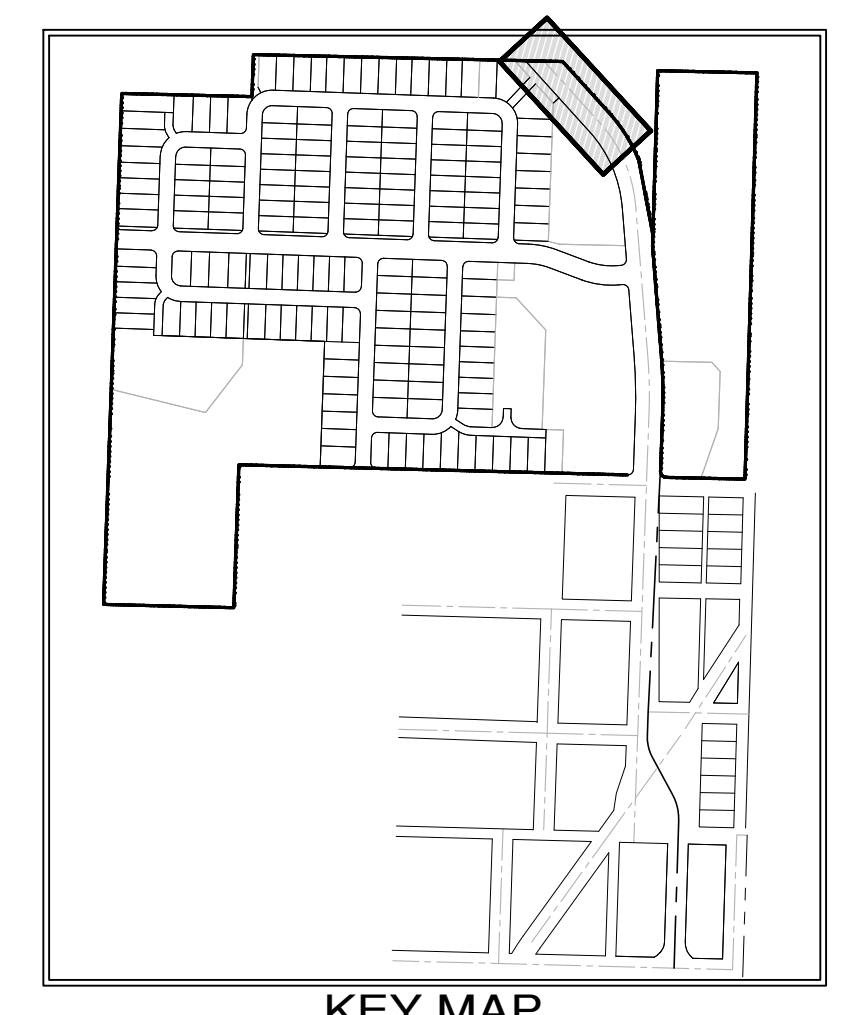
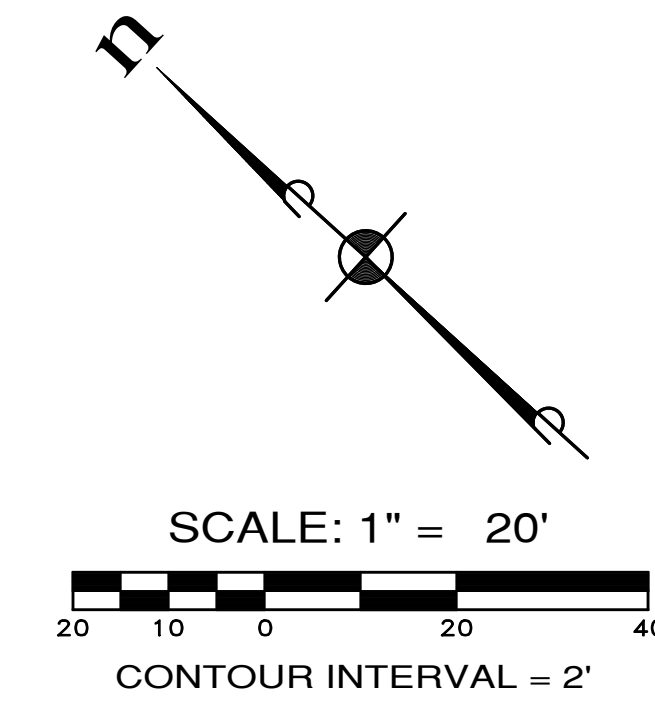
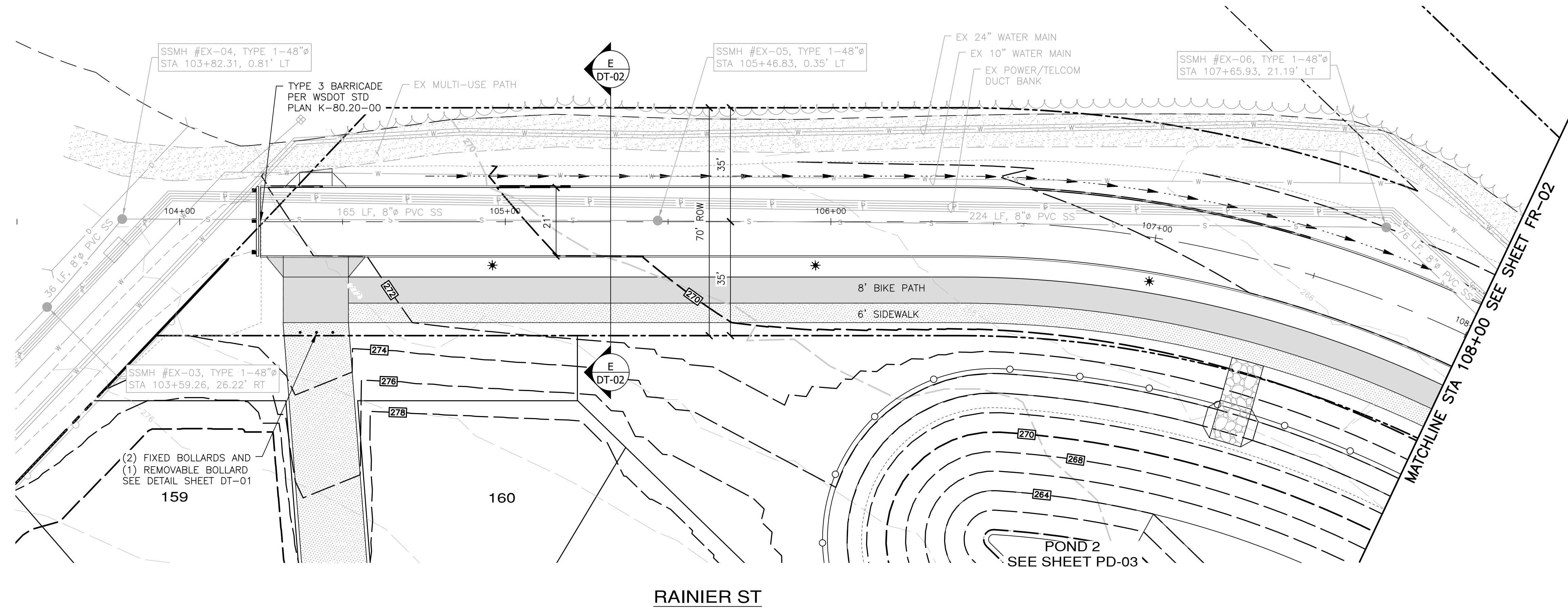
PORT TOWNSEND WASHINGTON

POND 4 DETAILS

JOB NO.:	2090-003-021
DWG. NAME:	PD-08
DESIGNED BY:	TL
DRAWN BY:	CLR
CHECKED BY:	
DATE:	4/08/2022
DATE OF PRINT:	
PD-08	
46 OF 90 SHEETS	

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A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



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CITY OF PORT TOWNSEND DATE _____

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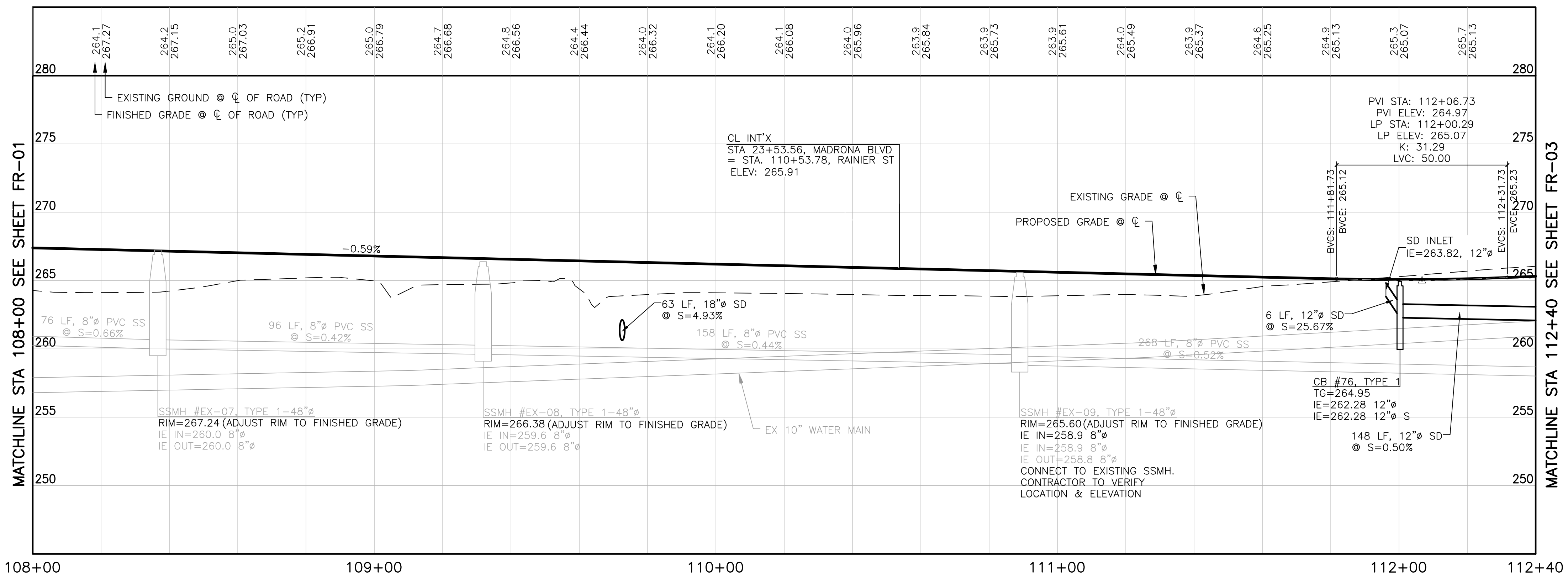
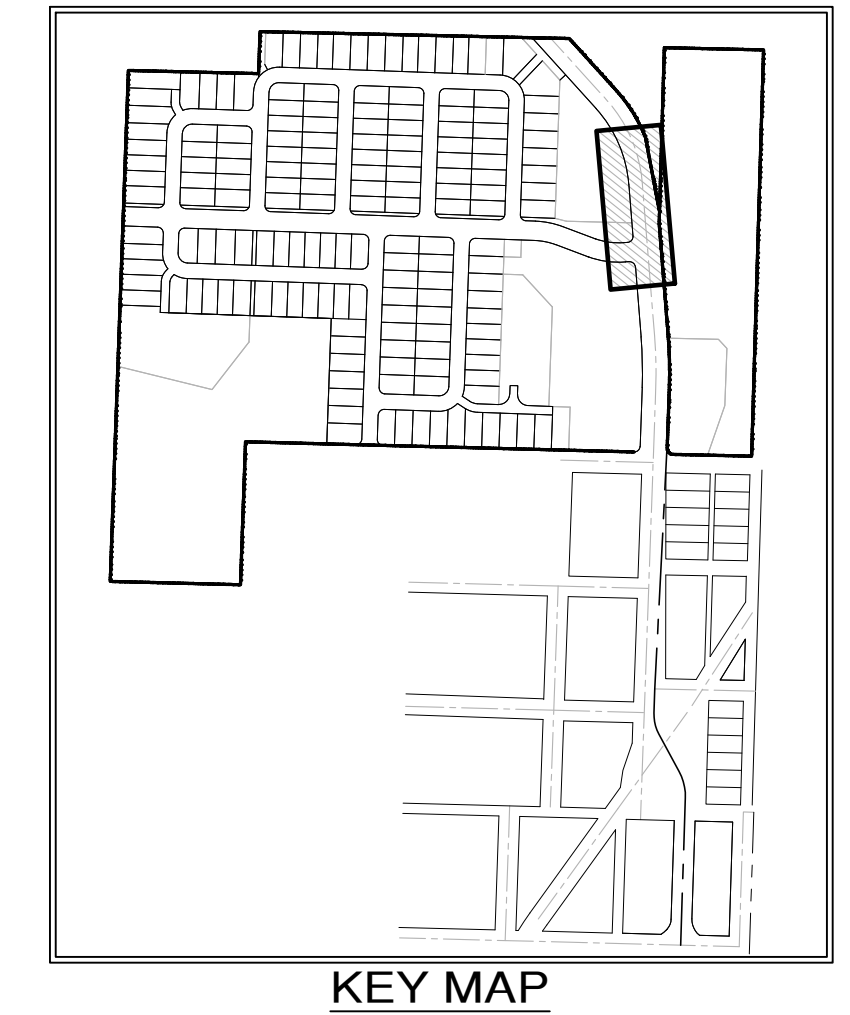
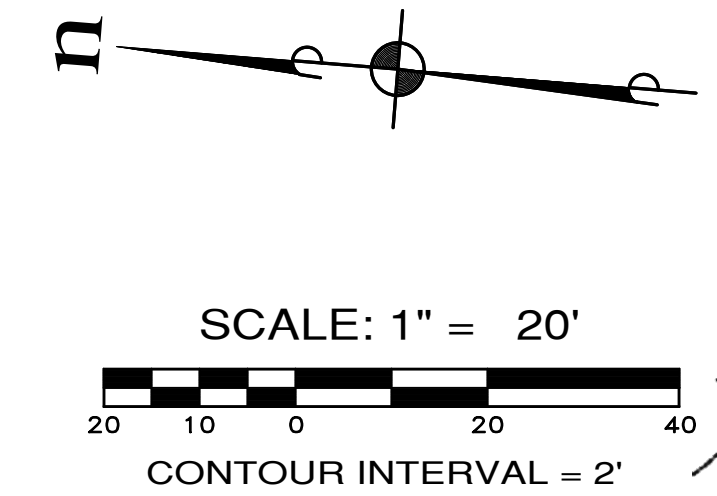
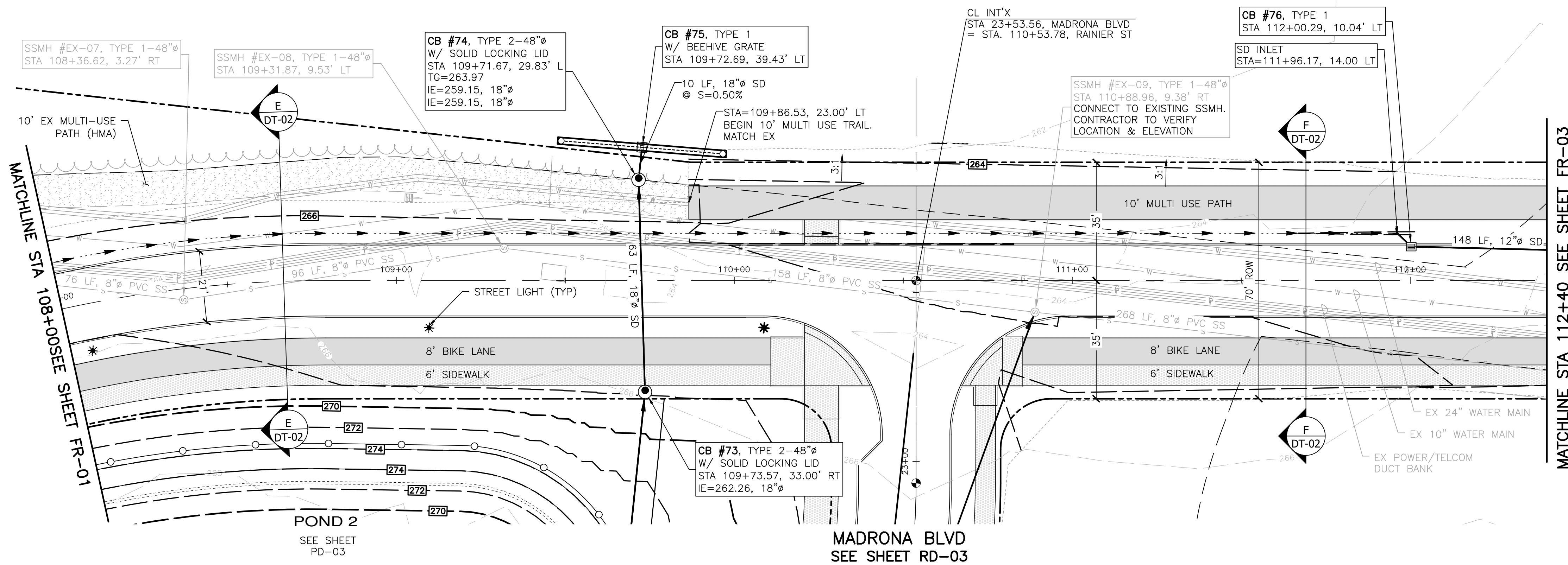
MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD
 FRONTAGE PLAN & PROFILE
 PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021
 DWG. NAME: FR-01
 DESIGNED BY: TLS
 DRAWN BY: CLR
 CHECKED BY: _____
 DATE: 4/08/2022
 DATE OF PRINT: _____

FR-01
 47 OF 90 SHEETS

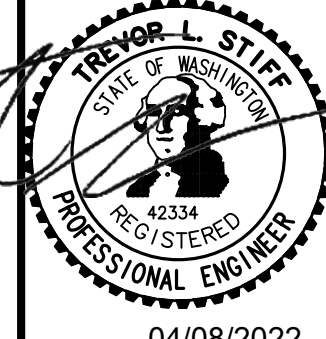
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 Plotted By: Corinne Corbett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



MATCHLINE STA 108+00 SEE SHEET FR-01 108+00 109+00 110+00 111+00 112+00 112+40 MATCHLINE STA 112+40 SEE SHEET FR-03

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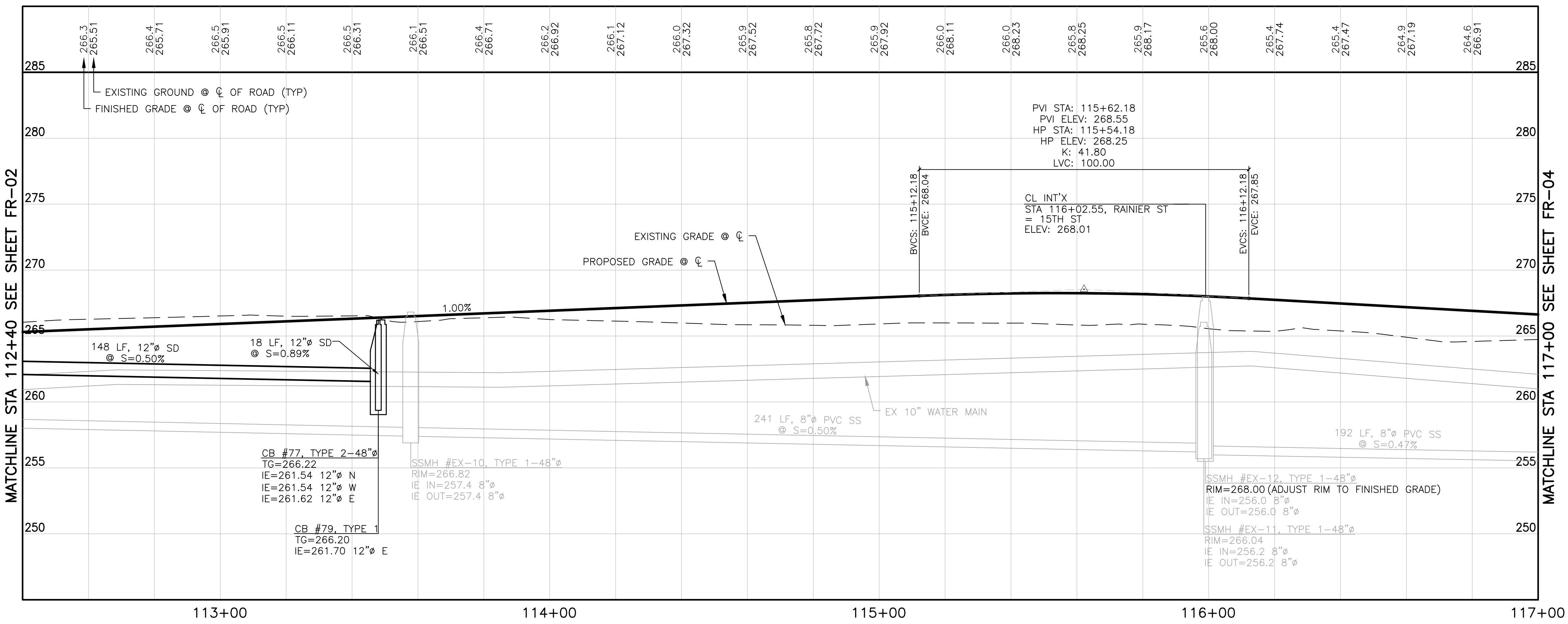
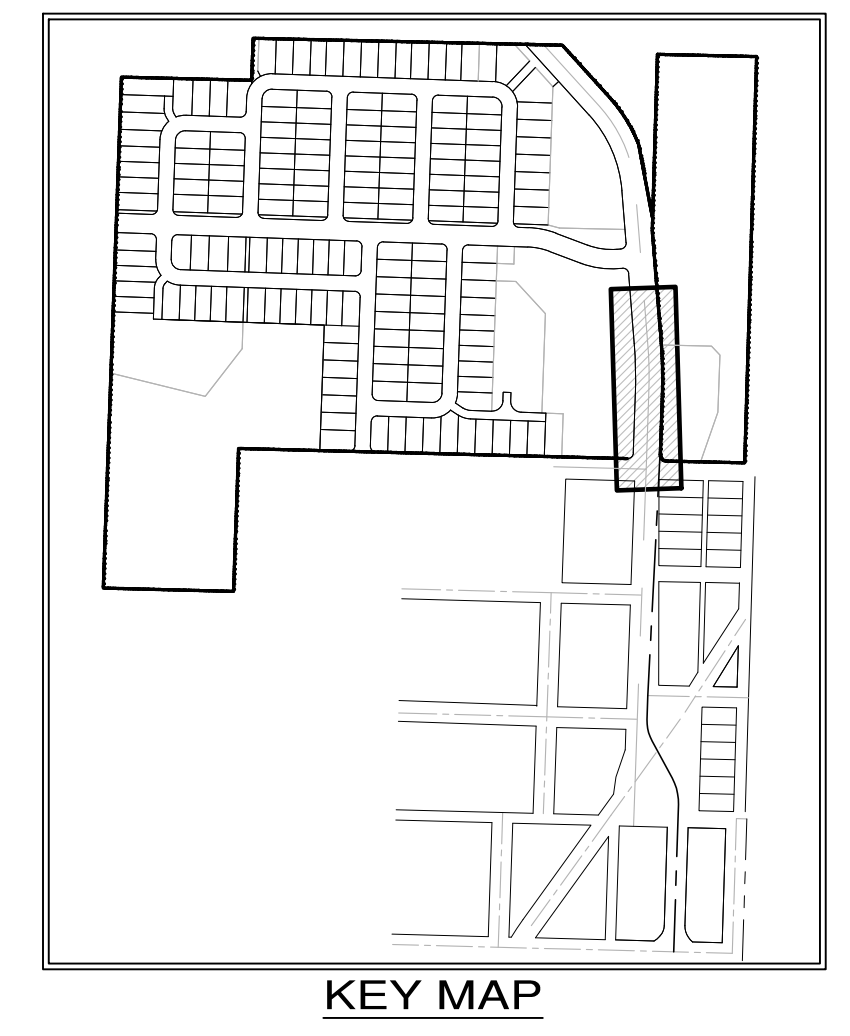
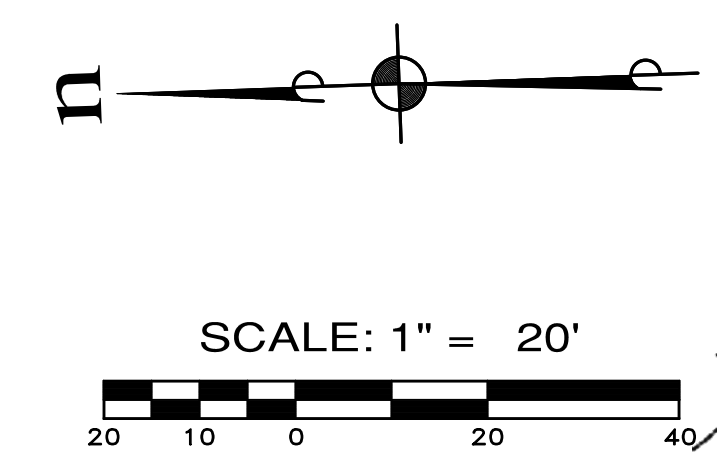
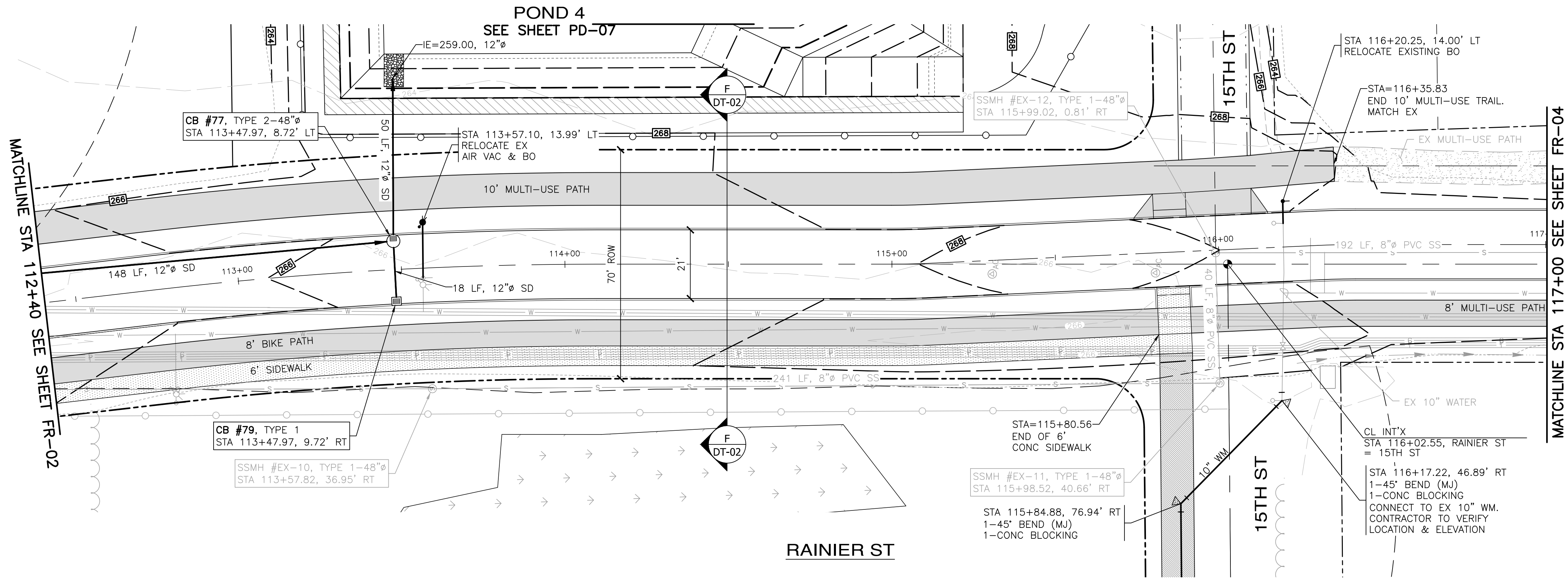
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 DWG. NAME: FR-02
 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 4/08/2022
 DATE OF PRINT:



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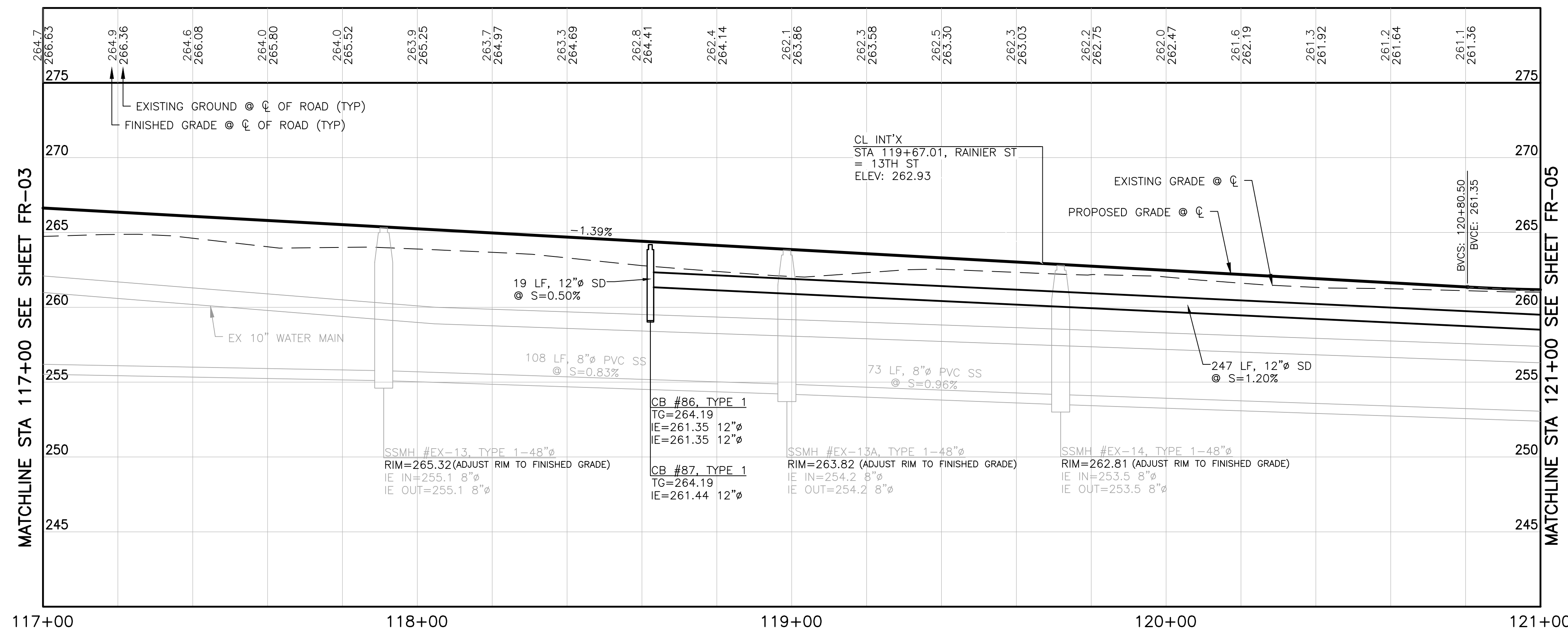
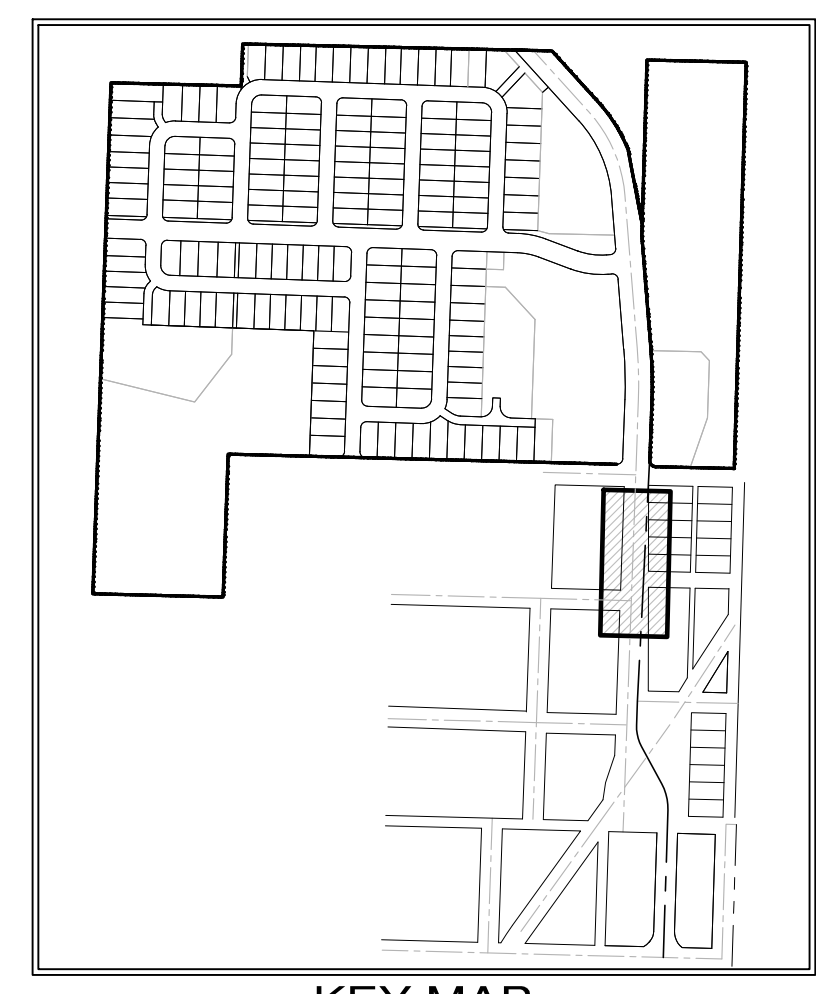
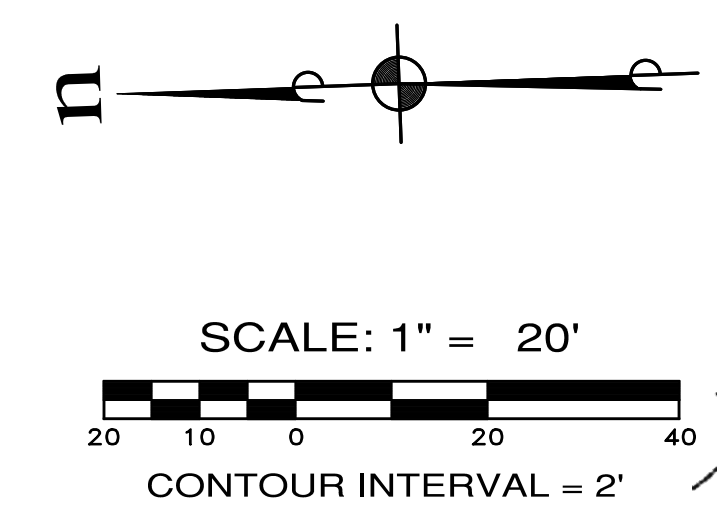
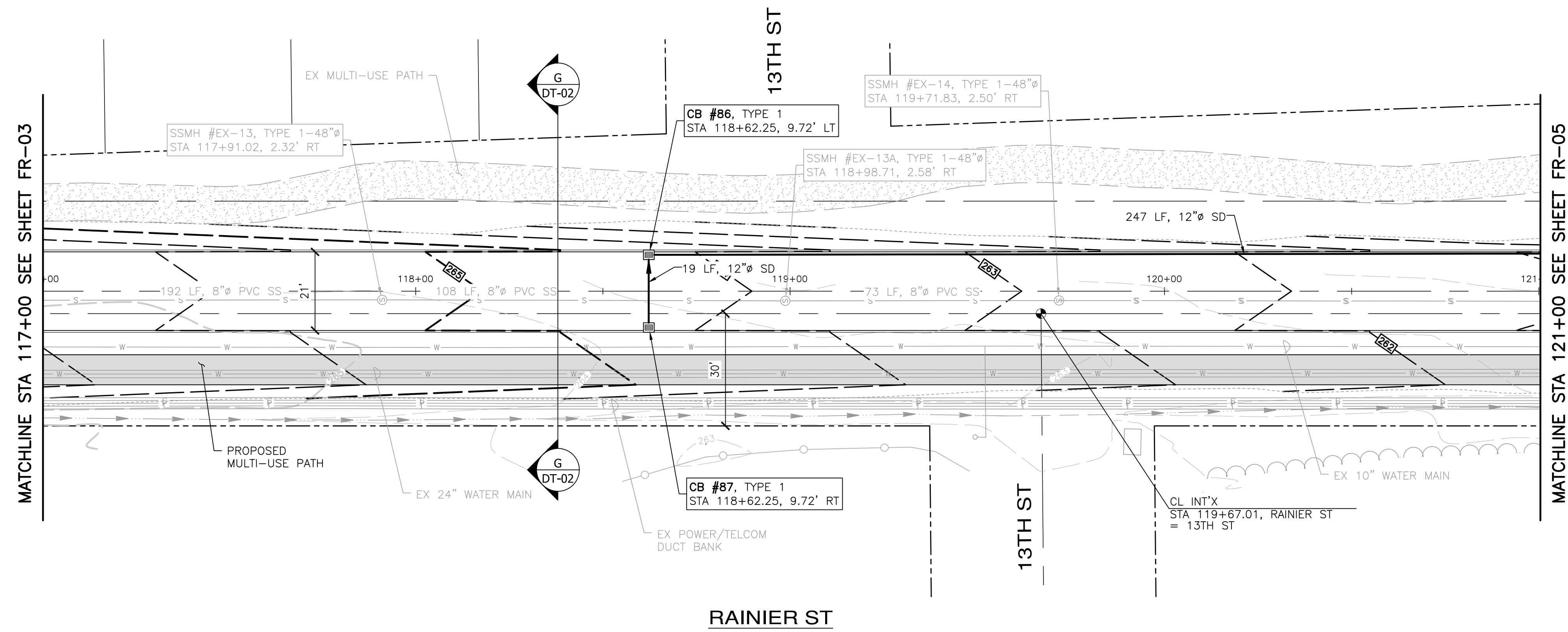
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JOB NO.: 2090-003-021
 DWG. NAME: FR-03
 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 4/08/2022
 DATE OF PRINT:
FR-03
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 Plotted By: Corinne Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



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 CITY OF PORT TOWNSEND
 DATE: _____

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TREVOR L. STAFF
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 REG. # 42334
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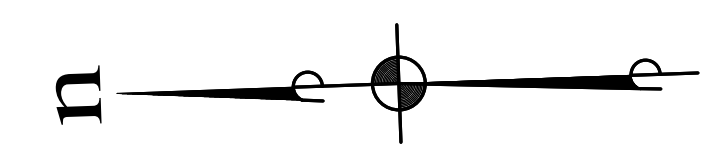
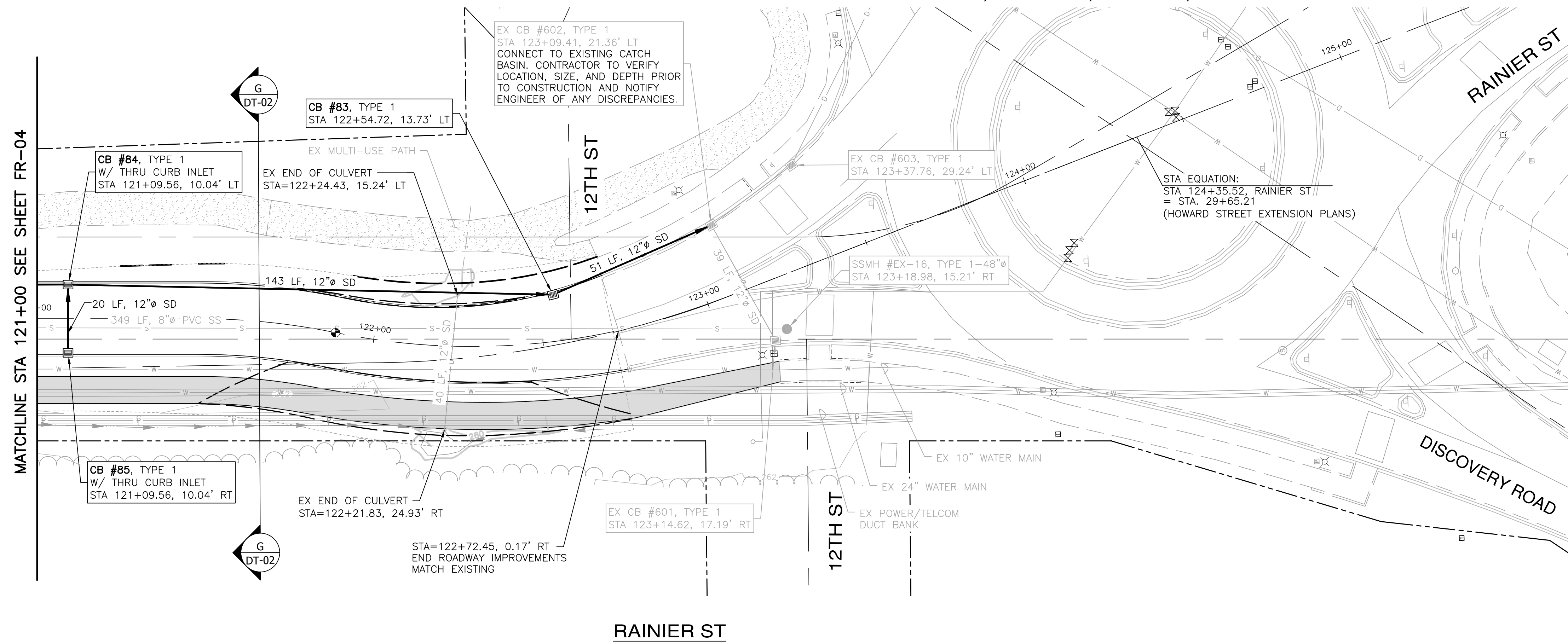
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JOB NO.: 2090-003-021
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 DESIGNED BY: TLS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 4/08/2022
 DATE OF PRINT:

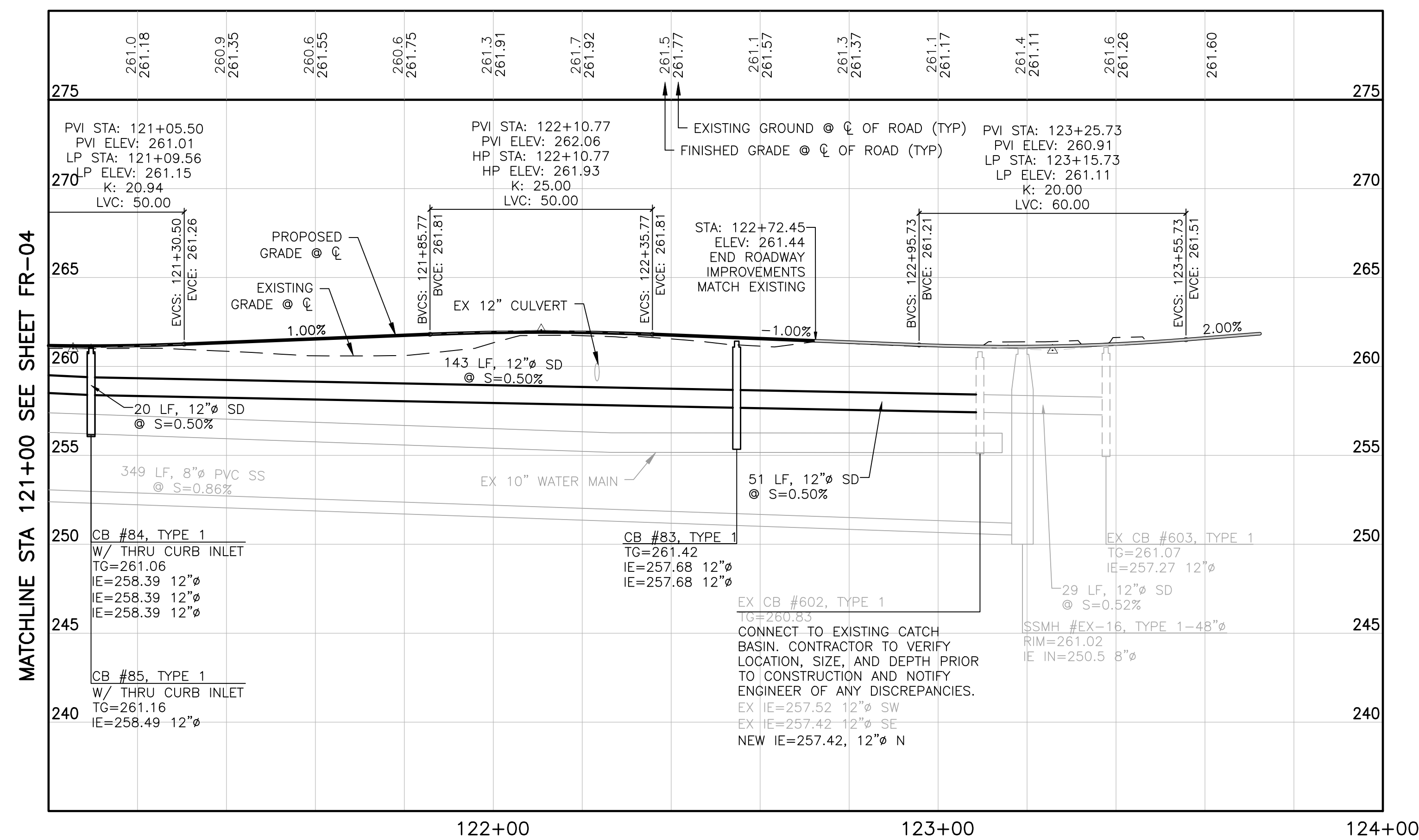
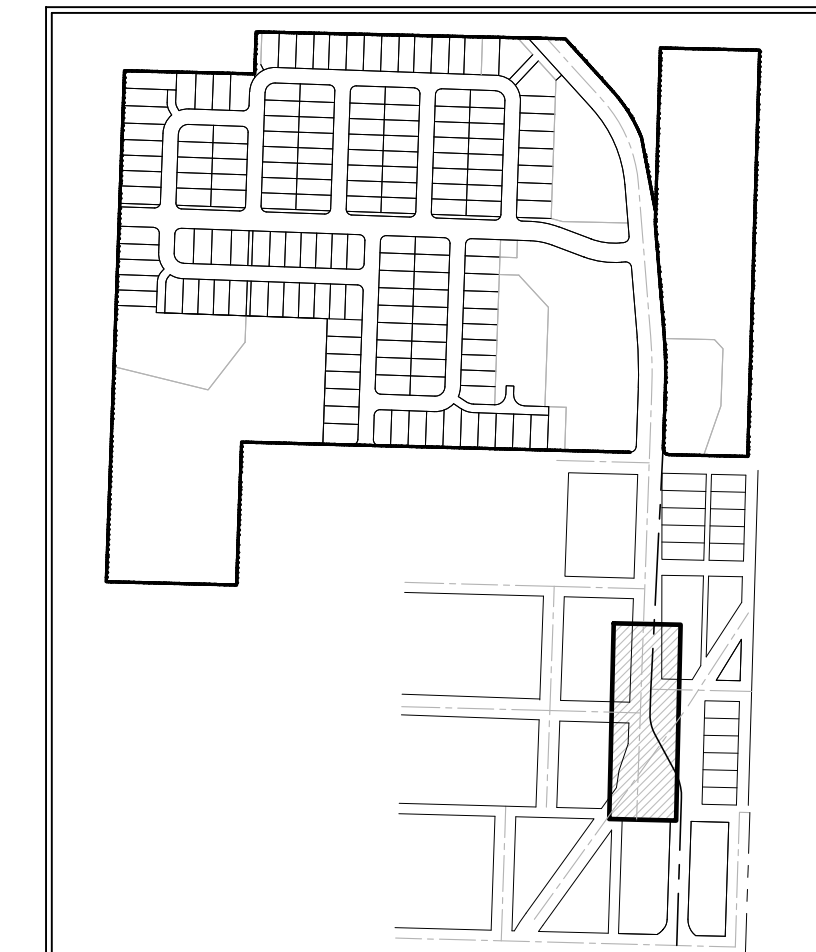
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 50 OF 90 SHEETS

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 Plotted By: Corinne Corneil

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM

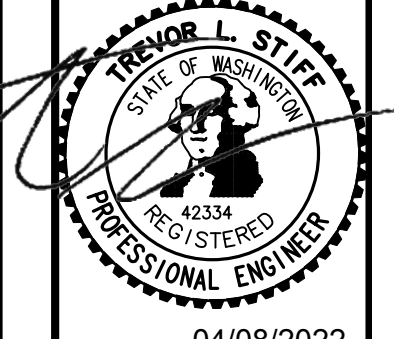


SCALE: 1" = 20'
 CONTOUR INTERVAL = 2'



122+00 123+00 124+00

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JOB NO.: 2090-003-021
 DWG. NAME: FR-05
 DESIGNED BY: TLS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 4/08/2022
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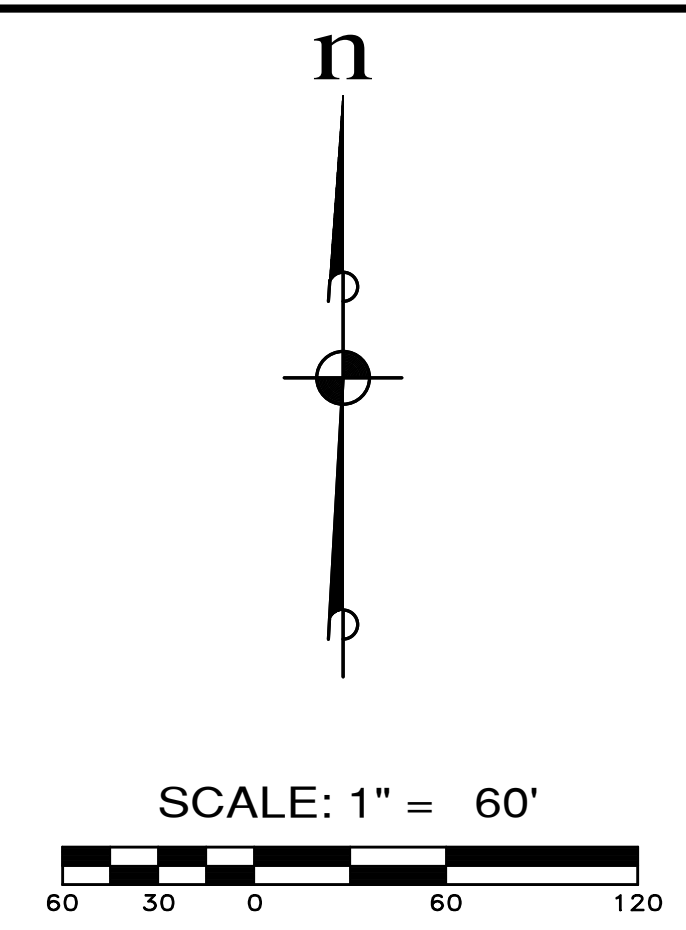
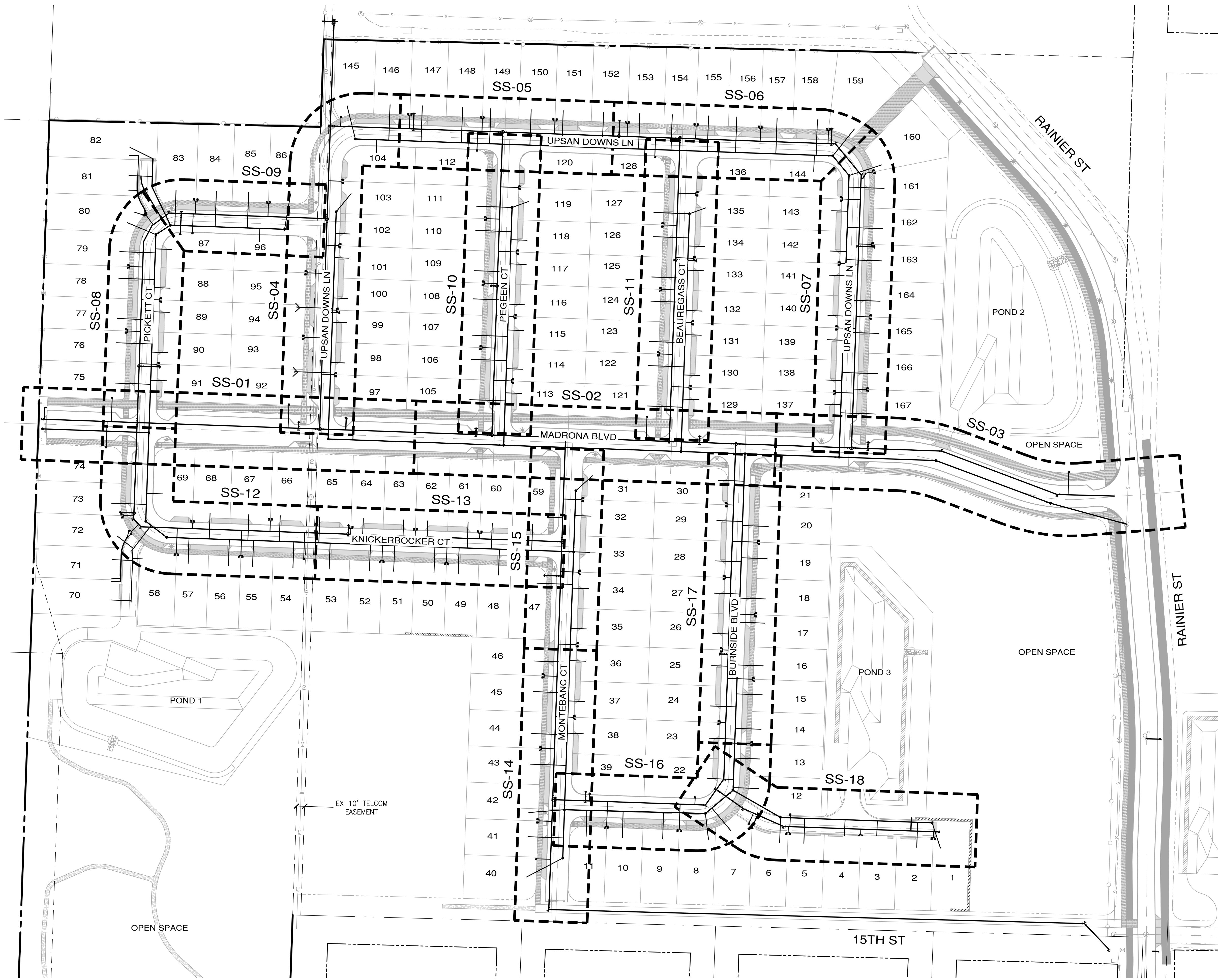
811
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 51 OF 90 SHEETS

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 Plotted: 4/7/2022 6:37 PM
 Plotted By: Corinne Corbett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



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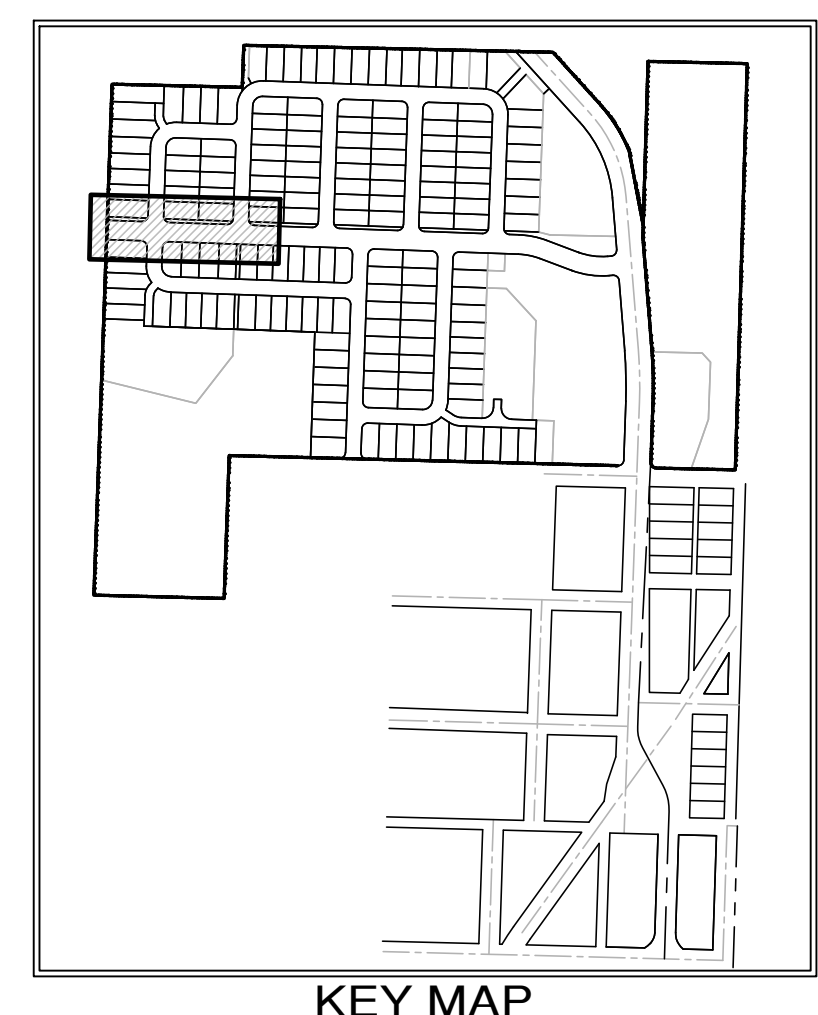
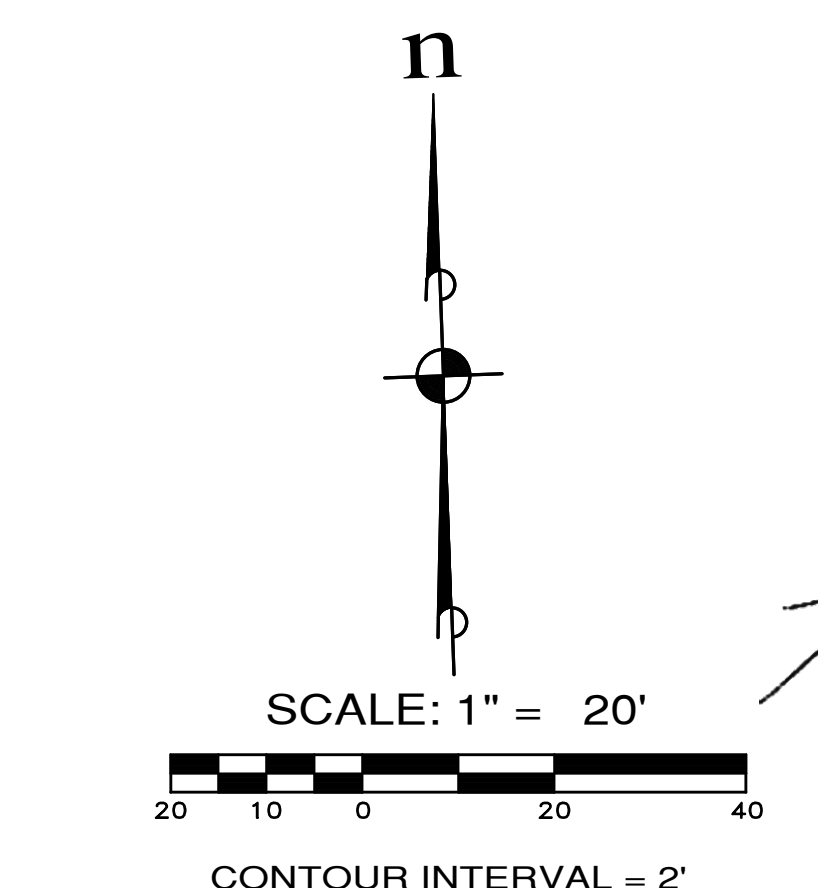
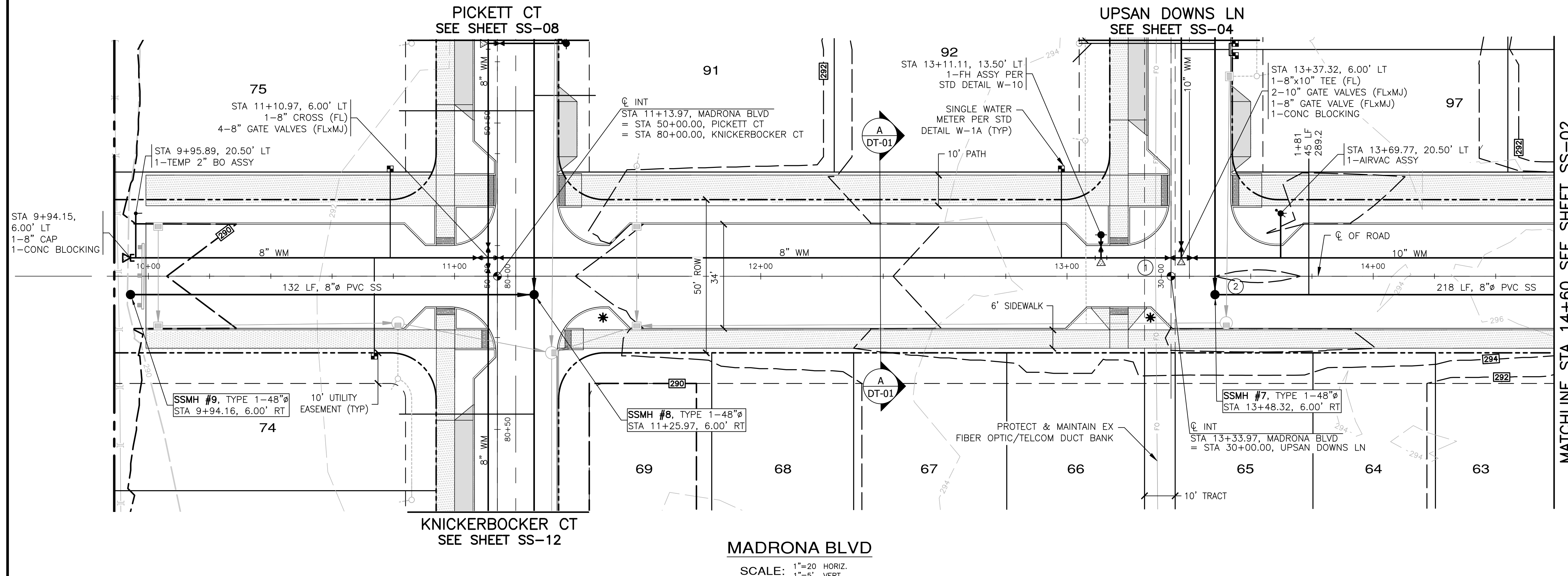
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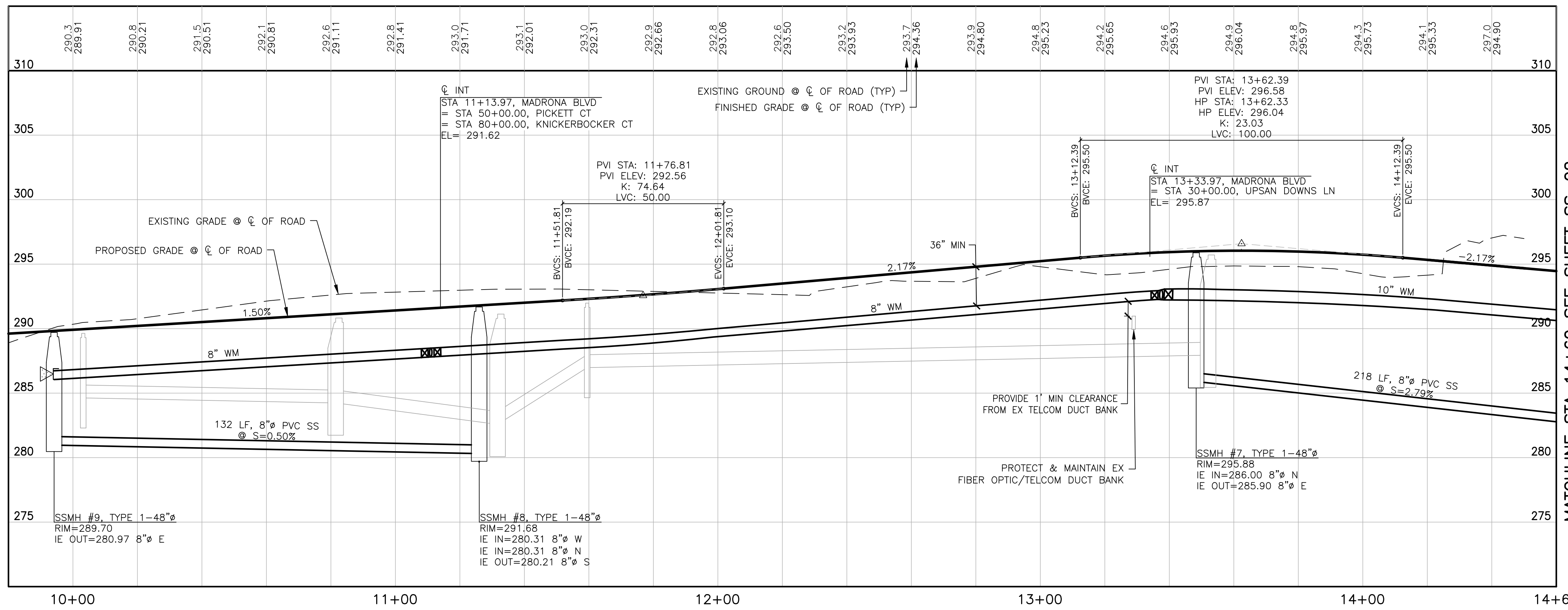
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 52 OF 90 SHEETS

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A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



MADRONA BLVD
SCALE: 1"=20 HORIZ.
1"=5" VERT.



UTILITY CROSSING TABLE

1	8"Ø WATER BOTTOM=292.18 EX TELCOM DUCT BANK TOP=290.92 CLEARANCE=1.26'
2	12"Ø SD BOTTOM=288.09 8"Ø SS TOP=286.57 CLEARANCE=1.52'



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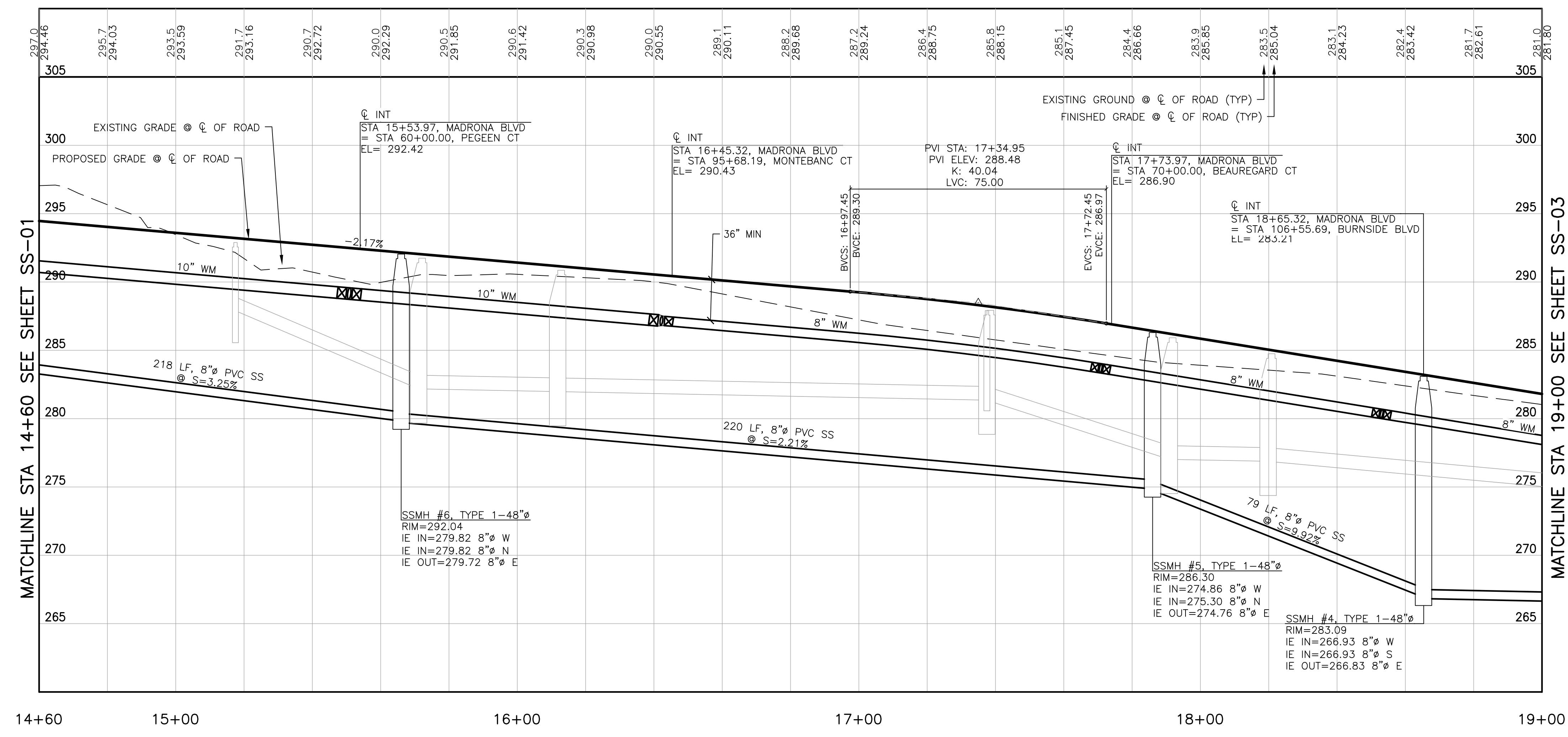
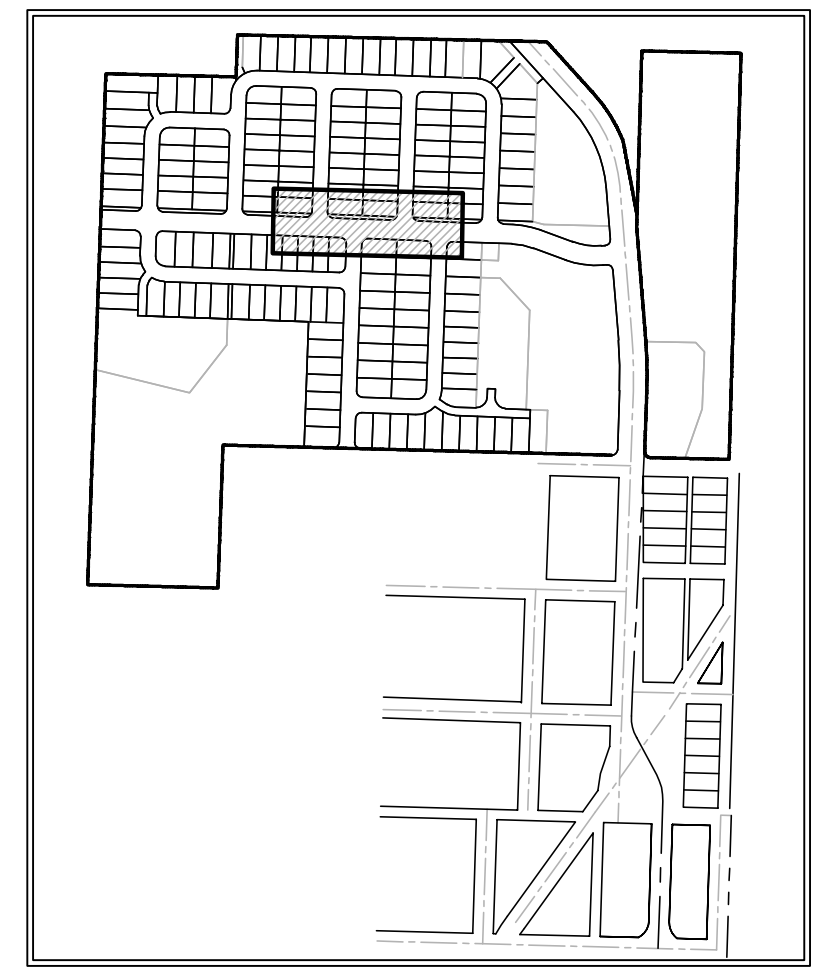
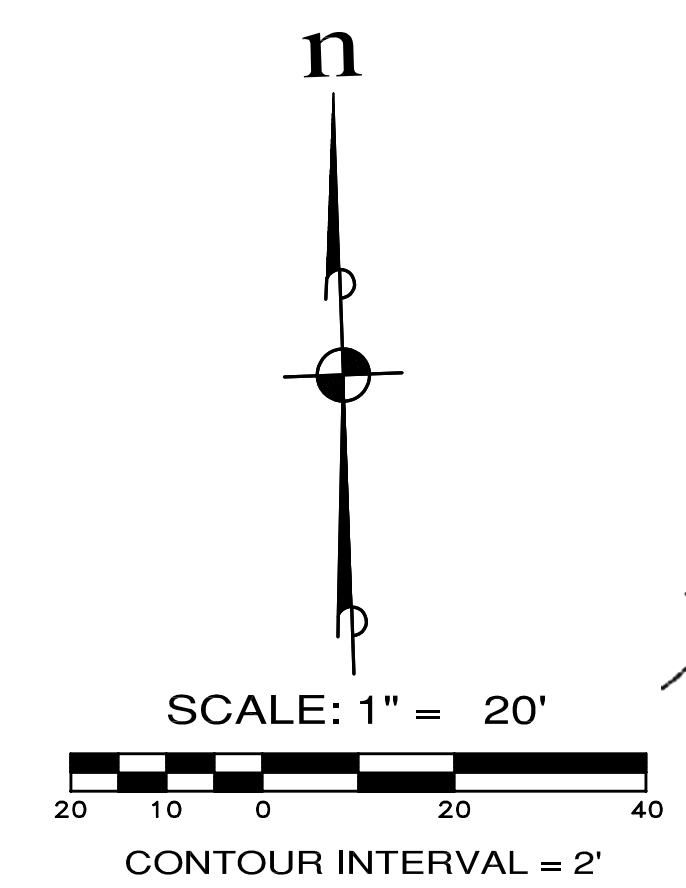
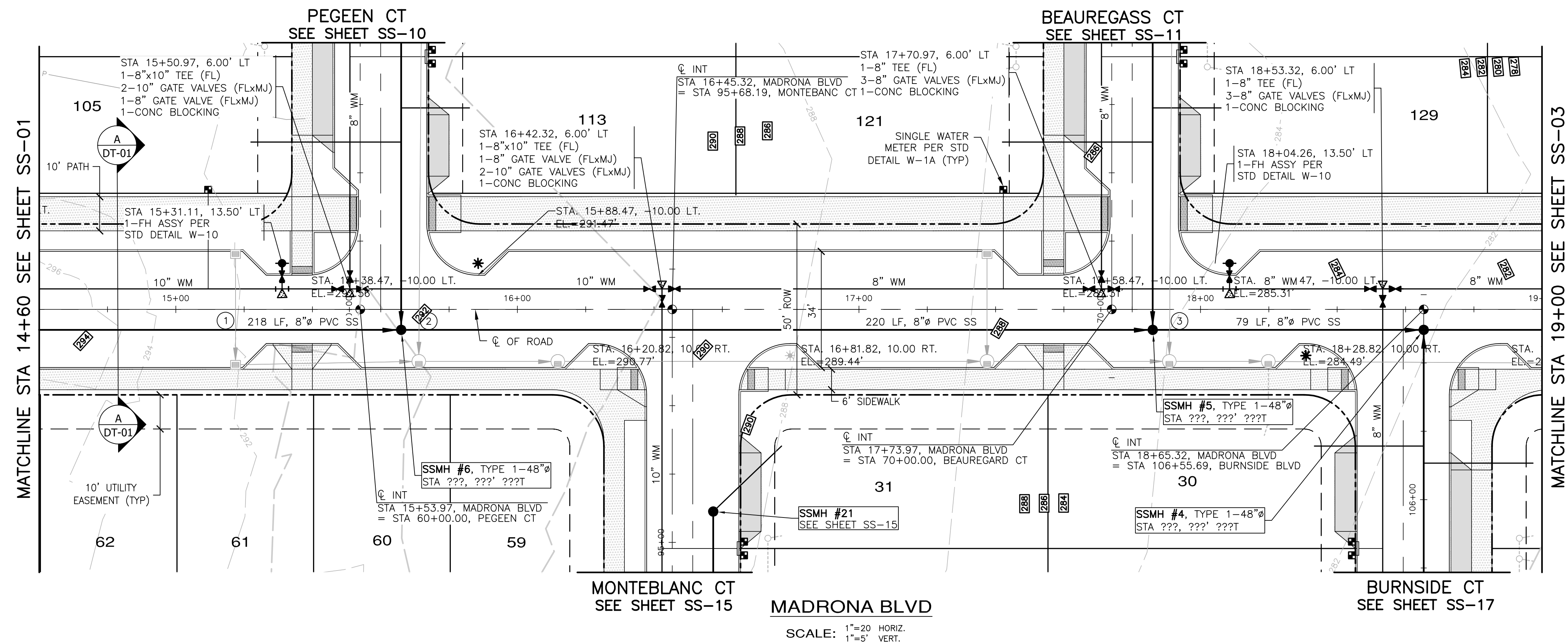
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53 OF 90 SHEETS

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A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



UTILITY CROSSING TABLE

NO.	DESCRIPTION/DATE	BY
1	N=41725.24 E=1157606.54 PROPOSED 12" SD BOTTOM=287.94 PROPOSED 8" SS TOP=282.07 CLEARANCE=5.87'	
2	N=411723.33 E=1157660.22 PROPOSED 8" WATER BOTTOM=282.22 PROPOSED 8" SS TOP=280.27 CLEARANCE=1.95'	
3	N=411715.55 E=1157879.83 PROPOSED 8" WATER BOTTOM=277.07 PROPOSED 8" SS TOP=273.6 CLEARANCE=3.47'	



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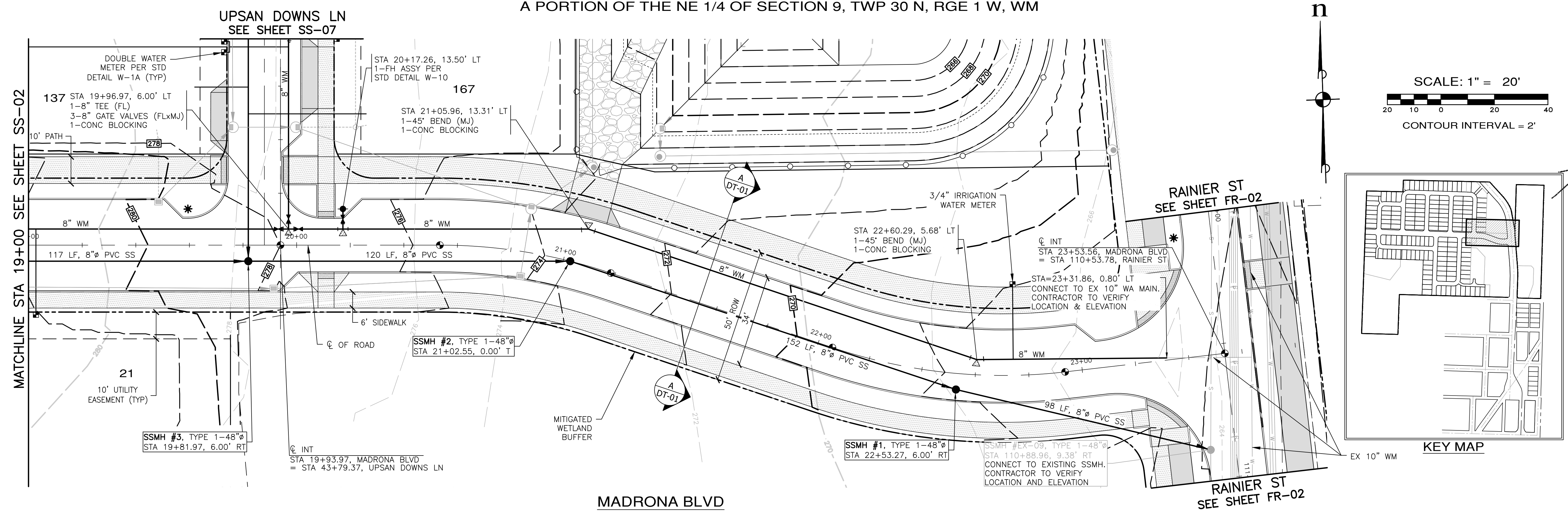
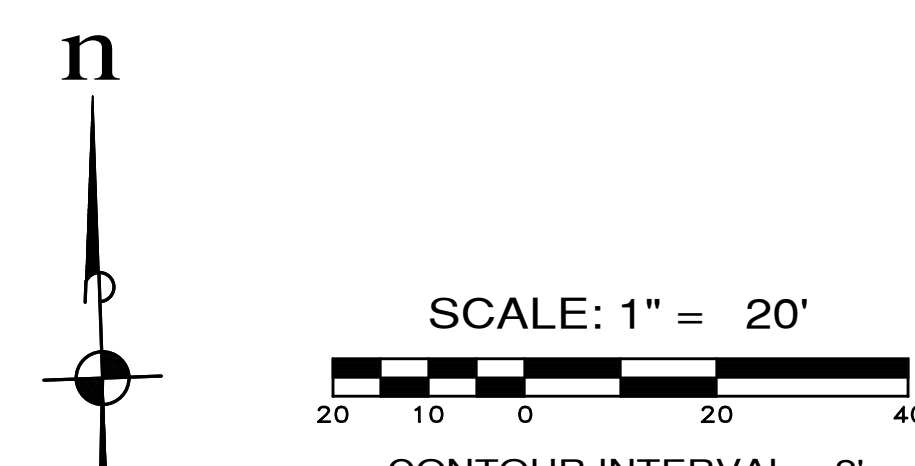
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DESIGNED BY: TJS
DRAWN BY: CLR
CHECKED BY: _____
DATE: 4/08/2022
DATE OF PRINT: _____

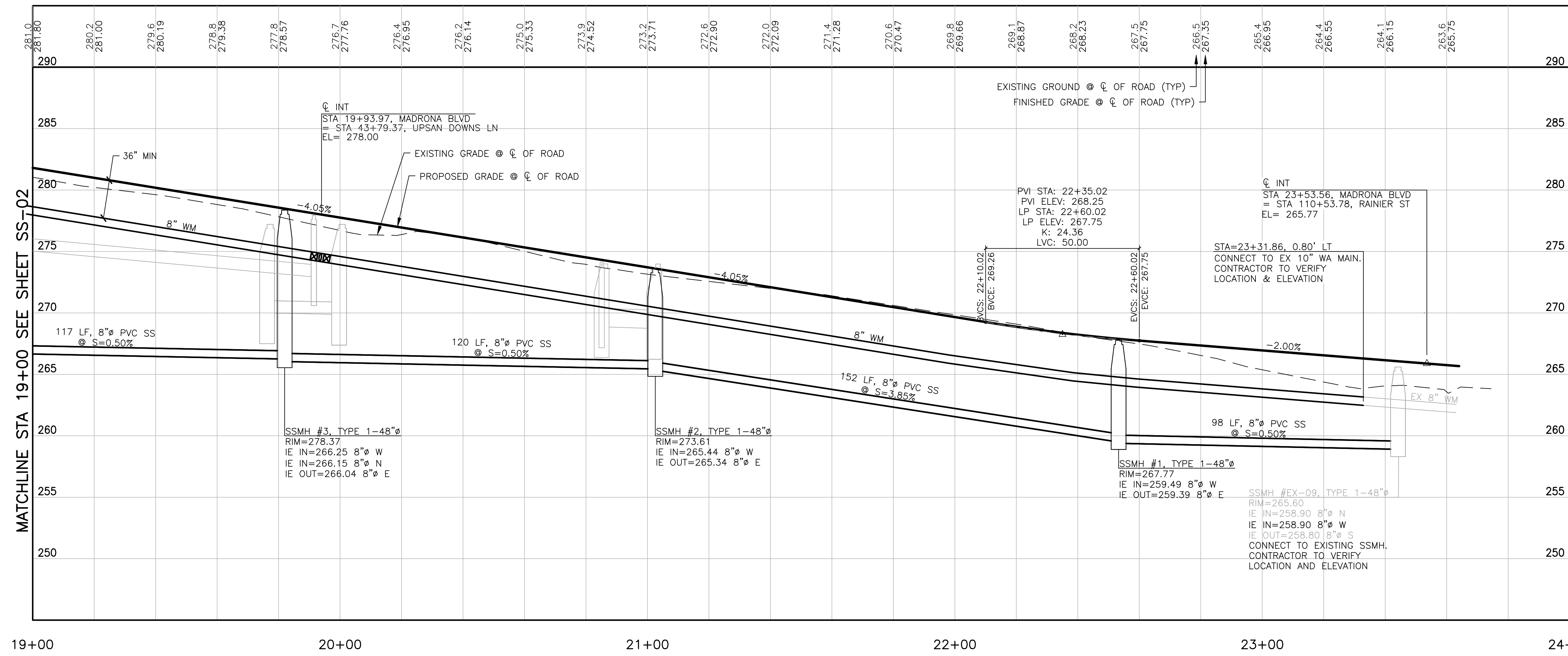
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54 OF 90 SHEETS

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A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



MADRONA BLVD
SCALE: 1"=20' HORIZ.
1"=5' VERT.



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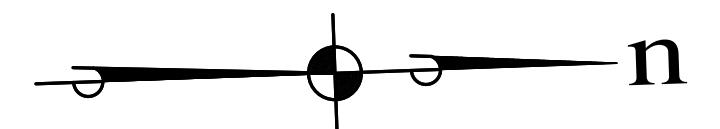
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 DESIGNED BY: TJS
 DRAWN BY: CLR
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 DATE: 4/08/2022
 DATE OF PRINT: _____

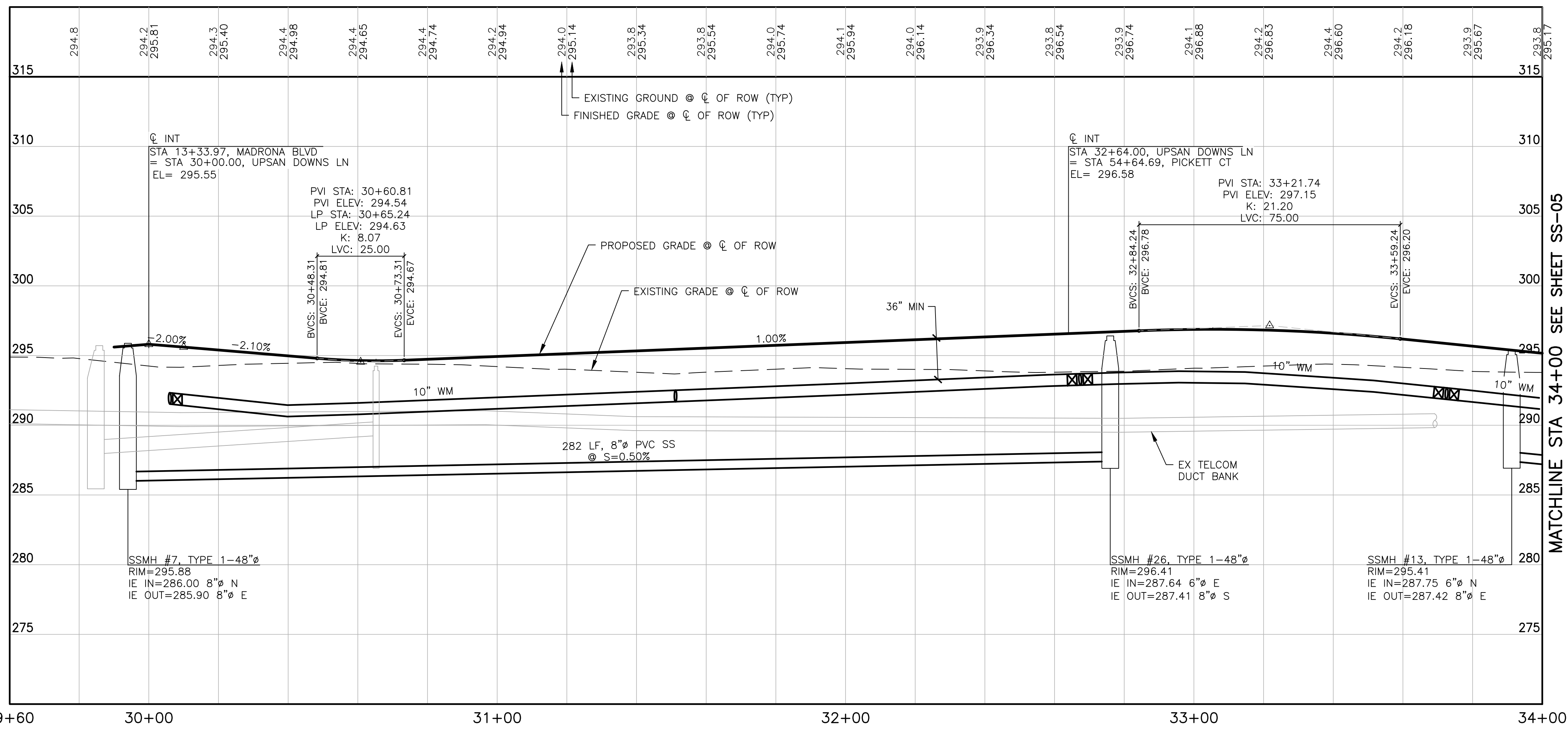
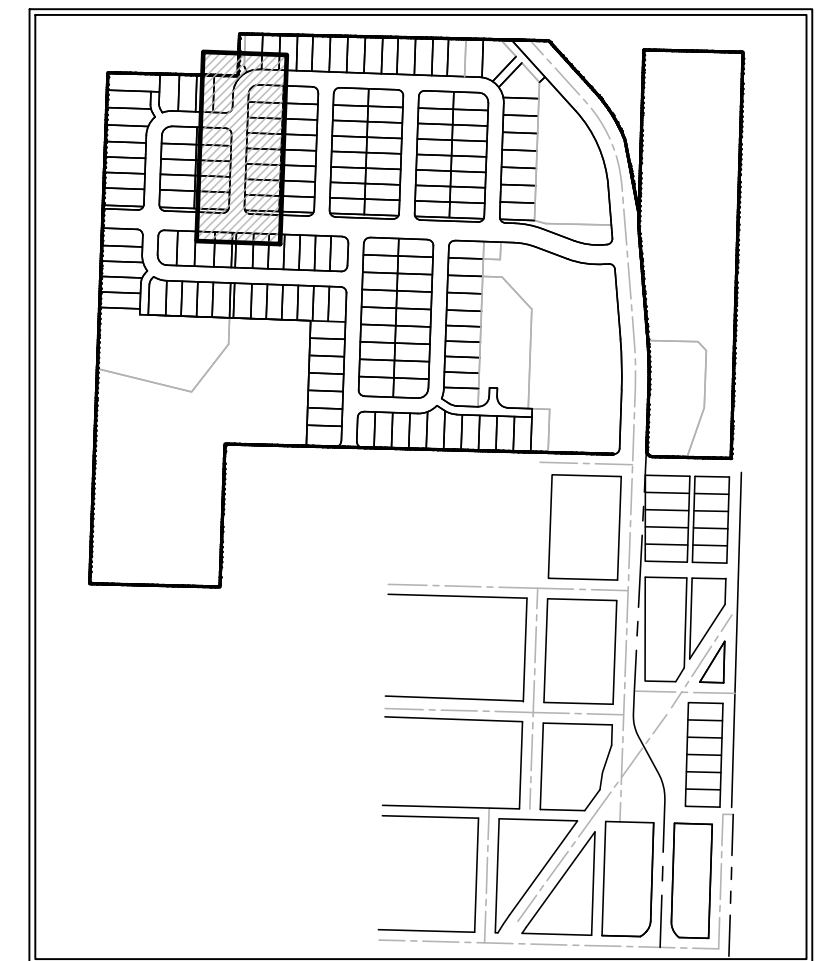
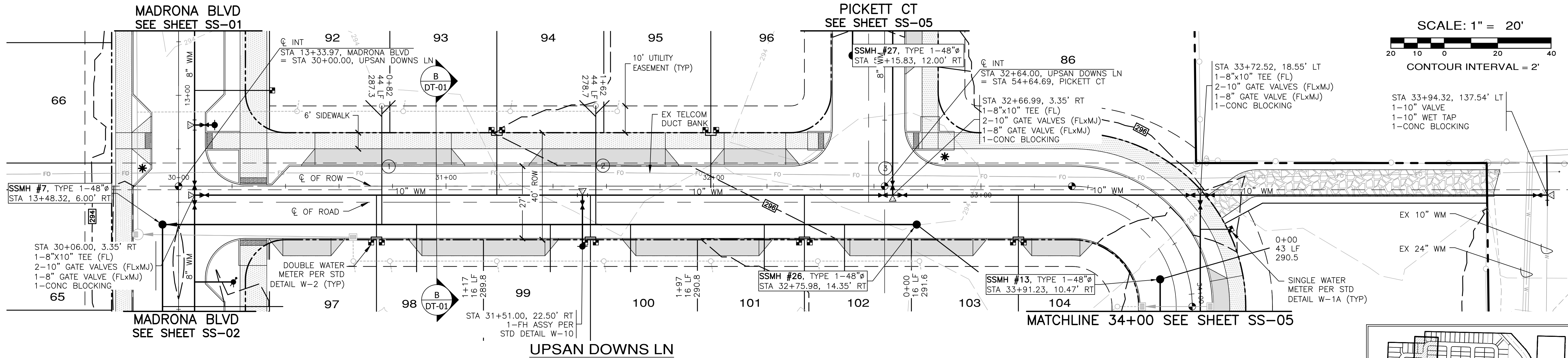
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



SCALE: 1" = 20'
 20 10 0 20 40
 CONTOUR INTERVAL = 2'



UTILITY CROSSING TABLE

1	EX TELCOM DUCT BANK BOTTOM=290.00 12" Ø SS TOP=287.79 CLEARANCE=1.21'
2	EX TELCOM DUCT BANK BOTTOM=289.61 12" Ø SS TOP=288.20 CLEARANCE=1.41'
3	8" Ø WATER BOTTOM=292.51 EX TELCOM DUCT BANK TOP=290.51 CLEARANCE=2.00'

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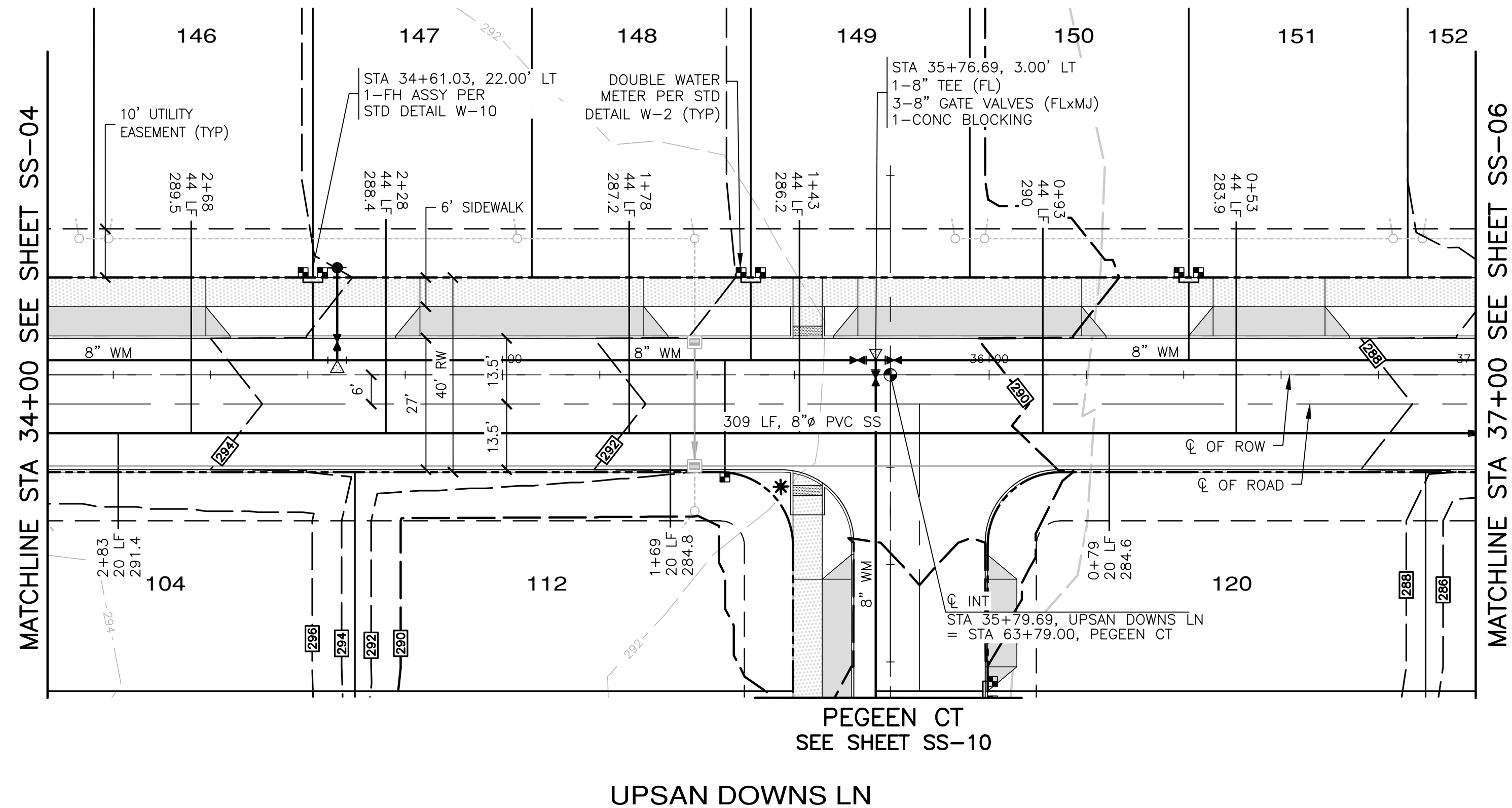
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DATE:	4/08/2022
DATE OF PRINT:	



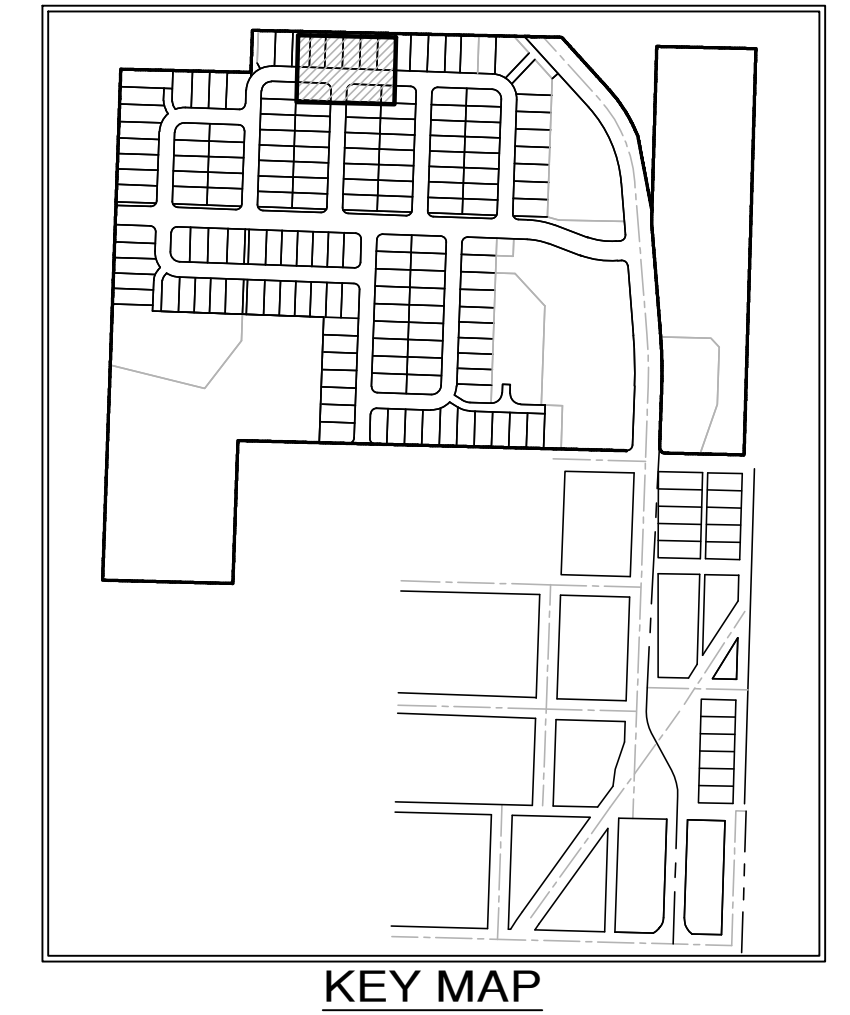
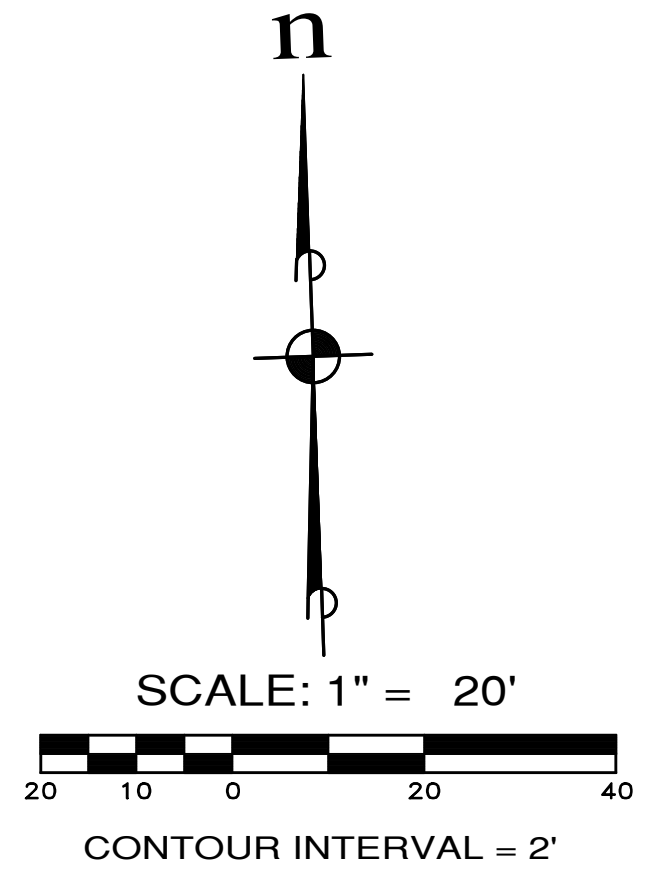
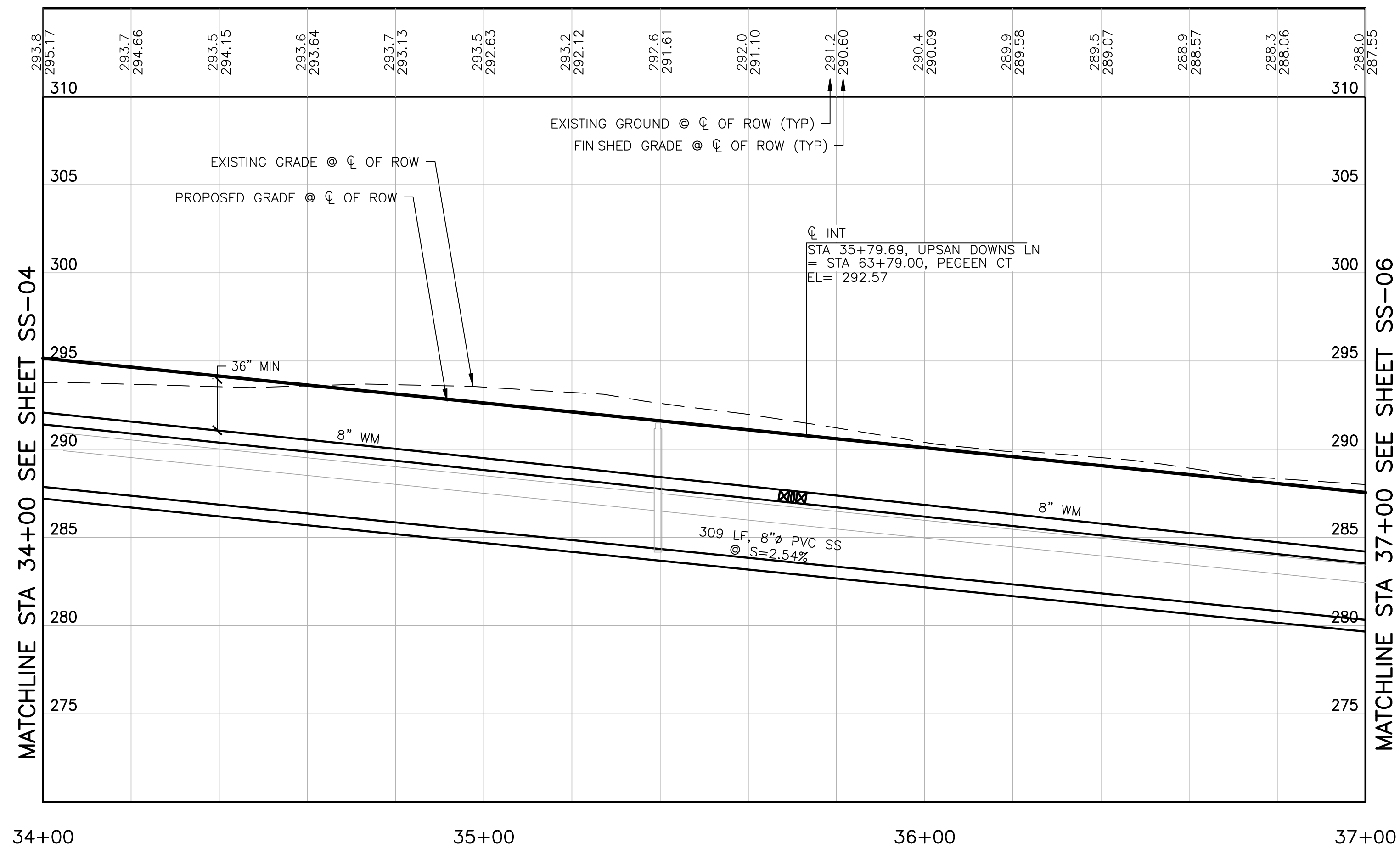
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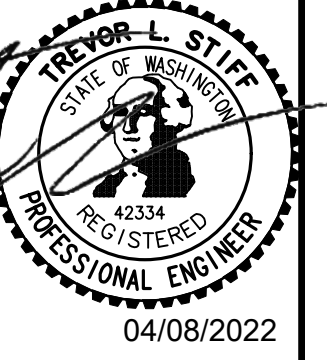
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SCALE: 1"=20' HORIZ.
1"=5' VERT.



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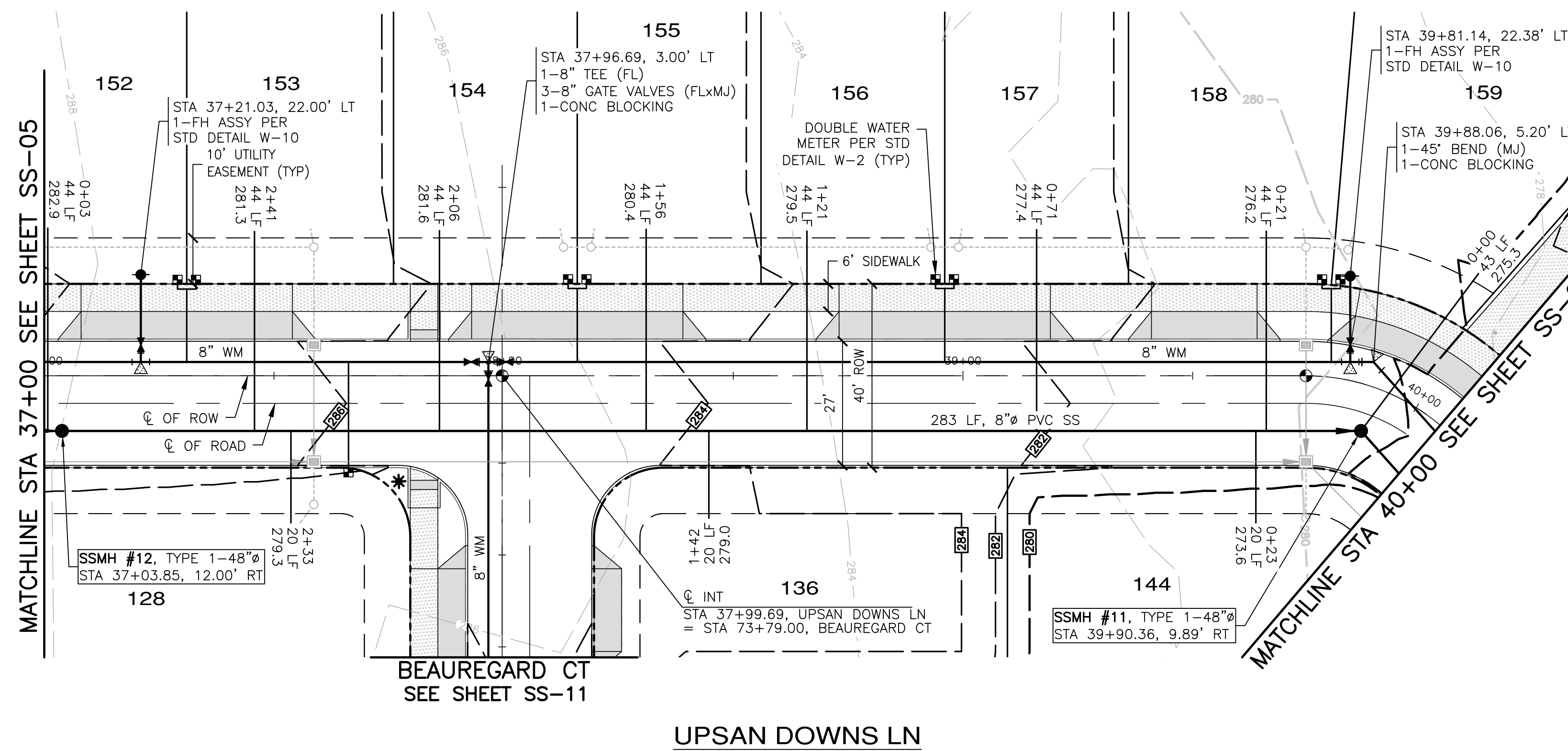
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 57 OF 90 SHEETS



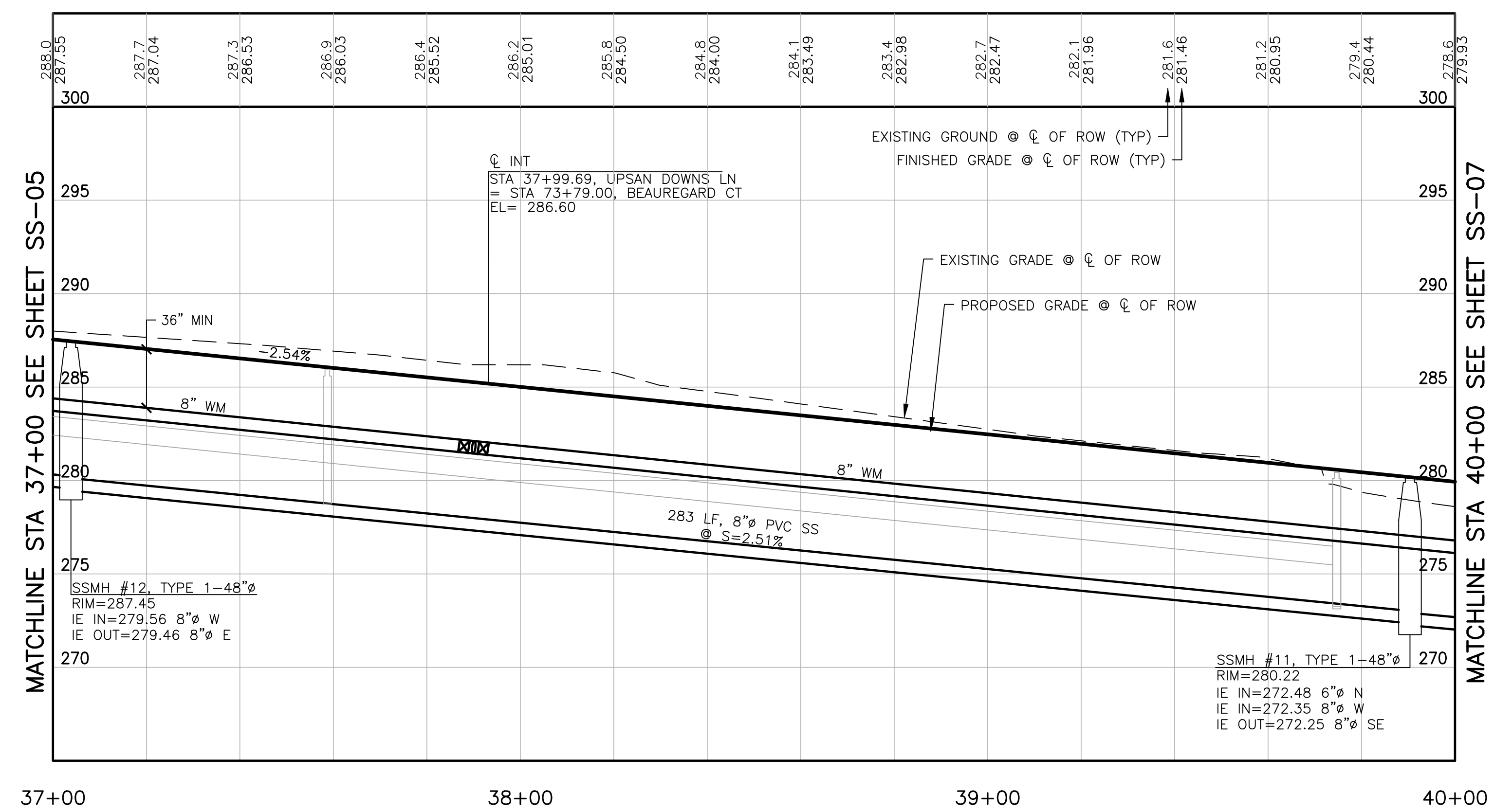
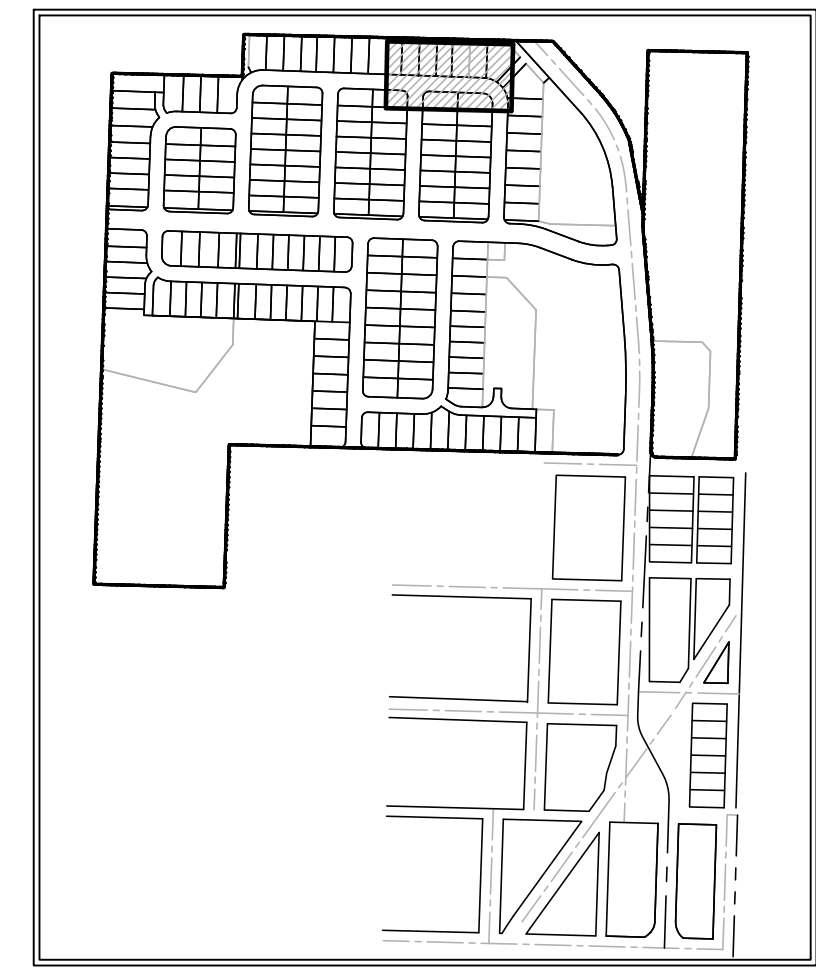
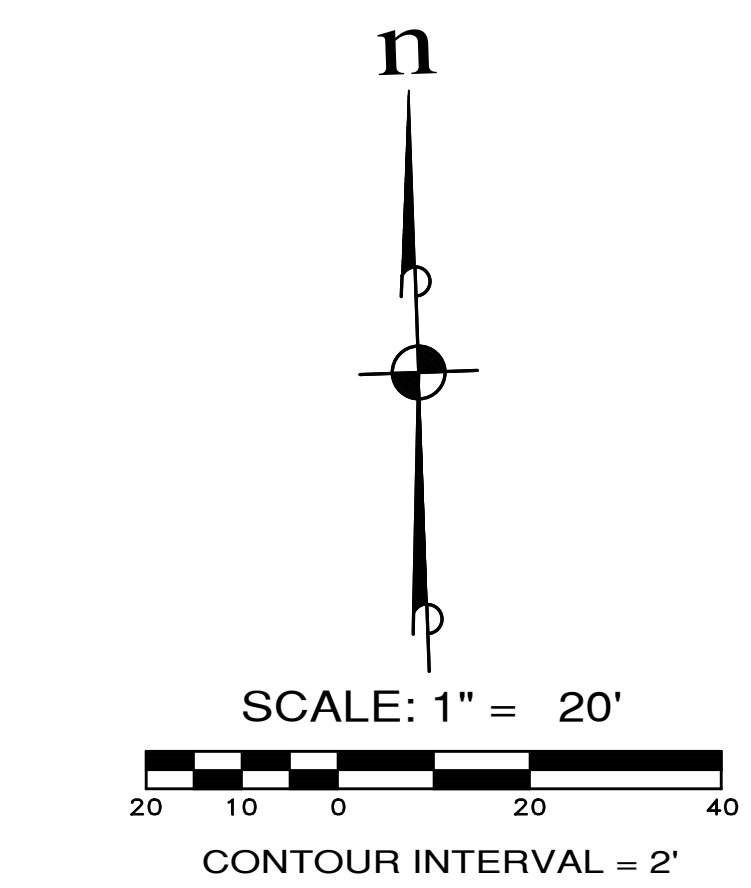
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UPSAN DOWNS LN

SCALE: 1"=20' HORIZ.
1"=5' VERT.

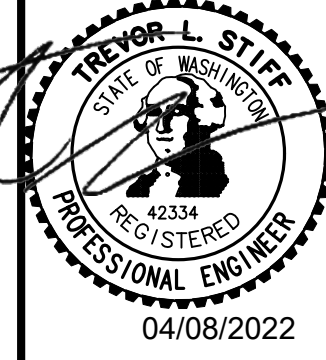


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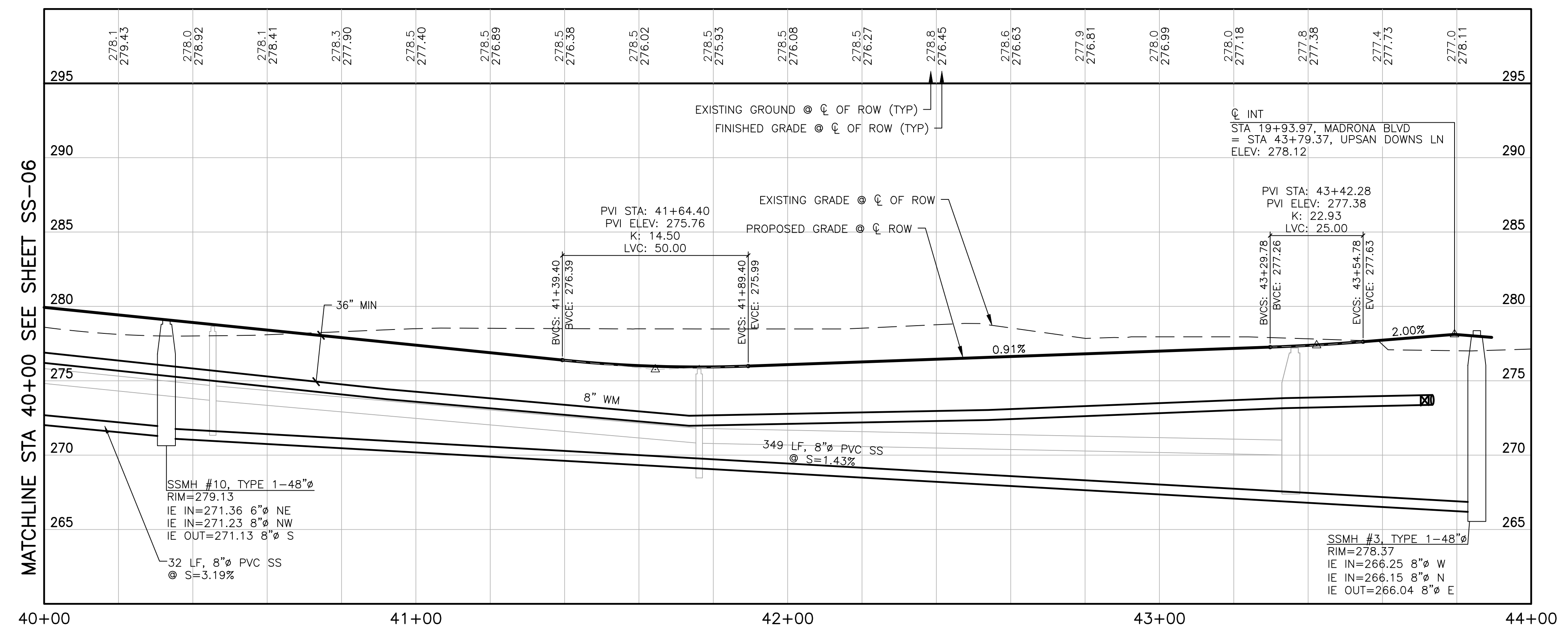
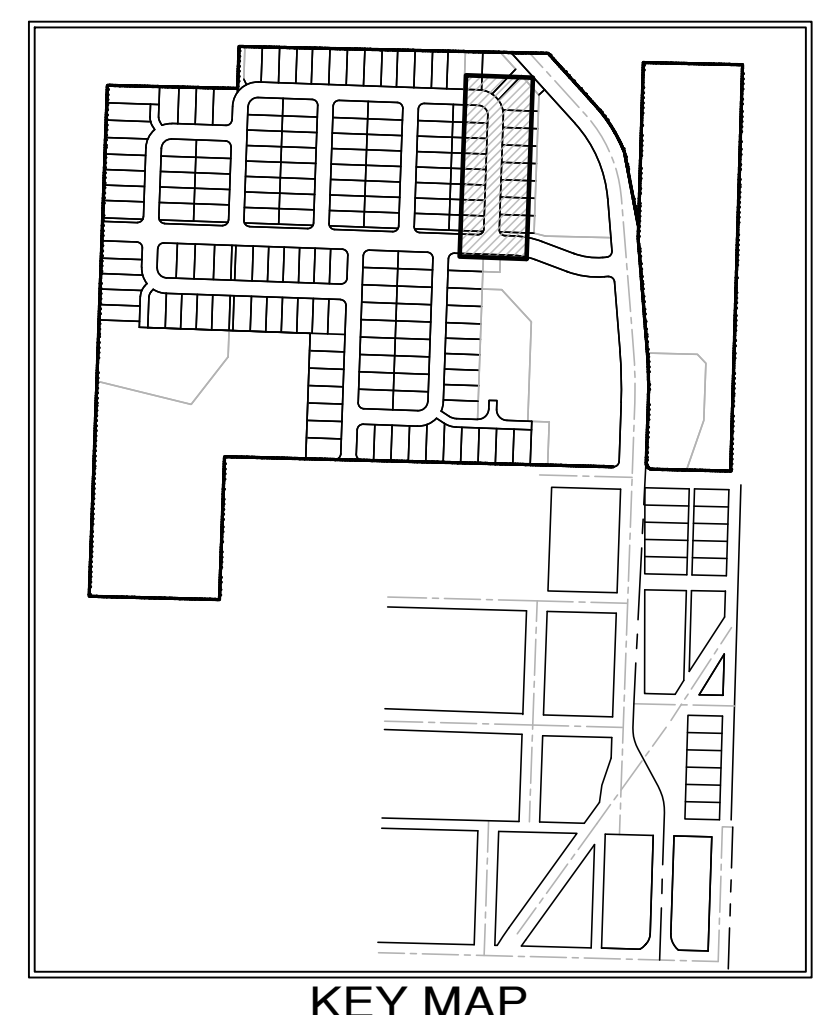
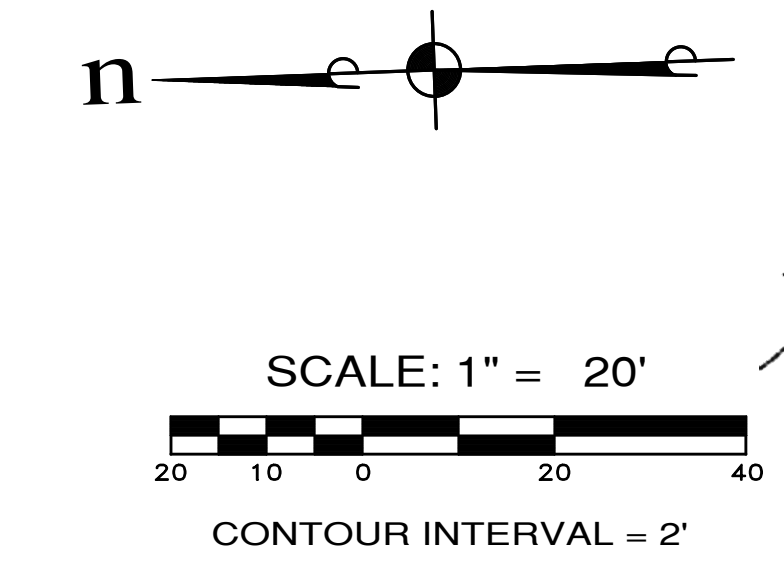
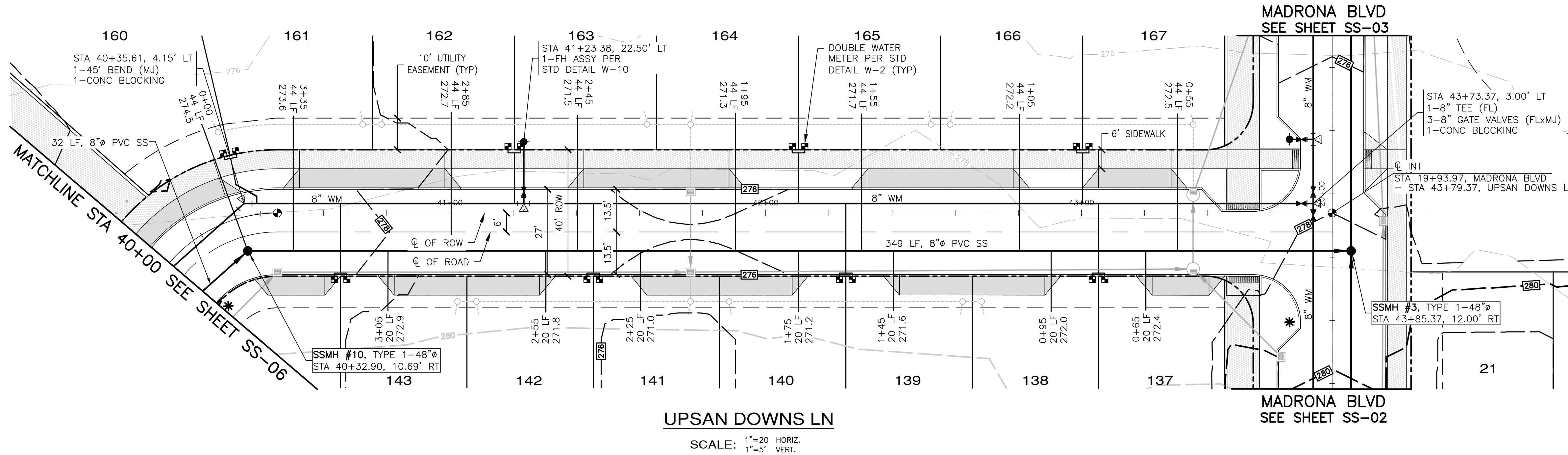
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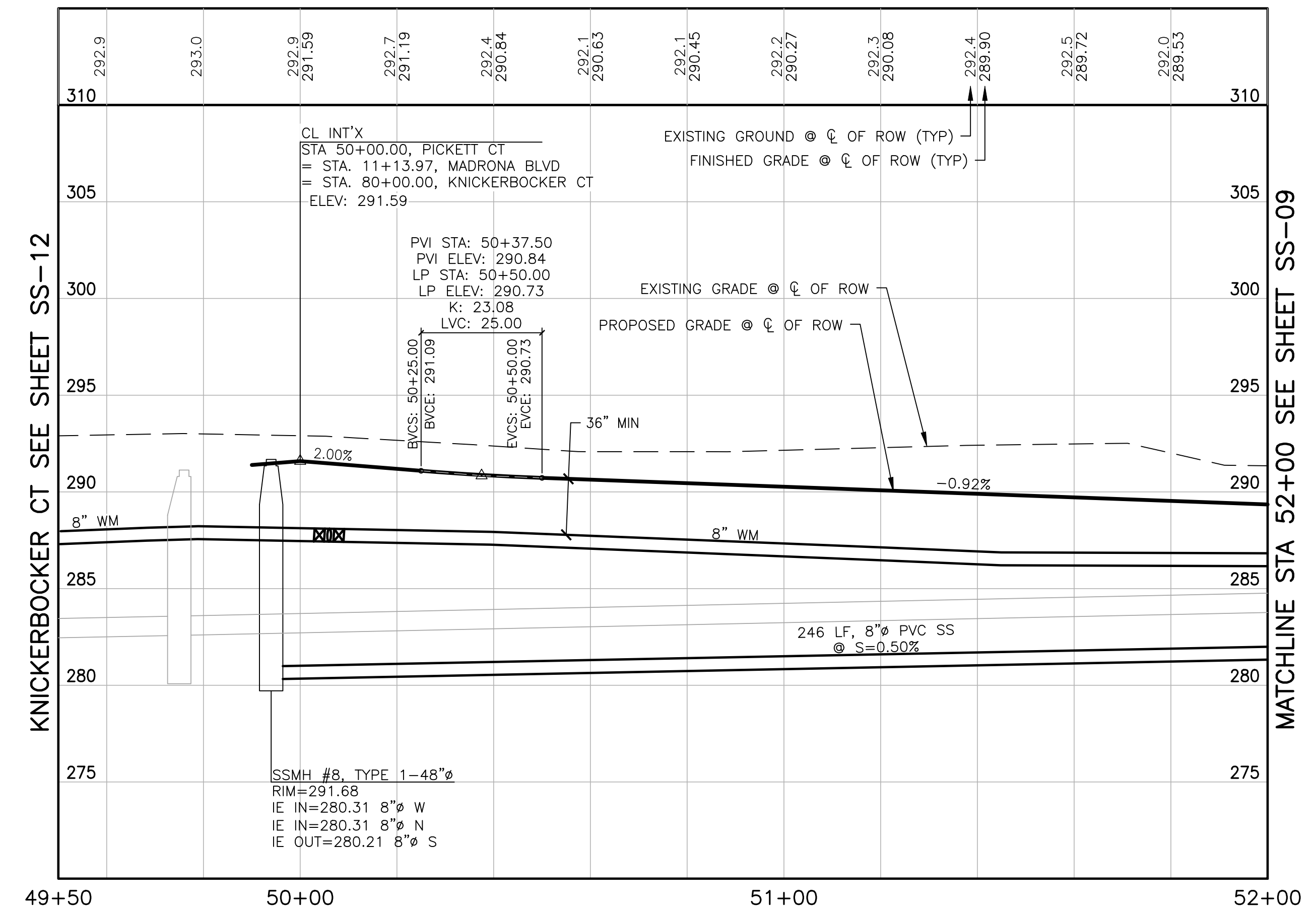
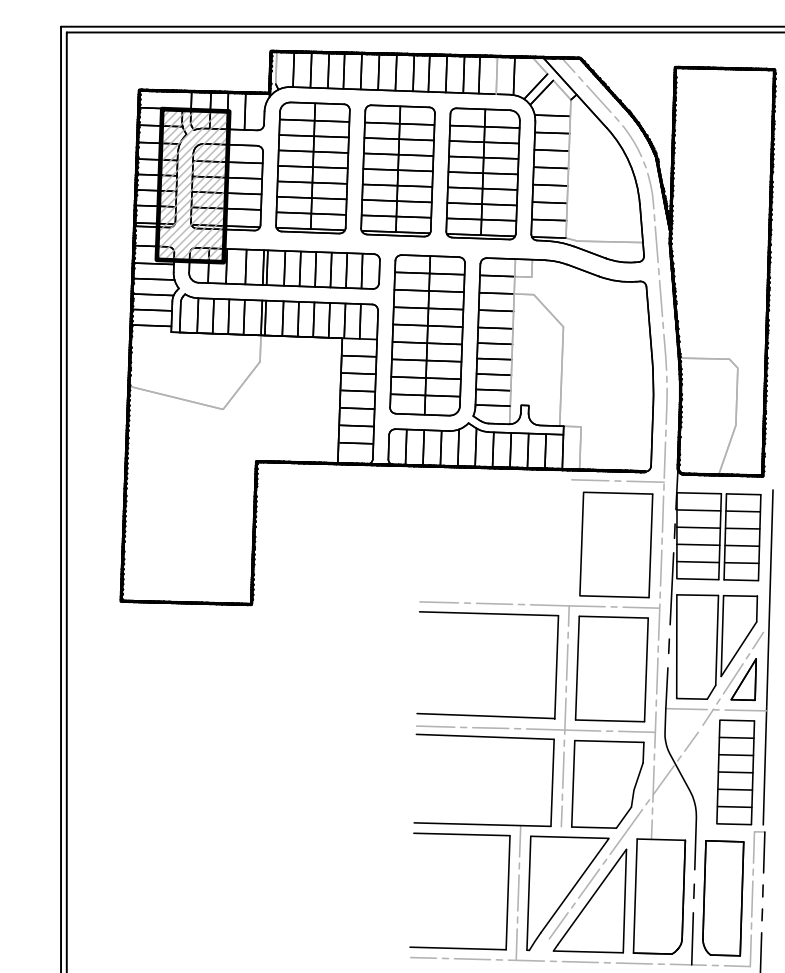
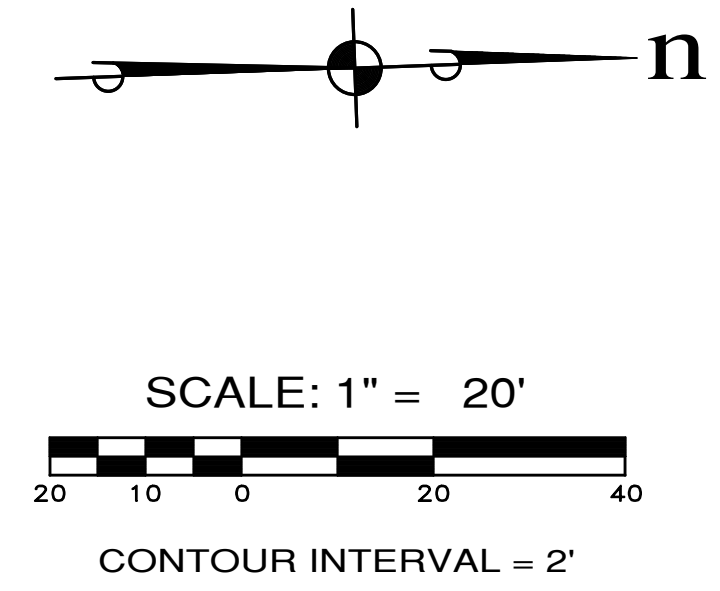
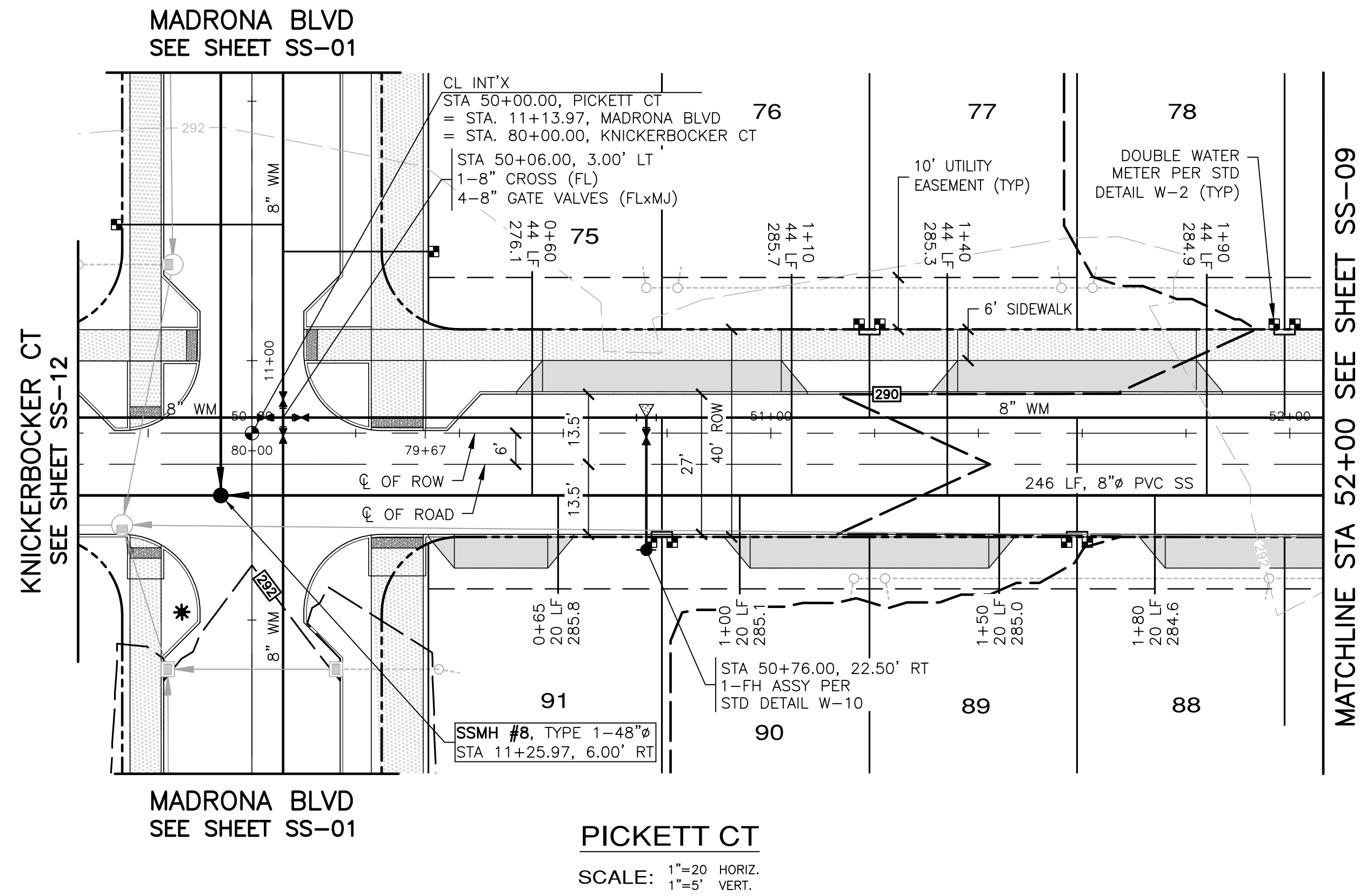
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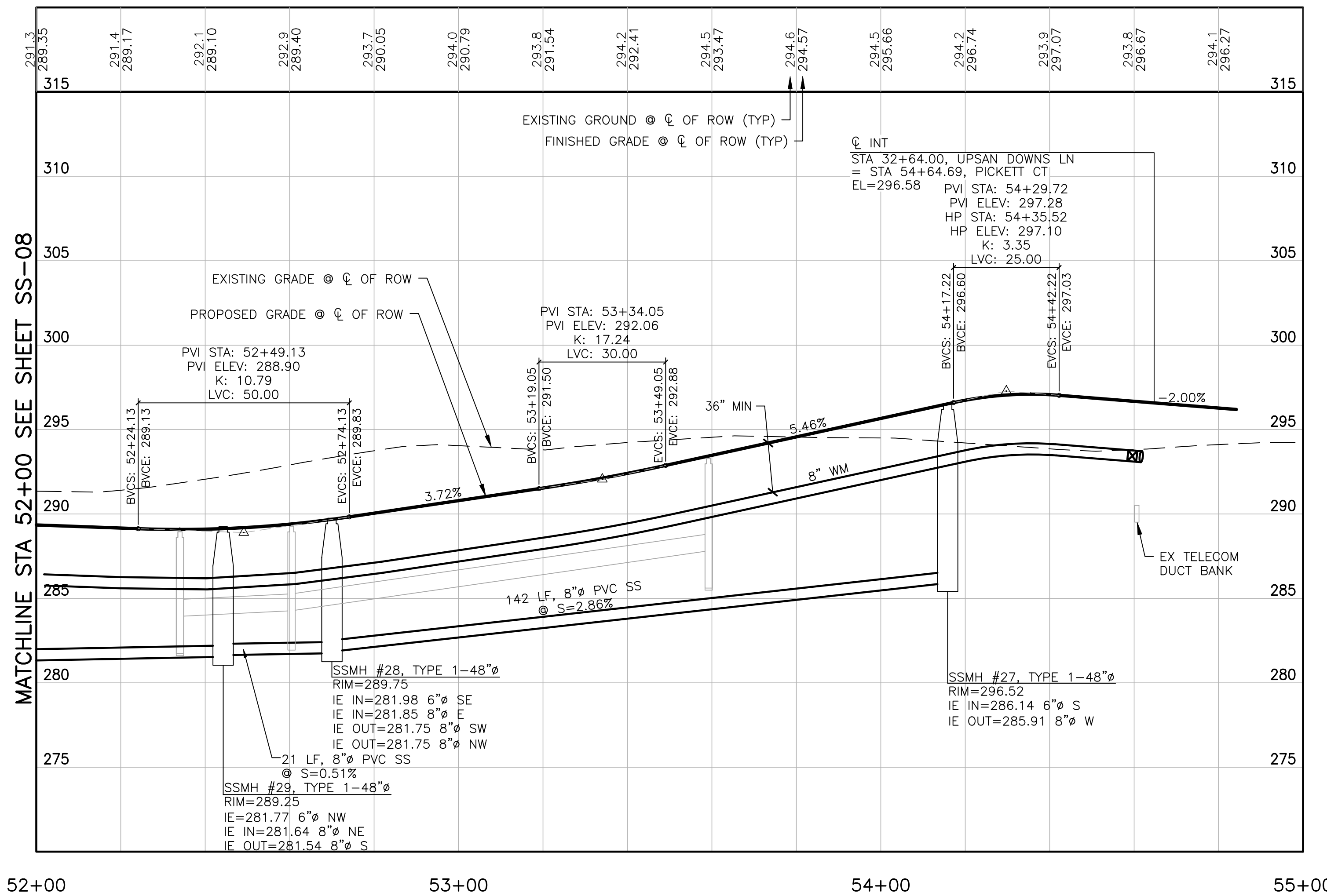
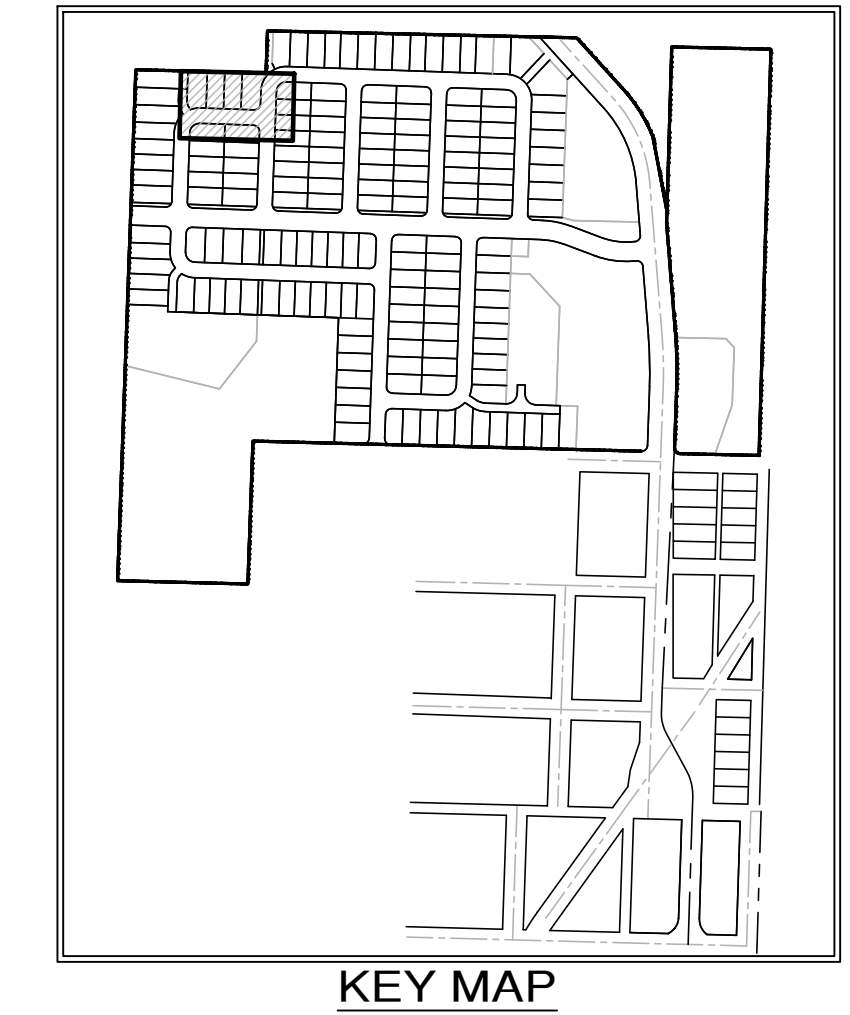
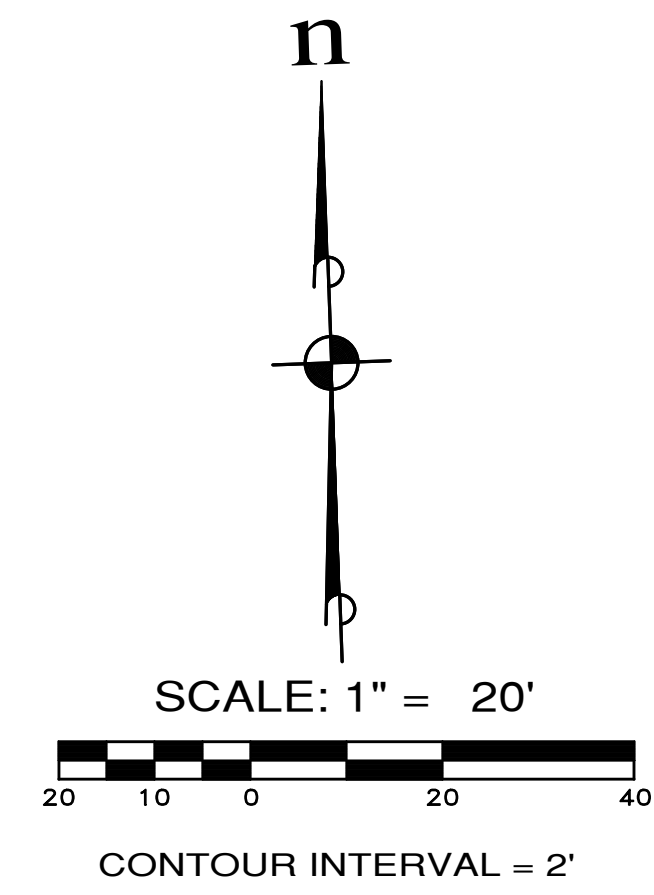
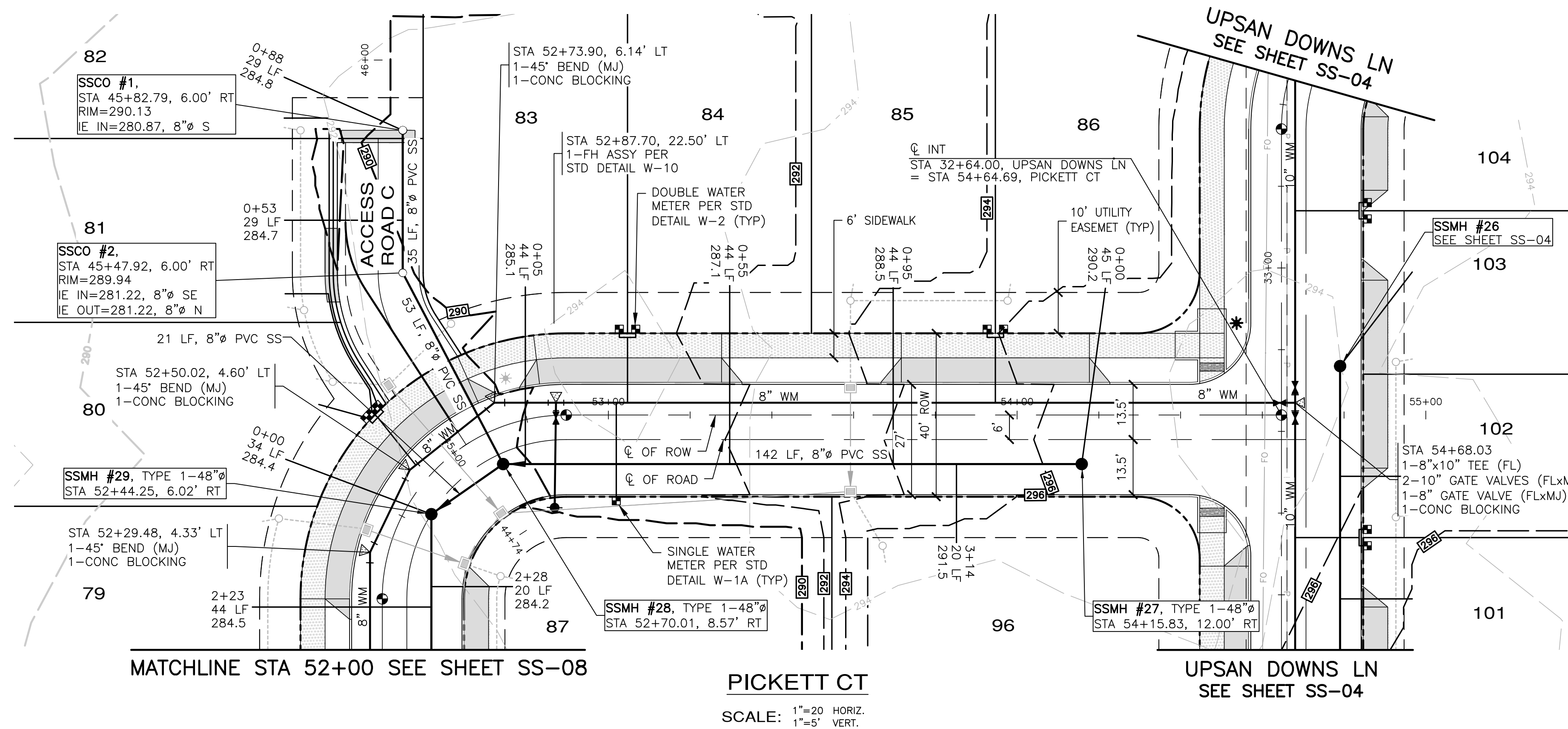
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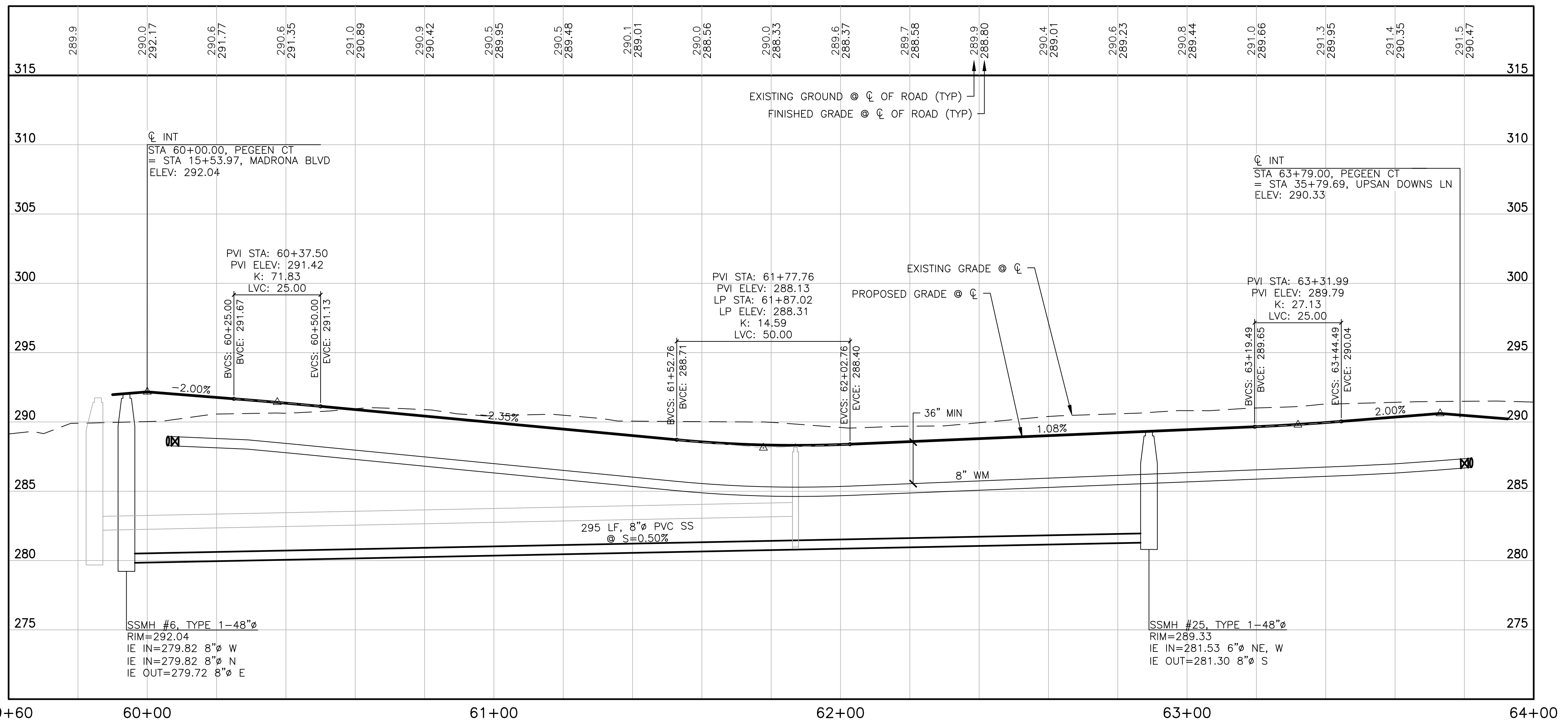
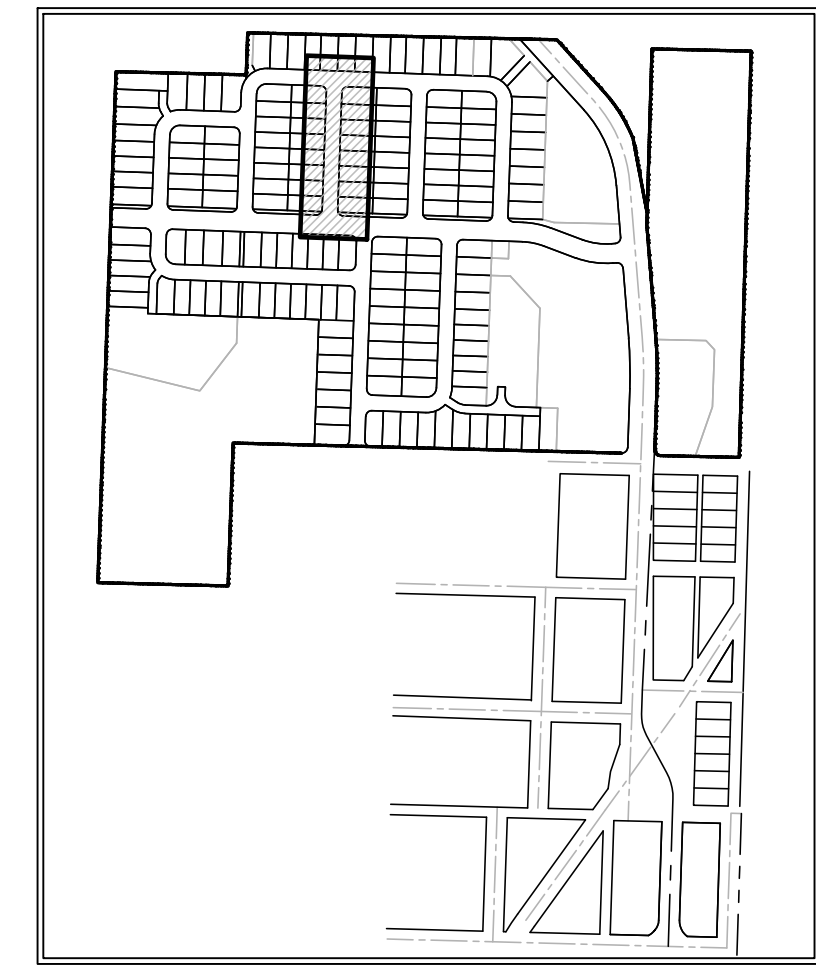
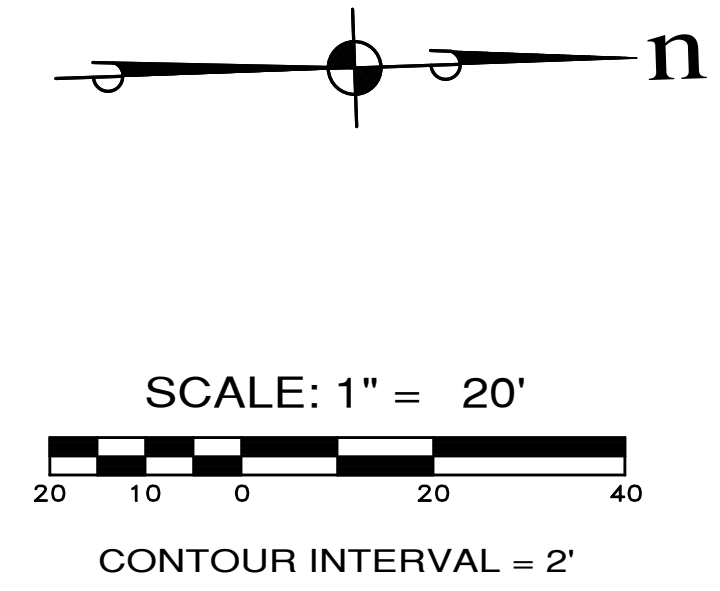
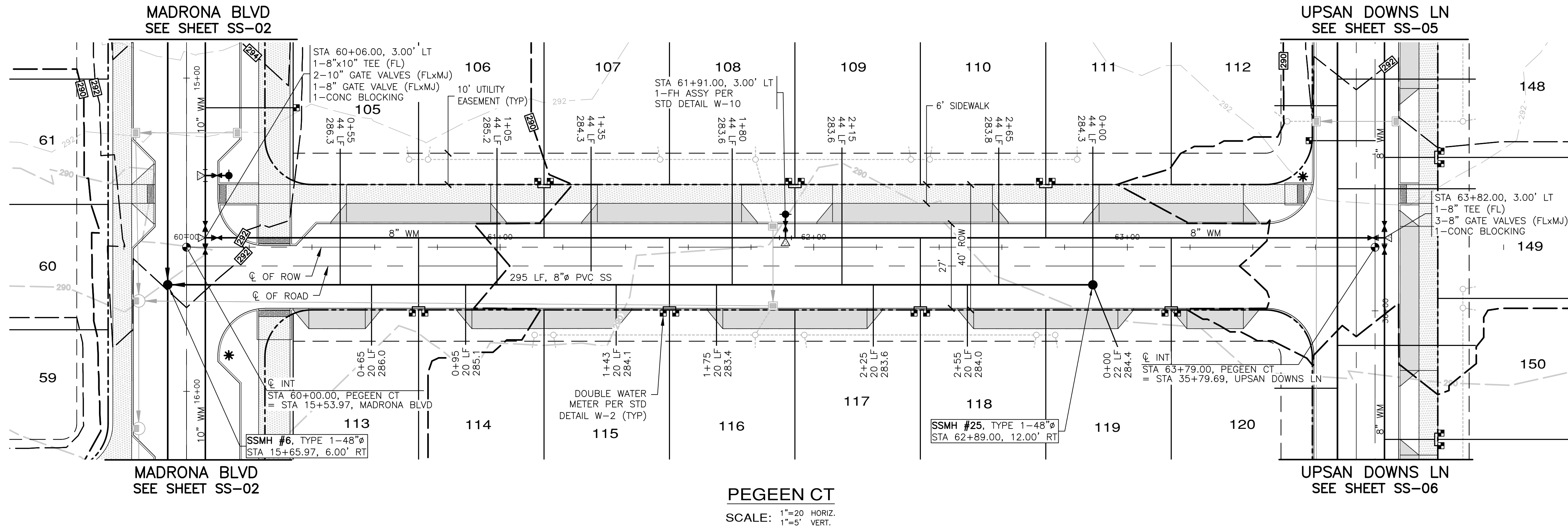
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61 OF 90 SHEETS

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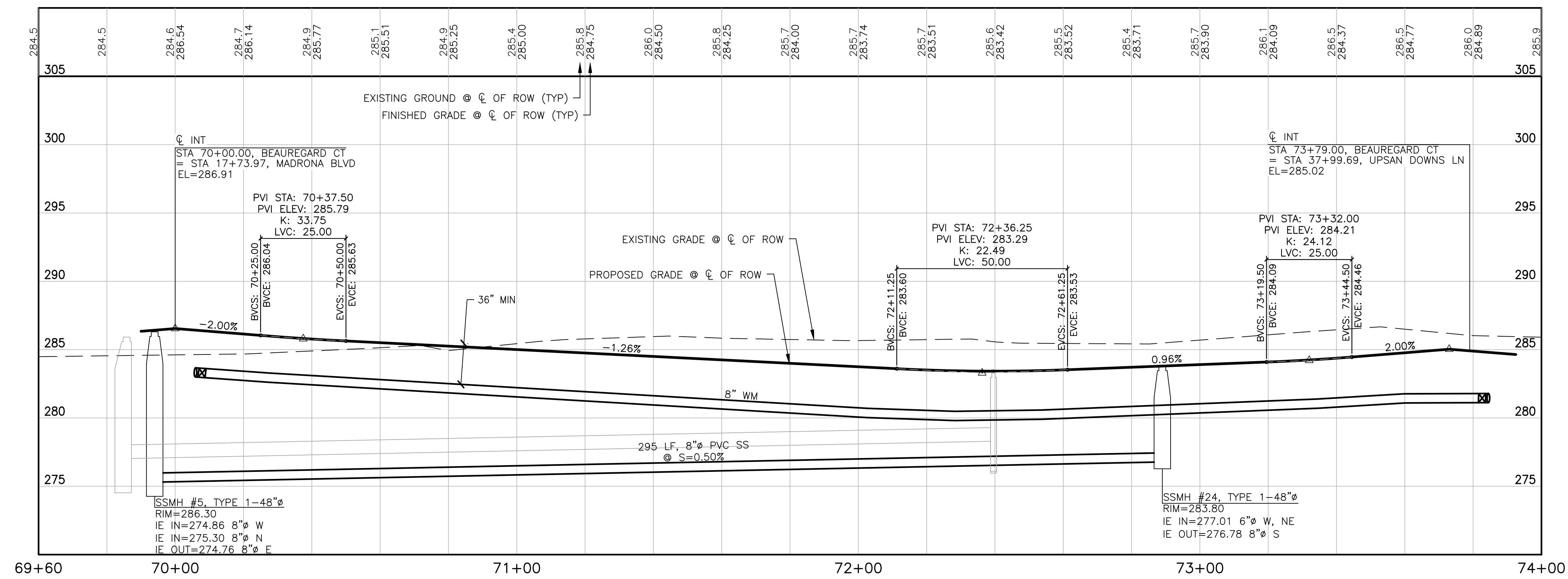
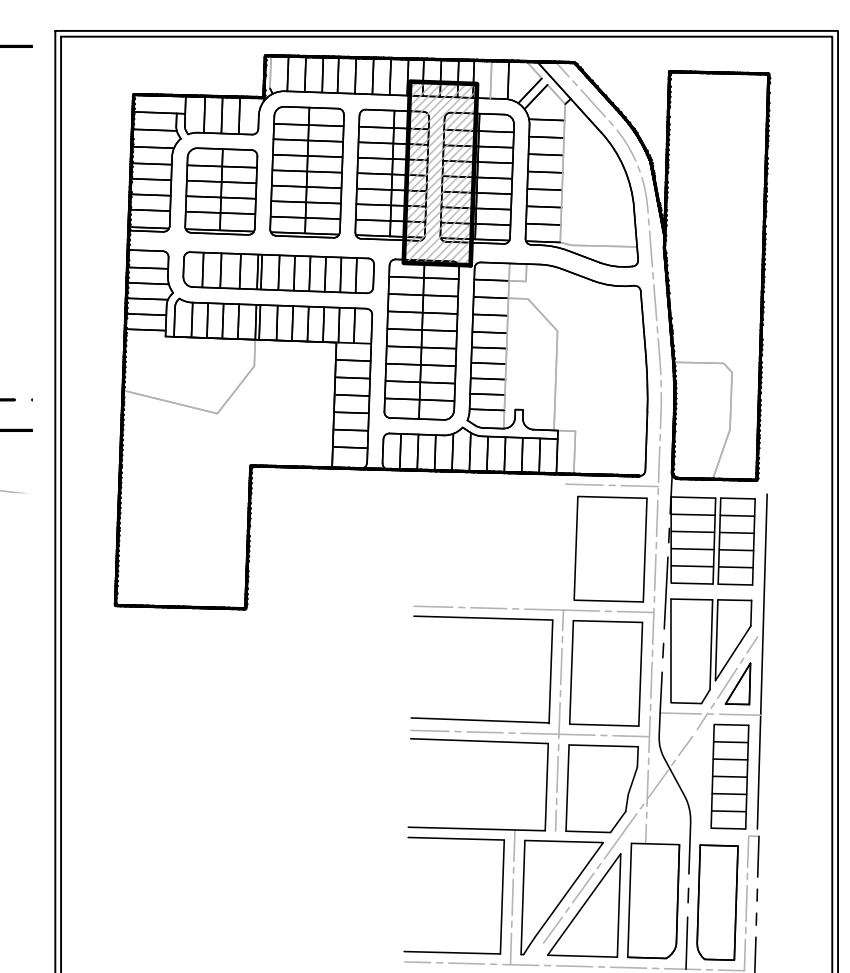
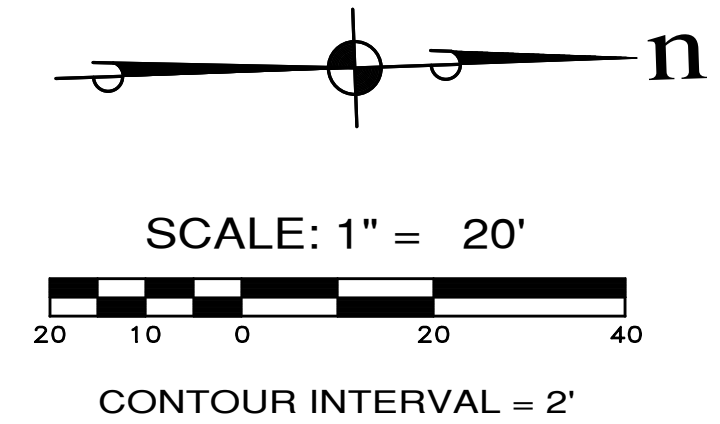
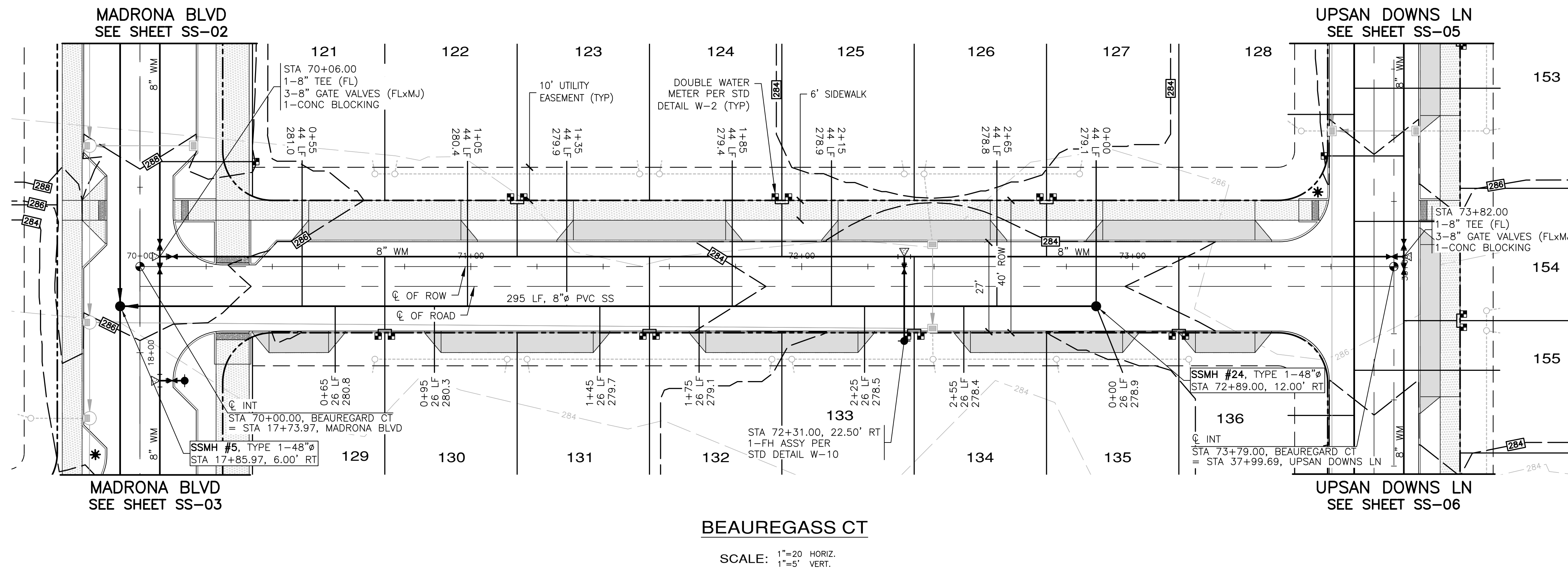
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SS-10
62 OF 90 SHEETS

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A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



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Exp. 12/31/2022

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SANITARY SEWER & WATER PLAN & PROFILES

PORT TOWNSEND WASHINGTON

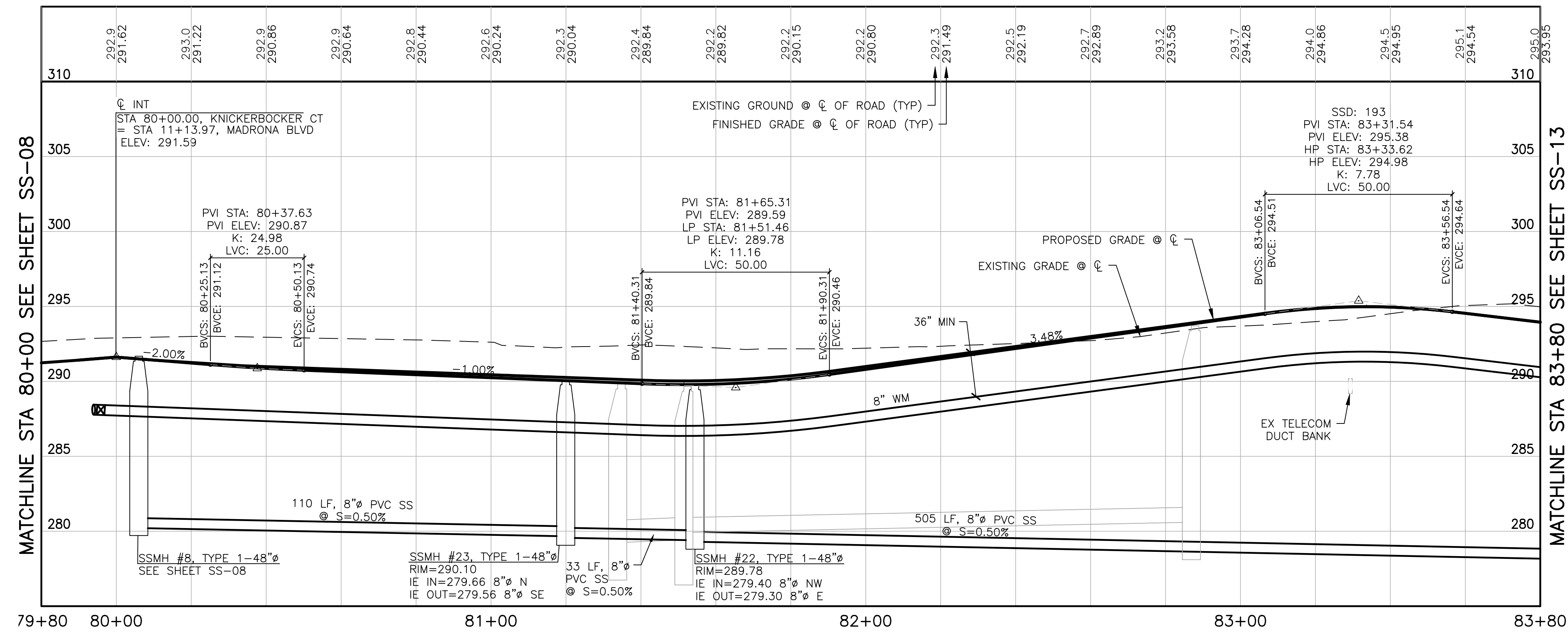
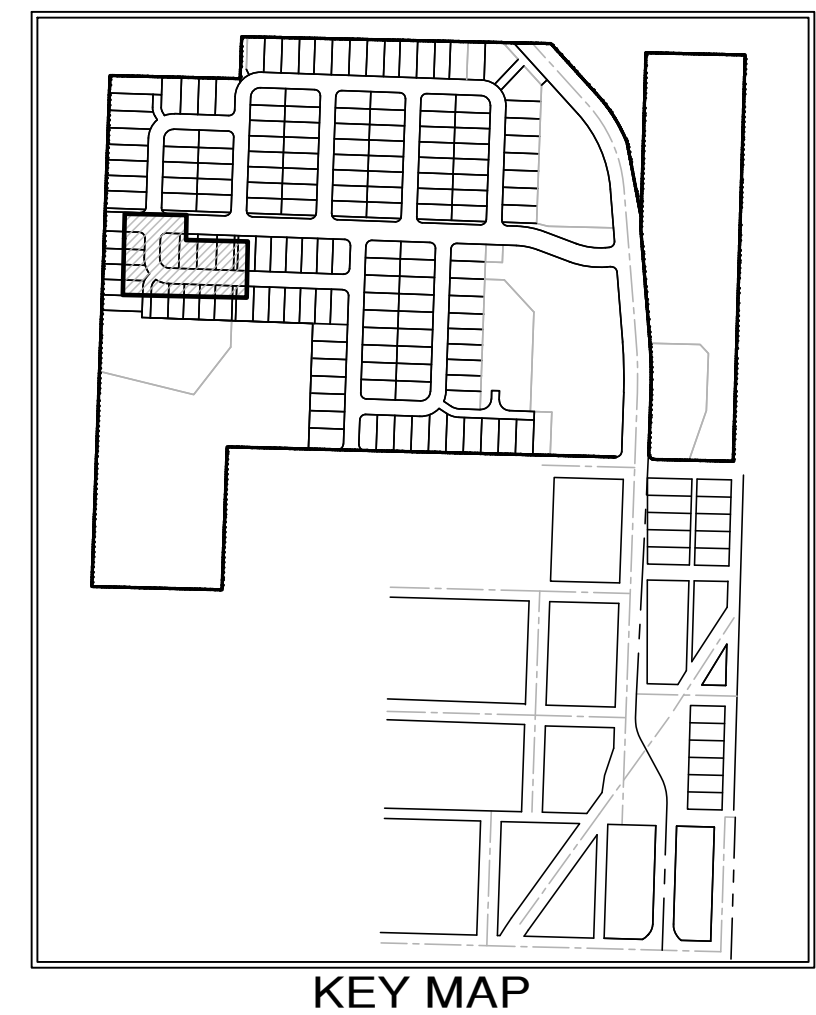
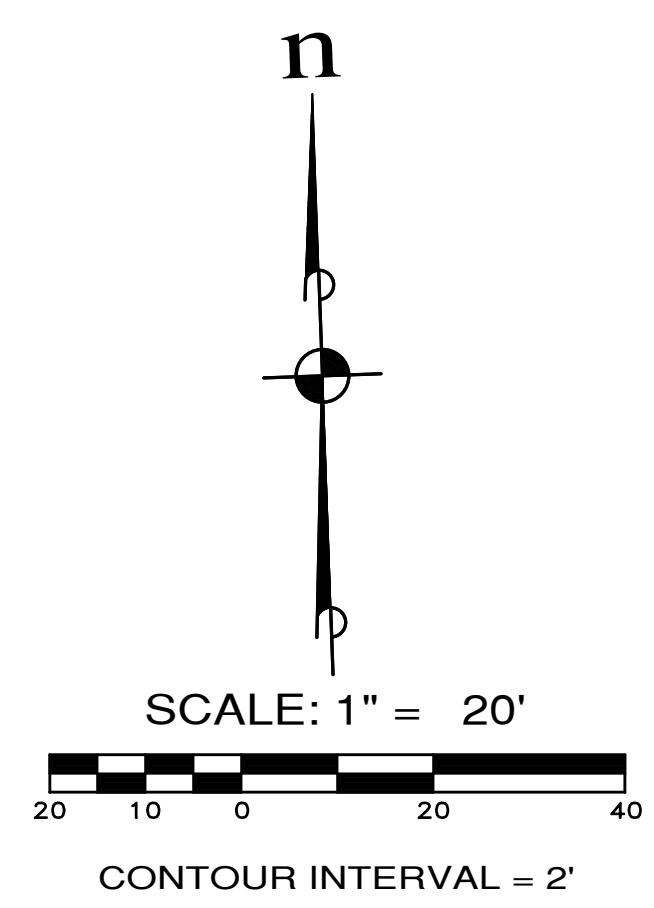
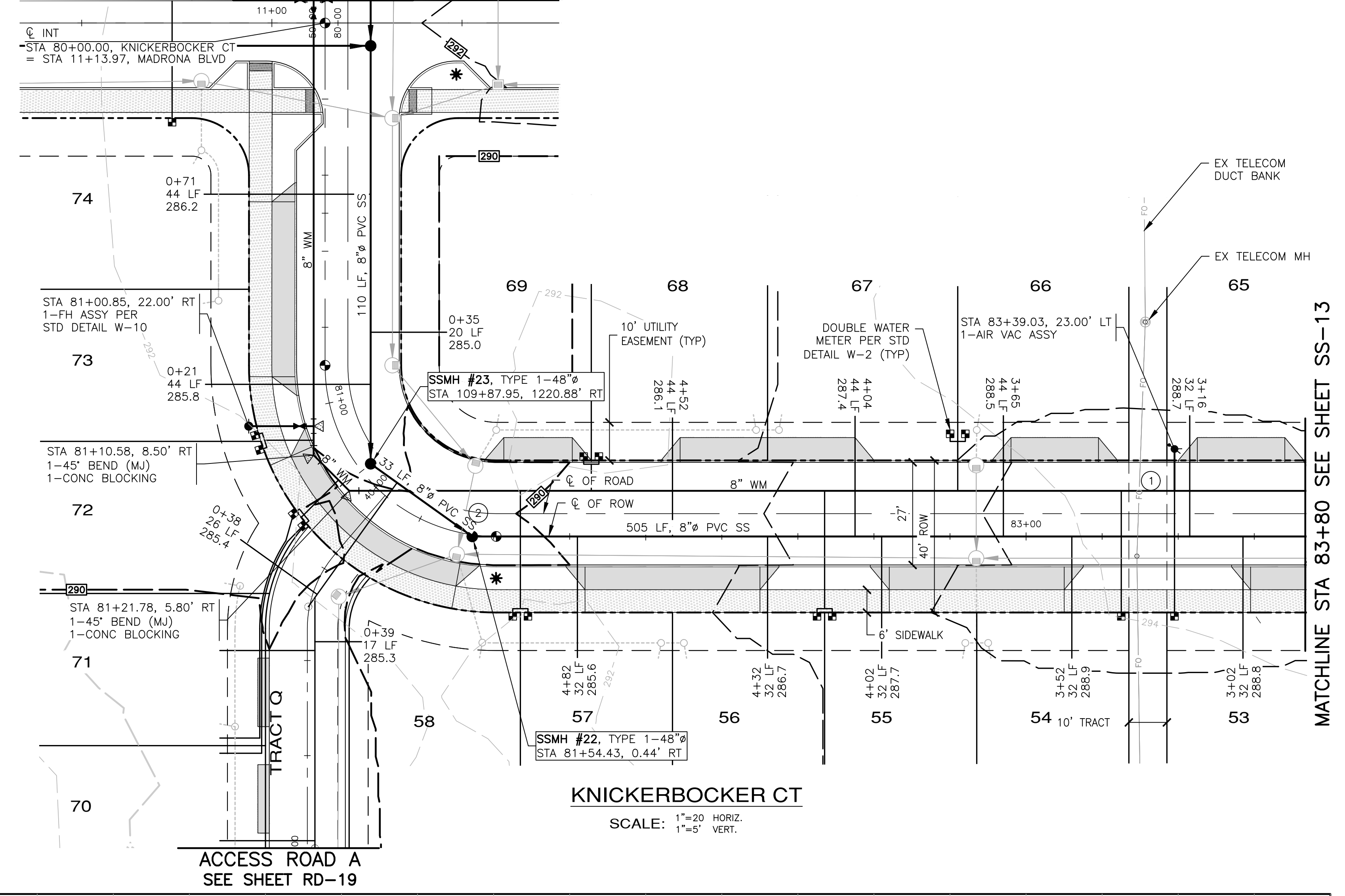
JOB NO.:	2090-003-021
DWG. NAME:	SS-11
DESIGNED BY:	TL
DRAWN BY:	CLR
CHECKED BY:	
DATE:	4/08/2022
DATE OF PRINT:	



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CITY OF PORT TOWNSEND DATE _____

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Plotted: 4/8/2022 10:07 AM
Plotted By: Corinne Cornett

PICKETT CT SEE SHEET SS-08 A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



UTILITY CROSSING TABLE

1	8" WATER BOTTOM=291.48 EX TELCOM DUCT BANK TOP=290.42 CLEARANCE=1.06'
2	12" SD BOTTOM=281.88 8" SS TOP=280.09 CLEARANCE=1.79'



APPROVED: _____
CITY OF PORT TOWNSEND DATE _____

REVISIONS

NO.	DESCRIPTION/DATE	BY

MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD
SANITARY SEWER & WATER PLAN & PROFILES
PORT TOWNSEND WASHINGTON

ESM CONSULTING ENGINEERS, LLC
5000 Federal Way, Suite 305
Federal Way, WA 98003
www.esmcivil.com

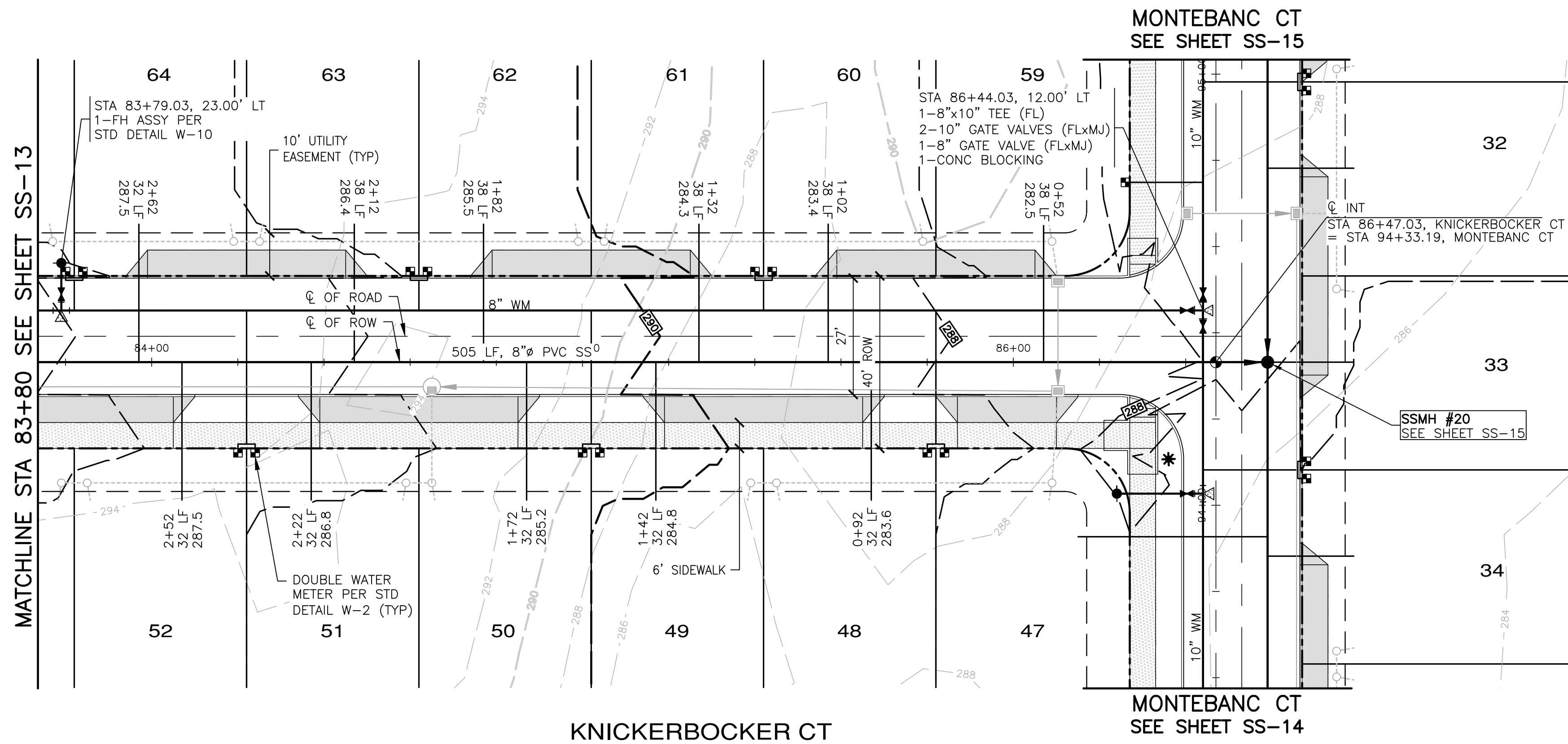
TREVOR L. STIFF
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
42334
04/08/2022

Land Surveying
Project Management
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JOB NO.: 2090-003-021
DWG. NAME: SS-12
DESIGNED BY: TJS
DRAWN BY: CLR
CHECKED BY:
DATE: 4/08/2022
DATE OF PRINT:
SS-12
64 OF 90 SHEETS

File: \\Esm\env\ESM-JOB\2090\003\021\plots\SS-12.dwg
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Plotted By: Corinne Cornett

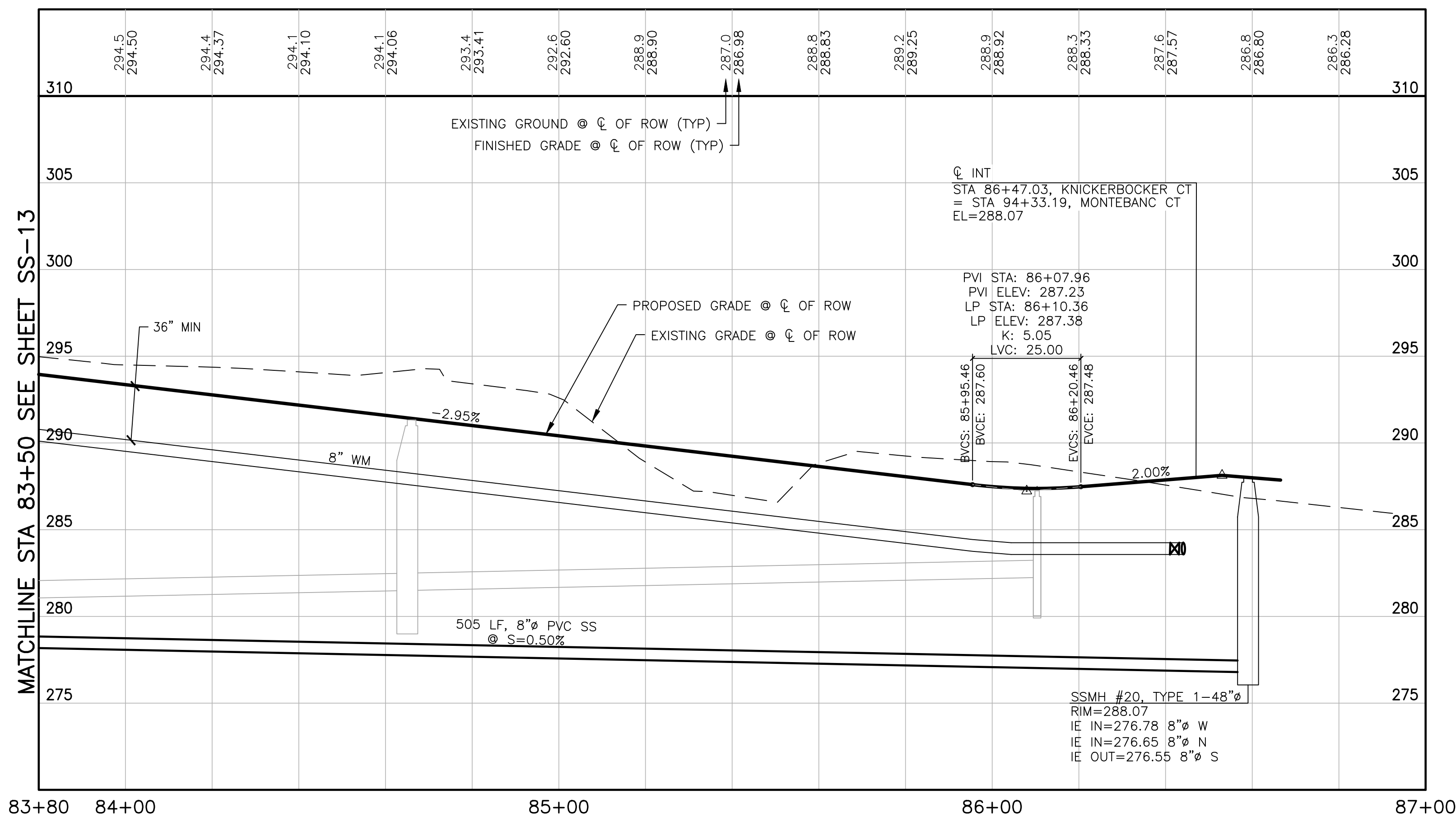
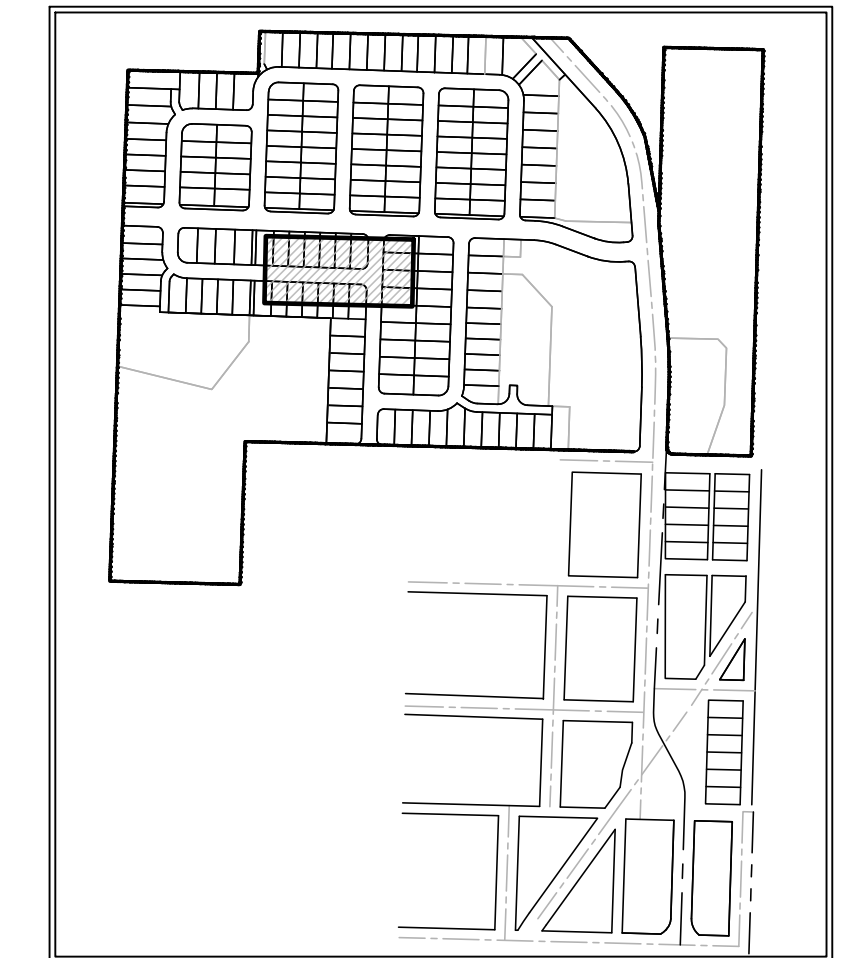
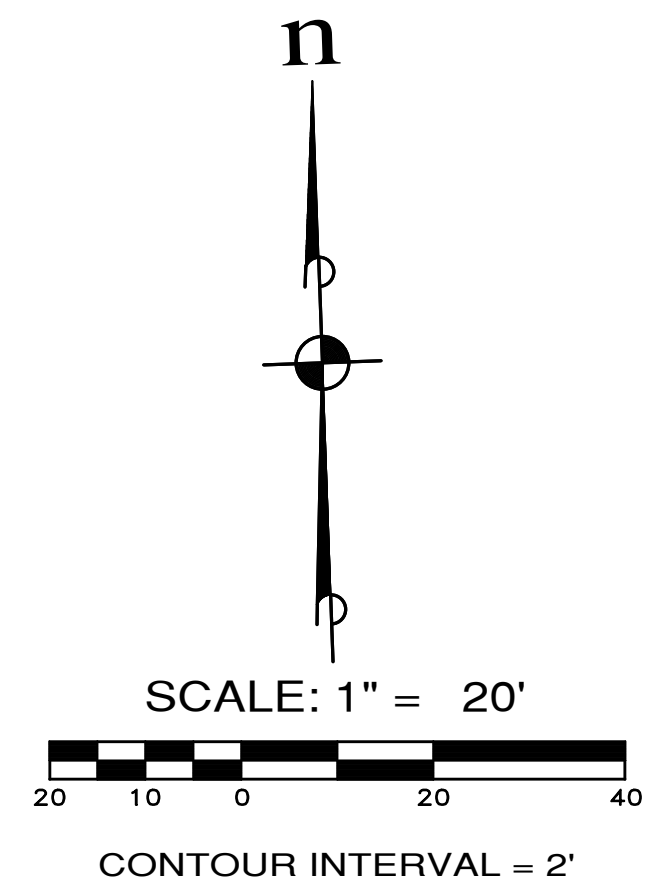
A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



KNICKERBOCKER CT

MONTEBANC CT
SEE SHEET SS-14

SCALE: 1"=20' HORIZ.
1"=5' VERT.



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 STATE OF WASHINGTON
 LICENSE NO. 42334
 REGISTERED PROFESSIONAL ENGINEER
 04/08/2022

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 Federal Way, WA 98003
 (206) 838-6113
 (206) 838-9900
 www.esmcivil.com
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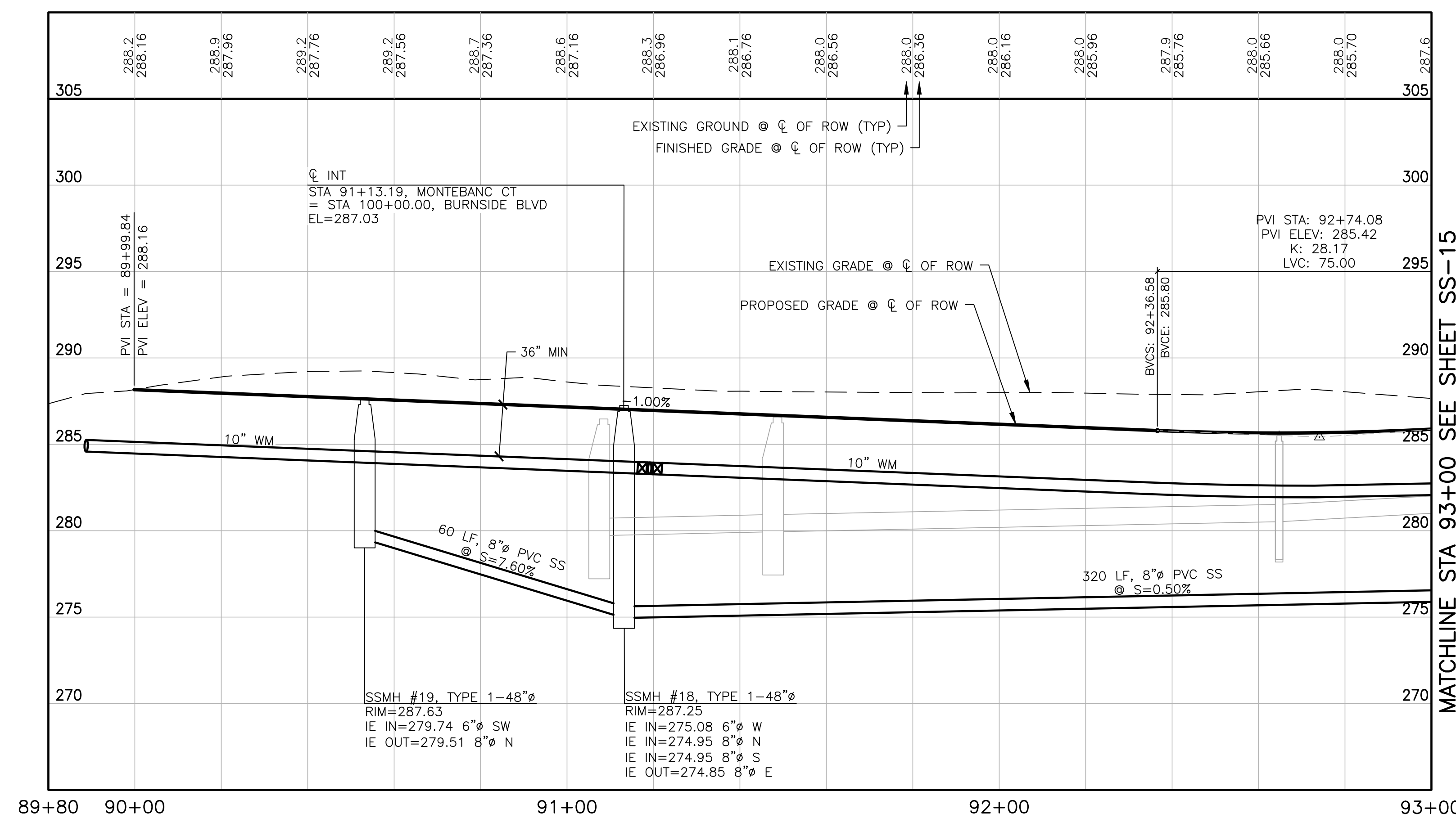
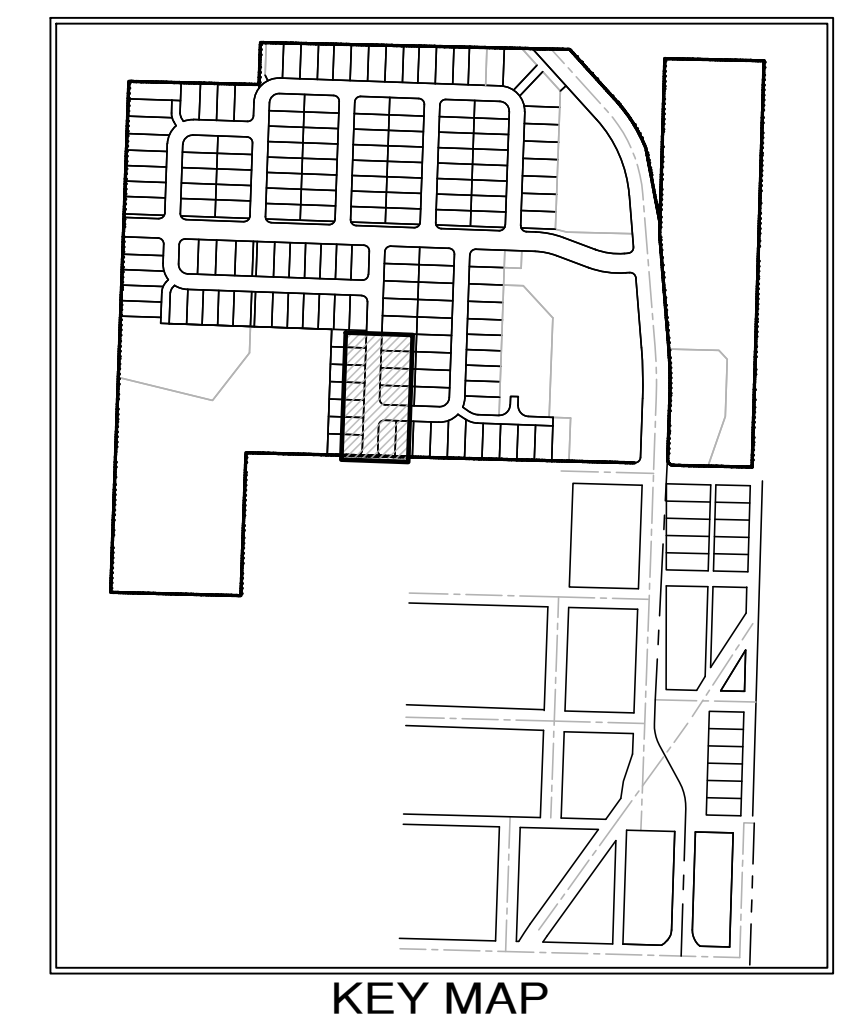
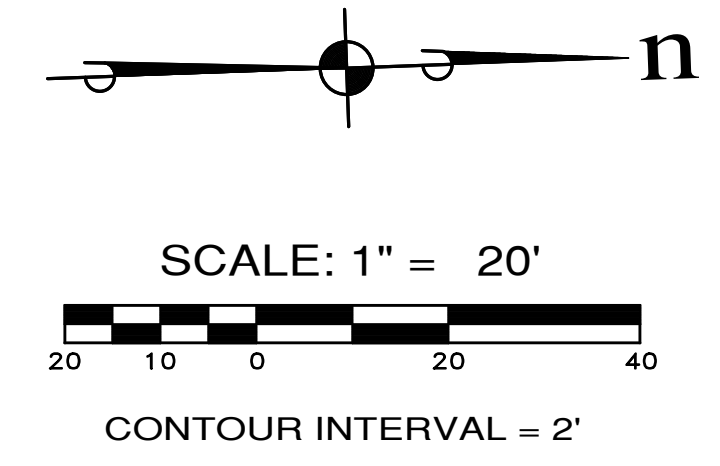
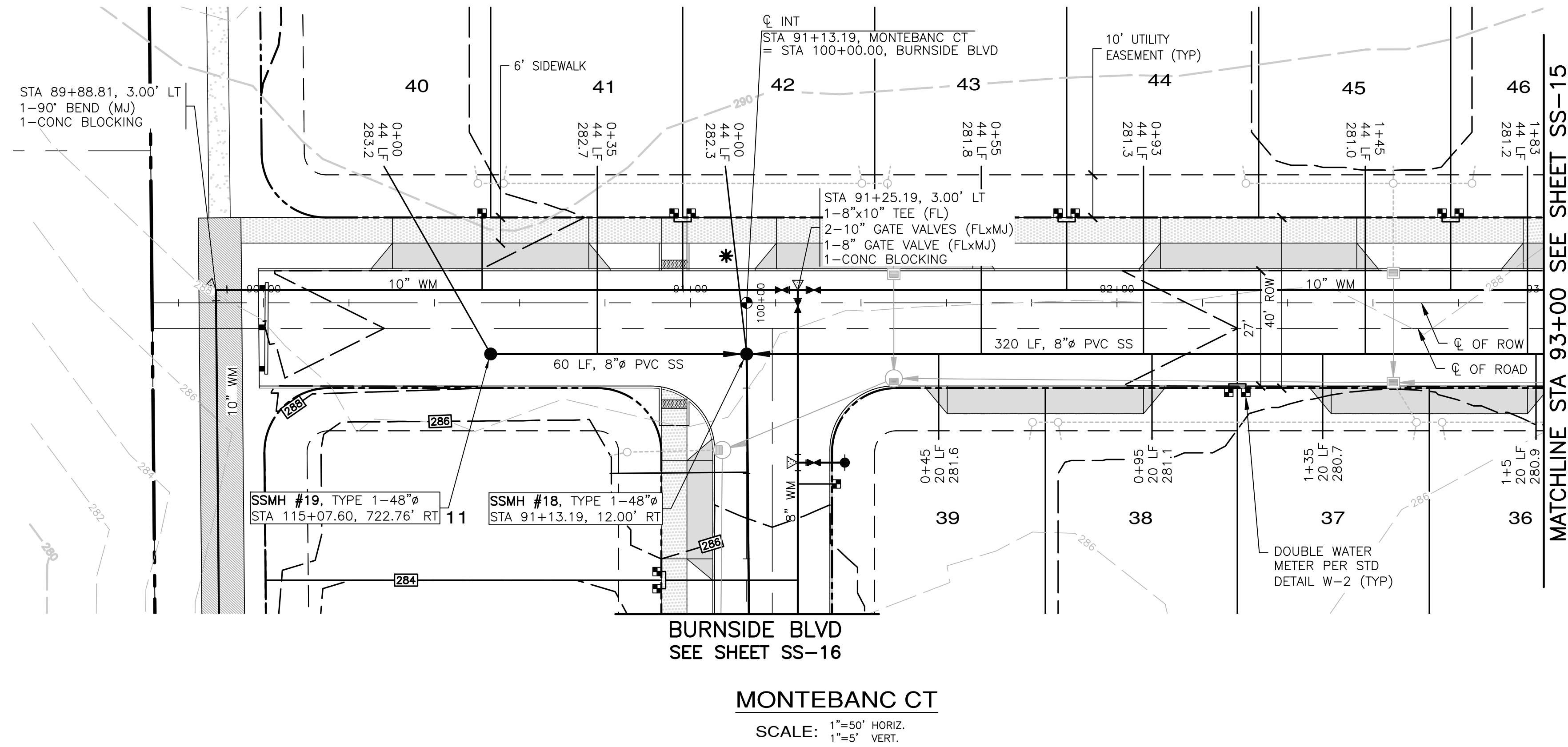
MONTEBANC MANAGEMENT, LLC
 MADRONA RIDGE PUD
 SANITARY SEWER & WATER PLAN & PROFILES
 PORT TOWNSEND WASHINGTON

JOB NO.:	2090-003-021
DWG. NAME:	SS-13
DESIGNED BY:	TL
DRAWN BY:	CLR
CHECKED BY:	
DATE:	4/08/2022
DATE OF PRINT:	

SS-13
65 OF 90 SHEETS

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 Plotted By: Corinne Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



MATCHLINE STA 93+00 SEE SHEET SS-15



APPROVED: _____
CITY OF PORT TOWNSEND DATE _____

REVISIONS		
NO.	DESCRIPTION/DATE	BY



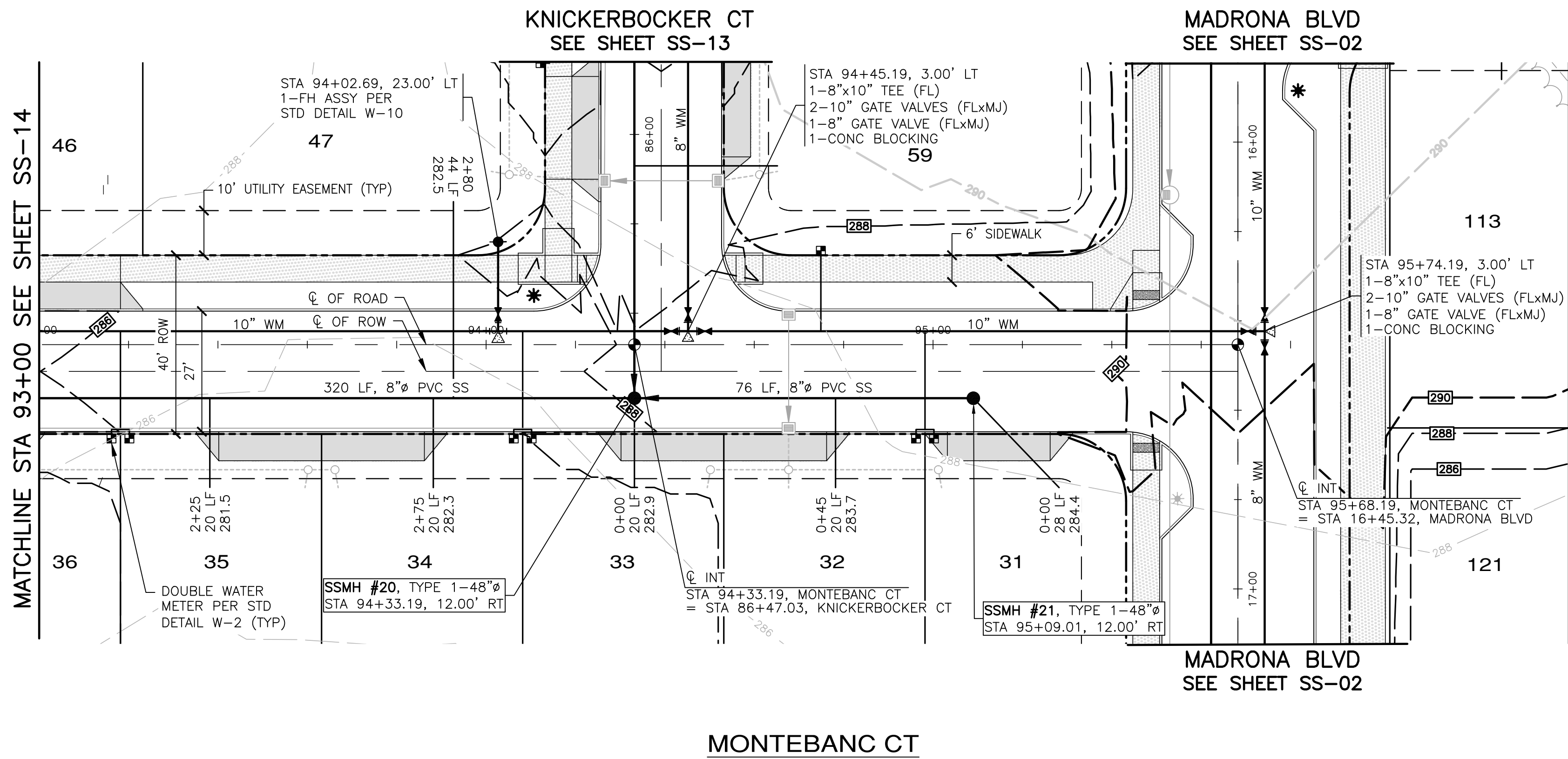
ESM CONSULTING ENGINEERS, LLC
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DWG. NAME:	SS-14
DESIGNED BY:	TL
DRAWN BY:	CLR
CHECKED BY:	
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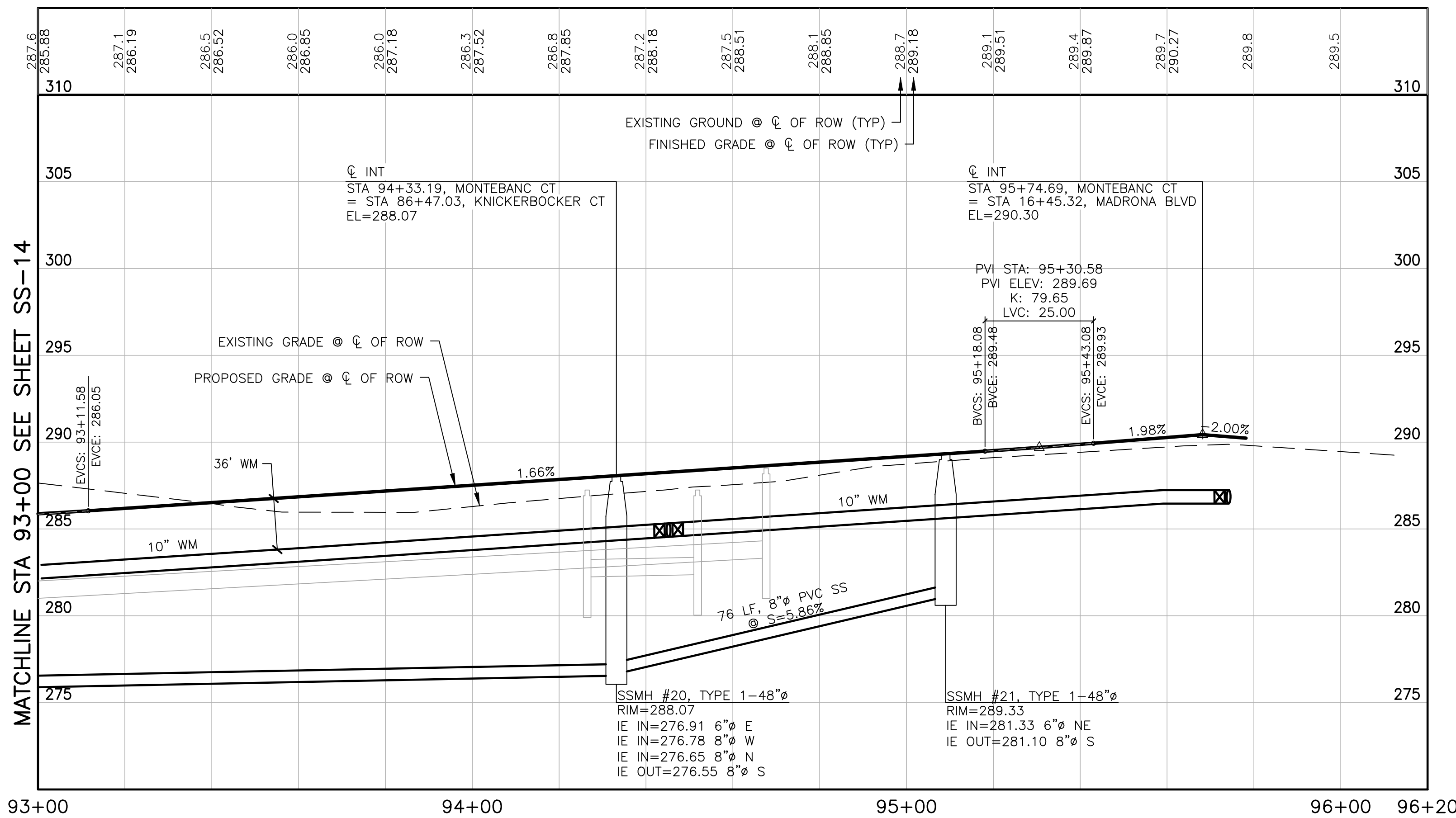
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 Plotted By: Corinne Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



MONTEBANC CT

SCALE: 1"=50' HORIZ.
1"=5' VERT.

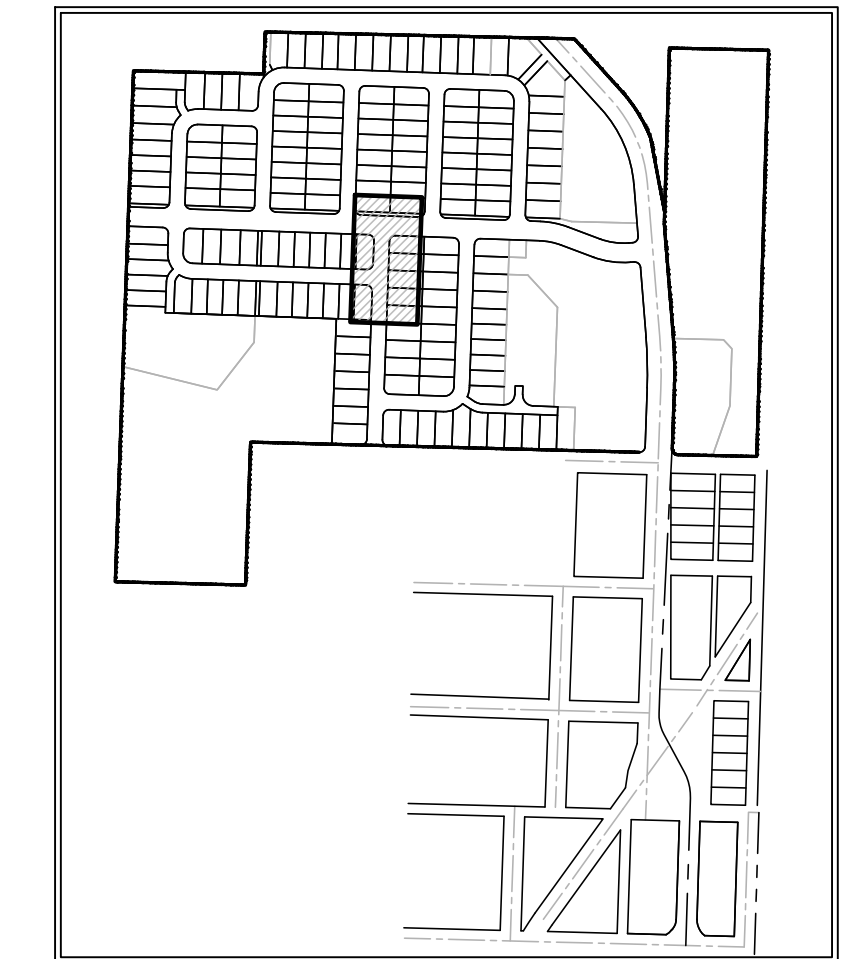
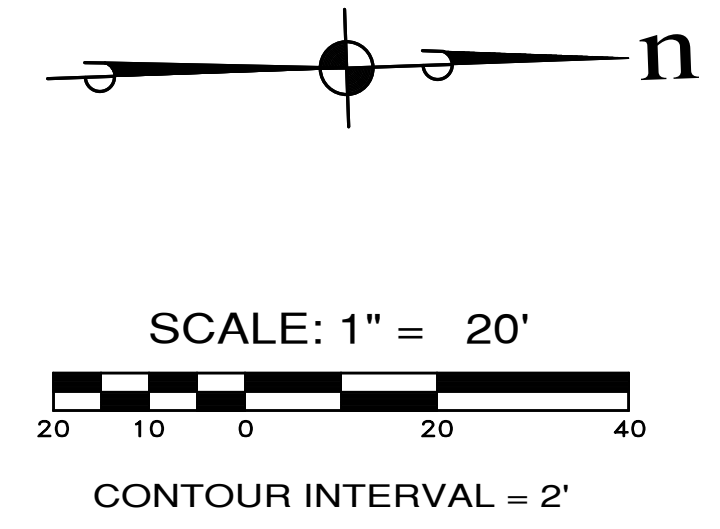


MATCHLINE STA 93+00 SEE SHEET SS-14

94+00

95+00

96+00 96+20



KEY MAP

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 PORT TOWNSEND WASHINGTON

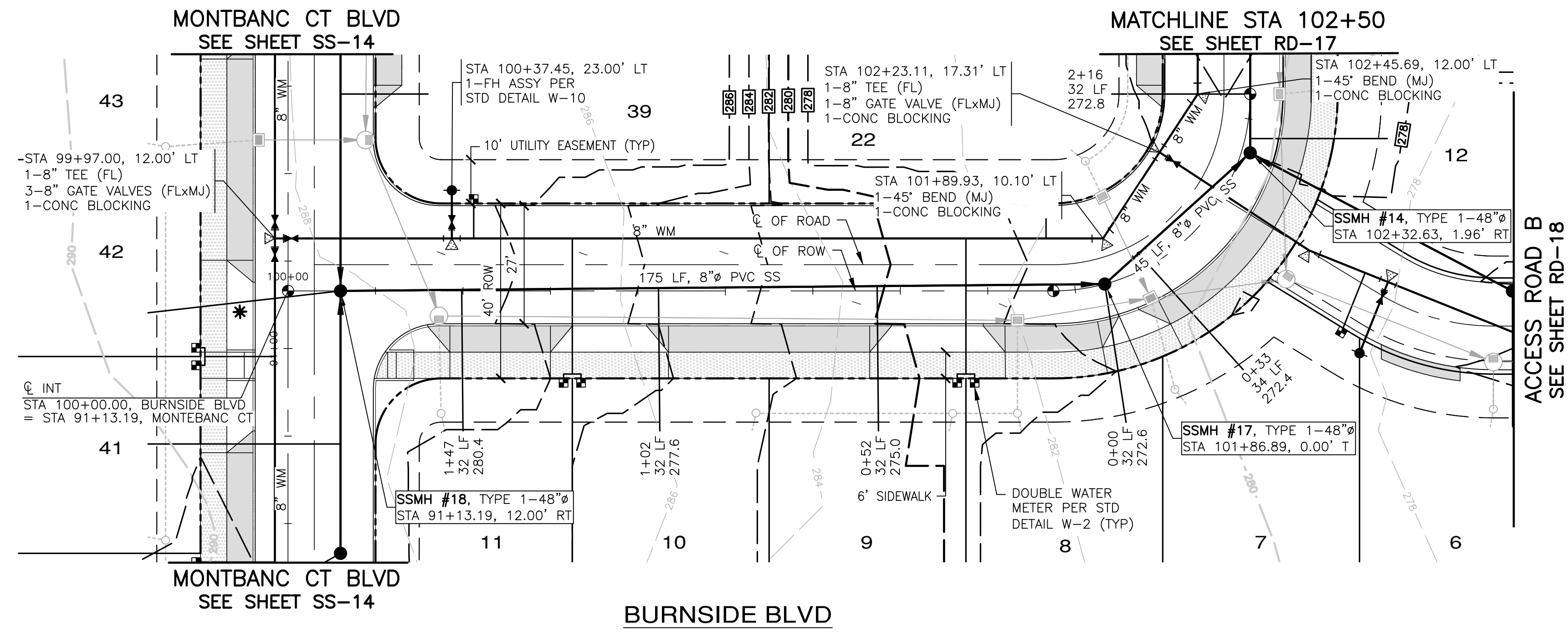
JOB NO.:	2090-003-021
DWG. NAME:	SS-15
DESIGNED BY:	TL
DRAWN BY:	CLR
CHECKED BY:	
DATE:	4/08/2022
DATE OF PRINT:	



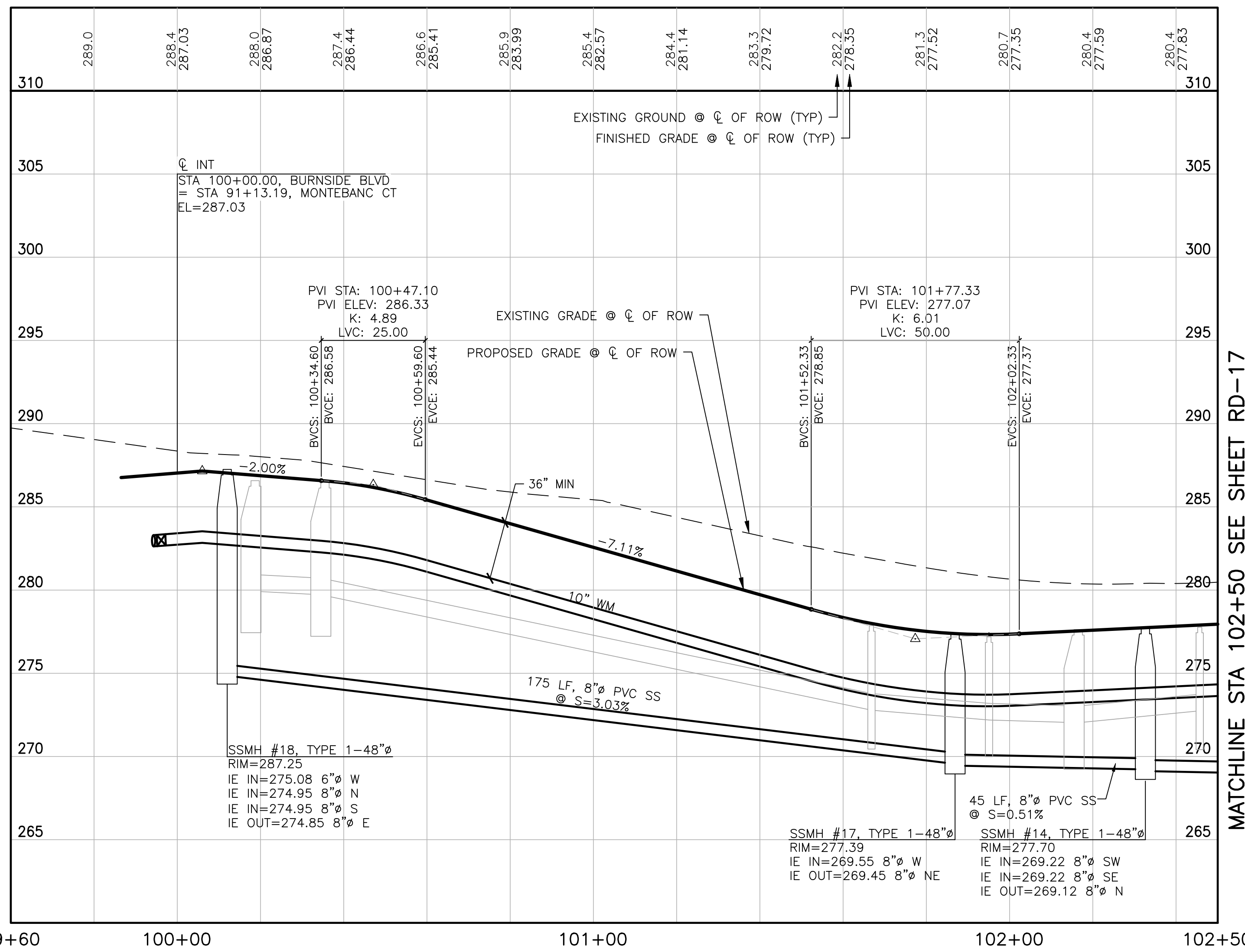
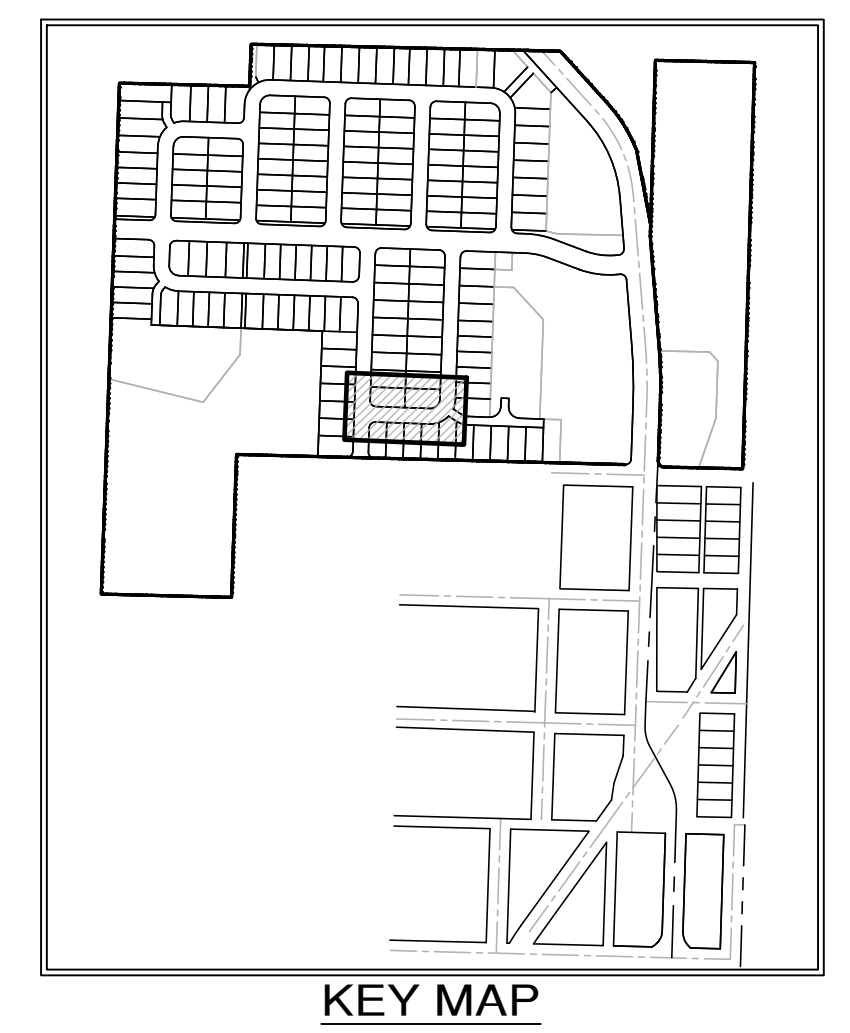
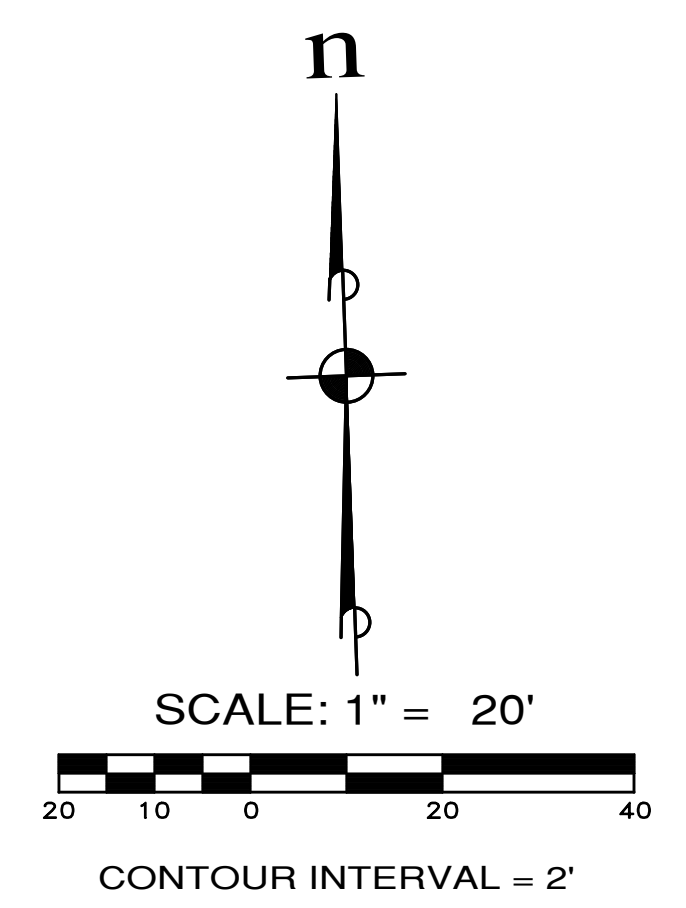
APPROVED: _____
 CITY OF PORT TOWNSEND DATE _____

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 Plotted By: Corinne Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



MATCHLINE STA 102+50 SEE SHEET RD-17



APPROVED: _____
CITY OF PORT TOWNSEND DATE _____

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REG. # 42334
PROFESSIONAL ENGINEER
04/08/2022

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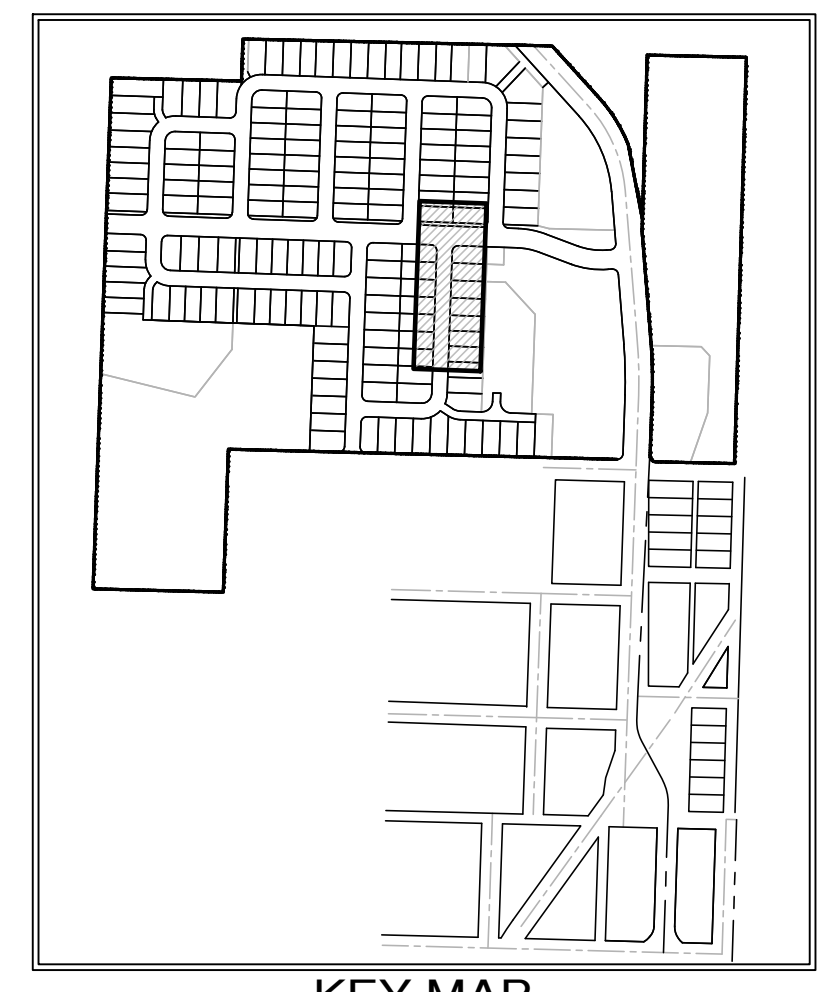
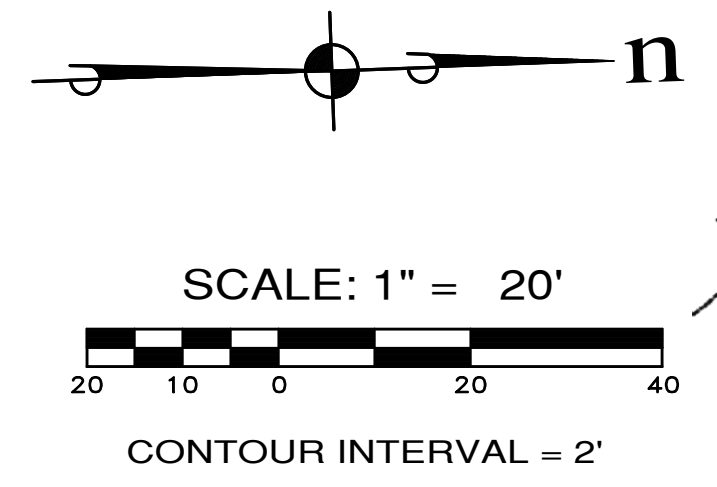
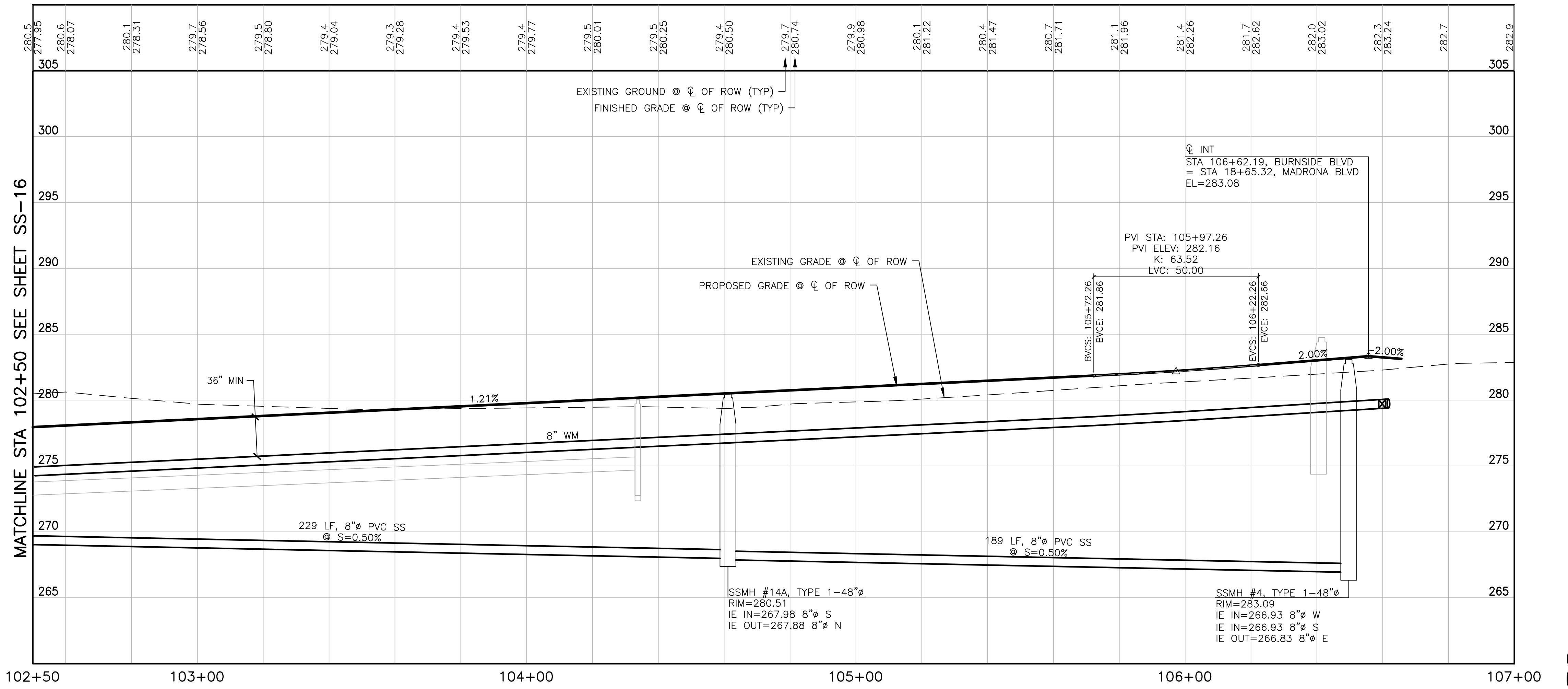
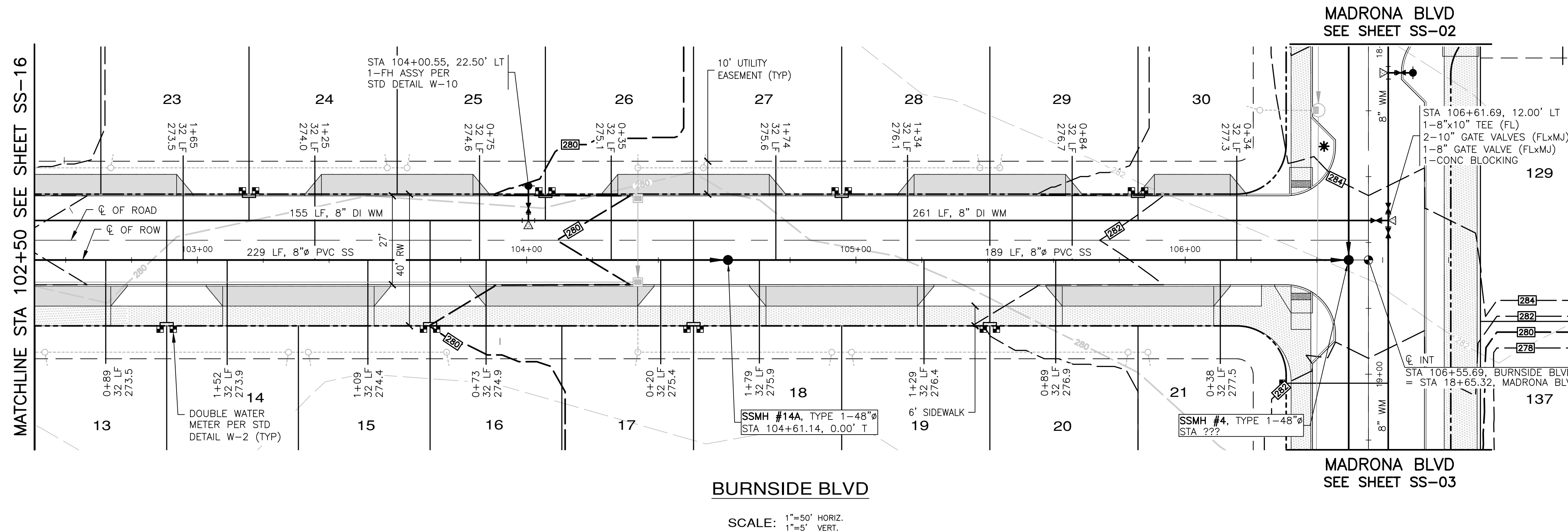
MONTEBANC MANAGEMENT, LLC
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PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021
DWG. NAME: SS-16
DESIGNED BY: TLS
DRAWN BY: CLR
CHECKED BY:
DATE: 4/08/2022
DATE OF PRINT:

SS-16
68 OF 90 SHEETS

File: \\esmb\env\ESM-JOB\2090\003\021\plans\SS-16.dwg
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



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 PORT TOWNSEND WASHINGTON

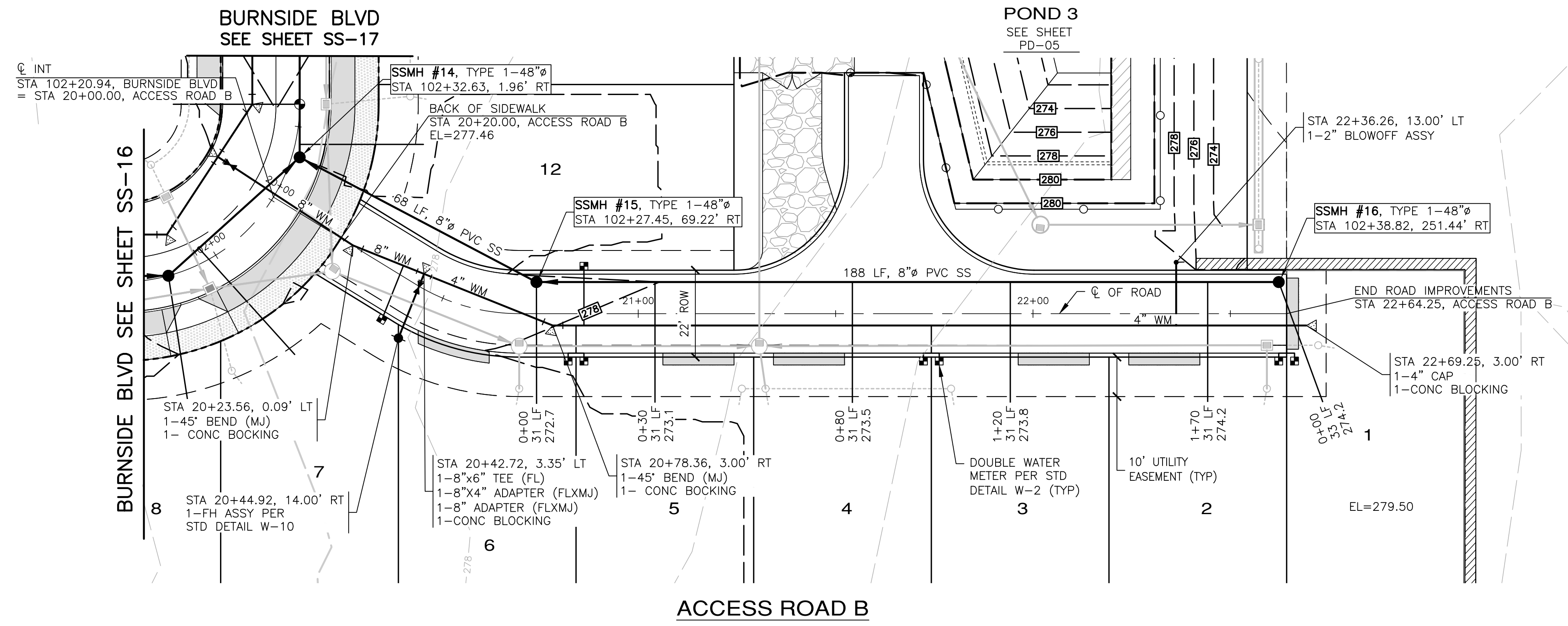
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DATE OF PRINT:	



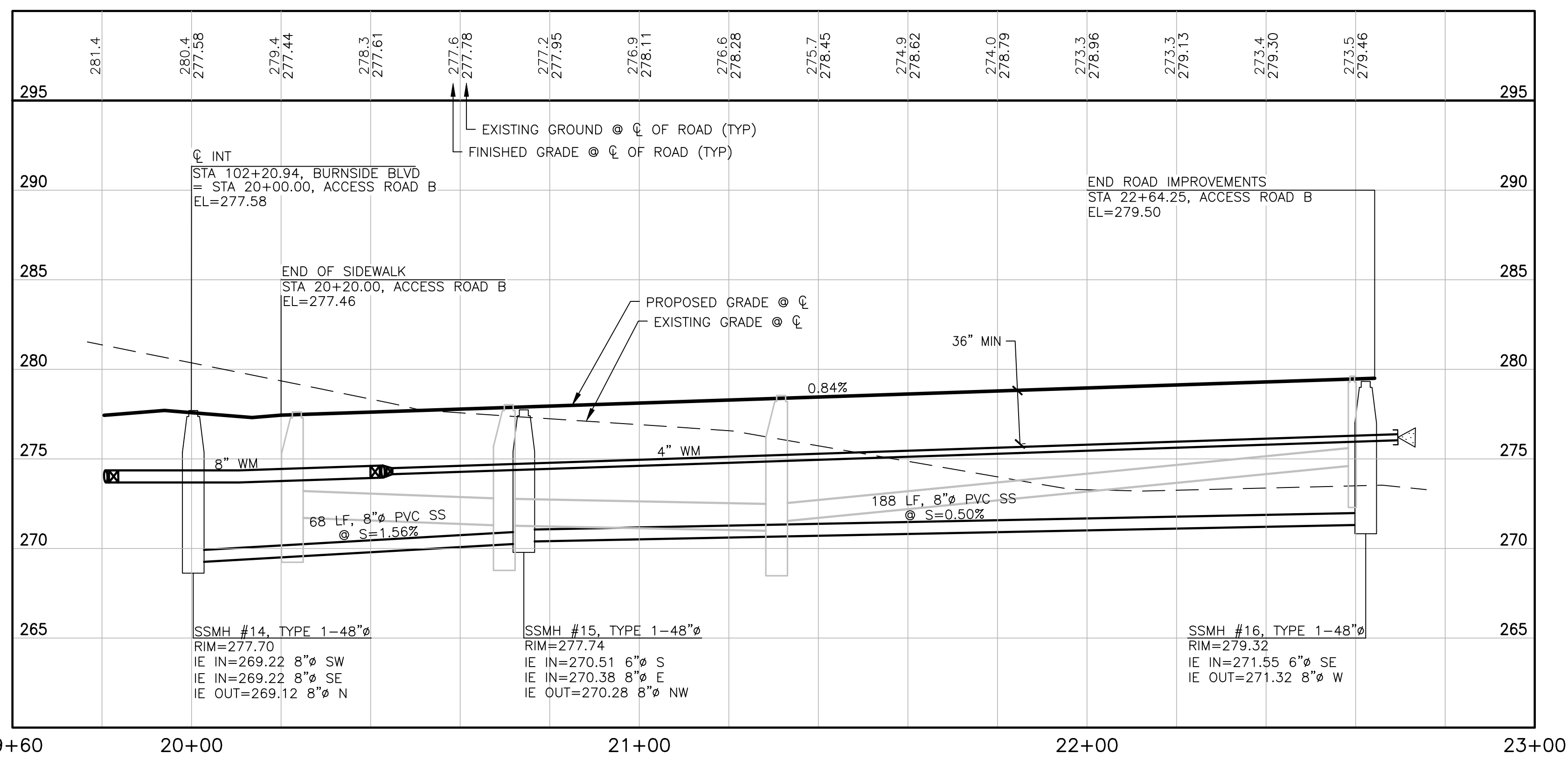
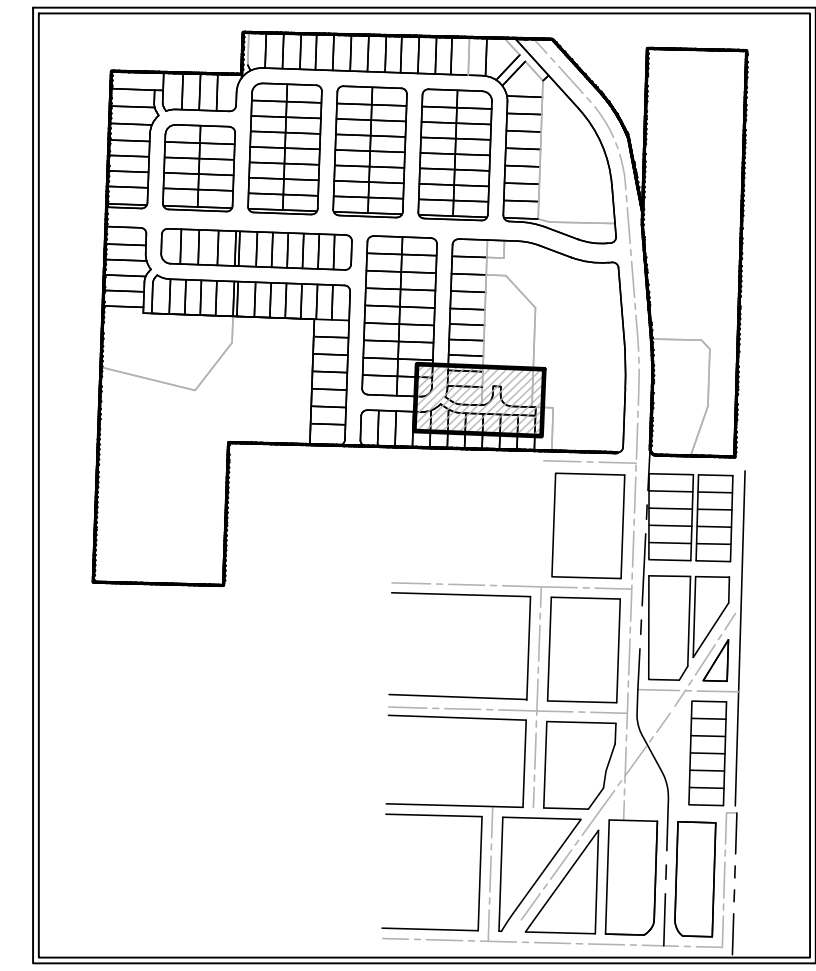
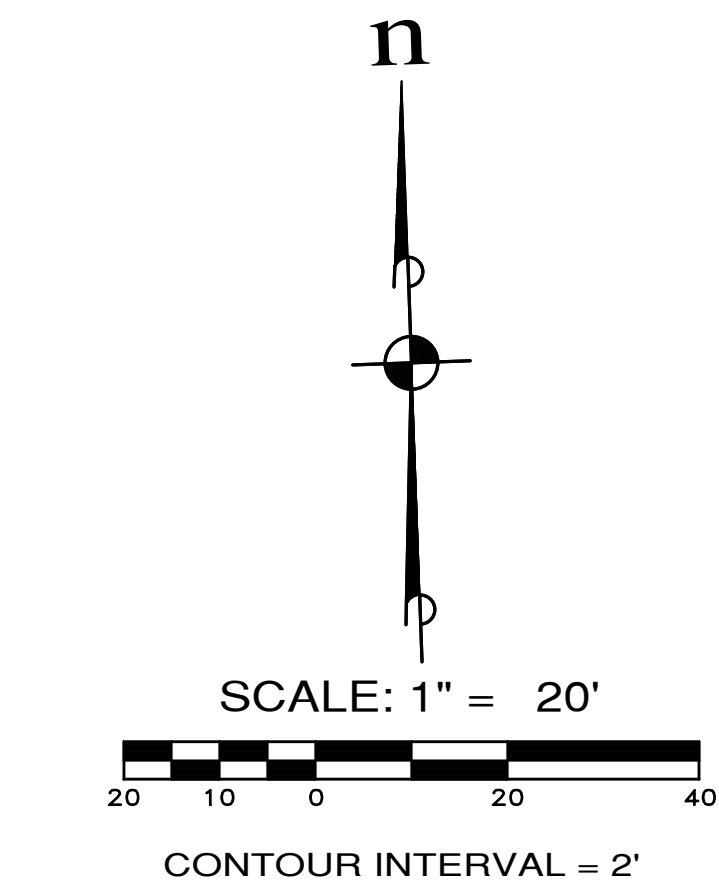
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 Plotted By: Corinne Cornett

A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



SCALE: 1"=20' HORIZ.
1"=5' VERT.



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CITY OF PORT TOWNSEND DATE _____

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STATE OF WASHINGTON
42334
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PROFESSIONAL ENGINEER
04/08/2022

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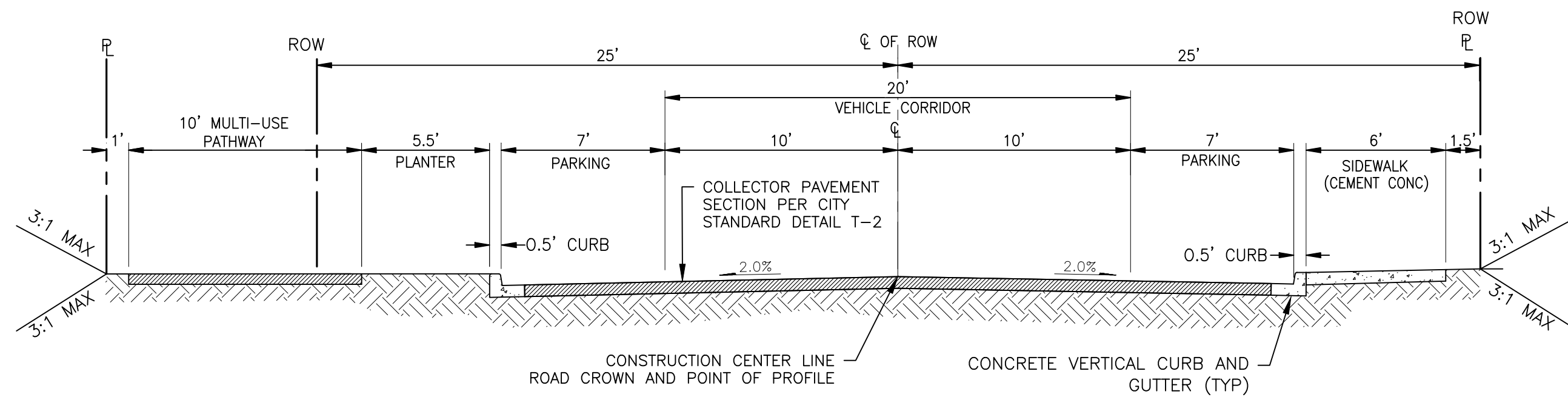
MONTEBANC MANAGEMENT, LLC
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 PORT TOWNSEND WASHINGTON

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 DESIGNED BY: TLS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 4/08/2022
 DATE OF PRINT:

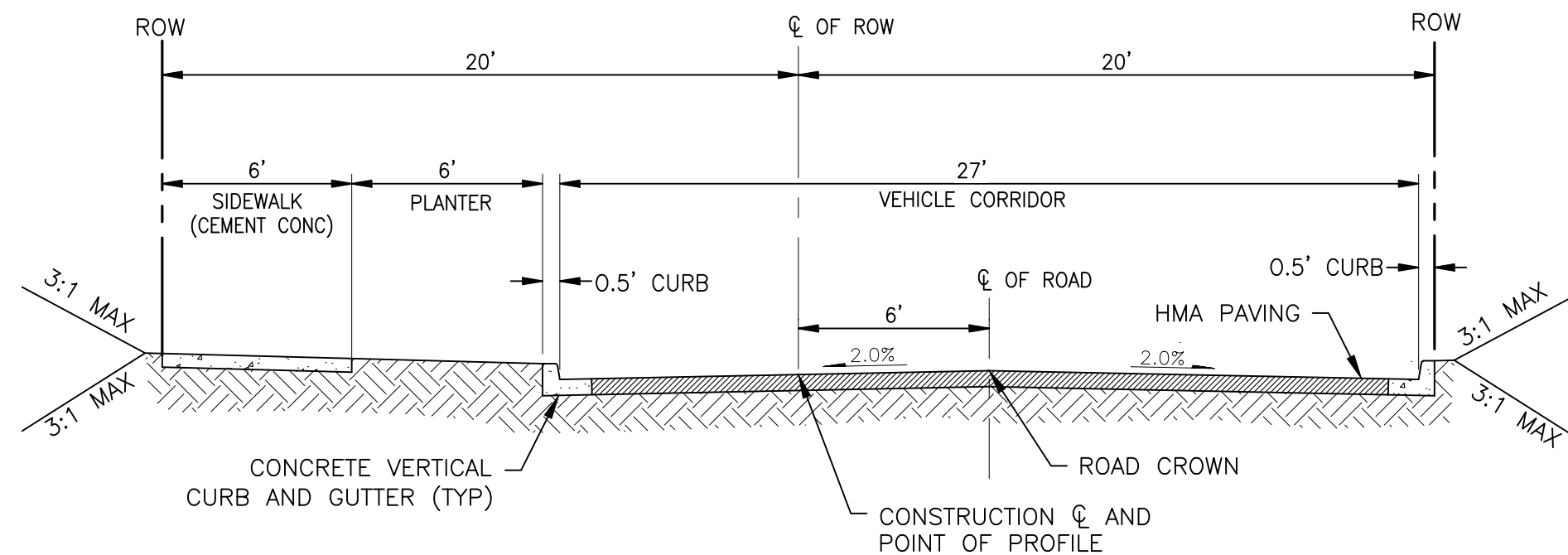
SS-18
 70 OF 90 SHEETS

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Plotted By: Corinne Corbett

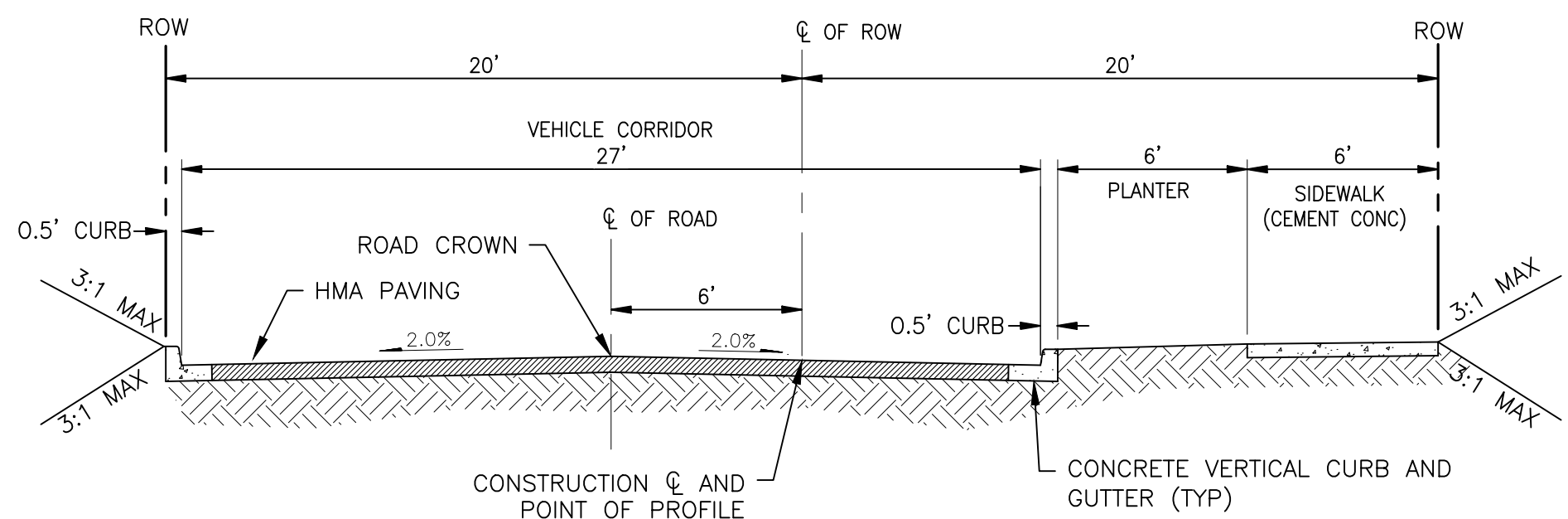
ON-SITE STREET SECTIONS



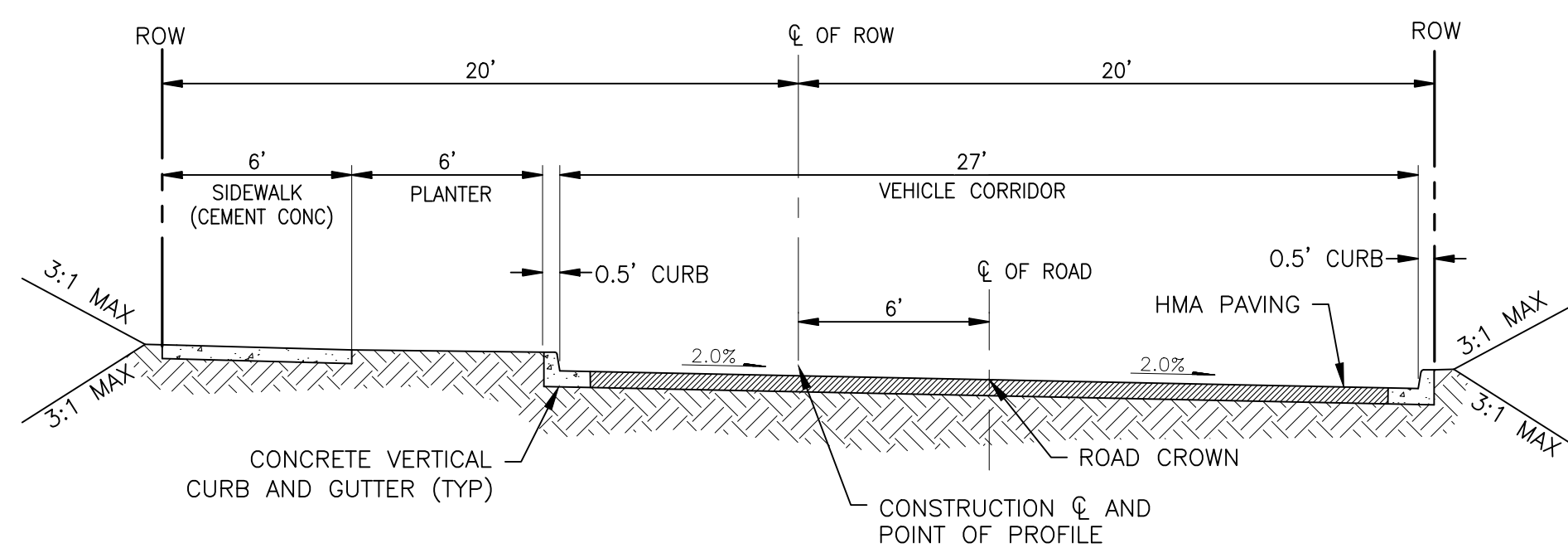
SECTION A
50' ROW COLLECTOR STREET SECTION
SCALE: 1"=5'



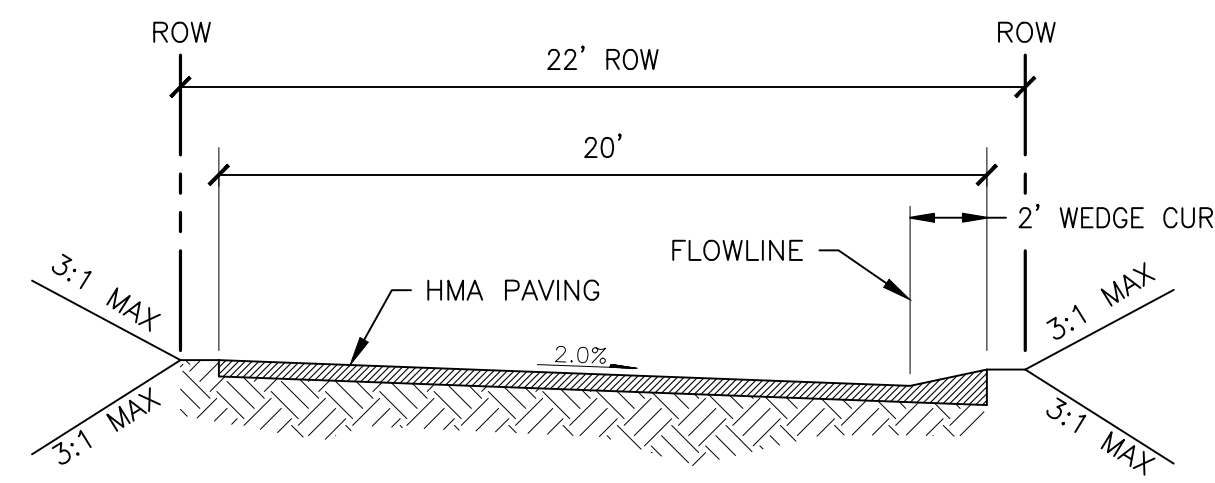
SECTION B
40' ROW LOCAL ACCESS STREET SECTION
SCALE: 1"=5'



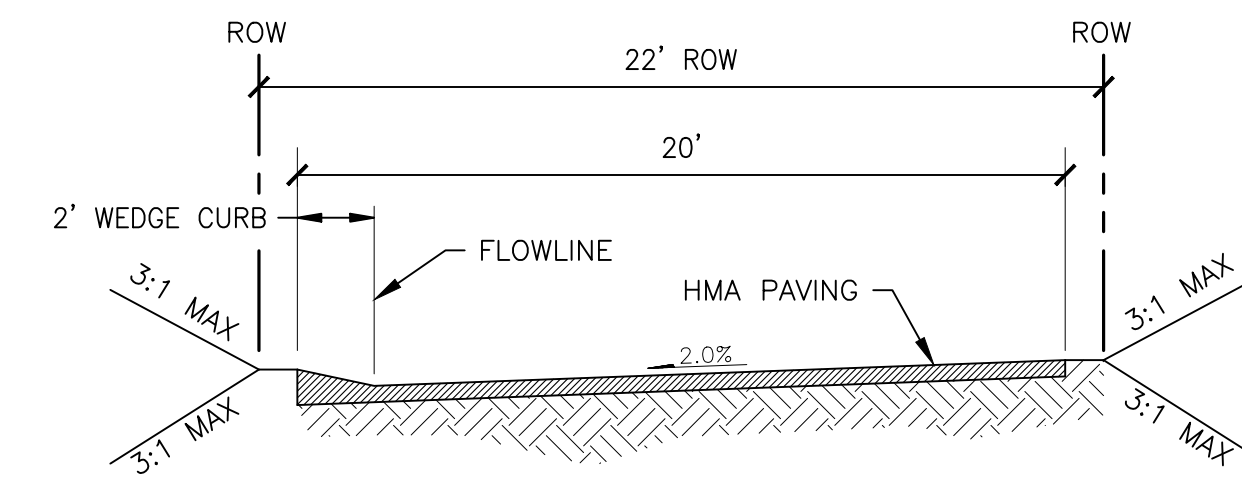
SECTION C
40' ROW LOCAL ACCESS STREET SECTION
SCALE: 1"=5'



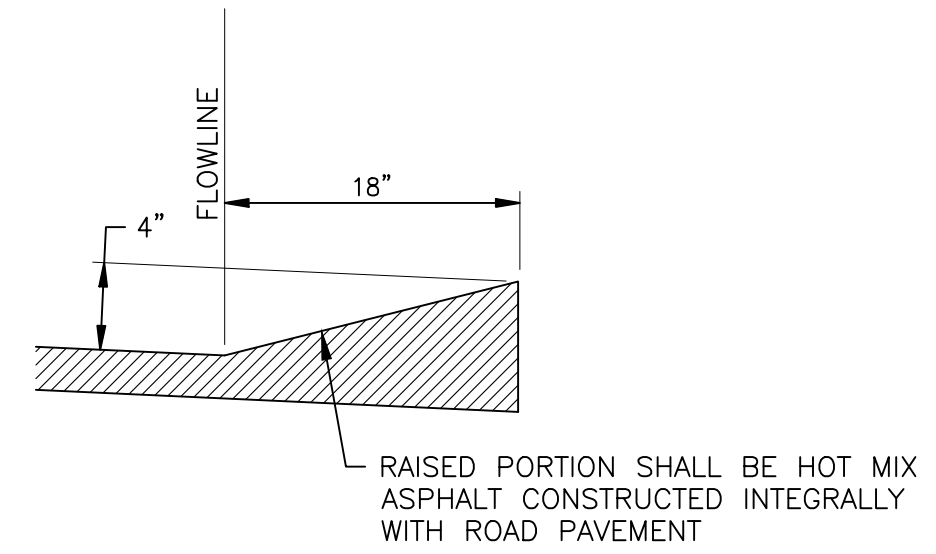
SECTION D
40' ROW LOCAL ACCESS STREET SECTION
SCALE: 1"=5'



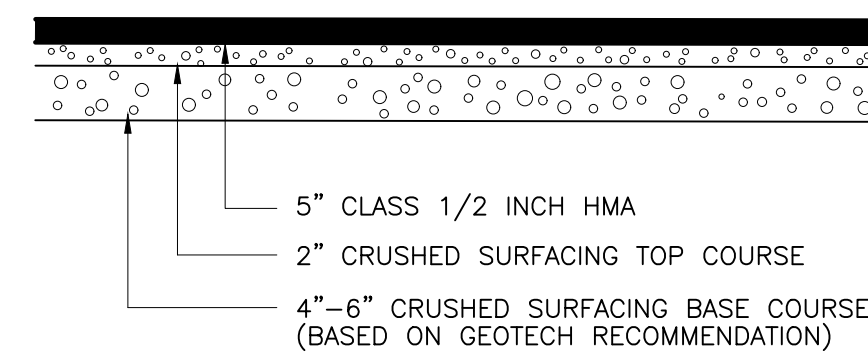
SECTION E
20' ACCESS ROAD SECTION
SCALE: 1"=5'



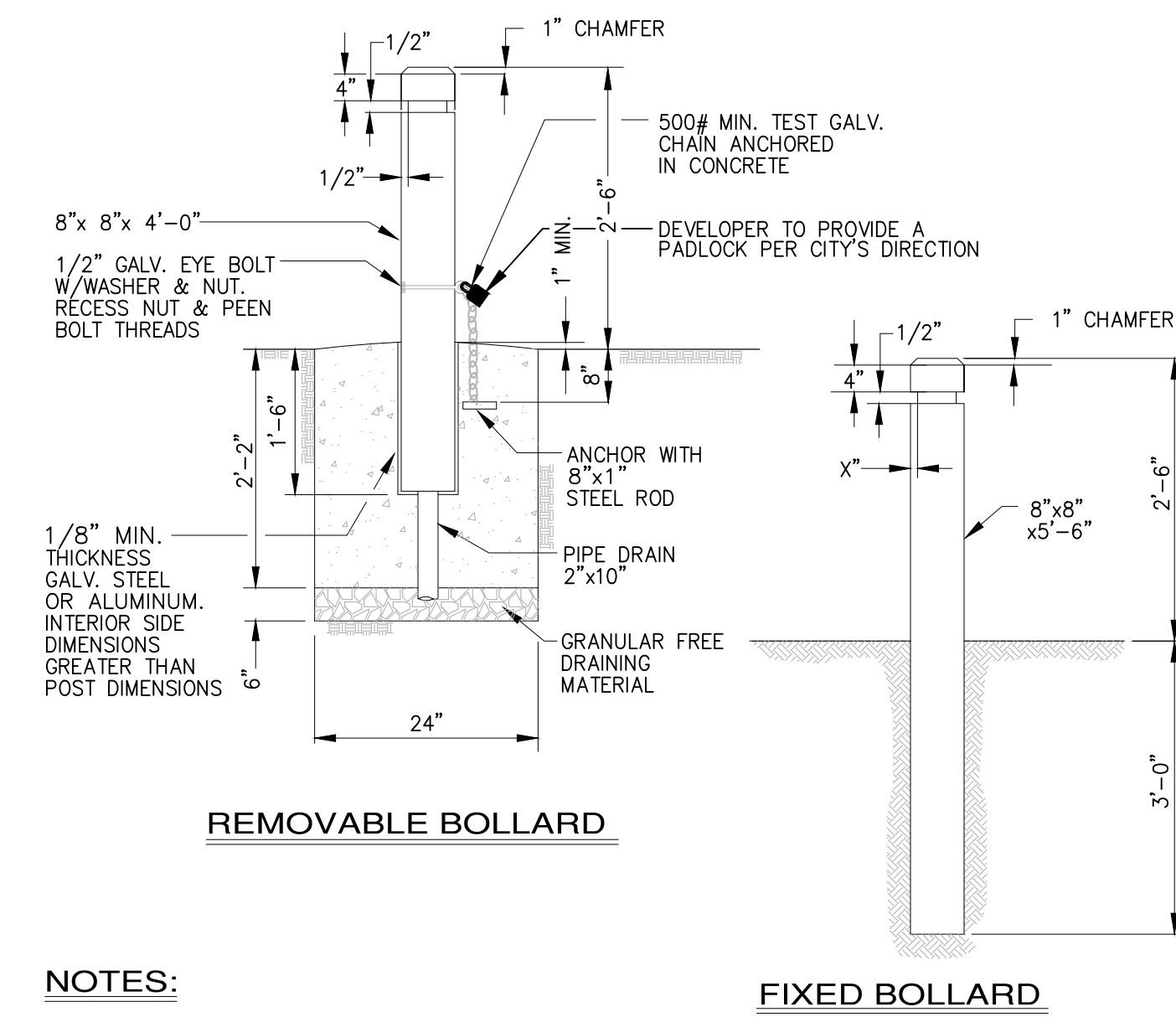
SECTION F
20' ACCESS ROAD SECTION
SCALE: 1"=5'



WEDGE CURB DETAIL
NOT TO SCALE



TYPICAL PAVEMENT SECTION
NOT TO SCALE



- NOTES:**
1. ALL WOOD SHALL BE PRESSURE TREATED.
 2. STEEL TUBE SHALL CONFORM TO ASTM A53 OR ASTM A53 GRADE A.
 3. NUTS, BOLTS & WASHERS SHALL CONFORM TO ASTM A307.
 4. ALL STEEL PARTS SHALL BE GALVANIZED.
 5. CONCRETE SHALL BE CLASS 3000 WITH AIR-ENTRAINMENT.
 6. ALTERNATE DESIGNS MAY BE APPROVED BY THE CITY ENGINEER.

APPROVED:

CITY OF PORT TOWNSEND DATE

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TREVOR L. STAFF
 STATE OF WASHINGTON
 LICENSE NO. 42334
 REGISTERED PROFESSIONAL ENGINEER

04/08/2022

ESM CONSULTING ENGINEERS LLC
 6000 15th Ave S, Ste 205
 Federal Way, WA 98003

FEDERAL WAY (253) 838-6113
 EGGERT (425) 271-9900

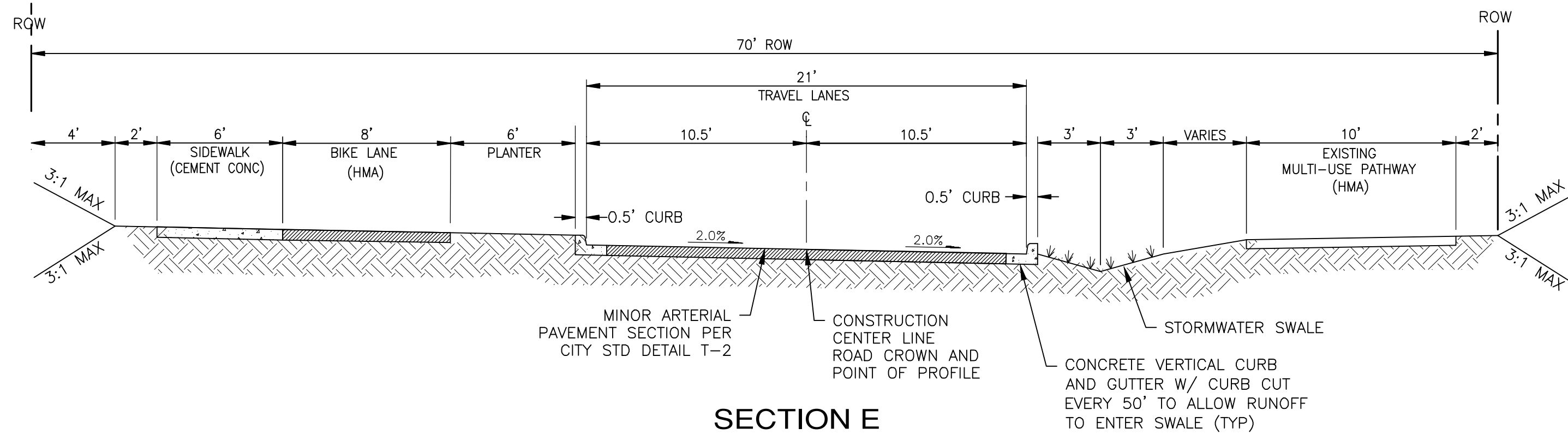
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MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD
 STREET DETAILS
 PORT TOWNSEND WASHINGTON

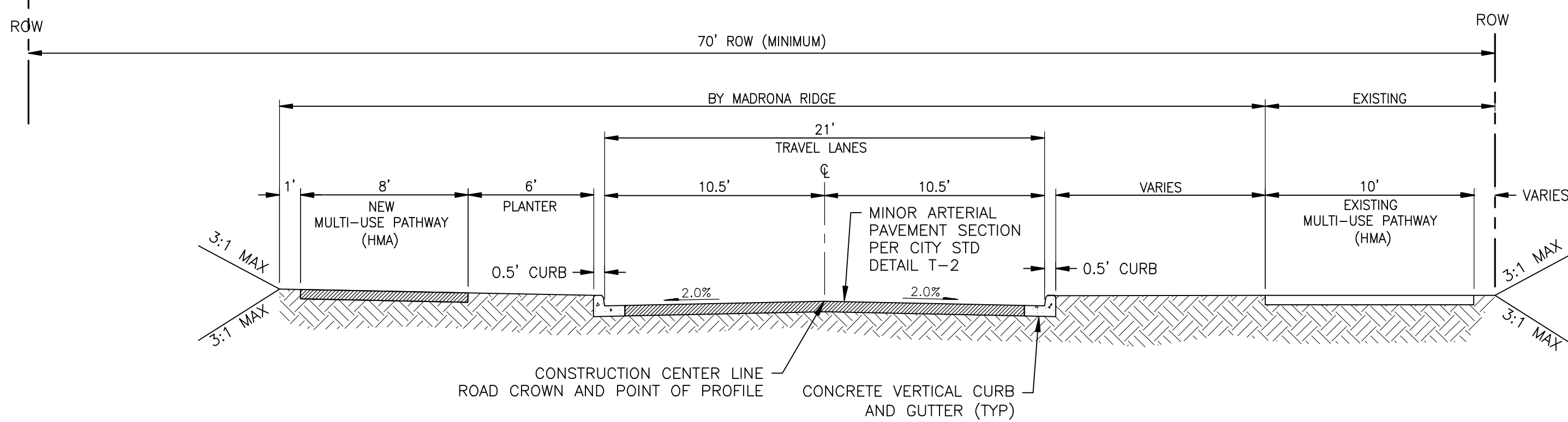
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DESIGNED BY:	TLS
DRAWN BY:	CLR
CHECKED BY:	
DATE:	4/08/2022
DATE OF PRINT:	

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 Plotted By: Connie Corbett

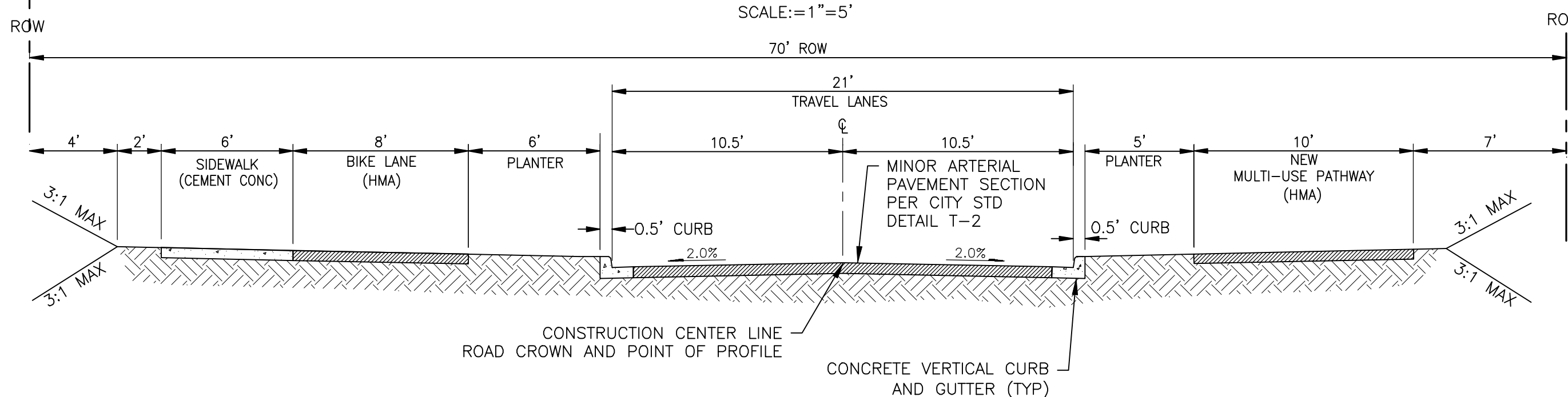
OFF-SITE STREET SECTIONS



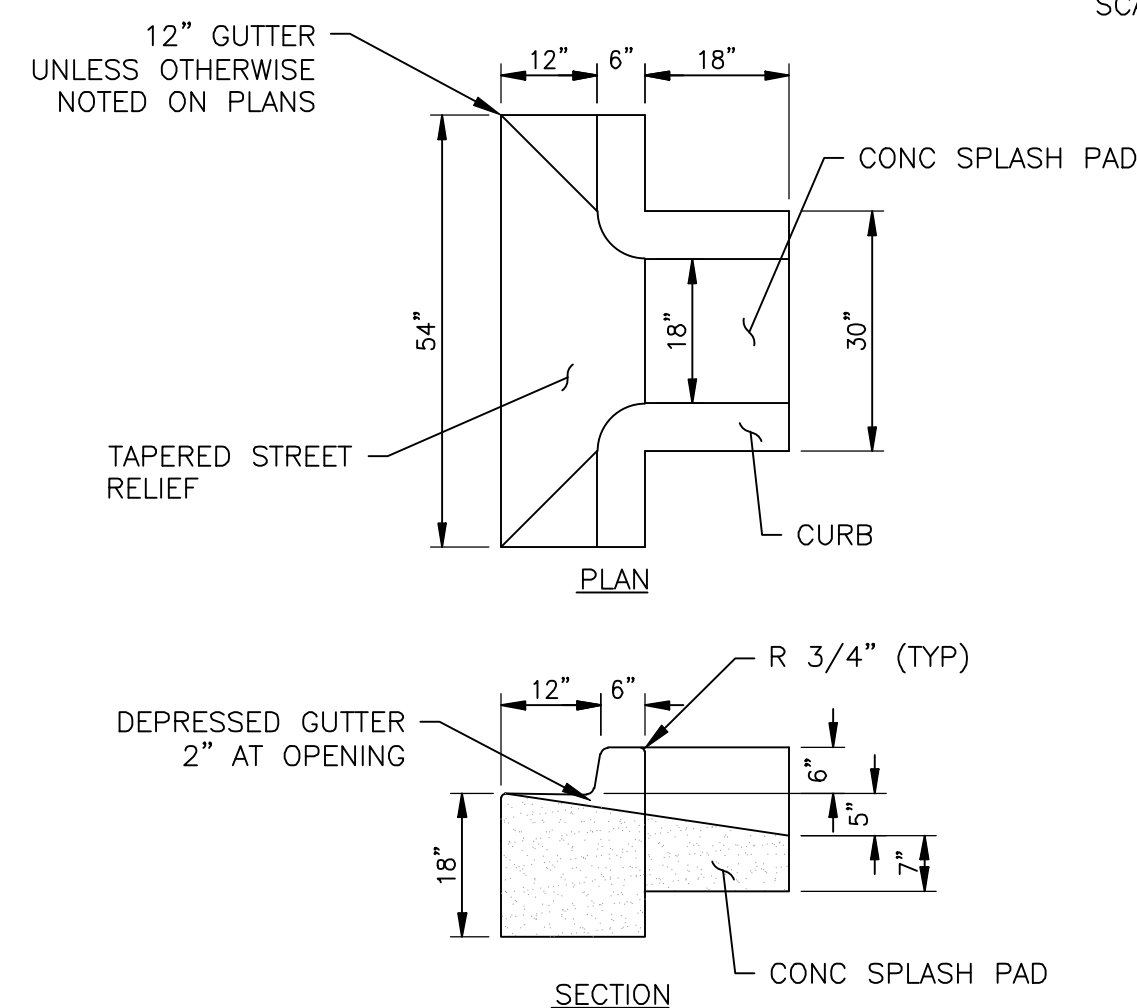
SECTION E
RAINIER STREET - START OF RAINIER ST TO MADRONA BLVD - LOOKING NORTH
 SCALE: 1"=5'



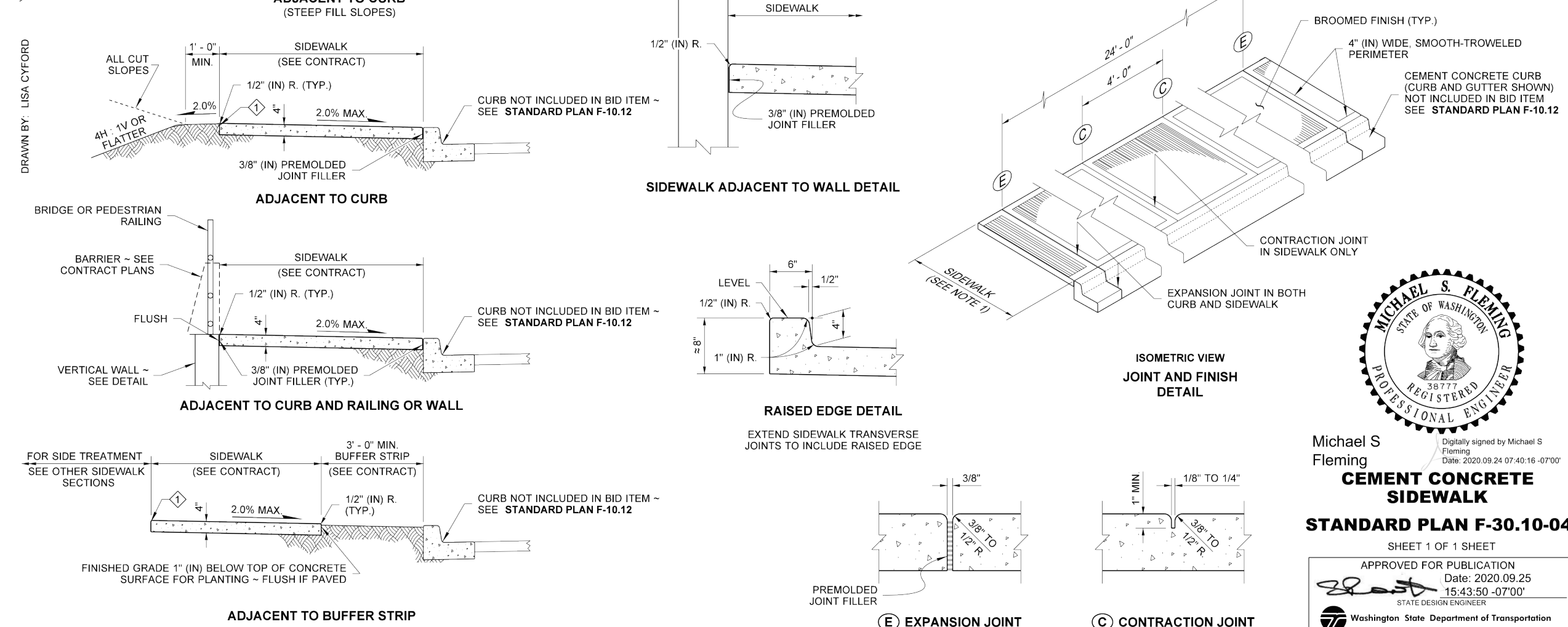
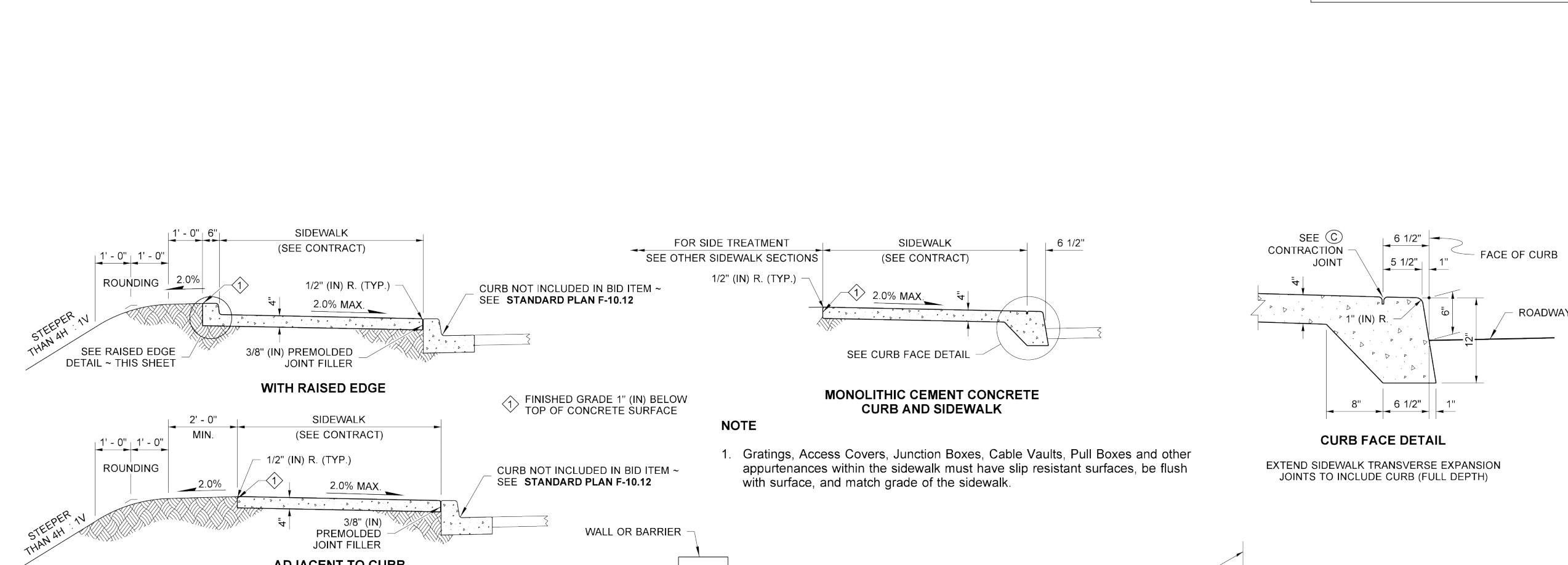
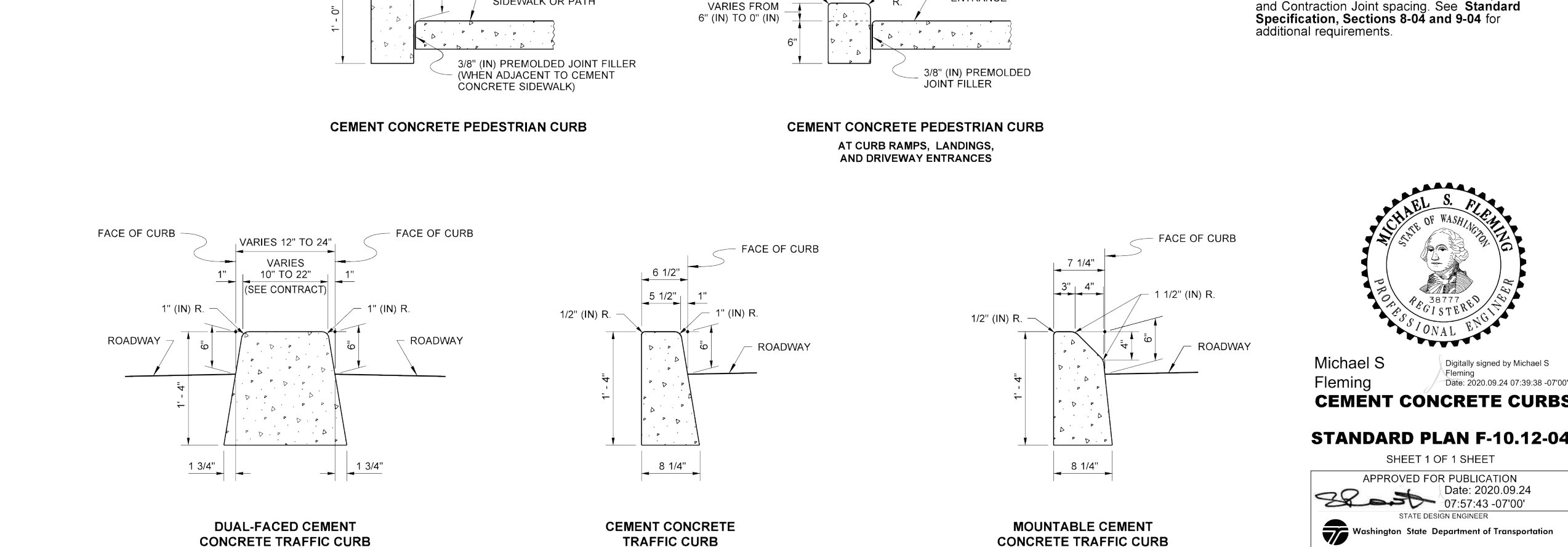
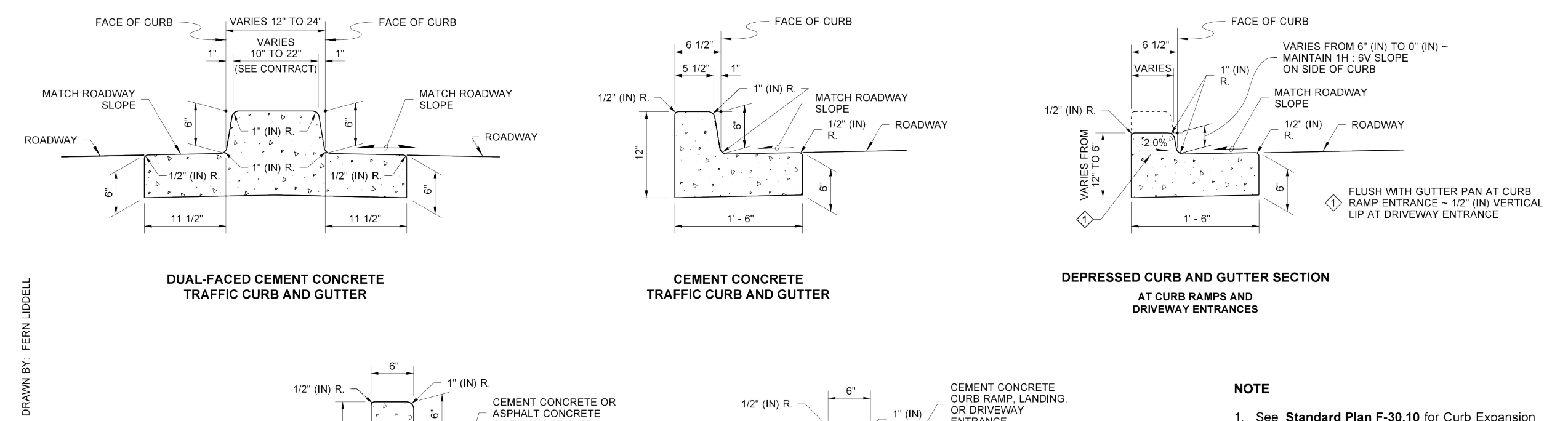
SECTION G
RAINIER STREET - 15TH ST TO DISCOVERY RD - LOOKING NORTH
 SCALE: 1"=5'



SECTION F
RAINIER STREET - MADRONA BLVD TO 15TH ST - LOOKING NORTH
 SCALE: 1"=5'



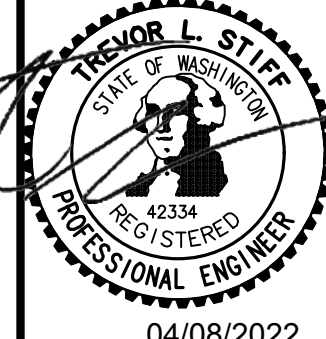
CURB CUT
 SCALE: NTS



NOTE
 1. See Standard Plan F-30.10 for Curb Expansion and Contraction Joint Spacing. See Standard Specification, Sections 8-04 and 9-04 for additional requirements.

MICHAEL S. FLEMING
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF WASHINGTON
 No. 42334
 FEDERAL WAY, WA 98003
 (206) 838-8113
 (206) 291-9900
 Digitally signed by Michael S Fleming
 Date: 2020.09.24 07:38:07-0700
CEMENT CONCRETE CURBS
STANDARD PLAN F-10.12-04
 SHEET 1 OF 1 SHEET
 APPROVED FOR PUBLICATION
 Date: 2020.09.24 07:57:43 -0700
 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

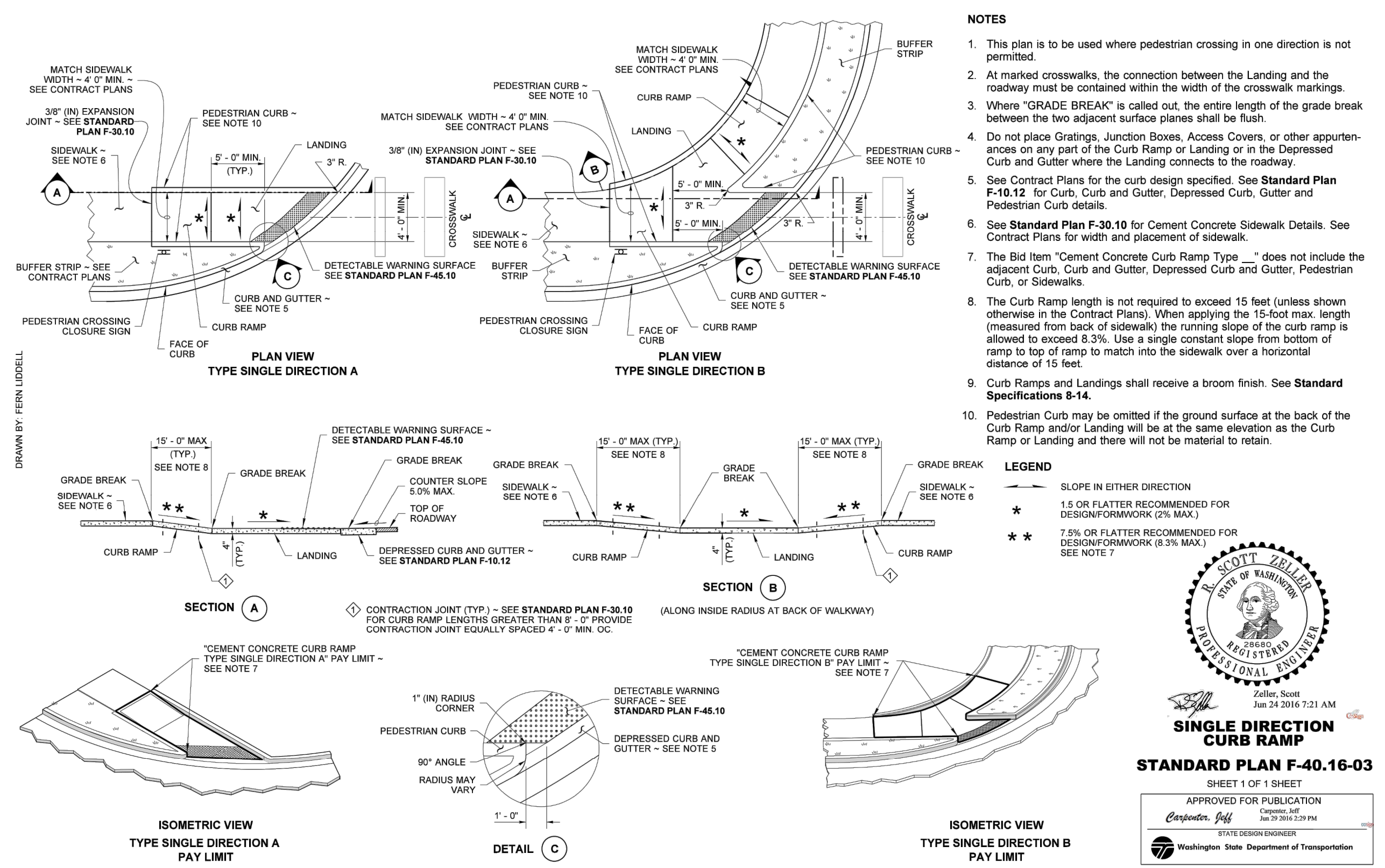
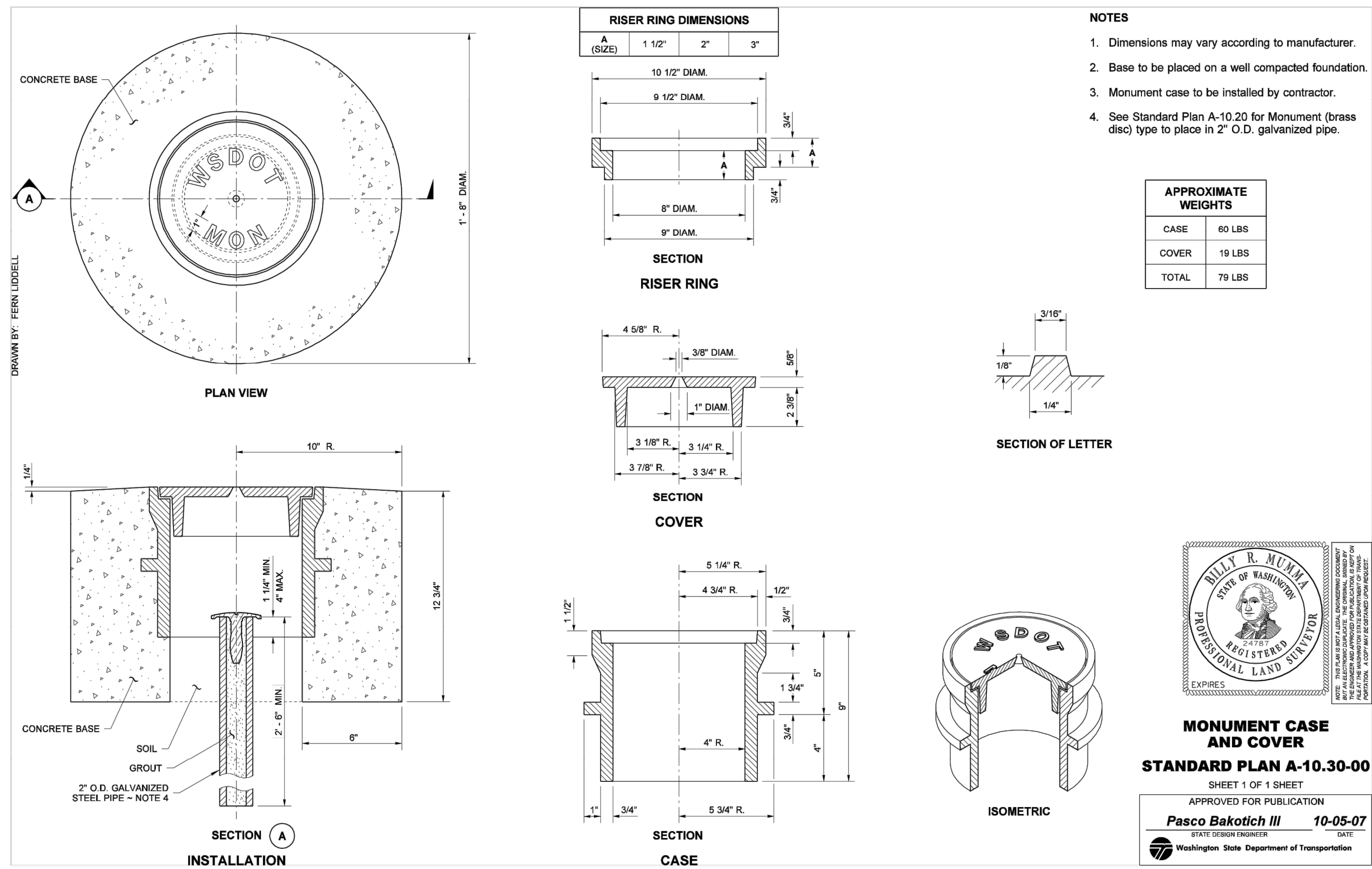
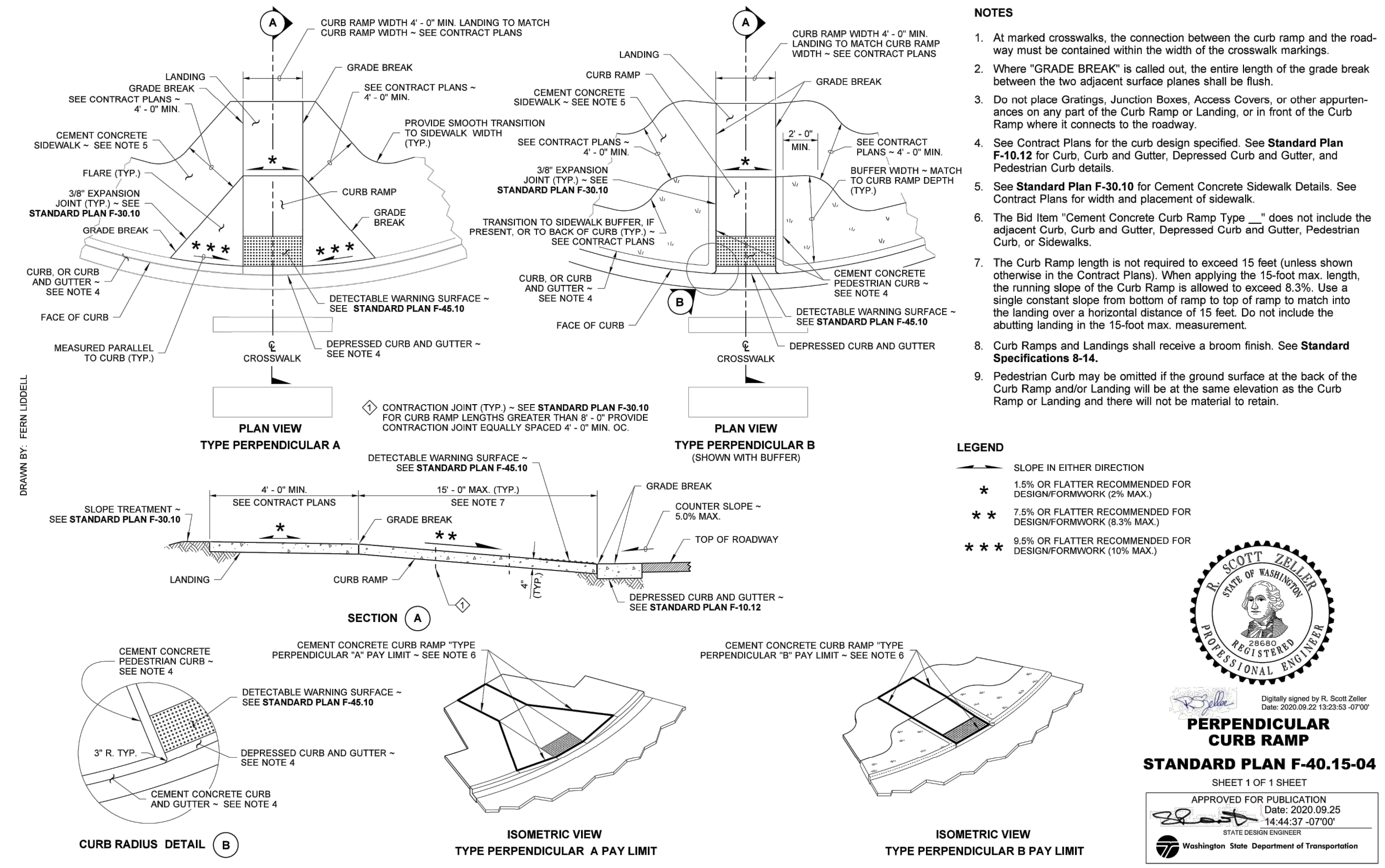
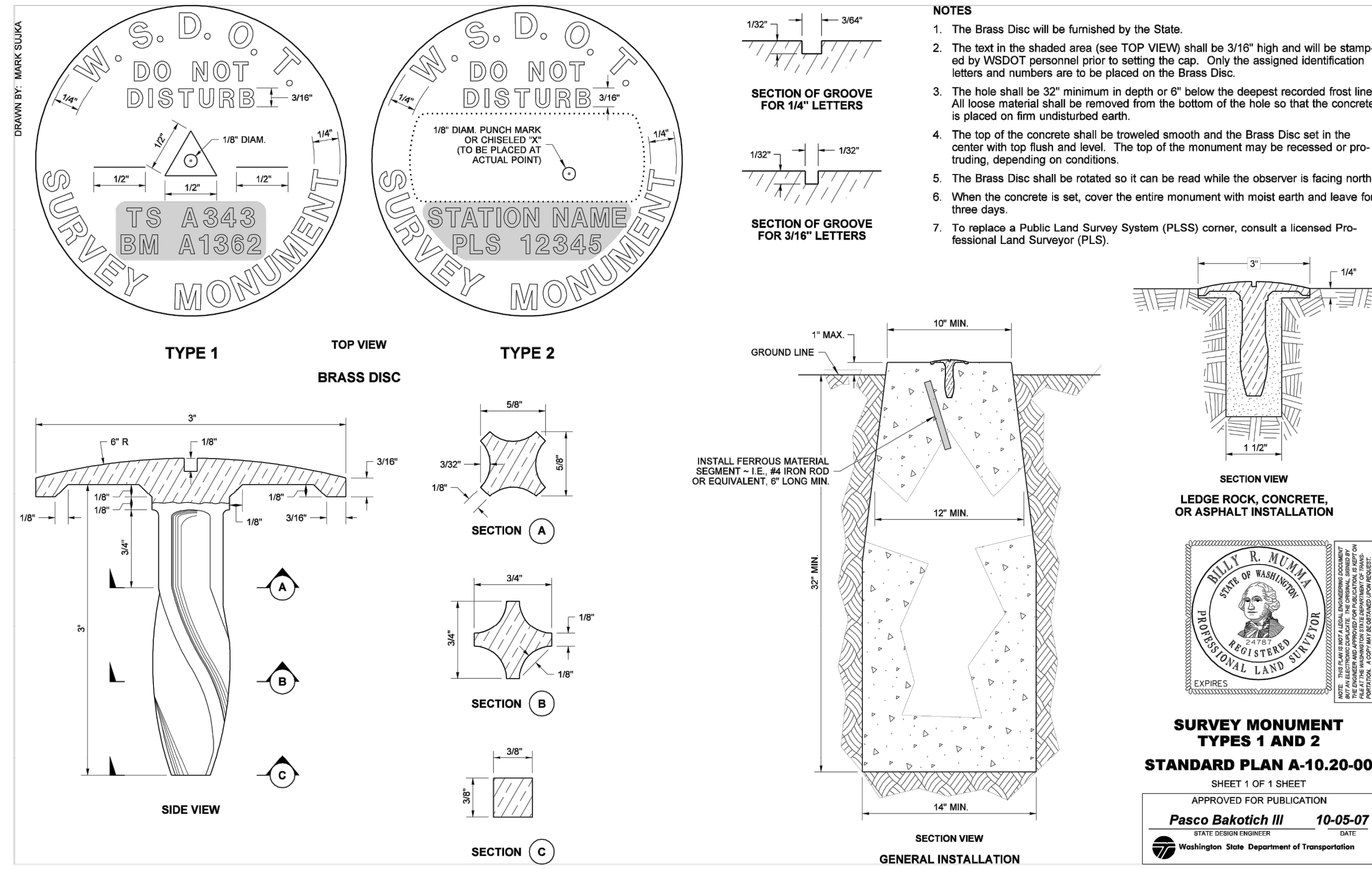
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PORT TOWNSEND
 WASHINGTON
 JOB NO.: 2090-003-021
 DWG. NAME: DT-02
 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 4/08/2022
 DATE OF PRINT:
DT-02
 72 OF 90 SHEETS

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MADRONA RIDGE PUD
STREET DETAILS
PORT TOWNSEND
WASHINGTON

JOB NO.: 2090-003-021
DWG. NAME: DT-03
DESIGNED BY: TLS
DRAWN BY: CLR
CHECKED BY:
DATE: 4/08/2022
DATE OF PRINT:

DT-03
73 OF 90 SHEETS

APPROVED:
CITY OF PORT TOWNSEND DATE

City of Port Townsend - Public Works Department
Standard Detail

VANED GRATE PER STD SW-7A
SOLID COVER PER STD SW-7B

2"x4"x8" SOLID BRICK
USED FOR FINAL ADJUSTMENT
TO GRADE. 6" HIGH MAX

6" OR 12" CONCRETE
RISER SECTION
CLASS 4000 CONC

PRECAST CONC BASE SECTION
W/MAX OF ONE 20"Ø KNOCKOUT
PER SIDE. ENTRANCE ANGLE
TO BE LIMITED BY KNOCKOUTS
CLASS 4000 CONC
PIPE OUTER DIA PLUS CB
WALL THICKNESS SHALL
NOT EXCEED 20".

NOTES:
1. ALL JOINTS WILL BE MOTARED IN AND OUT.
2. CATCH BASIN TO CONFORM TO WSDOT STANDARD PLAN B-1

Date: April 1997	No.	Date	Revision	By	Approved	Stormwater Catch Basin Type 1
Approved By:						Detail: SW-3
File: E:\eng_std\standard\storm						

City of Port Townsend - Public Works Department
Standard Detail

VANED GRATE PER STD SW-7A
SOLID COVER PER STD SW-7B

2"x4"x8" SOLID BRICK
USED FOR FINAL ADJUSTMENT
TO GRADE. 6" HIGH MAX

6" OR 12" CONCRETE
RISER SECTION
CLASS 4000 CONC

TOP SLAB WITH
24" ROUND ACCESS OR
20"x24" RECTANGULAR ACCESS

NOTES:
1. ALL TYPE 2 CB'S EQUIPPED WITH OPEN GRATES SHALL BE LOCKING TYPE.
2. ALL TYPE 2 CB'S NOT IN PAVED AREAS SHALL BE EQUIPPED WITH LOCKING LIDS.
3. CB'S SHALL BE SET SO THAT STEPS ARE DIRECTLY UNDER OPENING.
4. ALL TYPE 2 CB'S SHALL BE EQUIPPED WITH STEPS AND LADDER PER STD SW-8
5. CONCRETE SHALL BE CLASS 4000.
6. MIN DISTANCE FROM INVERT TO CB BOTTOM SHALL BE 2.0'.
7. CB SECTIONS AND LID WILL BE HS20 TRAFFIC LOAD CERTIFIED BY MFG.
8. HOLE SIZE = PIPE OD + 5". MAX MAX HOLE SIZE = 36" (48" CB) MAX HOLE SIZE = 42" (54" CB)

CATCH BASIN TO CONFORM TO WSDOT STANDARD PLAN B-1E

Date: April 1997	No.	Date	Revision	By	Approved	Stormwater Catch Basin Type 2 (48" or 54")
Approved By:						Detail: SW-4B
File: E:\eng_std\standard\storm						

City of Port Townsend - Public Works Department
Standard Detail

FACE OF CURB

EXPANSION JOINT

CONSTRUCTION JOINT

SAWCUT IF PAVEMENT EXISTING

6" THICK CONCRETE SLAB

TOP VIEW

SECTION A-A

SECTION B-B

NOTES:
1. INSTALLATION OF OPEN CURB FACE FRAME AND GRATE MUST BE APPROVED BY CITY ENGINEER ON A CASE BY CASE BASIS.
PROBLEMS OF FLOATABLE MATERIAL ENTERING STORM DRAINAGE SYSTEM BY USE OF THIS INSTALLATION MUST BE ADDRESSED.
2. SEE STD DWG SW-7A FOR FRAME AND GRATE DETAILS.

Date: April 1997	No.	Date	Revision	By	Approved	Open Curb Face Frame and Grate Installation
Approved By:						Detail: SW-6
File: E:\eng_std\standard\storm						

City of Port Townsend - Public Works Department
Standard Detail

DIRECTION OF FLOW

SECTION A-A

SECTION B-B

VANE DETAIL

SECTION C-C

NOTE:
1. MATERIAL USED SHALL BE DUCTILE IRON PER ASTM-A536, GRADE 80-55-06, WITH BITUMINOUS COATING.
2. WHEN LOCKING GRATE REQUIRED HOLES WILL BE PROVIDED IN CASTING TO ALLOW FOR TWO 5/8" DIA STAINLESS STEEL SOCKET HEAD CAP SCREWS. NO PART OF SCREW WILL PROTRUDE ABOVE GRATE.
3. "DUMP NO WASTEDRAINS TO SOUND" SHALL BE STENCILED ON GRATE

W.S.D.O.T. STD PLAN B-2B

Date: April 1997	No.	Date	Revision	By	Approved	Grate Detail For Catch Basin of Inlet
Approved By:						Detail: SW-7A
File: E:\eng_std\standard\storm						

City of Port Townsend - Public Works Department
Standard Detail

TOP VIEW

SECTION A-A

NOTES:
1. MATERIAL USED SHALL BE CAST IRON PER ASTM-A48, CLASS 30. FRAME SHALL HAVE A BITUMINOUS COATING APPLIED.
2. WHEN A LOCKING GRATE OR COVER IS REQUIRED THE FRAME SHALL BE FABRICATED SO AS TO ACCEPT TWO (2) 5/8" STAINLESS STEEL SOCKET HEAD CAP SCREWS OF GRATE OR COVER.

Date: April 1997	No.	Date	Revision	By	Approved	Frame for Grate of Solid Cover
Approved By:						Detail: SW-7B
File: E:\eng_std\standard\storm						

City of Port Townsend - Public Works Department
Standard Detail

PLAN

SECTION A-A

SECTION B-B

NOTES:
1. FOUNDRY NAME, THIS SIDE TO CURB W/ARROW AND (D) FOR DUCTILE IRON SHALL BE EMBOSSED ON TOP OF GRATE WITH 1/16" RECESSED LETTERS.
2. SEATING OF GRATE SHALL BE ACCOMPLISHED BY ONE OF THE FOLLOWING:
A. B. INTEGRALLY CAST PADS (1-1/2"x3/4"x1/8").
B. MACHINE BOTTOM SURFACE OUTSIDE A 17" DIA
4. WHEN LOCKING GRATE REQUIRED HOLES WILL BE PROVIDED IN CASTING TO ALLOW FOR TWO 5/8" DIA STAINLESS STEEL SOCKET HEAD CAP SCREWS SO THAT NO PART OF HEAD PROTRUDES ABOVE TOP OF CASTING.

Date: April 1997	No.	Date	Revision	By	Approved	Grate for Catch Basin or Inlet
Approved By:						Detail: SW-7C
File: E:\eng_std\standard\storm						

City of Port Townsend - Public Works Department
Standard Detail

SAFETY STEP

PREFABRICATED LADDER

NOTES:
1. ALL STEP SHOULD MEET ASTM C-478 AND AASHTO M-199
2. POLYPROPYLENE SHALL CONFORM TO ASTM D-4101.
3. 1/2" GRADE 60 RENFORCING BAR SHALL CONFROM TO ASTM A-615.

Date: April 1997	No.	Date	Revision	By	Approved	Polypropylene Ladder and Maintenance Step
Approved By:						Detail: SW-8
File: E:\eng_std\standard\storm						

City of Port Townsend - Public Works Department
Standard Detail

PLAN

SECTION A-A

SECTION B-B

NOTES:
1. THIS TRENCH SHALL BE CONSTRUCTED TO PREVENT POINT DISCHARGE AND/OR EROSION.
2. TRENCHES MAY BE PLACED NO CLOSER THAN 50 FEET TO ONE ANOTHER (100 FEET ALONG FLOWLINE).
3. TRENCH AND GRADE BOARD MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE.
4. VERTICALLY SLOTTED BOLT HOLES, 2" SLOT LENGTH, ALLOWED FOR GRADE BOARD LEVEL ADJUSTMENT. PROVIDE BACKING WASHERS AND FASTEN SECURELY.
5. SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS TO ENSURE GRADE BOARD REMAINS LEVEL.
6. 15% MAX UNLESS OTHERWISE EVALUATED AND APPROVED, SEE SECTION C.2.1.1

DISPERSION TRENCH
NOT TO SCALE

APPROVED:
CITY OF PORT TOWNSEND

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MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD
STORM DRAINAGE DETAILS

PORT TOWNSEND

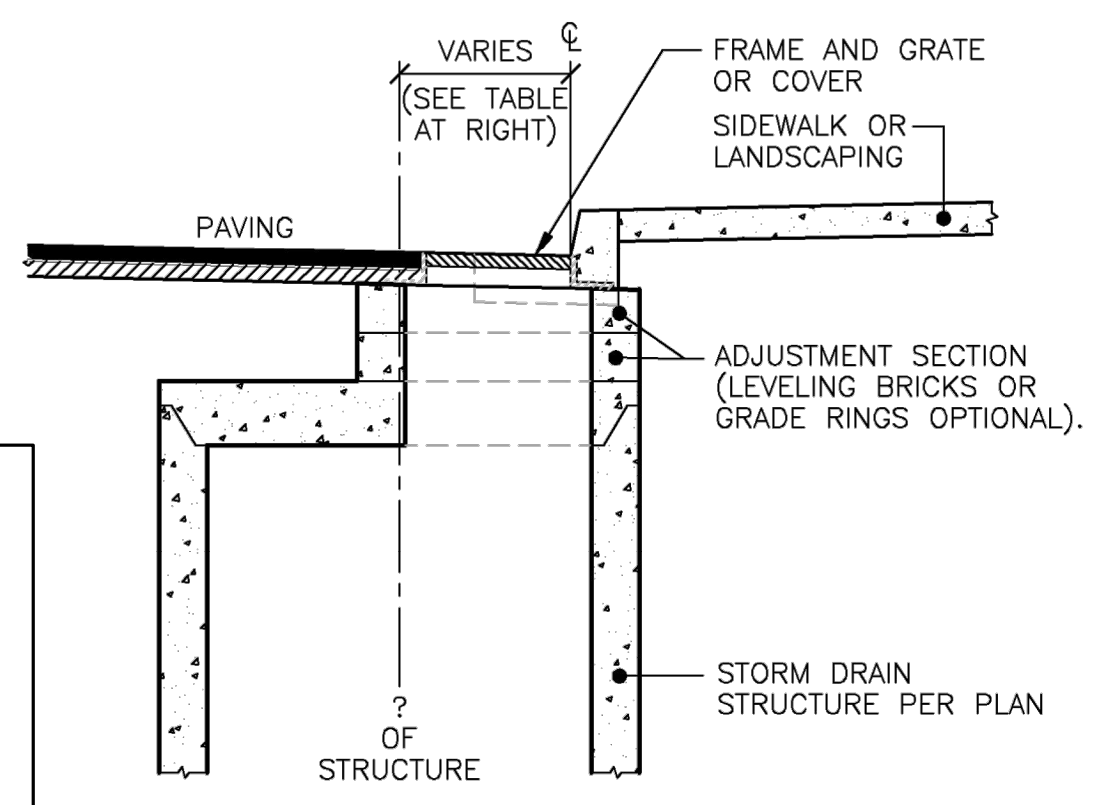
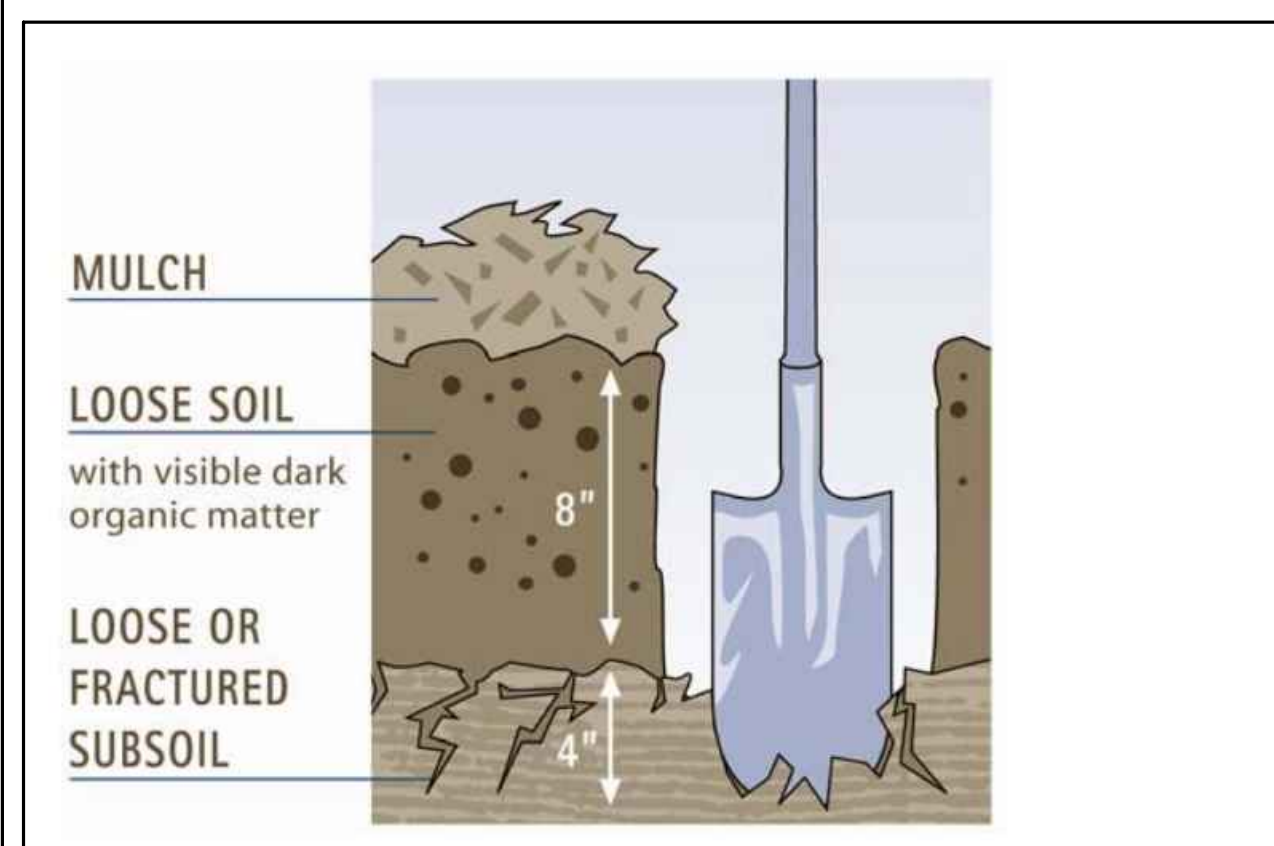
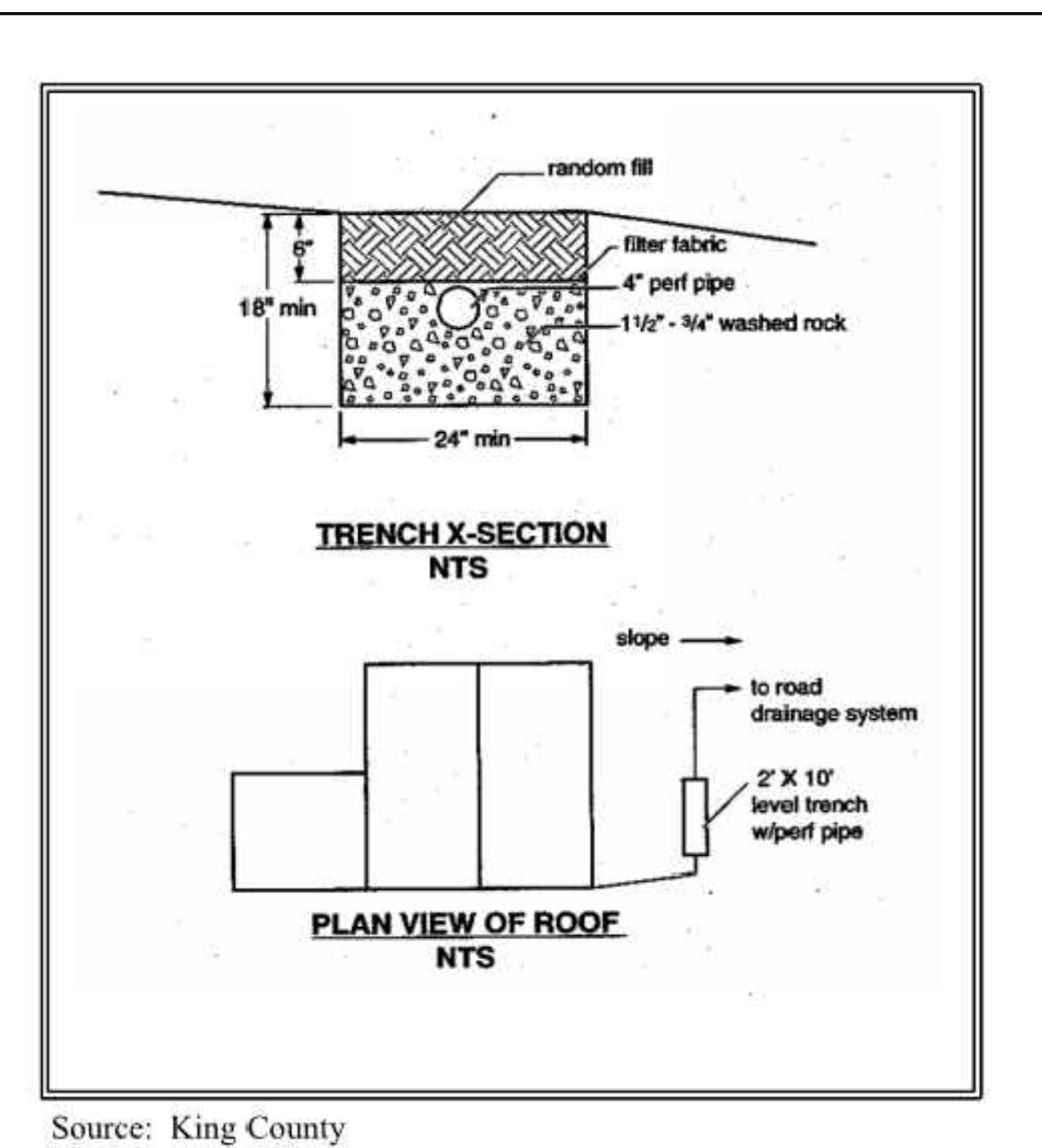
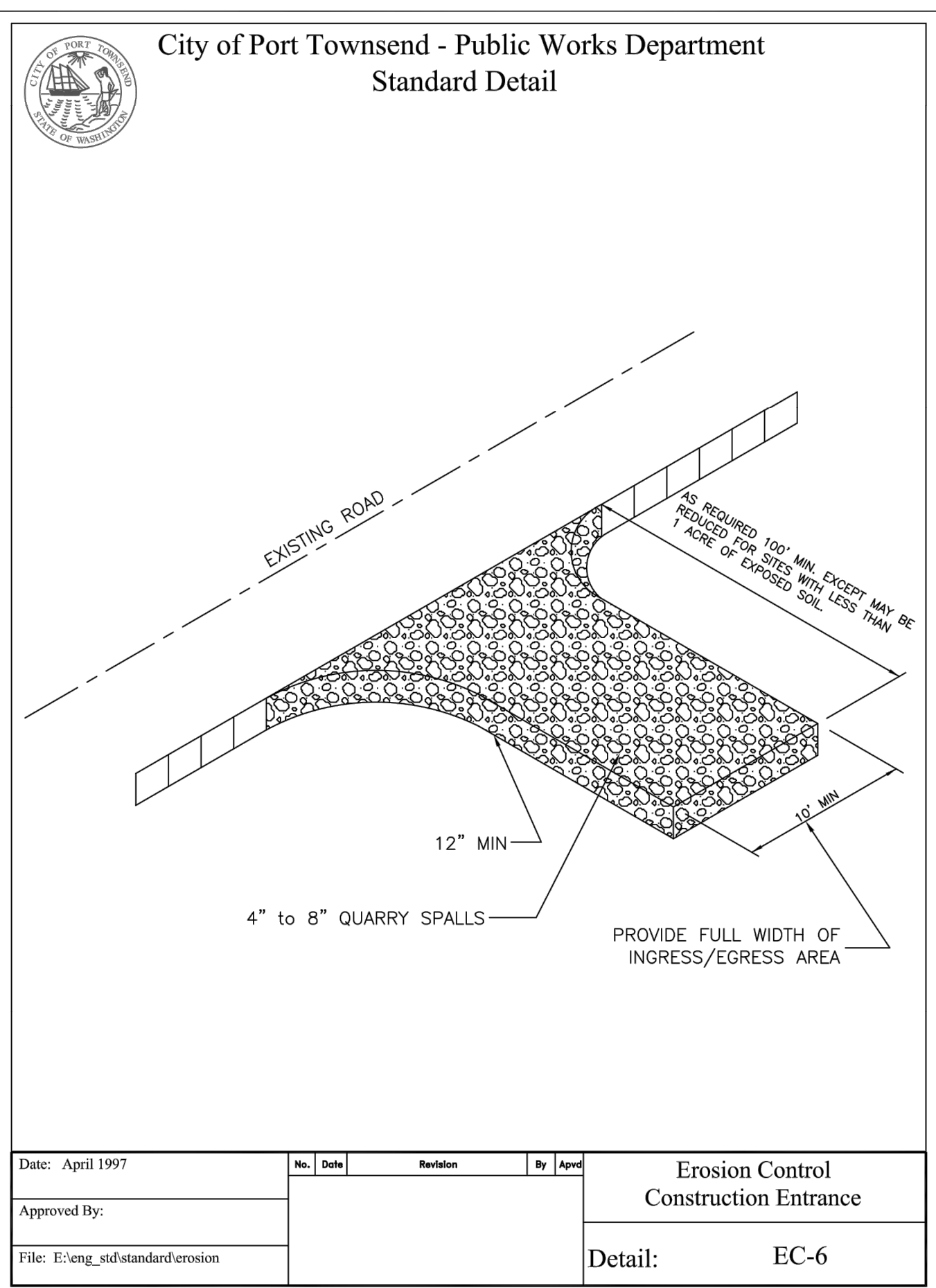
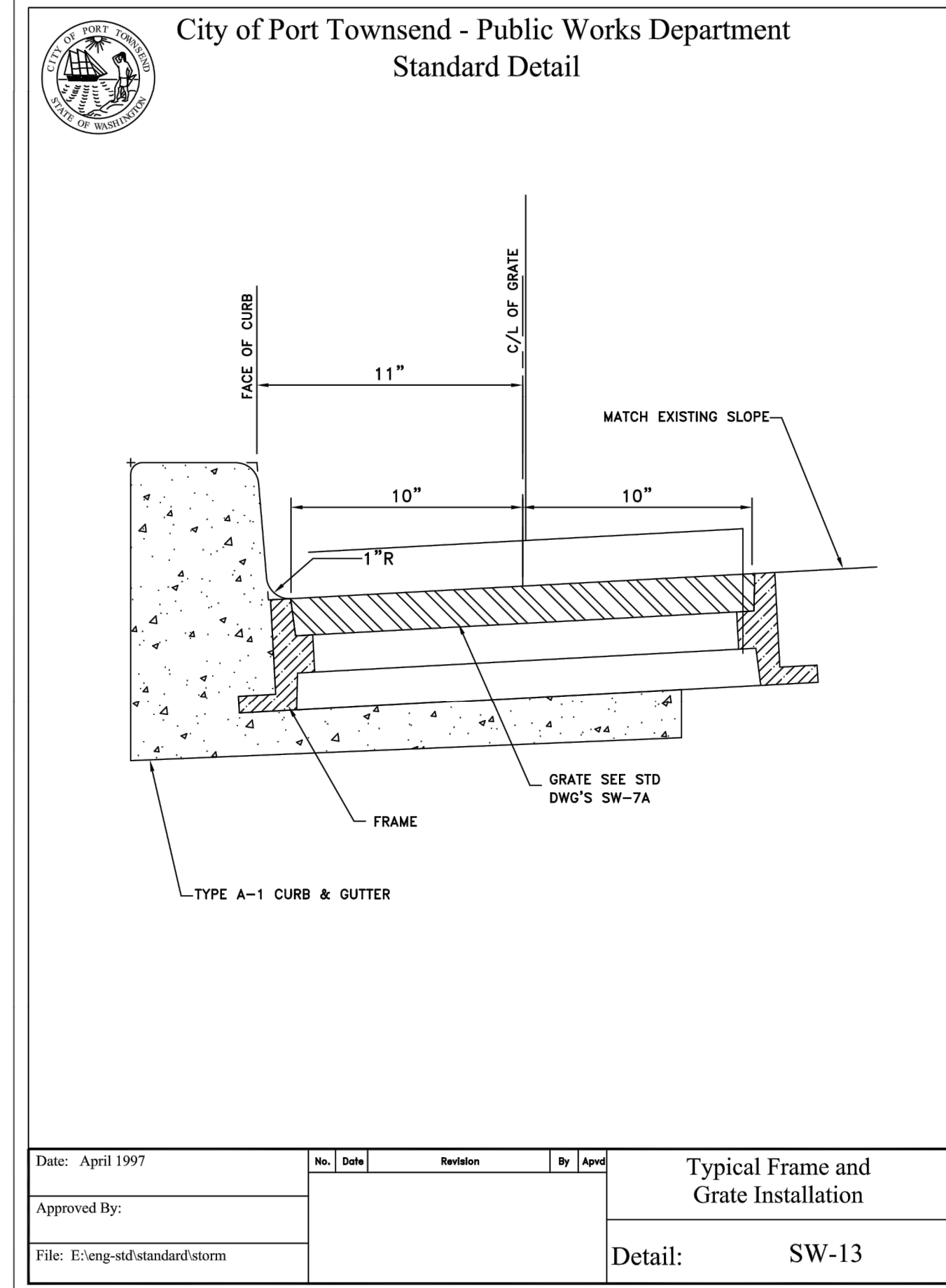
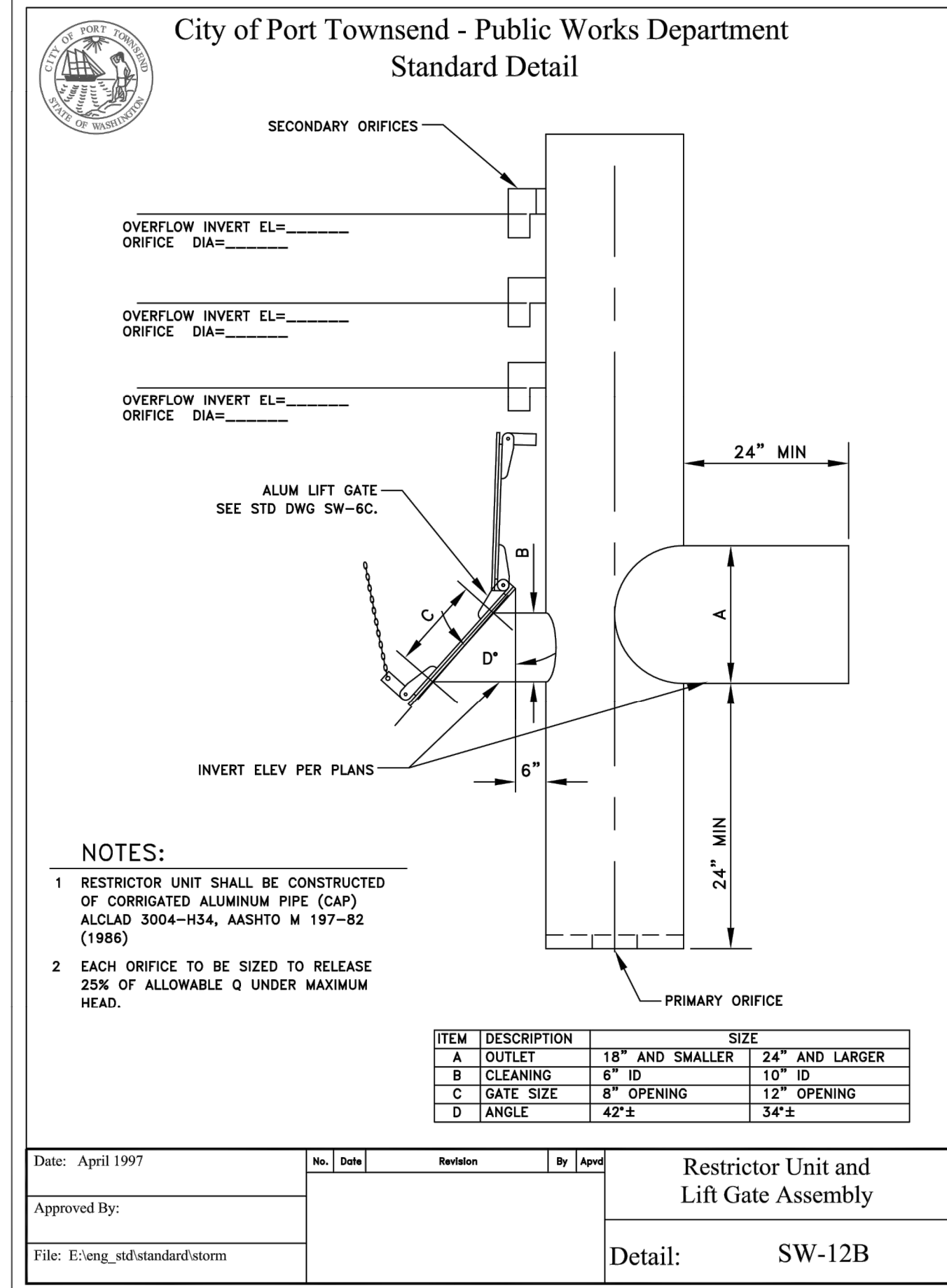
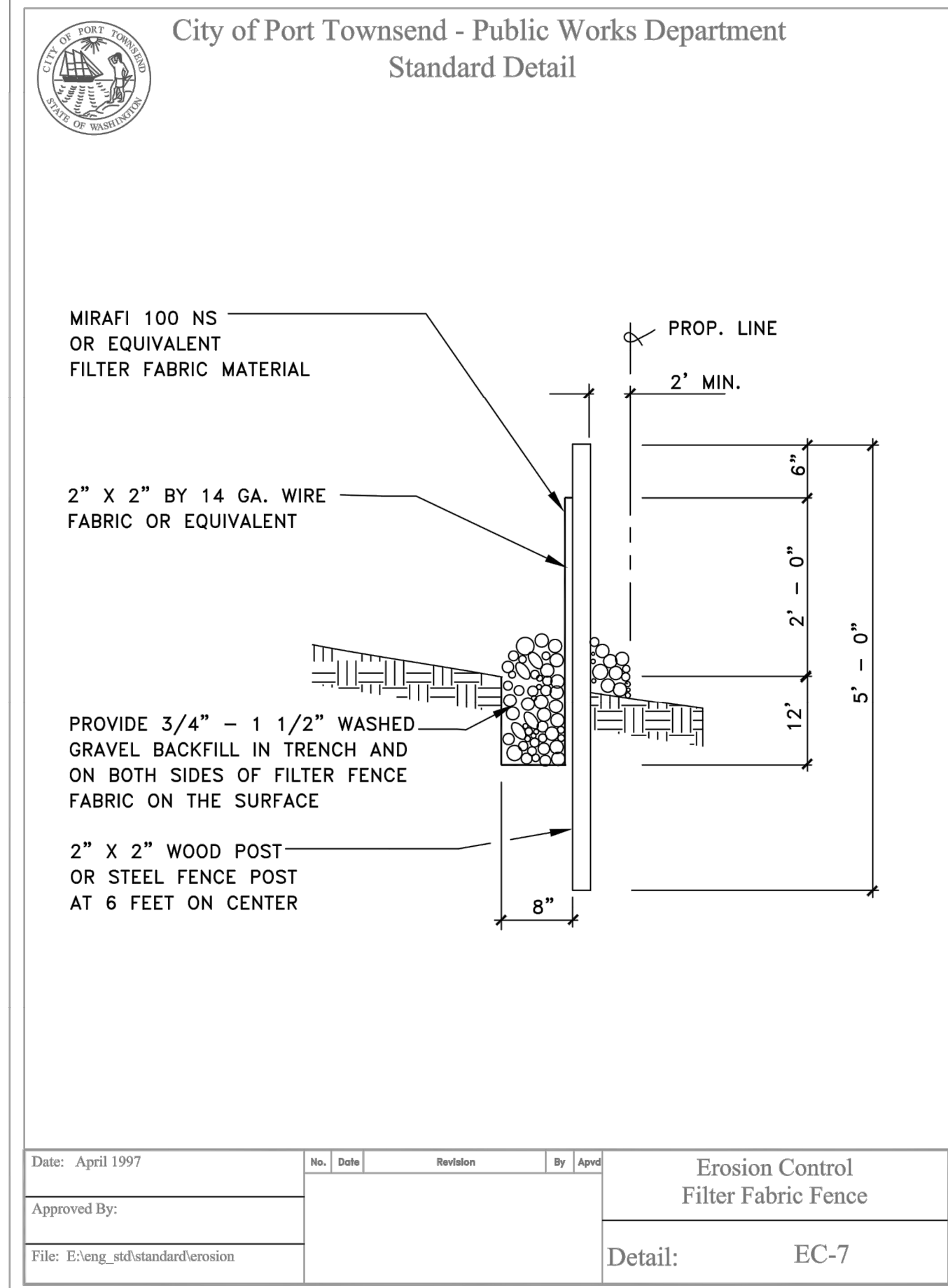
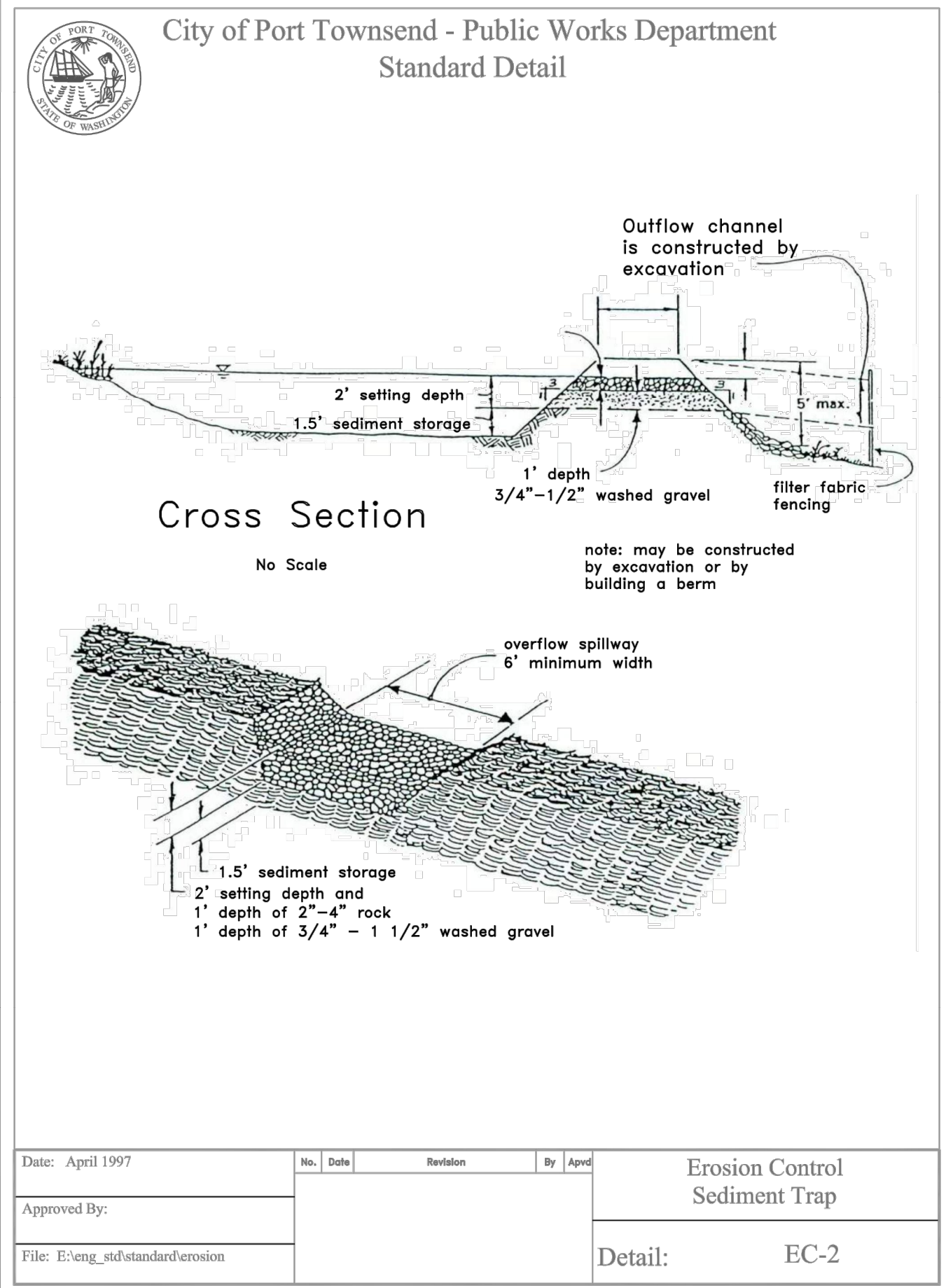
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JOB NO.: 2090-003-021
DWG. NAME: DT-04
DESIGNED BY: TJS
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DATE: 4/08/2022
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DT-04
74 OF 90 SHEETS

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REGISTERED PROFESSIONAL ENGINEER
04/08/2022
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SEASIDE, WA 98003
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(253) 291-9900



STRUCTURE	VERTICAL CURB	ROLLED CURB
	© STRUCTURE TO FLOW LINE	© STRUCTURE TO FLOW LINE
TYPE 1	0.78'	-0.22'
TYPE 1 THRU CURB	0.46'	N/A
TYPE 2-48"Ø	1.78'	0.61'
TYPE 2-48"Ø THRU CURB	1.46'	N/A
TYPE 2-54"Ø	2.03'	0.86'
TYPE 2-54"Ø THRU CURB	1.71'	N/A
TYPE 2-60"Ø	2.28'	1.11'
TYPE 2-60"Ø THRU CURB	1.96'	N/A
TYPE 2-72"Ø	2.78'	1.61'
TYPE 2-72"Ø THRU CURB	2.46'	N/A
TYPE 2-84"Ø	3.28'	2.11'
TYPE 2-84"Ø THRU CURB	2.96'	N/A
TYPE 2-96"Ø	3.78'	2.61'
TYPE 2-96"Ø THRU CURB	3.46'	N/A

CATCH BASIN CURB OFFSET DETAIL
SCALE: 1" = 2'

BMP T5.10C
PERFORATED STUB-OUT CONNECTION
NTS

BMP T5.13
POST CONSTRUCTION SOIL QUALITY AND DEPTH
NTS

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PROFESSIONAL ENGINEER
04/08/2022

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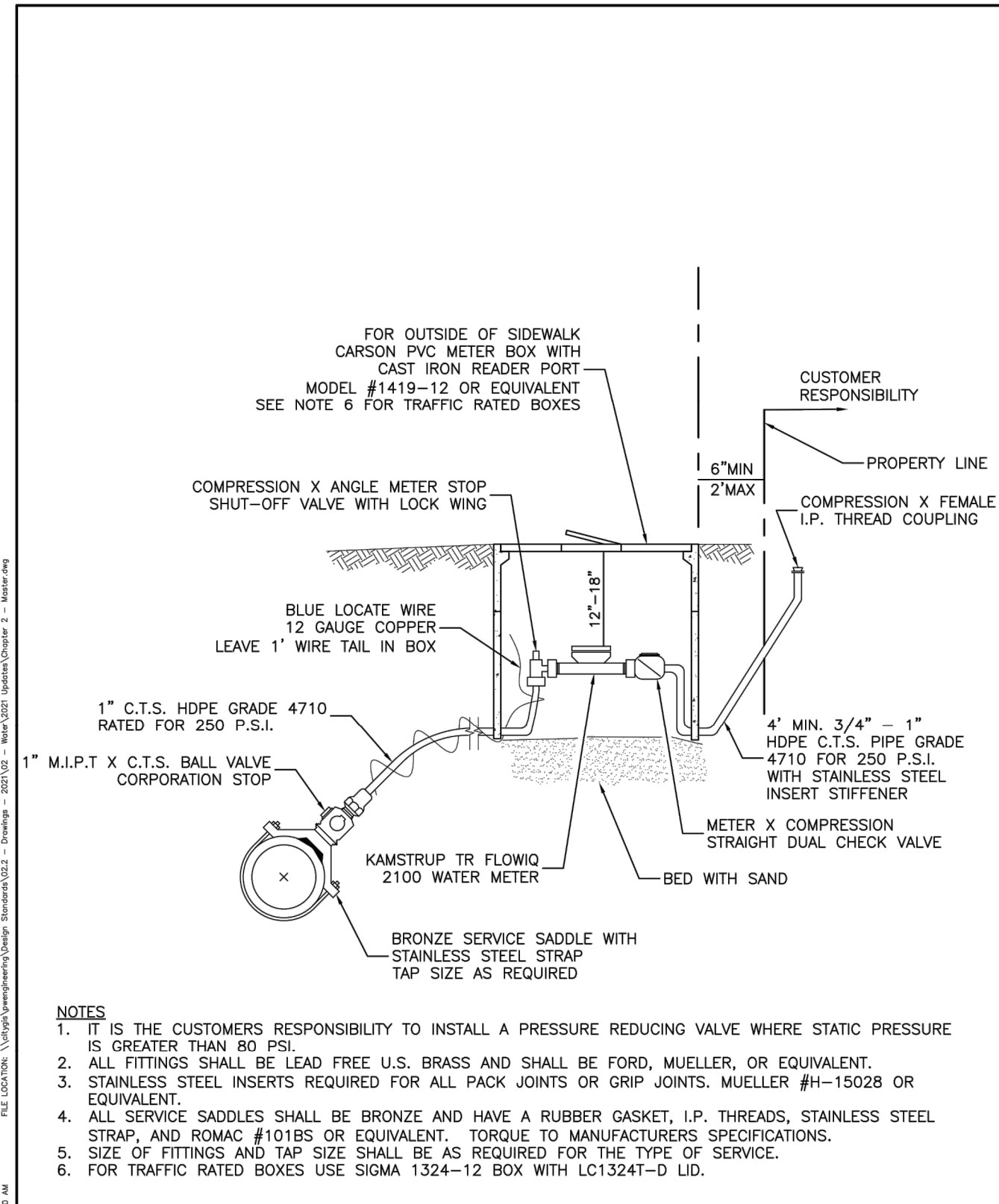
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PORT TOWNSEND WASHINGTON

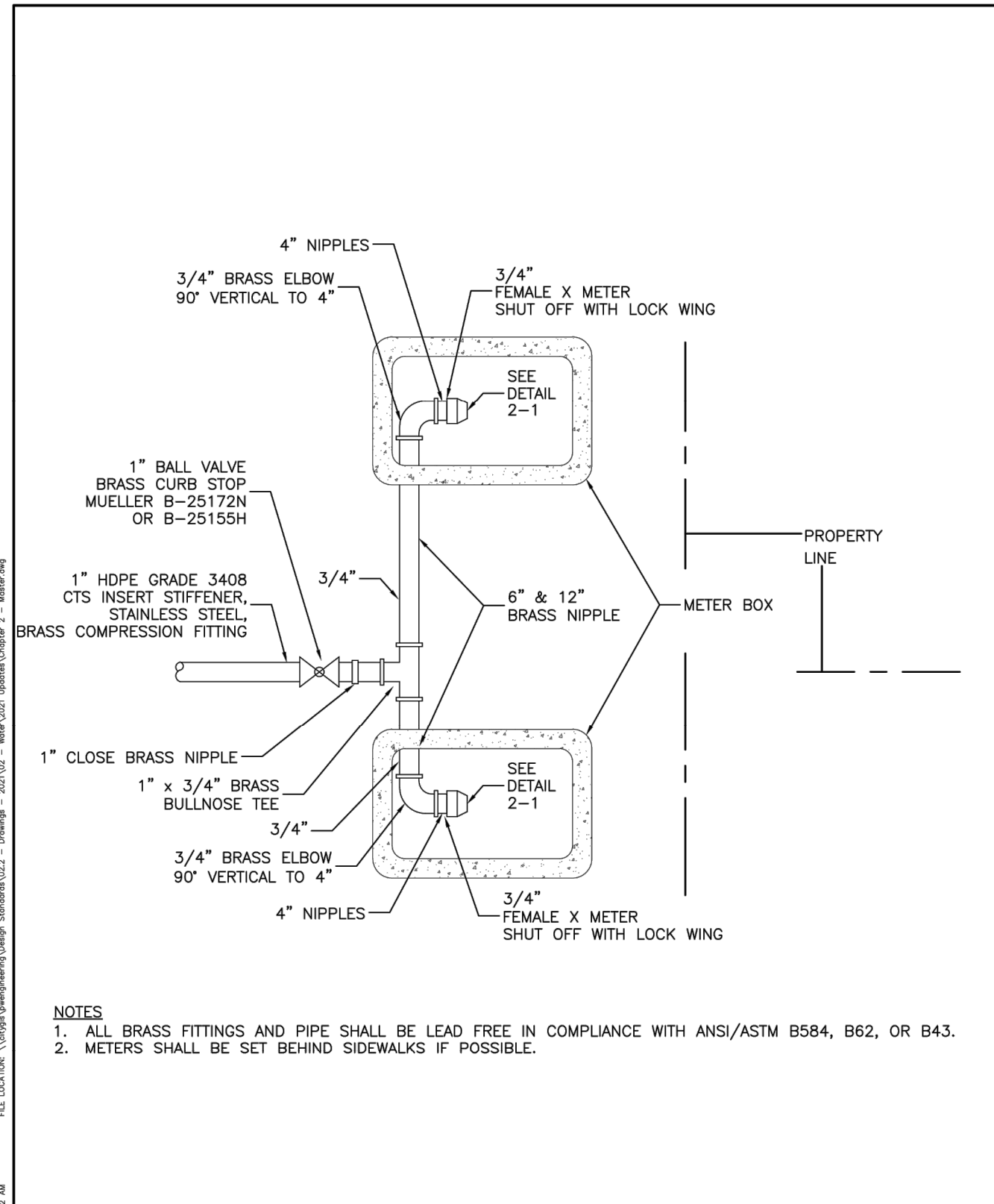
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75 OF 90 SHEETS

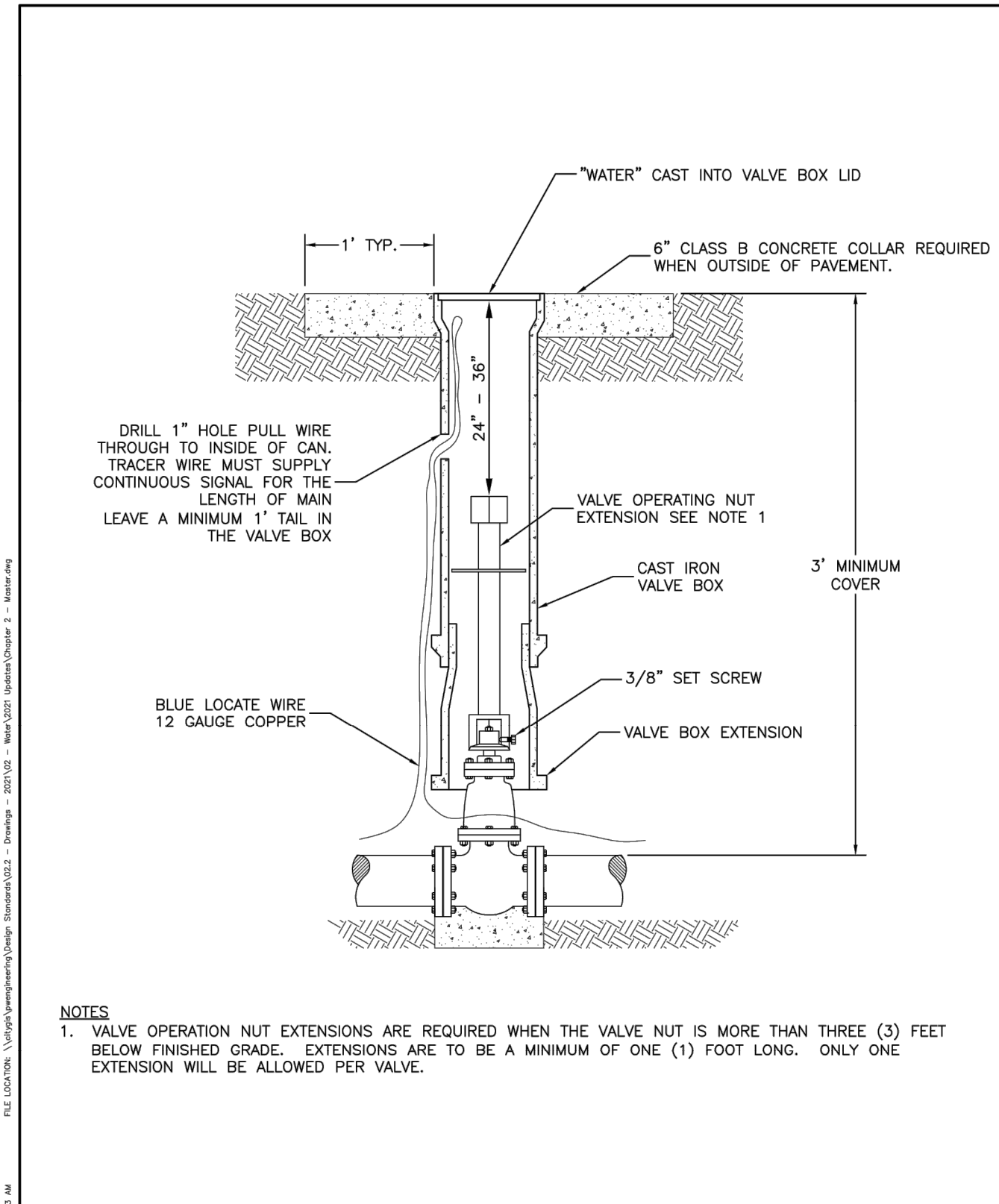
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Plotted By: Corinne Cornett



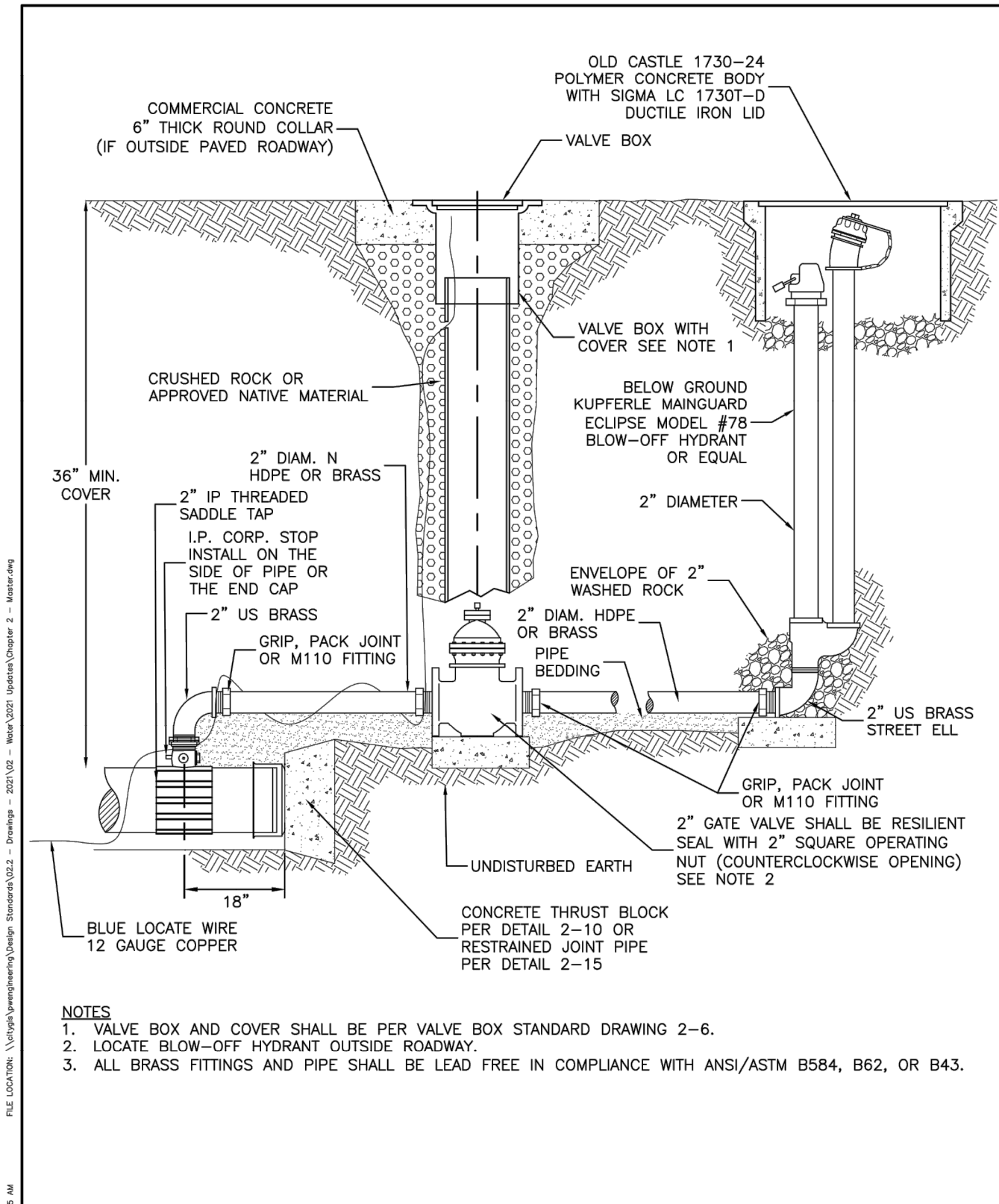
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STEVE KING, PE	2/1/2022	PUBLIC WORKS		2-1
PUBLIC WORKS DIRECTOR				



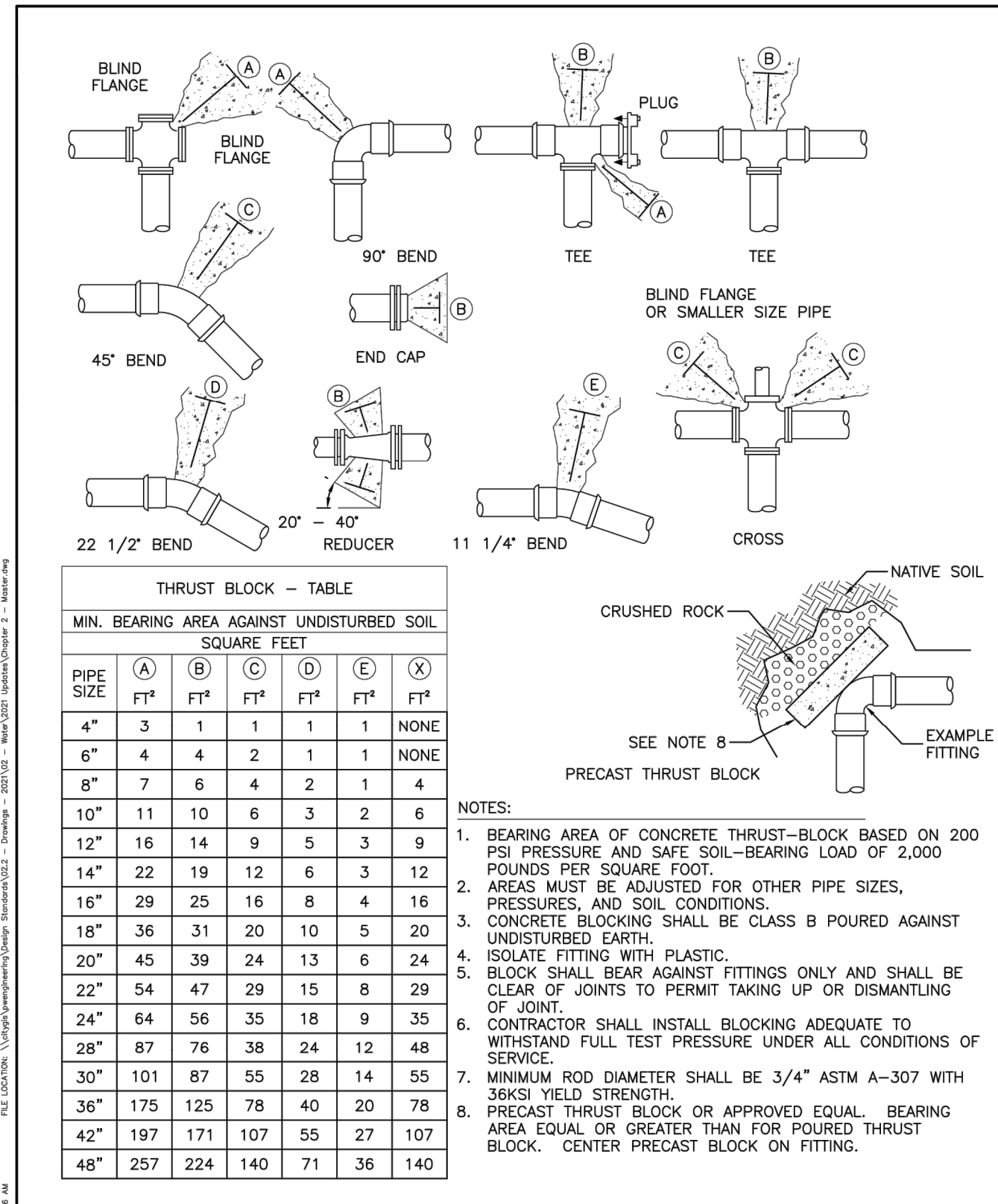
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STEVE KING, PE	2/1/2022	PUBLIC WORKS		2-4
PUBLIC WORKS DIRECTOR				



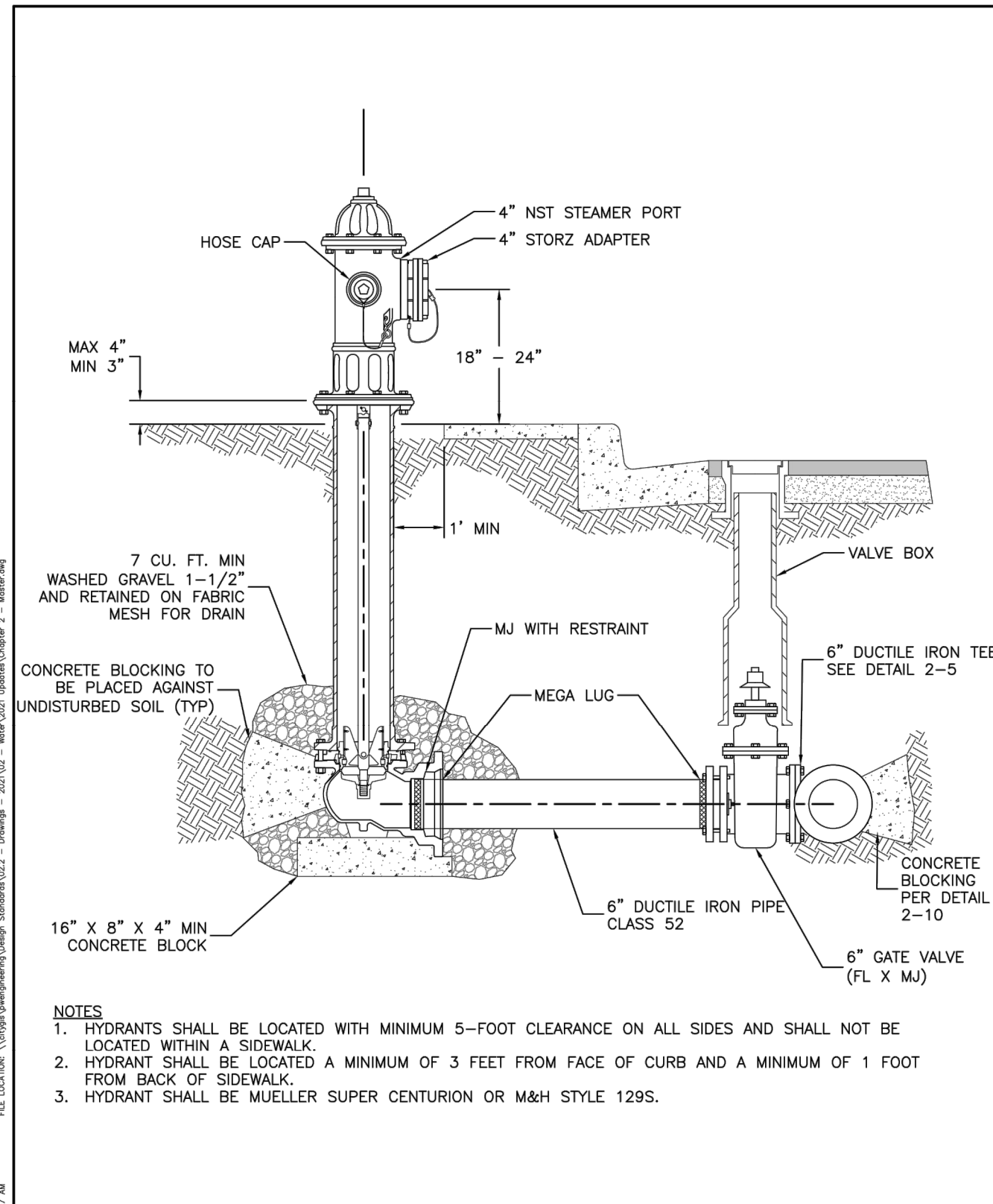
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STEVE KING, PE	2/1/2022	PUBLIC WORKS		2-6
PUBLIC WORKS DIRECTOR				



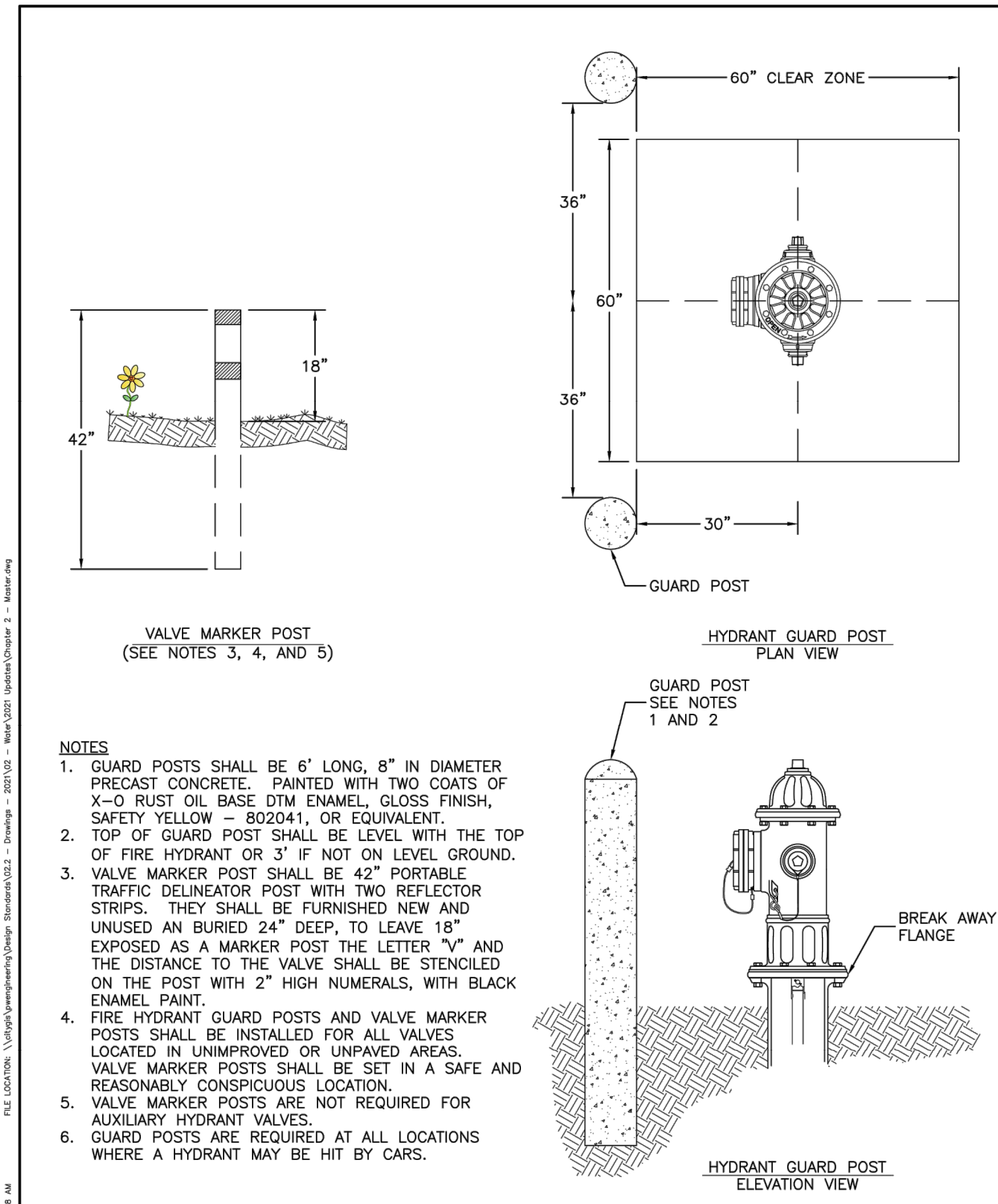
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STEVE KING, PE	2/1/2022	PUBLIC WORKS		2-8
PUBLIC WORKS DIRECTOR				



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STEVE KING, PE	2/1/2022	PUBLIC WORKS		2-10
PUBLIC WORKS DIRECTOR				



APPROVED BY:	REVISED DATE	City of Port Townsend	FIRE HYDRANT ASSEMBLY	Std. Dwg. No.
STEVE KING, PE	2/1/2022	PUBLIC WORKS		2-12
PUBLIC WORKS DIRECTOR				



APPROVED BY:	REVISED DATE	City of Port Townsend	FIRE HYDRANT GUARD POST & VALVE MARKER POST	Std. Dwg. No.
STEVE KING, PE	2/1/2022	PUBLIC WORKS		2-13
PUBLIC WORKS DIRECTOR				

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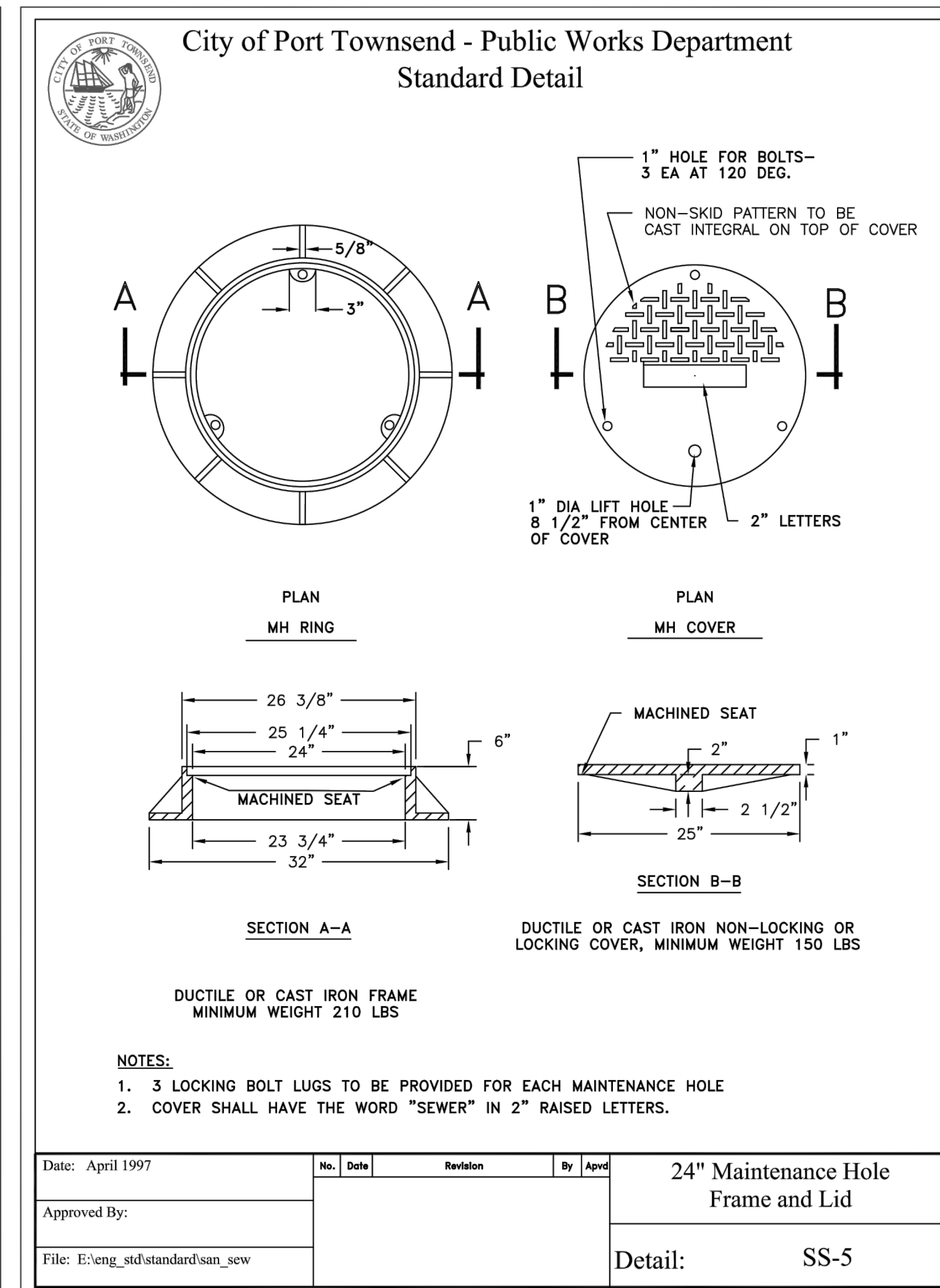
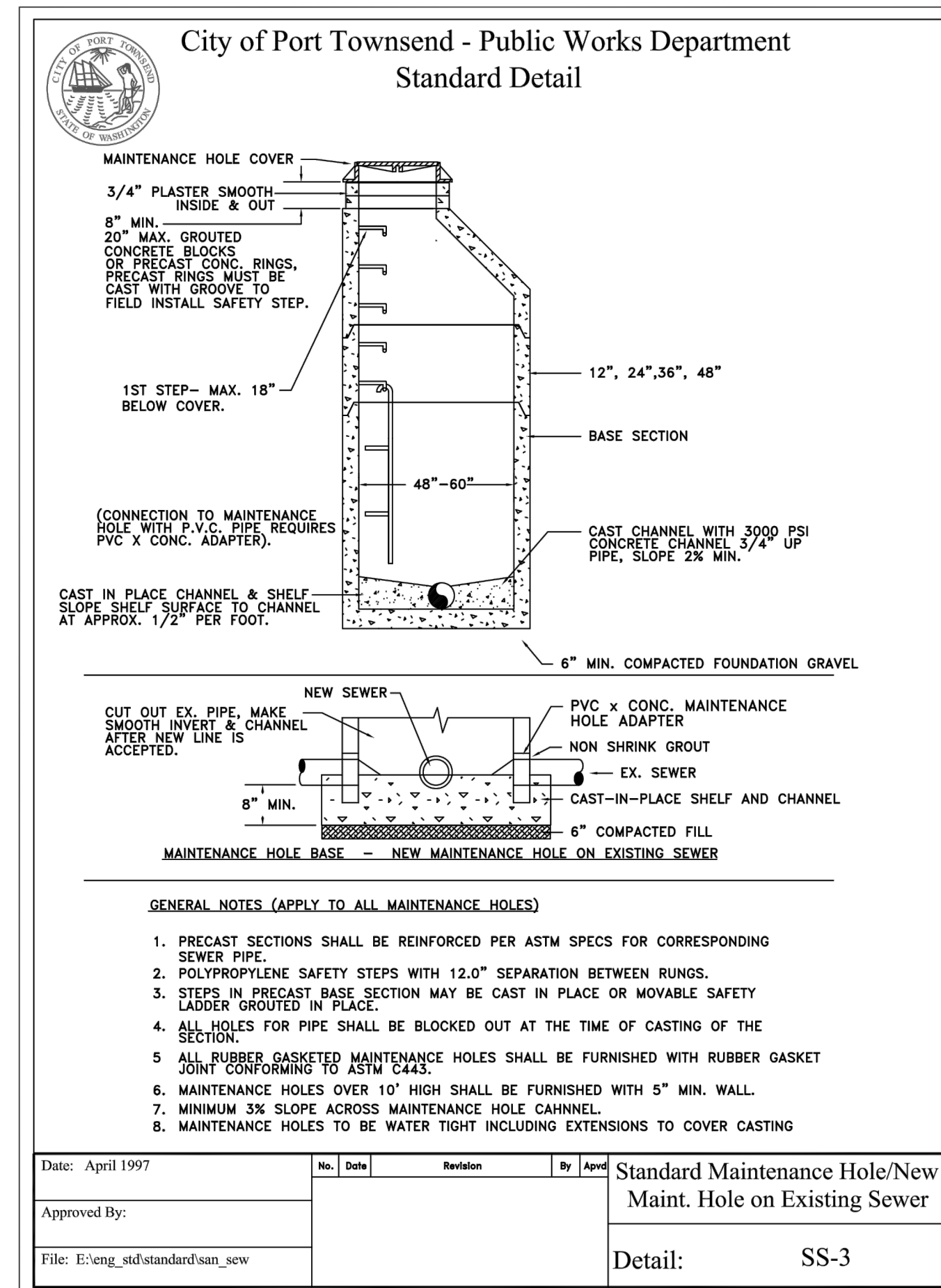
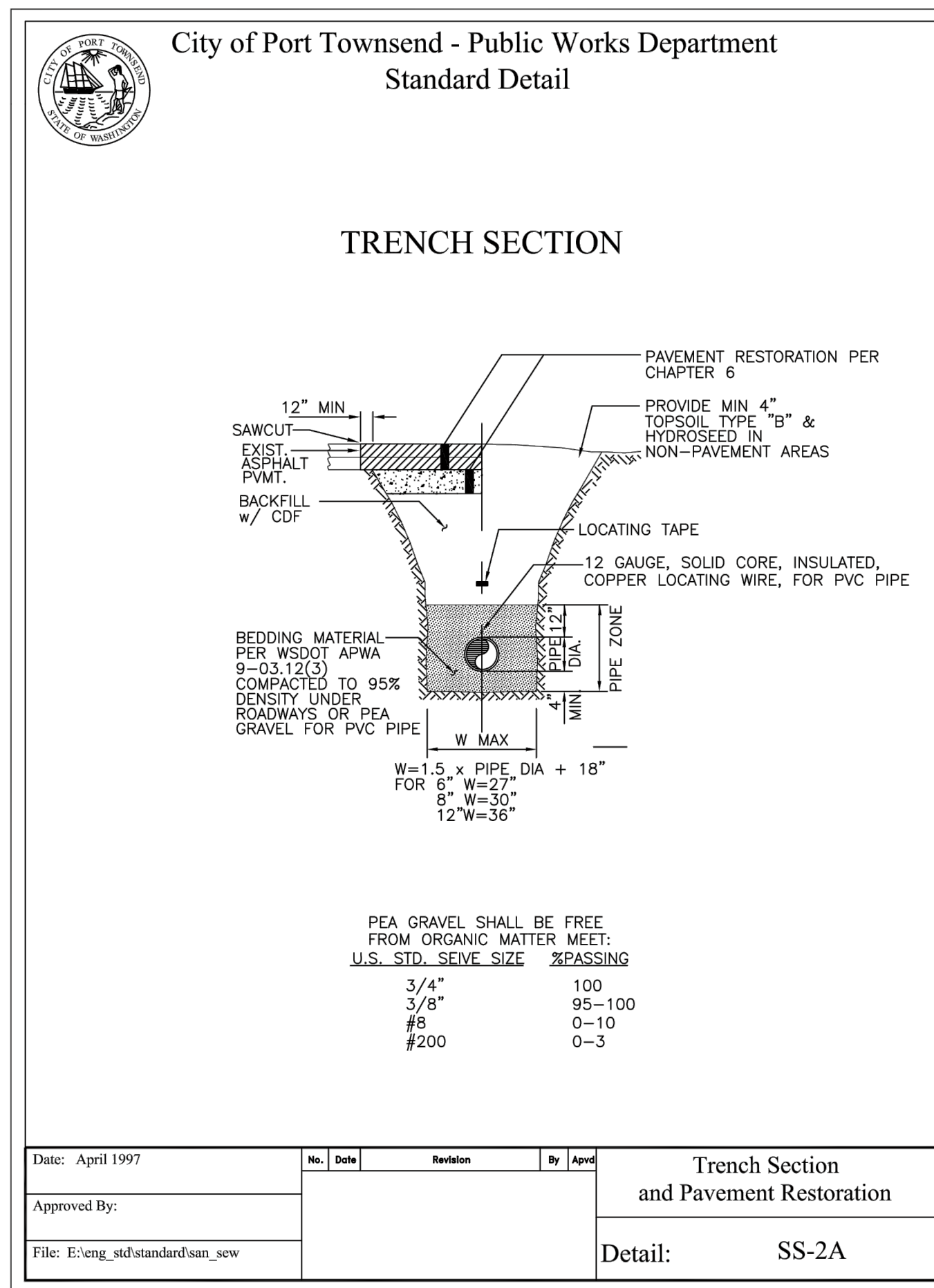
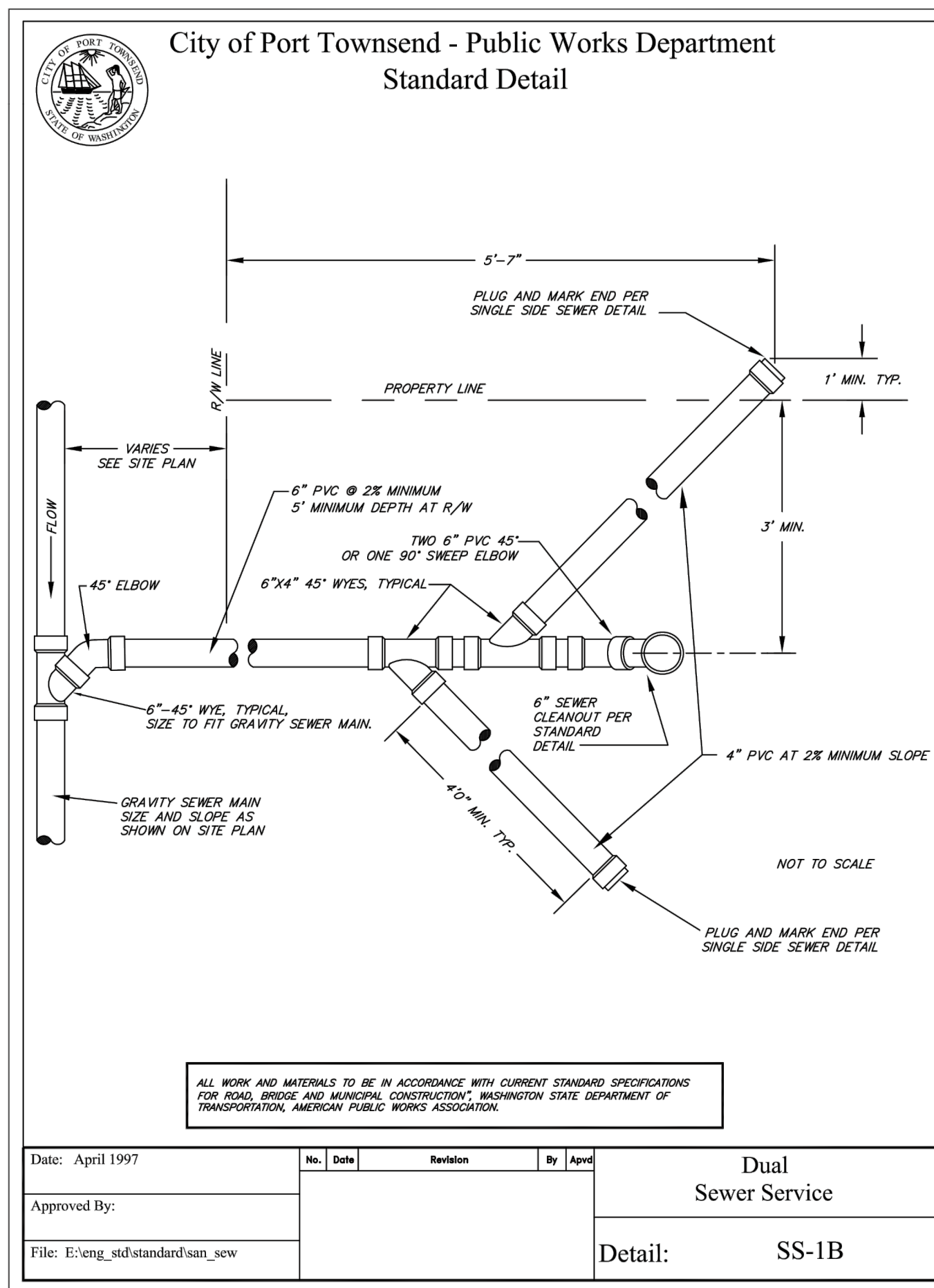
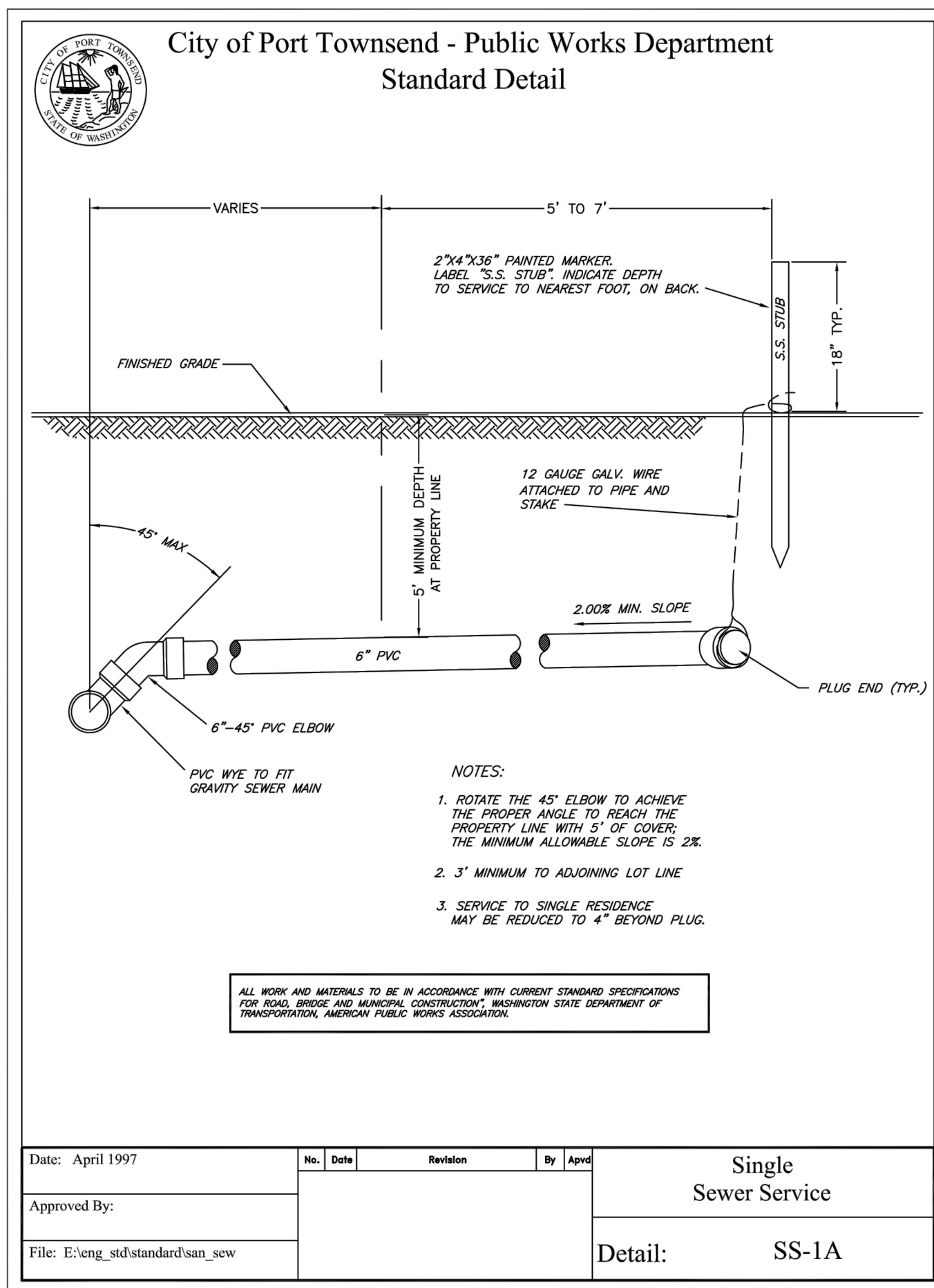
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PORT TOWNSEND WASHINGTON

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76 OF 90 SHEETS



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CITY OF PORT TOWNSEND DATE

77 OF 90 SHEETS

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148

149

150

CURB RAMP #3
SPOT ELEVATION CHART

POINT	ELEVATION
A	290.96 (@ FL)
B	290.81 (@ FL)
C	291.38
D	291.30
E	291.46
F	291.38

n



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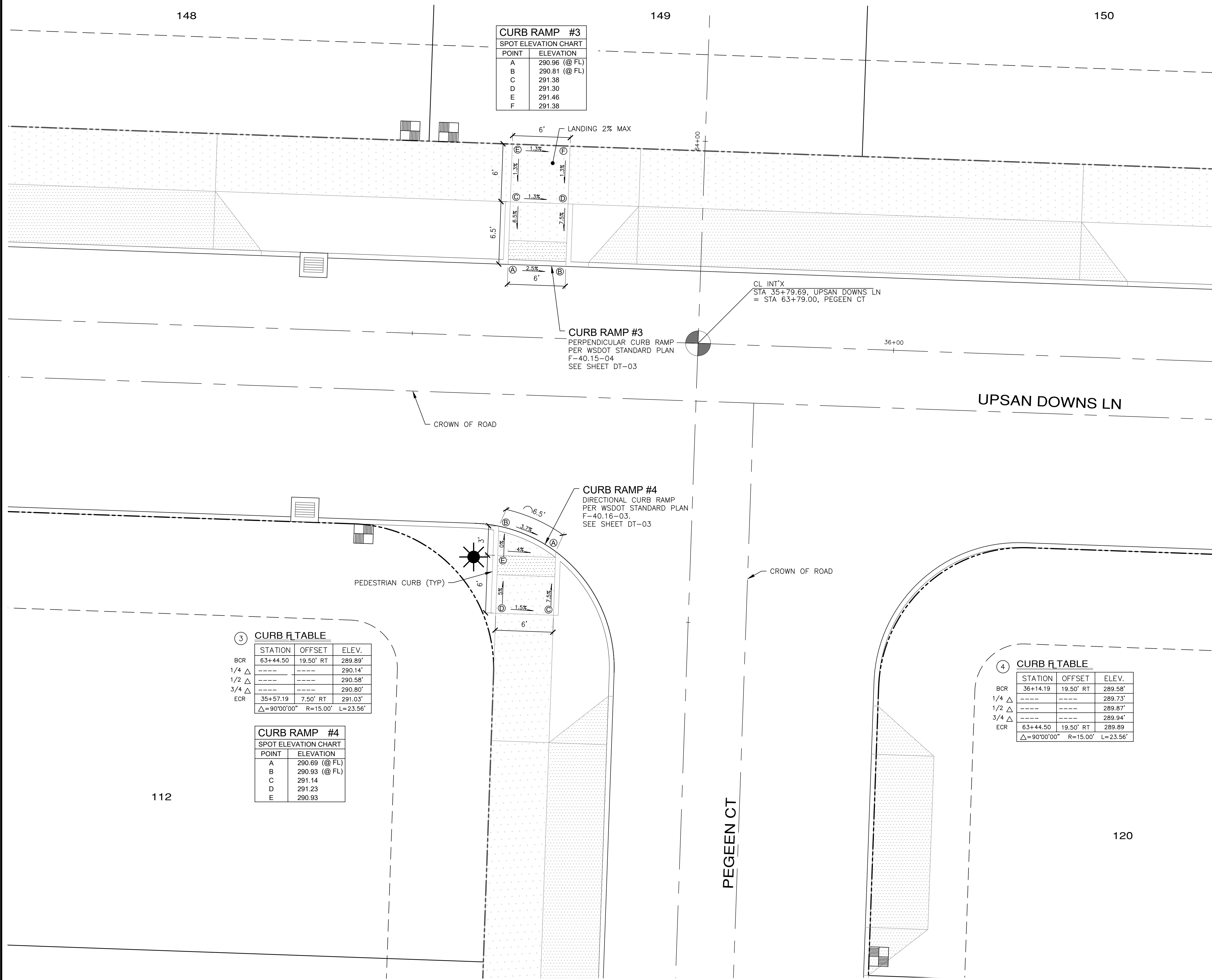
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CURB RAMP #3
PERPENDICULAR CURB RAMP
PER WSDOT STANDARD PLAN
F-40.15-04
SEE SHEET DT-03

CL INT'X
STA 35+79.69, UPSAN DOWNS LN
= STA 63+79.00, PEGEEN CT

CURB RAMP #4
DIRECTIONAL CURB RAMP
PER WSDOT STANDARD PLAN
F-40.16-03.
SEE SHEET DT-03

③ **CURB F_t TABLE**

STATION	OFFSET	ELEV.
BCR 63+44.50	19.50' RT	289.89'
1/4 Δ	-----	290.14'
1/2 Δ	-----	290.58'
3/4 Δ	-----	290.80'
ECR 35+57.19	7.50' RT	291.03'
Δ=90°00'00" R=15.00' L=23.56'		

CURB RAMP #4
SPOT ELEVATION CHART

POINT	ELEVATION
A	290.69 (@ FL)
B	290.93 (@ FL)
C	291.14
D	291.23
E	290.93

④ **CURB F_t TABLE**

STATION	OFFSET	ELEV.
BCR 36+14.19	19.50' RT	289.58'
1/4 Δ	-----	289.73'
1/2 Δ	-----	289.87'
3/4 Δ	-----	289.94'
ECR 63+44.50	19.50' RT	289.89'
Δ=90°00'00" R=15.00' L=23.56'		

112

120



Know what's below.
Call before you dig.

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JOB NO.: 2090-003-021
DWG. NAME: CR-02
DESIGNED BY: TJS
DRAWN BY: CLR
CHECKED BY: _____
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CR-02
79 OF 90 SHEETS

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Plotted By: Connie Cornett

CURB RAMP #5
SPOT ELEVATION CHART

POINT	ELEVATION
A	285.38 (@ FL)
B	285.22 (@ FL)
C	285.79
D	285.71
E	285.87
F	285.79

CURB RAMP #6
SPOT ELEVATION CHART

POINT	ELEVATION
A	285.17 (@ FL)
B	285.29 (@ FL)
C	285.32
D	285.41
E	285.29

5 CURB R TABLE

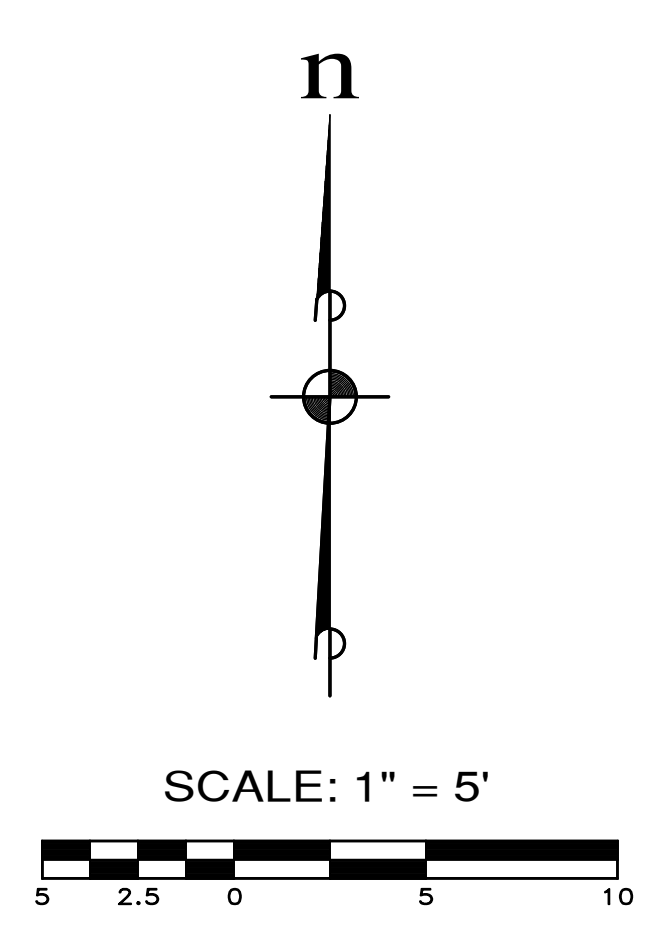
STATION	OFFSET	ELEV.
73+44.50	7.50' LT	284.40'
---	---	284.55'
---	---	284.88'
---	---	285.23'
37+77.19	19.50' RT	285.45'
$\Delta=90^{\circ}00'00''$ R=15.00' L=23.56'		

6 CURB R TABLE

STATION	OFFSET	ELEV.
38+34.19	19.50' RT	284.00'
---	---	284.17'
---	---	284.35'
---	---	284.42'
73+44.50	19.50' RT	284.40'
$\Delta=90^{\circ}00'00''$ R=15.00' L=23.56'		

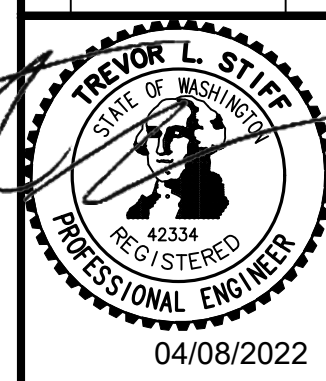
CURB RAMP #6
SPOT ELEVATION CHART

POINT	ELEVATION
A	285.17 (@ FL)
B	285.29 (@ FL)
C	285.32
D	285.41
E	285.29



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NO.	DESCRIPTION/DATE	BY



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MADRONA RIDGE PUD
CURB RAMP DETAILS

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WASHINGTON



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JOB NO.: 2090-003-021
DWG. NAME: CR-03
DESIGNED BY: TLS
DRAWN BY: CLR
CHECKED BY: _____
DATE: 4/08/2022
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CR-03
80 OF 90 SHEETS

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Plotted: 4/8/2022 3:35 PM
Plotted By: Connie Corbett

7 CURB TABLE

STATION	OFFSET	ELEV.
10+98.47	10.00' RT	291.18
1/4 Δ	-----	291.24
1/2 Δ	-----	291.24
3/4 Δ	-----	291.20
ECR	50+25.00 0.50' RT	291.13
Δ=90°00'00" R=15.00' L=23.56'		

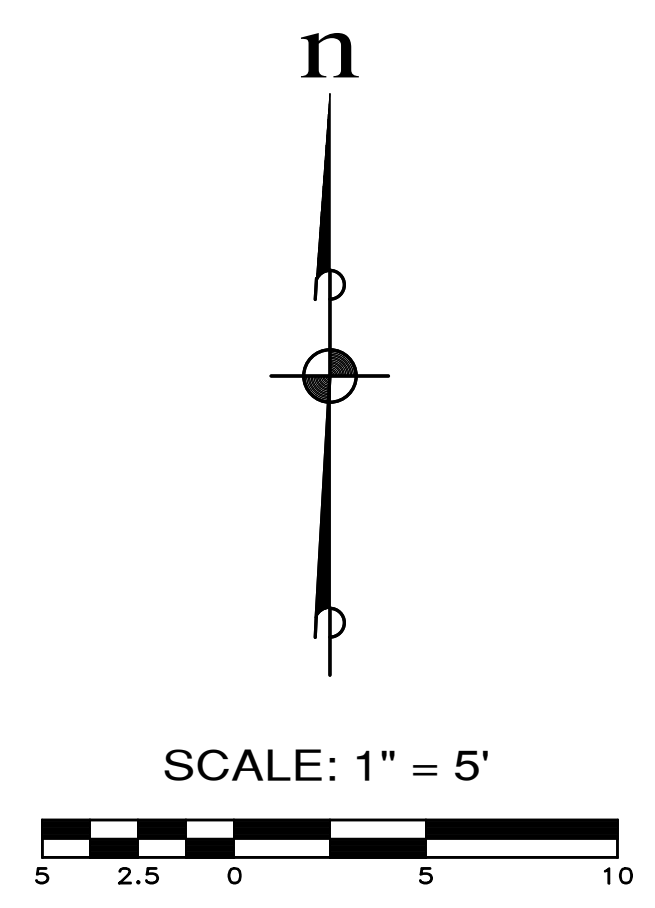
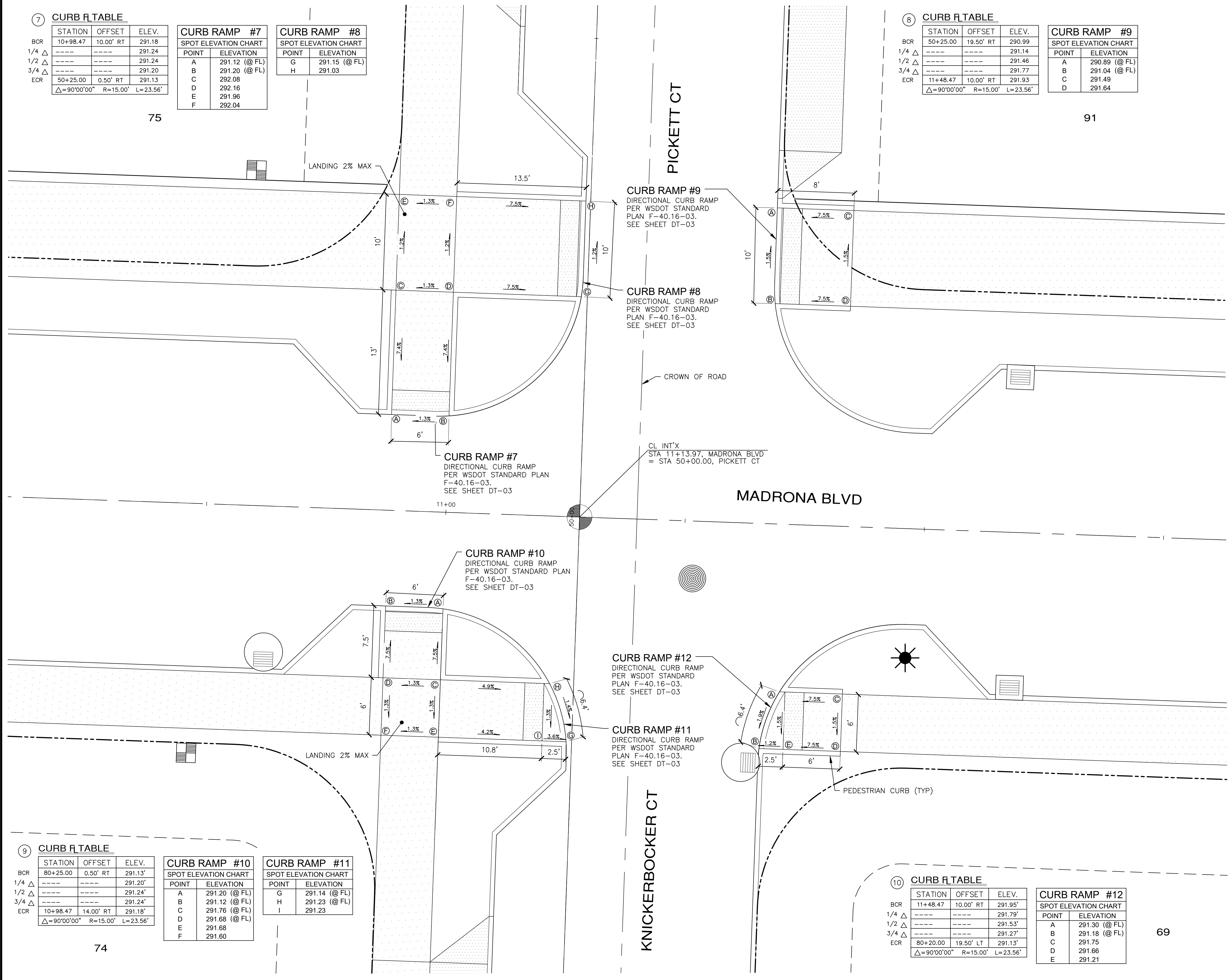
CURB RAMP #7	
SPOT ELEVATION CHART	
POINT	ELEVATION
A	291.12 (@ FL)
B	291.20 (@ FL)
C	292.08
D	292.16
E	291.96
F	292.04

CURB RAMP #8	
SPOT ELEVATION CHART	
POINT	ELEVATION
G	291.15 (@ FL)
H	291.03

8 CURB TABLE

STATION	OFFSET	ELEV.
50+25.00	19.50' RT	290.99
1/4 Δ	-----	291.14
1/2 Δ	-----	291.46
3/4 Δ	-----	291.77
ECR	11+48.47 10.00' RT	291.93
Δ=90°00'00" R=15.00' L=23.56'		

CURB RAMP #9	
SPOT ELEVATION CHART	
POINT	ELEVATION
A	290.89 (@ FL)
B	291.04 (@ FL)
C	291.49
D	291.64



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9 CURB TABLE

STATION	OFFSET	ELEV.
80+25.00	0.50' RT	291.13'
1/4 Δ	-----	291.20'
1/2 Δ	-----	291.24'
3/4 Δ	-----	291.24'
ECR	10+98.47 14.00' RT	291.18'
Δ=90°00'00" R=15.00' L=23.56'		

CURB RAMP #10	
SPOT ELEVATION CHART	
POINT	ELEVATION
A	291.20 (@ FL)
B	291.12 (@ FL)
C	291.76 (@ FL)
D	291.68 (@ FL)
E	291.68
F	291.60

CURB RAMP #11	
SPOT ELEVATION CHART	
POINT	ELEVATION
G	291.14 (@ FL)
H	291.23 (@ FL)
I	291.23

10 CURB TABLE

STATION	OFFSET	ELEV.
11+48.47	10.00' RT	291.95'
1/4 Δ	-----	291.79'
1/2 Δ	-----	291.53'
3/4 Δ	-----	291.27'
ECR	80+20.00 19.50' LT	291.13'
Δ=90°00'00" R=15.00' L=23.56'		

CURB RAMP #12	
SPOT ELEVATION CHART	
POINT	ELEVATION
A	291.30 (@ FL)
B	291.18 (@ FL)
C	291.75
D	291.66
E	291.21



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CR-04
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File: \\server\ENR\ESM\JOBS\2090\003\021\plots\CR-04.dwg
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11 CURB TABLE

BCR	STATION	OFFSET	ELEV.
1/4 Δ	13+18.46	10.00' LT	295.42'
1/2 Δ	-----	-----	295.49'
3/4 Δ	-----	-----	295.39'
ECR	30+25.00	0.50' LT	295.28

Δ=90°00'00" R=15.00' L=23.56'

CURB RAMP #13
SPOT ELEVATION CHART

POINT	ELEVATION
A	295.33 (@ FL)
B	295.44 (@ FL)
C	295.57
D	295.66
E	295.71
F	295.80

CURB RAMP #14
SPOT ELEVATION CHART

POINT	ELEVATION
G	295.32 (@ FL)
H	295.20 (@ FL)

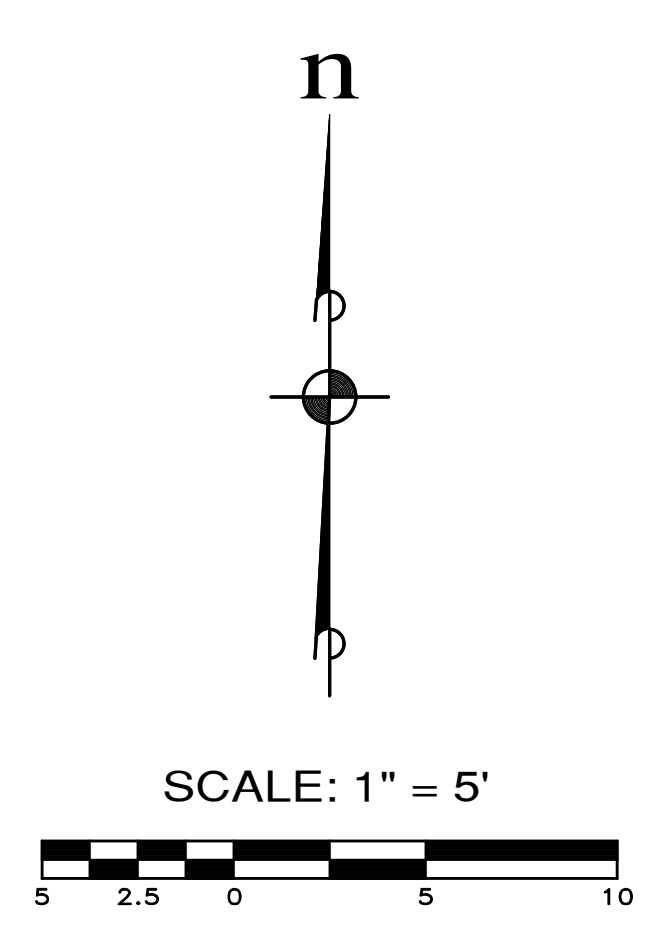
12 CURB TABLE

BCR	STATION	OFFSET	ELEV.
1/4 Δ	30+25.00	19.50' RT	294.54'
1/2 Δ	-----	-----	294.81'
3/4 Δ	-----	-----	295.27'
ECR	13+68.47	10.00' LT	295.83

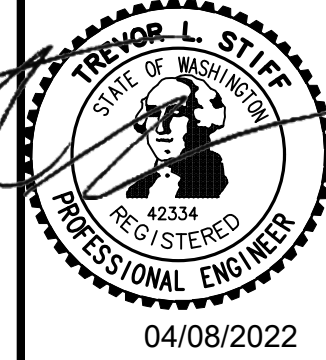
Δ=90°00'00" R=15.00' L=23.56'

CURB RAMP #15
SPOT ELEVATION CHART

POINT	ELEVATION
A	294.74 (@ FL)
B	294.94 (@ FL)
C	295.49 (@ FL)
D	295.62



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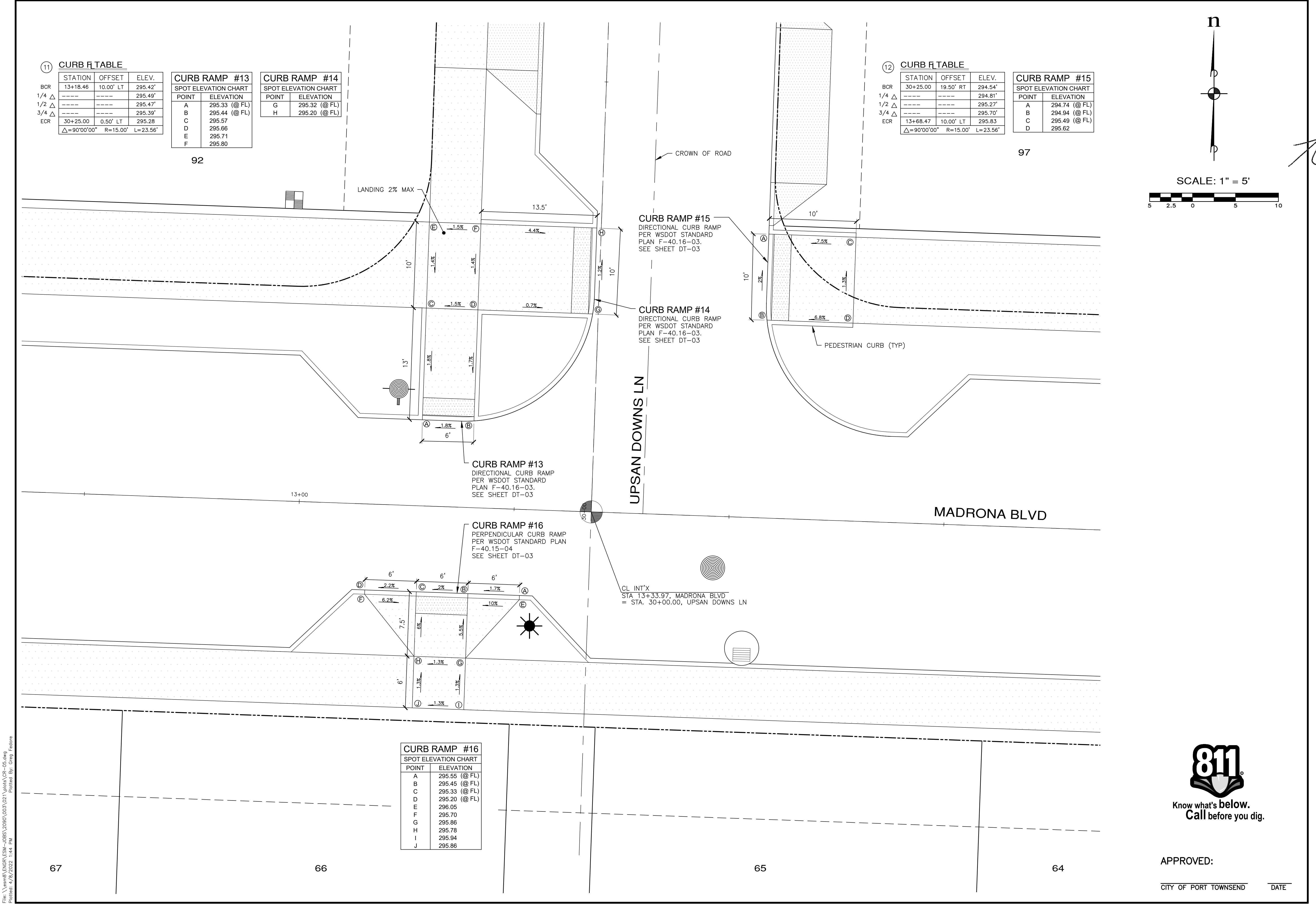
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CURB RAMP #16
SPOT ELEVATION CHART

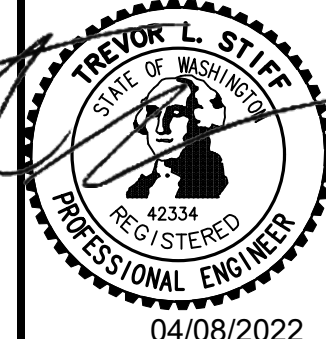
POINT	ELEVATION
A	295.55 (@ FL)
B	295.45 (@ FL)
C	295.33 (@ FL)
D	295.20 (@ FL)
E	296.05
F	295.70
G	295.86
H	295.78
I	295.94
J	295.86



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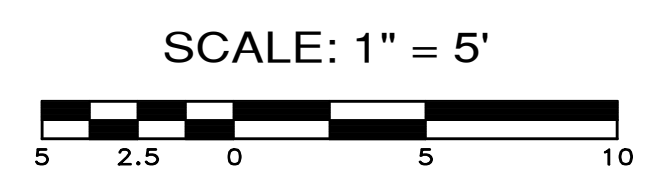
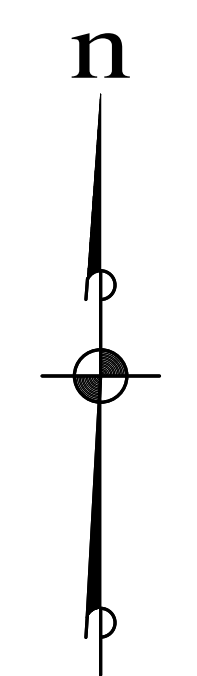
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13 CURB FLTABLE

STATION	OFFSET	ELEV.
BCR 15+38.47	10.00' LT	292.56'
1/4 Δ	-----	292.38'
1/2 Δ	-----	292.10'
3/4 Δ	-----	291.83'
ECR 60+25.00	0.50' LT	291.66'

$\Delta=90^{\circ}00'00''$ R=15.00' L=23.56'
 CURB RAMP #17 SPOT ELEVATION CHART

POINT	ELEVATION
A	292.65 (@ FL)
B	292.53 (@ FL)
C	292.74
D	292.65
E	292.60
F	292.51

CURB RAMP #18
SPOT ELEVATION CHART

POINT	ELEVATION
G	291.70 (@ FL)
H	291.50 (@ FL)

14 CURB FLTABLE

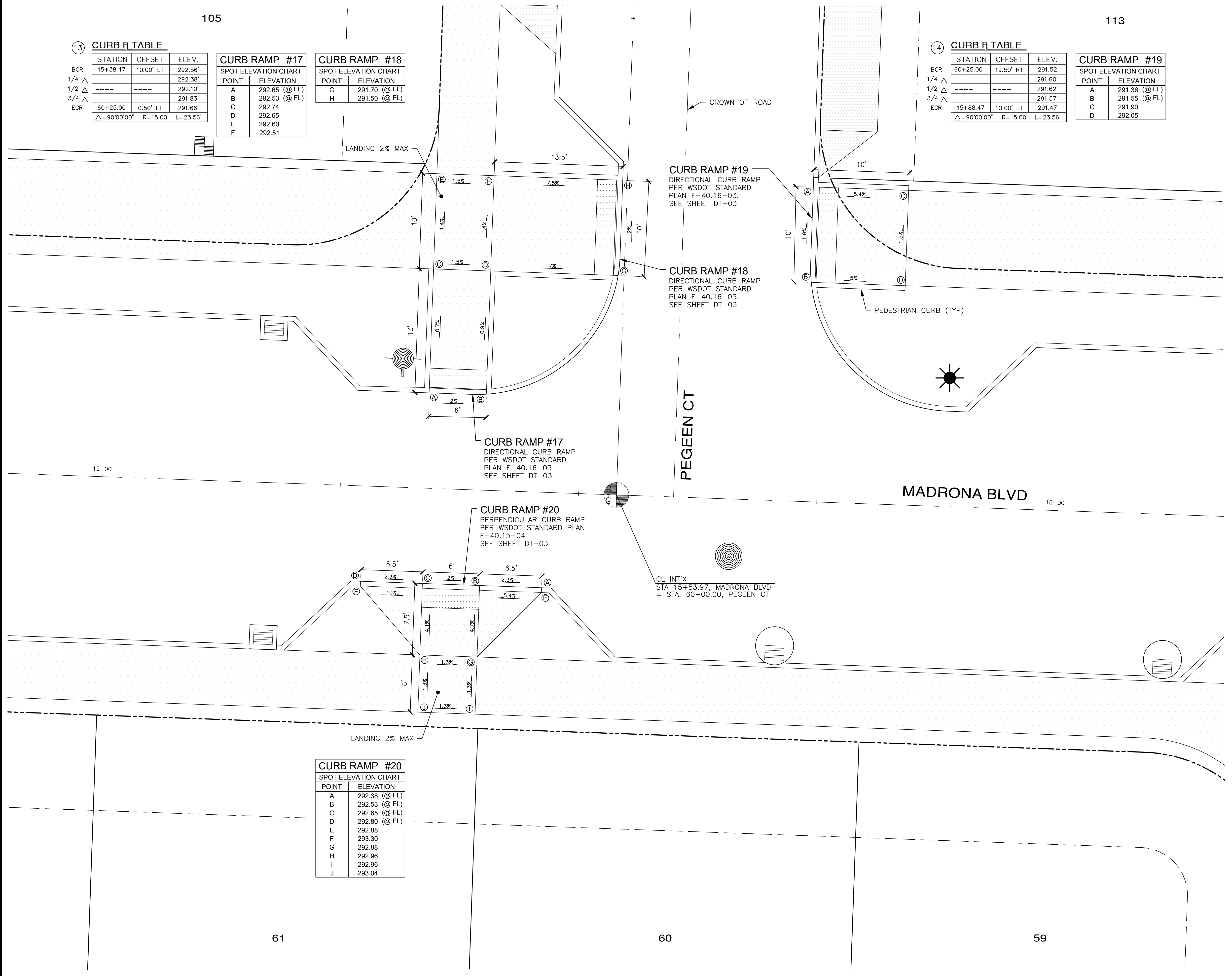
STATION	OFFSET	ELEV.
BCR 60+25.00	19.50' RT	291.52
1/4 Δ	-----	291.60'
1/2 Δ	-----	291.62'
3/4 Δ	-----	291.57'
ECR 15+88.47	10.00' LT	291.47

$\Delta=90^{\circ}00'00''$ R=15.00' L=23.56'
 CURB RAMP #19 SPOT ELEVATION CHART

POINT	ELEVATION
A	291.36 (@ FL)
B	291.55 (@ FL)
C	291.90
D	292.05

CURB RAMP #19
SPOT ELEVATION CHART

POINT	ELEVATION
A	291.36 (@ FL)
B	291.55 (@ FL)
C	291.90
D	292.05



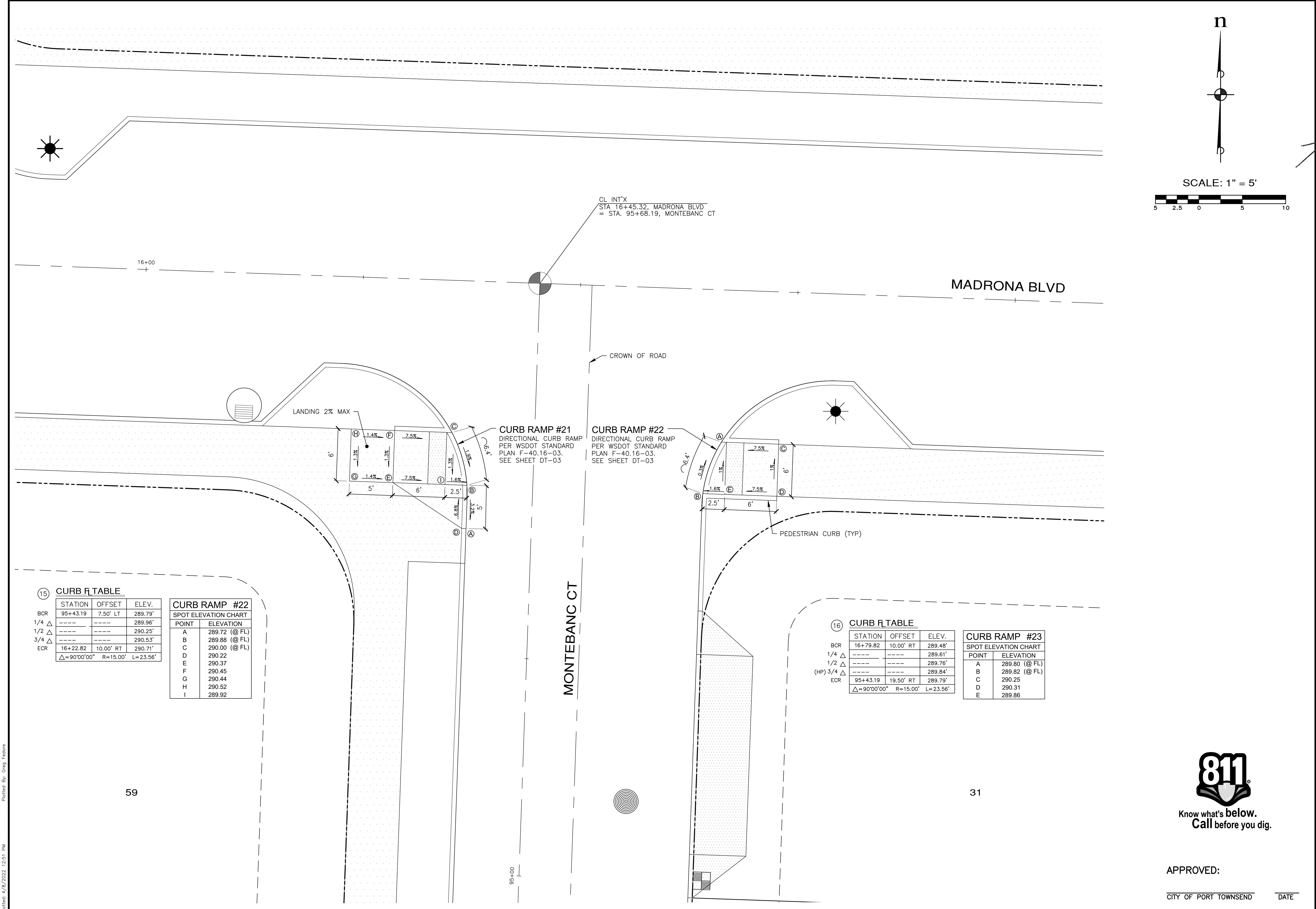
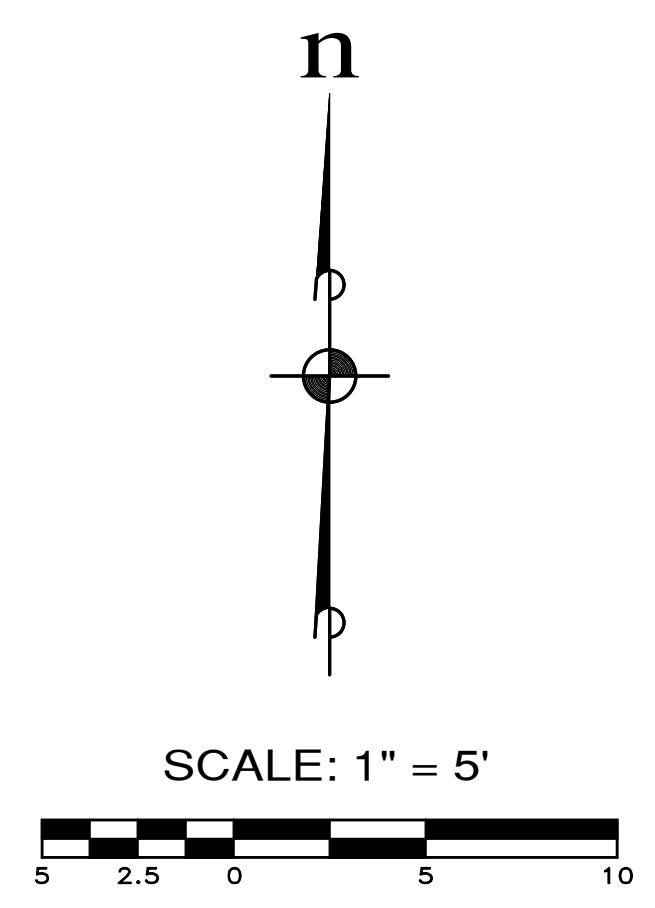
CURB RAMP #20
SPOT ELEVATION CHART

POINT	ELEVATION
A	292.38 (@ FL)
B	292.53 (@ FL)
C	292.65 (@ FL)
D	292.80 (@ FL)
E	292.88
F	293.30
G	292.88
H	292.96
I	292.96
J	293.04

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15 CURB R TABLE

STATION	OFFSET	ELEV.
BCR 95+43.19	7.50' LT	289.79'
1/4 Δ	-----	289.96'
1/2 Δ	-----	290.25'
3/4 Δ	-----	290.53'
ECR 16+22.82	10.00' RT	290.71'

Δ=90°00'00" R=15.00' L=23.56'

CURB RAMP #22
SPOT ELEVATION CHART

POINT	ELEVATION
A	289.72 (@ FL)
B	289.88 (@ FL)
C	290.00 (@ FL)
D	290.22
E	290.37
F	290.45
G	290.44
H	290.52
I	289.92

16 CURB R TABLE

STATION	OFFSET	ELEV.
BCR 16+79.82	10.00' RT	289.48'
1/4 Δ	-----	289.61'
1/2 Δ	-----	289.76'
3/4 Δ	-----	289.84'
(HP) 3/4 Δ	-----	289.84'
ECR 95+43.19	19.50' RT	289.79'

Δ=90°00'00" R=15.00' L=23.56'

CURB RAMP #23
SPOT ELEVATION CHART

POINT	ELEVATION
A	289.80 (@ FL)
B	289.82 (@ FL)
C	290.25
D	290.31
E	289.86



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17 CURB TABLE

STATION	OFFSET	ELEV.
17+58+47	10.00' LT	287.30
1/4 Δ	---	287.07'
1/2 Δ	---	286.80'
3/4 Δ	---	286.57'
ECR	70+25.00 0.50' LT	286.43'
Δ=90°00'00" R=15.00' L=23.56'		

CURB RAMP #24
SPOT ELEVATION CHART

POINT	ELEVATION
A	287.47 (@ FL)
B	287.27 (@ FL)
C	287.13
D	287.04
E	287.07
F	286.98

CURB RAMP #25
SPOT ELEVATION CHART

POINT	ELEVATION
G	286.47 (@ FL)
H	285.88

18 CURB TABLE

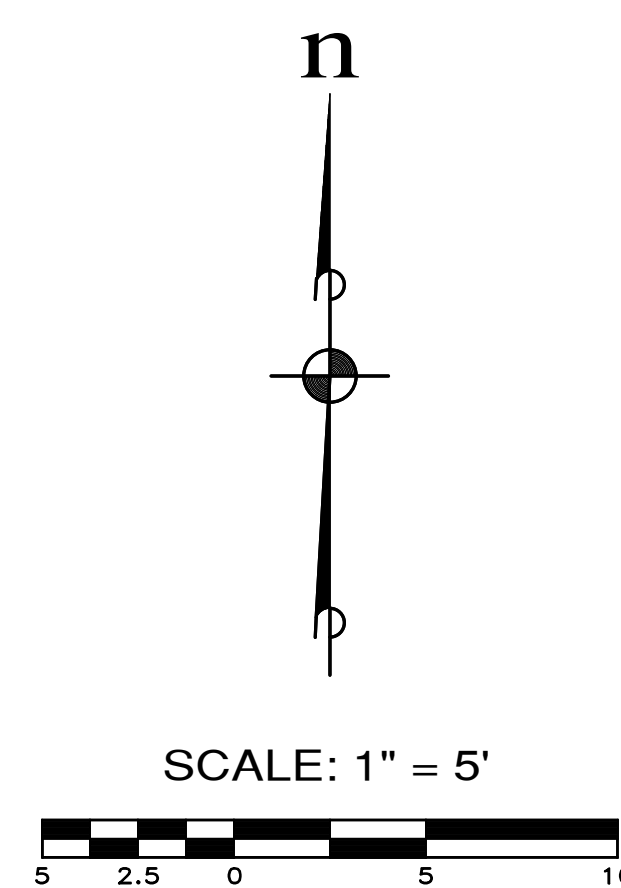
STATION	OFFSET	ELEV.
18+08.47	10.00' LT	285.30
1/4 Δ	---	285.59
1/2 Δ	---	285.96
3/4 Δ	---	286.25
ECR	70+25.00 19.50' RT	286.29
Δ=90°00'00" R=15.00' L=23.56'		

CURB RAMP #26
SPOT ELEVATION CHART

POINT	ELEVATION
A	285.74 (@ FL)
B	286.25 (@ FL)
C	286.49
D	286.64

CURB RAMP #27
SPOT ELEVATION CHART

POINT	ELEVATION
A	286.98 (@ FL)
B	287.25 (@ FL)
C	287.47 (@ FL)
D	287.73 (@ FL)
E	287.48
F	288.23
G	287.81
H	287.89
I	287.89
J	287.97



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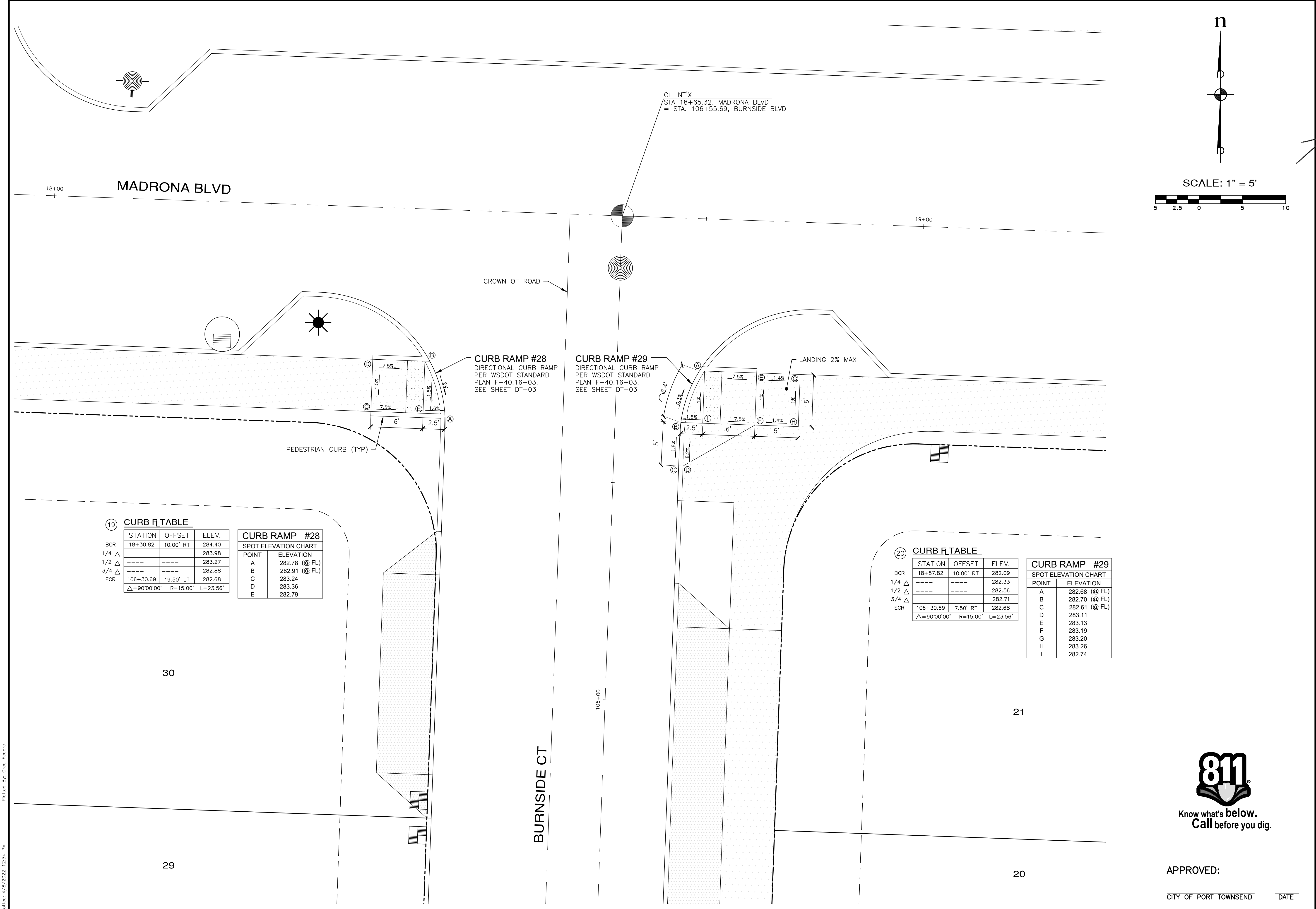
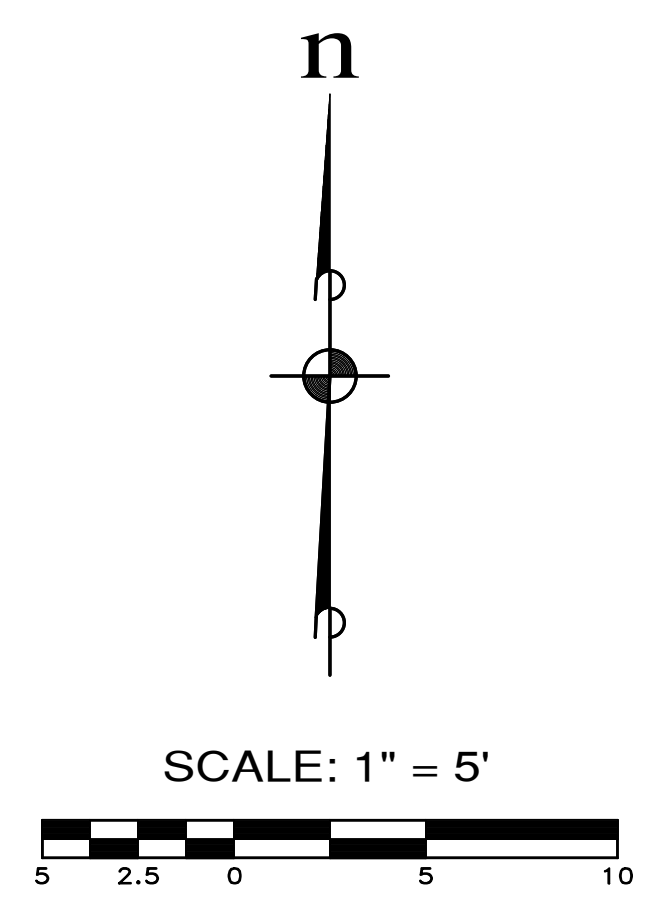
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19 CURB F TABLE

STATION	OFFSET	ELEV.
18+30.82	10.00' RT	284.40
---	---	283.98
---	---	283.27
---	---	282.88
106+30.69	19.50' LT	282.68

$\Delta=90^{\circ}00'00''$ R=15.00' L=23.56'
 BCR 1/4 Δ 1/2 Δ 3/4 Δ ECR

CURB RAMP #28
SPOT ELEVATION CHART

POINT	ELEVATION
A	282.78 (@ FL)
B	282.91 (@ FL)
C	283.24
D	283.36
E	282.79

20 CURB F TABLE

STATION	OFFSET	ELEV.
18+87.82	10.00' RT	282.09
---	---	282.33
---	---	282.56
---	---	282.71
106+30.69	7.50' RT	282.68

$\Delta=90^{\circ}00'00''$ R=15.00' L=23.56'
 BCR 1/4 Δ 1/2 Δ 3/4 Δ ECR

CURB RAMP #29
SPOT ELEVATION CHART

POINT	ELEVATION
A	282.68 (@ FL)
B	282.70 (@ FL)
C	282.61 (@ FL)
D	283.11
E	283.13
F	283.19
G	283.20
H	283.26
I	282.74



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22 CURB RAMP TABLE

STATION	OFFSET	ELEV.
BCR 19+59.47	10.00' LT	279.20
1/4 Δ		278.85
1/2 Δ		278.27
3/4 Δ		277.73
ECR 43+54.37	19.50' RT	277.47
Δ=90°00'00" R=15.00' L=23.56'		

CURB RAMP #30

SPOT ELEVATION CHART	
POINT	ELEVATION
A	277.53 (@ FL)
B	277.33 (@ FL)
C	278.02 (@ FL)
D	277.82

23 CURB RAMP TABLE

STATION	OFFSET	ELEV.
BCR 20+09.47	10.00' LT	277.17
1/4 Δ		277.39
1/2 Δ		277.57
3/4 Δ		277.66
ECR 43+54.37	0.50' LT	277.61
Δ=90°00'00" R=20.00' L=23.56'		

CURB RAMP #31

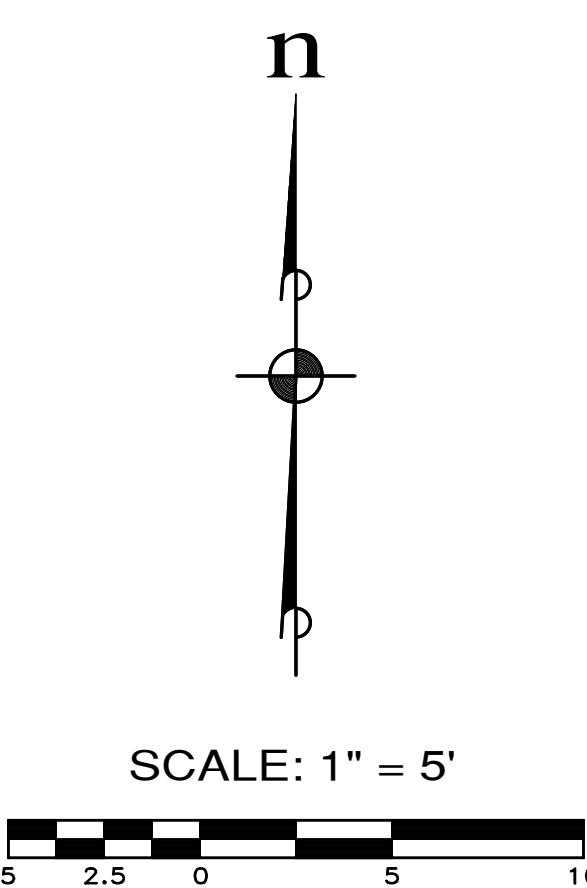
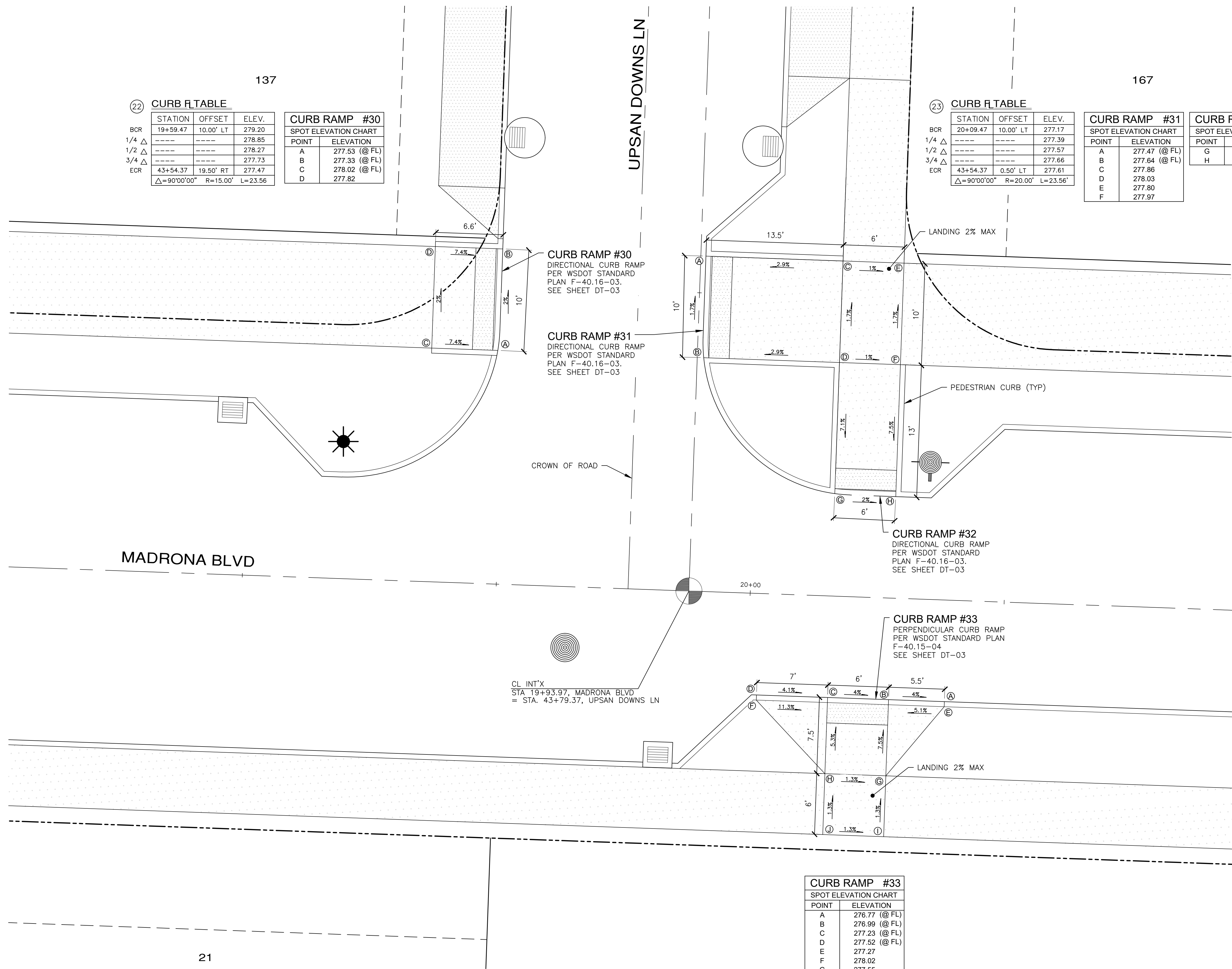
SPOT ELEVATION CHART	
POINT	ELEVATION
A	277.47 (@ FL)
B	277.64 (@ FL)
C	277.86
D	278.03
E	277.80
F	277.97

CURB RAMP #32


SPOT ELEVATION CHART	
POINT	ELEVATION
G	277.11 (@ FL)
H	276.99 (@ FL)

CURB RAMP #33


SPOT ELEVATION CHART	
POINT	ELEVATION
A	276.77 (@ FL)
B	276.99 (@ FL)
C	277.23 (@ FL)
D	277.52 (@ FL)
E	277.27
F	278.02
G	277.55
H	277.63
I	277.63
J	277.71



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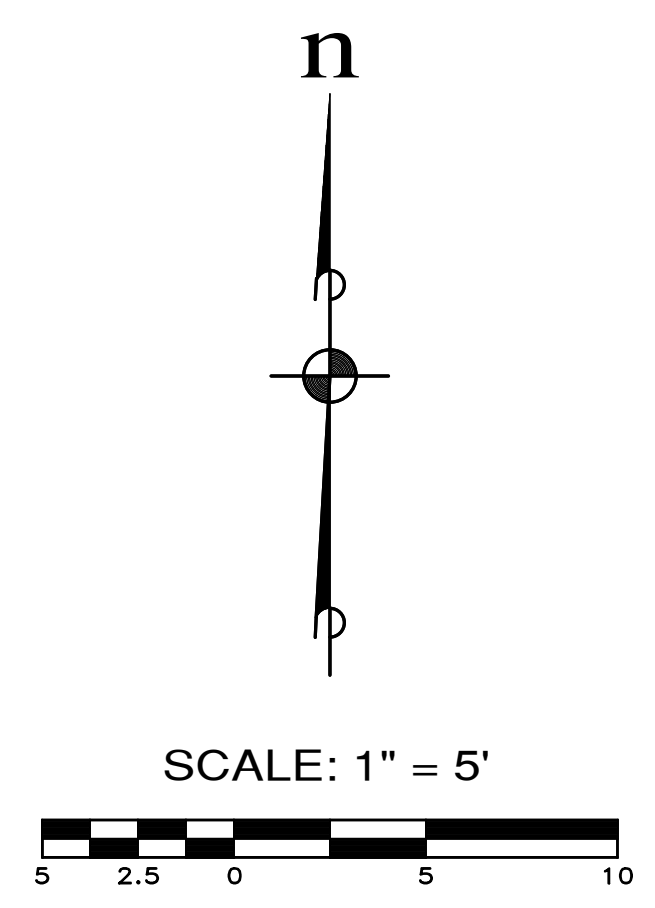


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CURB RAMP #35
SPOT ELEVATION CHART

POINT	ELEVATION
A	265.87 (@ FL)
B	265.81 (@ FL)
C	266.43
D	266.37
E	266.53
F	266.47

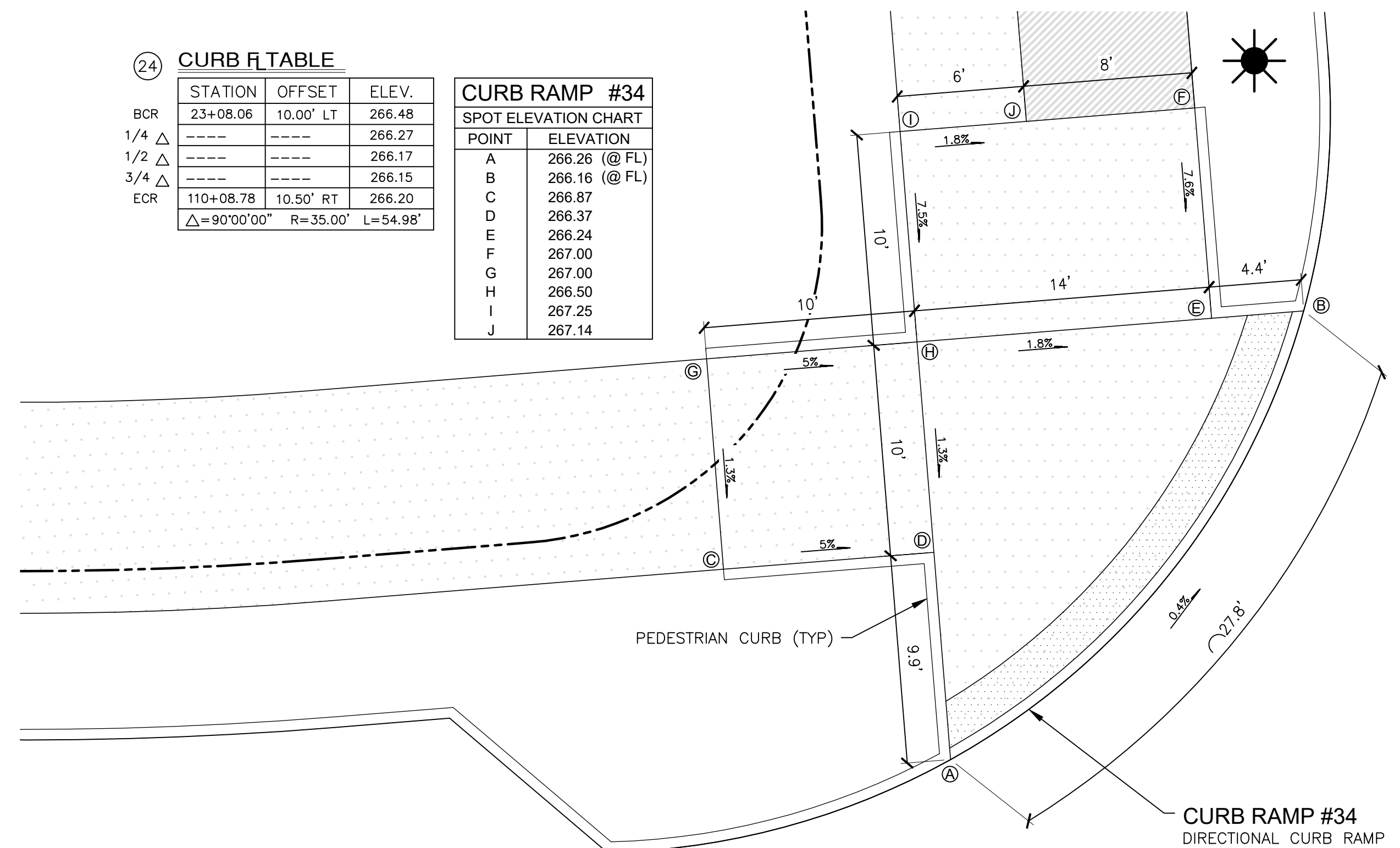
(24) CURB R TABLE

STATION	OFFSET	ELEV.
BCR 23+08.06	10.00' LT	266.48
1/4 Δ	-----	266.27
1/2 Δ	-----	266.17
3/4 Δ	-----	266.15
ECR 110+08.78	10.50' RT	266.20

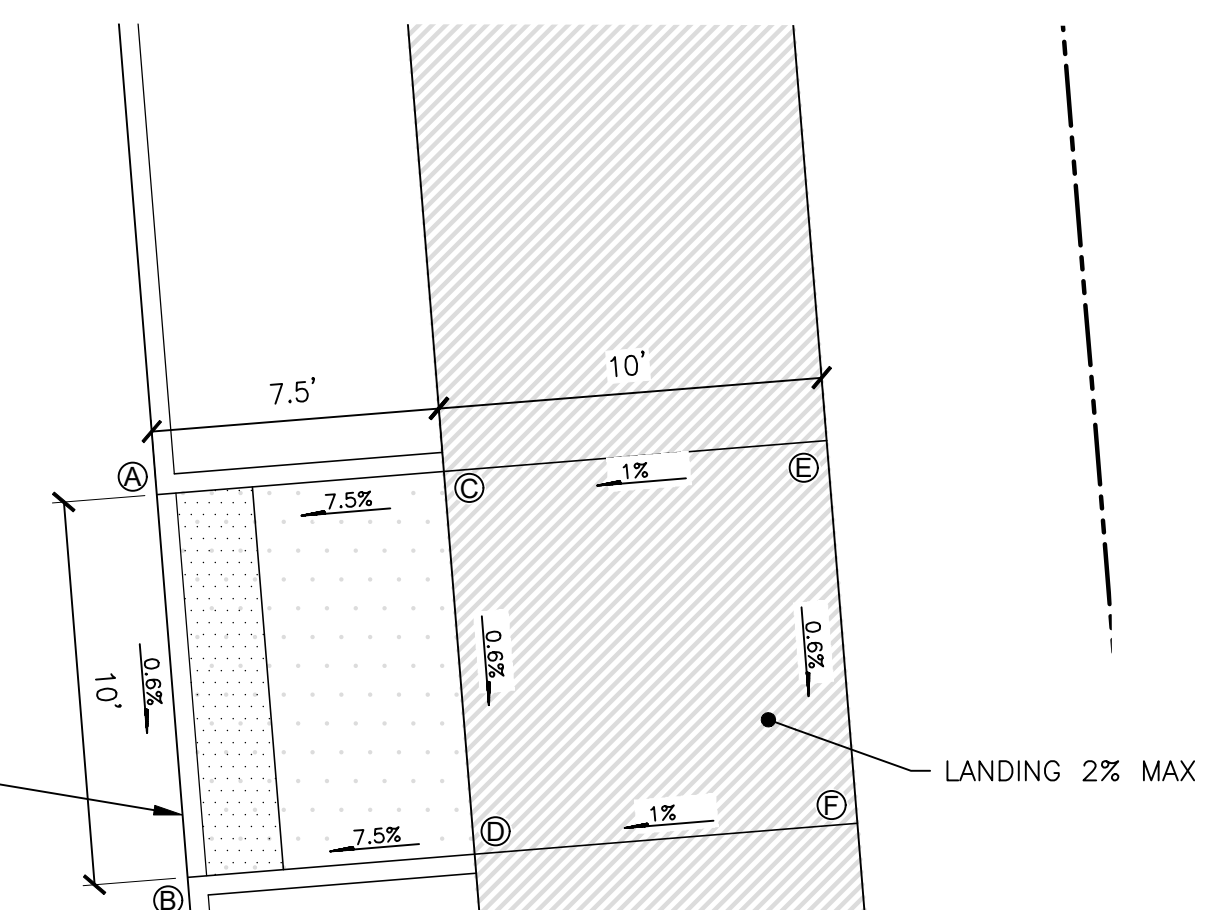
Δ=90°00'00" R=35.00' L=54.98'

CURB RAMP #34
SPOT ELEVATION CHART

POINT	ELEVATION
A	266.26 (@ FL)
B	266.16 (@ FL)
C	266.87
D	266.37
E	266.24
F	267.00
G	267.00
H	266.50
I	267.25
J	267.14

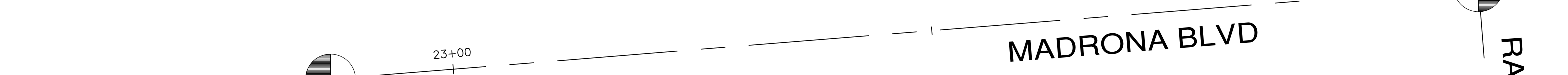


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PERPENDICULAR CURB RAMP
PER WSDOT STANDARD PLAN
F-40.16-03.
SEE SHEET DT-03

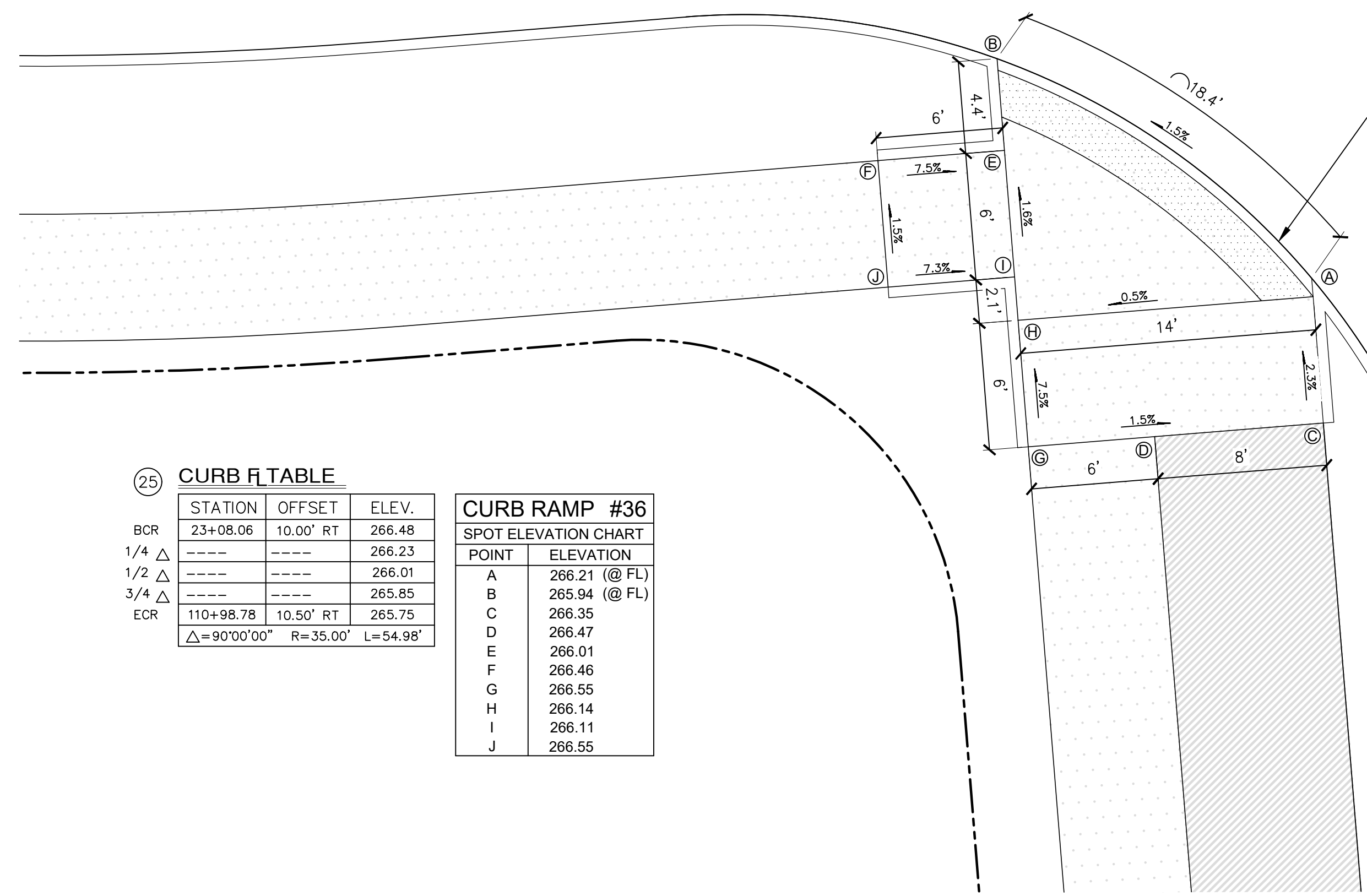


CURB RAMP #34
DIRECTIONAL CURB RAMP
PER WSDOT STANDARD
PLAN F-40.16-03.
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CL INT'X
STA. 23+53.56, MADRONA BLVD
= STA. 110+53.78, RAINIER ST



CURB RAMP #36
DIRECTIONAL CURB RAMP
PER WSDOT STANDARD
PLAN F-40.16-03.
SEE SHEET DT-03



(25) CURB R TABLE

STATION	OFFSET	ELEV.
BCR 23+08.06	10.00' RT	266.48
1/4 Δ	-----	266.23
1/2 Δ	-----	266.01
3/4 Δ	-----	265.85
ECR 110+98.78	10.50' RT	265.75

Δ=90°00'00" R=35.00' L=54.98'

CURB RAMP #36
SPOT ELEVATION CHART

POINT	ELEVATION
A	266.21 (@ FL)
B	265.94 (@ FL)
C	266.35
D	266.47
E	266.01
F	266.46
G	266.55
H	266.14
I	266.11
J	266.55



APPROVED:
CITY OF PORT TOWNSEND DATE

File: \\esmb\ENR\ESM\JOBS\2090\003\021\plots\CR-11.dwg
 Plotted: 4/29/2022 11:53 PM
 Plotted By: Greg Feltore

File: \\esmb\ENR\ESM\JDES\2090\03\021\plots\CR-12.dwg
 Plotted: 4/25/2022 2:08 PM
 Plotted By: Greg Feltner

26 CURB F.T. TABLE

STATION	OFFSET	ELEV.	
94+67.69	7.50' LT	288.41	
1/4 Δ	-----	288.24	
1/2 Δ	-----	288.02	
3/4 Δ	-----	287.64	
ECR	86+24.53	19.50' LT	287.41
Δ=90°00'00" R=15.00' L=23.56'			

CURB RAMP #37
 SPOT ELEVATION CHART

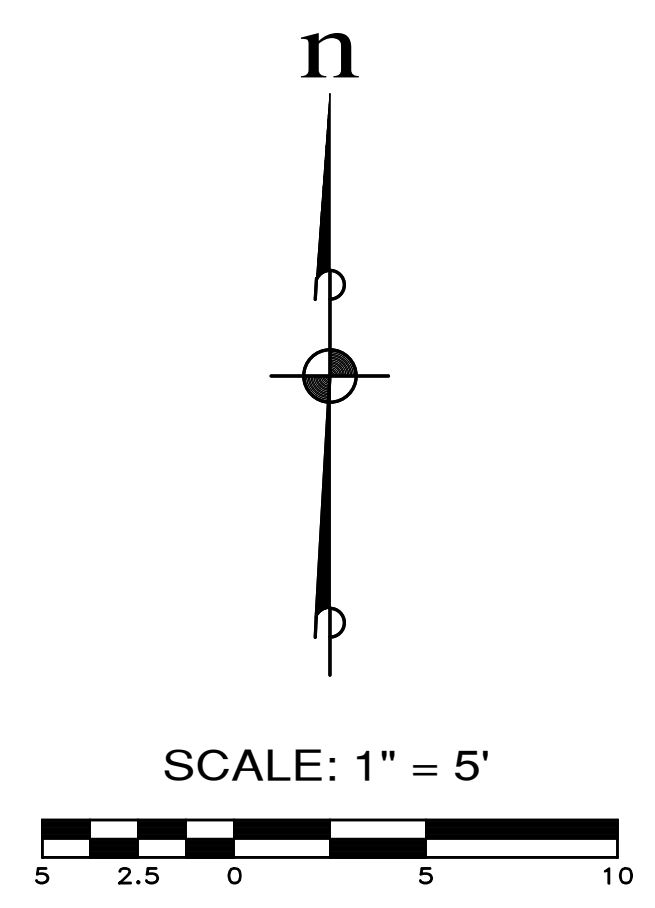
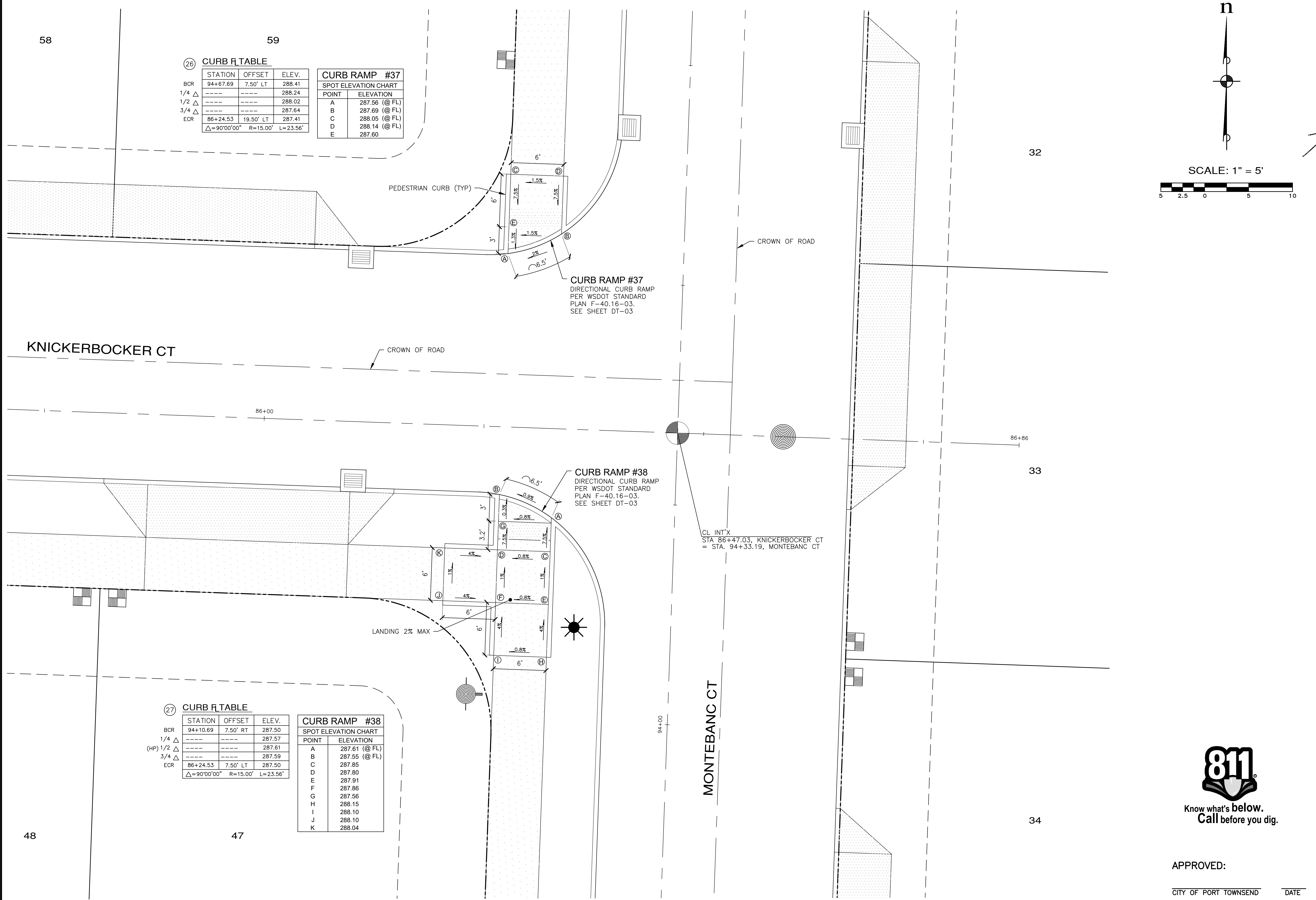
POINT	ELEVATION
A	287.56 (@ FL)
B	287.69 (@ FL)
C	288.05 (@ FL)
D	288.14 (@ FL)
E	287.60

27 CURB F.T. TABLE

STATION	OFFSET	ELEV.	
94+10.69	7.50' RT	287.50	
1/4 Δ	-----	287.57	
(HP) 1/2 Δ	-----	287.61	
3/4 Δ	-----	287.59	
ECR	86+24.53	7.50' LT	287.50
Δ=90°00'00" R=15.00' L=23.56'			

CURB RAMP #38
 SPOT ELEVATION CHART

POINT	ELEVATION
A	287.61 (@ FL)
B	287.55 (@ FL)
C	287.85
D	287.80
E	287.91
F	287.86
G	287.56
H	288.15
I	288.10
J	288.10
K	288.04



REVISIONS

NO.	DESCRIPTION/DATE	BY

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 Land Planning
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MONTEBANC MANAGEMENT, LLC
 MADRONA RIDGE PUD
 CURB RAMP DETAILS

PORT TOWNSEND WASHINGTON

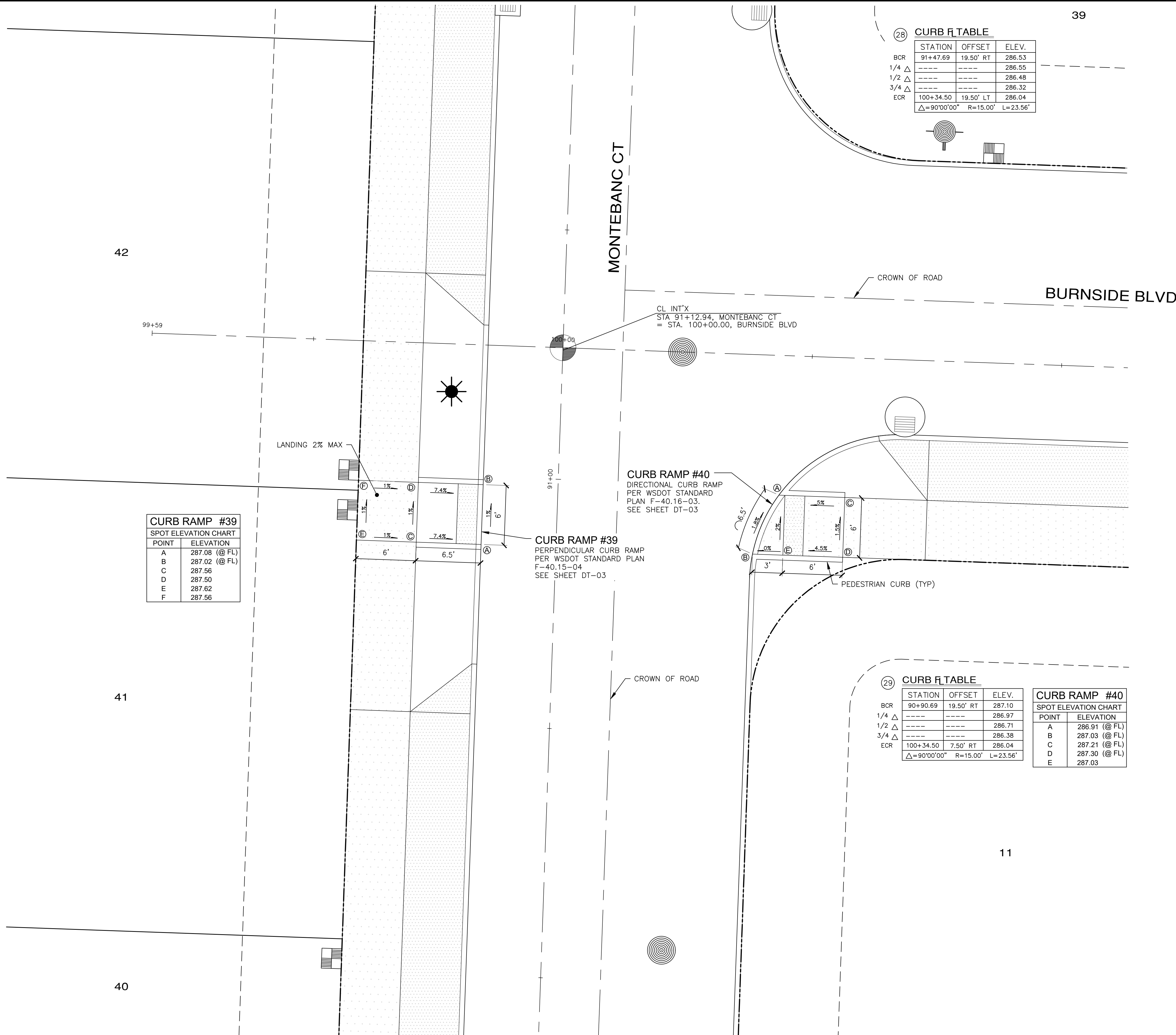
JOB NO.: 2090-003-021
 DWG. NAME: CR-12
 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 4/08/2022
 DATE OF PRINT:

APPROVED: _____
 CITY OF PORT TOWNSEND DATE

CR-12
 89 OF 90 SHEETS



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 Plotted: 4/8/2022 2:20 PM
 Plotted By: Greg Fabore



CURB RAMP #39
 SPOT ELEVATION CHART

POINT	ELEVATION
A	287.08 (@ FL)
B	287.02 (@ FL)
C	287.56
D	287.50
E	287.62
F	287.56

28 CURB R TABLE

STATION	OFFSET	ELEV.
BCR 91+47.69	19.50' RT	286.53
1/4 Δ		286.55
1/2 Δ		286.48
3/4 Δ		286.32
ECR 100+34.50	19.50' LT	286.04

Δ=90°00'00" R=15.00' L=23.56'

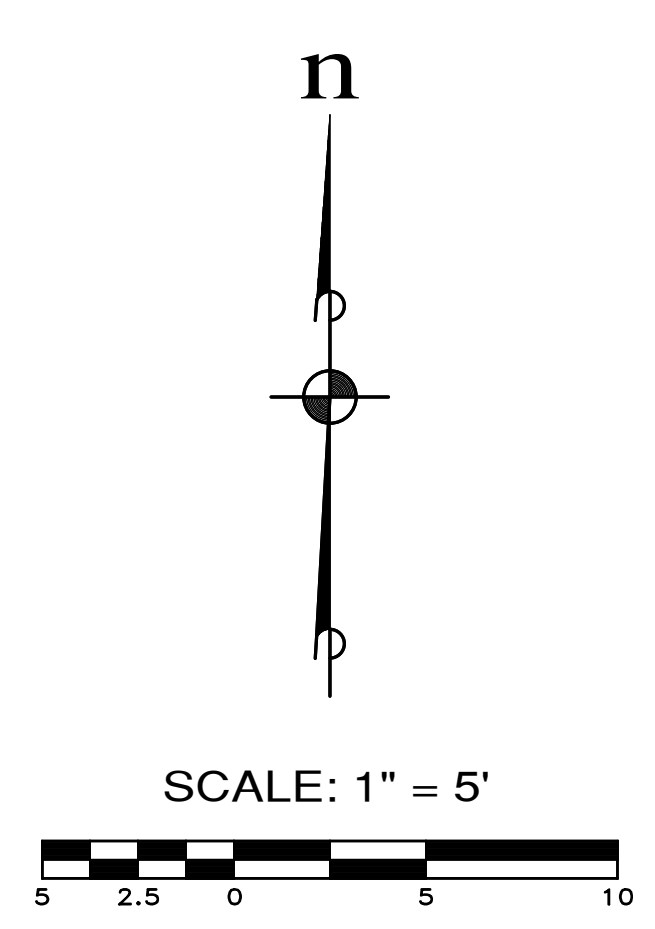
29 CURB R TABLE

STATION	OFFSET	ELEV.
BCR 90+90.69	19.50' RT	287.10
1/4 Δ		286.97
1/2 Δ		286.71
3/4 Δ		286.38
ECR 100+34.50	7.50' RT	286.04

Δ=90°00'00" R=15.00' L=23.56'

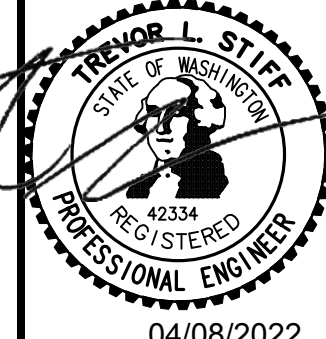
CURB RAMP #40
 SPOT ELEVATION CHART

POINT	ELEVATION
A	286.91 (@ FL)
B	287.03 (@ FL)
C	287.21 (@ FL)
D	287.30 (@ FL)
E	287.03



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 DWG. NAME: CR-13
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 DRAWN BY: CLR
 CHECKED BY: _____
 DATE: 4/08/2022
 DATE OF PRINT: _____
CR-13
 90 OF 90 SHEETS