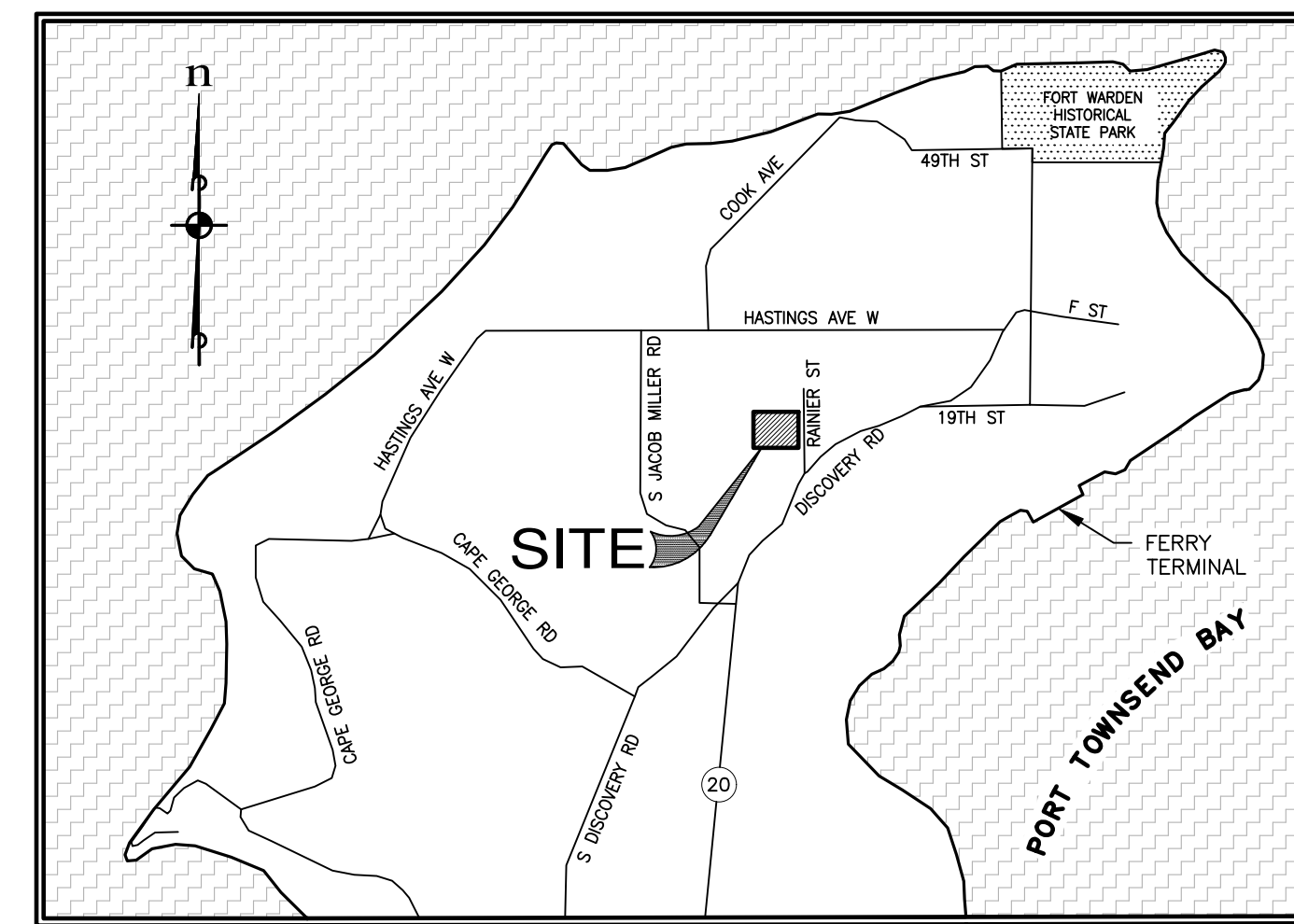
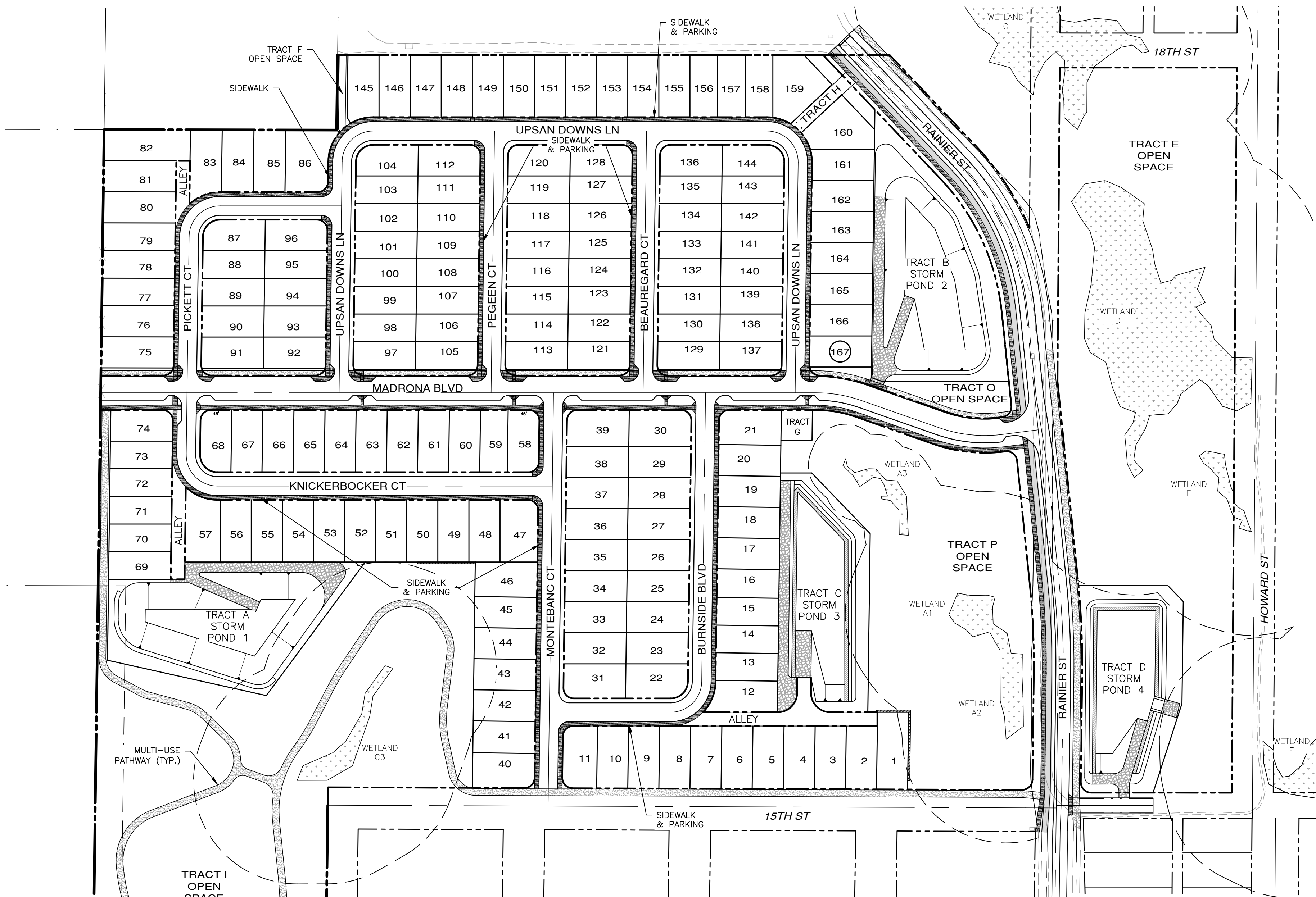
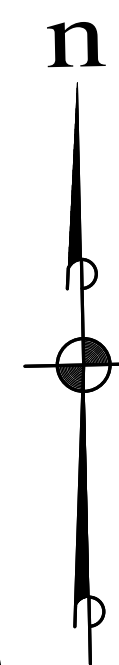


SCALE: 1" = 100'



VICINITY MAP  
NOT TO SCALE

**SHEET INDEX**

Dwg.	Description
PP-01	COVER SHEET
PP-02	EXISTING CONDITIONS
PP-03	ROW & BUFFER PLAN
PP-04	DEVELOPMENT AREA PLAN
PP-05 - PP-08	PRELIMINARY SITE PLAN
PP-09 - PP-12	PRELIMINARY GRADING PLAN
PP-13 - PP-16	PRELIMINARY POND LAYOUT
PP-17 - PP-20	PRELIMINARY ROADWAY & UTILITY PLAN
PP-21	RAINIER STREET (SOUTH)
PP-22 - PP-25	PRELIMINARY LANDSCAPE PLAN
PP-26	PRELIMINARY LANDSCAPE DETAILS & NOTES
PP-27	STREET SECTIONS

**PROJECT TEAM**

<p><b>OWNER/DEVELOPER</b> MONTEBANC MANAGEMENT, LLC 400 NW GILMAN BLVD. #2781 ISSAQUAH, WA 98027 CONTACT: PAUL DEVENZIO PHONE: (206) 391-8366</p> <p><b>CIVIL ENGINEER/PLANNER</b> ESM CONSULTING ENGINEERS 33400 8TH AVE S SUITE #205 FEDERAL WAY, WA 98003 CONTACT: TREVOR STIFF PE/JOHN EVERETT PHONE: (253) 838-6113</p> <p><b>GEOTECHNICAL ENGINEER</b> ASPECT CONSULTING, LLC 350 MADISON AVE N BAINBRIDGE ISLAND, WA 98110 CONTACT: ALISON DENNISON, LEG PHONE: (206) 780-7717</p>	<p><b>WETLAND BIOLOGIST</b> WETLAND RESOURCES, INC 9505 19TH AVE SE, SUITE 106 EVERETT, WA 98208 CONTACT: SCOTT BRAINARD, PWS PRINCIPAL ECOLOGIST PHONE: (425)-337-3174</p> <p><b>WETLAND BIOLOGIST</b> LOGGY SOIL AND WETLAND CONSULTANTS P.O. BOX 2347 PORT ANGELES, WA 98362 CONTACT: W DAVID LOGGY PHONE: (360) 457-3920</p> <p><b>SURVEYOR</b> VAN ALLER SURVEYING 10 STREIT RD SEQUIM, WA 98382 CONTACT: BRIAN VAN ALLER, PLS PHONE: (360) 683-3438</p> <p><b>TRAFFIC ENGINEER</b> GIBSON TRAFFIC CONSULTANTS, INC. 2813 ROCKEFELLER AVE., SUITE B EVERETT, WA 98201 CONTACT: PHONE: (425) 339-8266</p>
---	---

**SITE STATISTICS**

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:	5,951 SF
SMALLEST LOT:	3,600 SF
AVERAGE LOT:	3,979 SF
SEWERAGE SYSTEM:	PUBLIC
WATER SUPPLY:	PUBLIC
FIRE DISTRICT:	CITY OF PORT TOWNSEND

**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

**PARKING PROVIDED**

OFF-STREET PARKING (4 PER LOT):	668
ON-STREET PARKING:	154
TOTAL:	822

REVISIONS		
NO.	DESCRIPTION/DATE	BY

**TREVOR L. STIFF**  
STATE OF WASHINGTON  
REG/REGISTERED  
PROFESSIONAL ENGINEER  
10/25/2021

**ESM CONSULTING ENGINEERS, LLC**  
33400 8TH AVE S SUITE #205  
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**MONTEBANC MANAGEMENT, LLC**  
**MADRONA RIDGE P.U.D.**  
COVER SHEET  
CITY OF PORT TOWNSEND  
WASHINGTON

JOB NO.:	2090-003-021
DWG. NAME:	PP-01
DESIGNED BY:	TLS
DRAWN BY:	CG
CHECKED BY:	
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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

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

TREVOR L. STAFF  
 STATE OF WASHINGTON  
 42334  
 REGISTERED  
 PROFESSIONAL ENGINEER  
 10/25/2021

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



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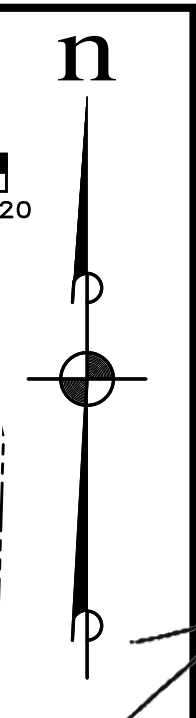
MONTEBANC MANAGEMENT, LLC  
 MADRONA RIDGE P.U.D.  
 CITY OF PORT TOWNSEND  
 EXISTING CONDITIONS  
 WASHINGTON

JOB NO.: 2090-003-021  
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 DRAWN BY: CG  
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM

SCALE: 1" = 60'



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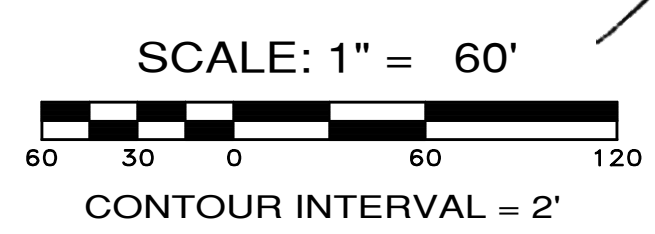
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MONTEBANC MANAGEMENT, LLC  
**MADRONA RIDGE P.U.D.**  
 CITY OF PORT TOWNSEND ROW & BUFFER PLAN  
 WASHINGTON  
 JOB NO.: 2090-003-021  
 DWG. NAME: PP-03  
 DESIGNED BY: TJS  
 DRAWN BY: CG  
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 DATE: 10/25/2021  
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 3 OF 27 SHEETS

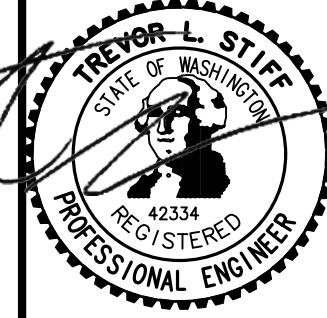


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 TREVOR L. STAFF  
 STATE OF WASHINGTON  
 REG. # 42334  
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 10/25/2021

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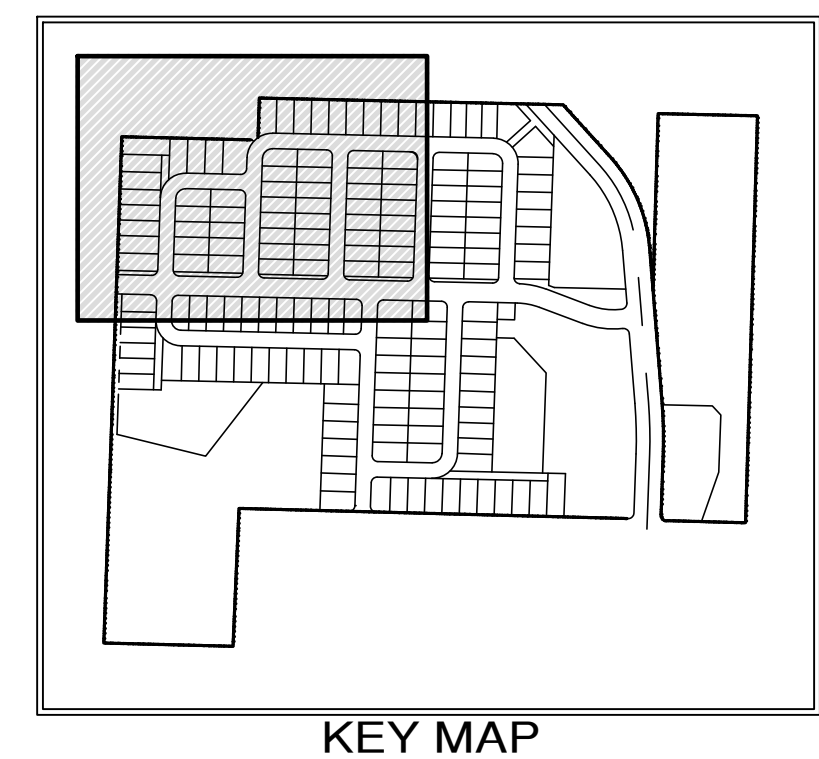
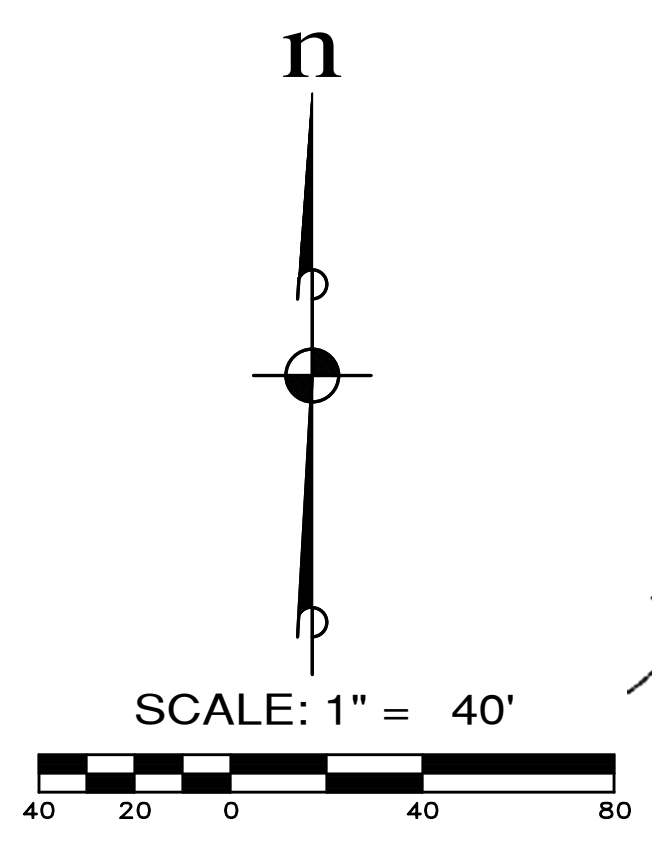
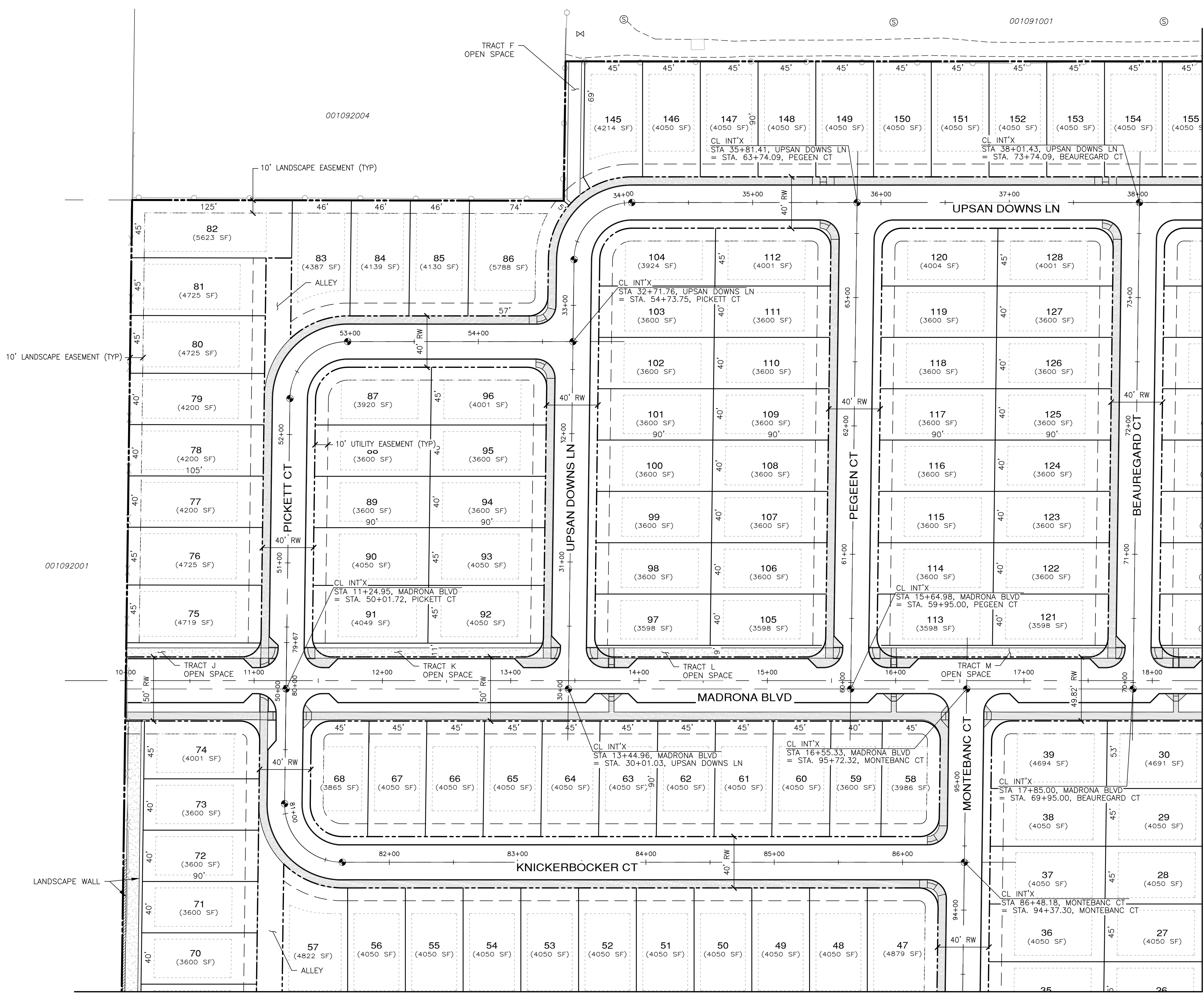
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 CITY OF PORT TOWNSEND DEVELOPMENT AREA PLAN  
 WASHINGTON

JOB NO.: 2090-003-021  
 DWG. NAME: PP-04  
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 DATE: 10/25/2021  
 DATE OF PRINT:

PP-04  
 4 OF 27 SHEETS

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



- LEGEND**
- BUILDING SETBACK LINE
  - LOT LINE/TRACT LINE
  - RIGHT OF WAY LINE
  - MONUMENT
  - SIDEWALK
  - MULTI-USE PATHWAY
  - CURB RAMP

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

**TRACT AREA TABLE**

TRACT	USE	AREA (S.F.)
TRACT F	OPEN SPACE	1647
TRACT J	OPEN SPACE	1105
TRACT K	OPEN SPACE	1833
TRACT L	OPEN SPACE	1539
TRACT M	OPEN SPACE	1539

REVISIONS

NO.	DESCRIPTION/DATE	BY

TREVOR L. STAFF  
 STATE OF WASHINGTON  
 REG. NO. 42334  
 PROFESSIONAL ENGINEER  
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MONTEBANC MANAGEMENT, LLC  
 MADRONA RIDGE P.U.D.  
 PRELIMINARY SITE PLAN  
 CITY OF PORT TOWNSEND  
 WASHINGTON

JOB NO.: 2090-003-021  
 DWG. NAME: PP-05  
 DESIGNED BY: TJS  
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 CHECKED BY:  
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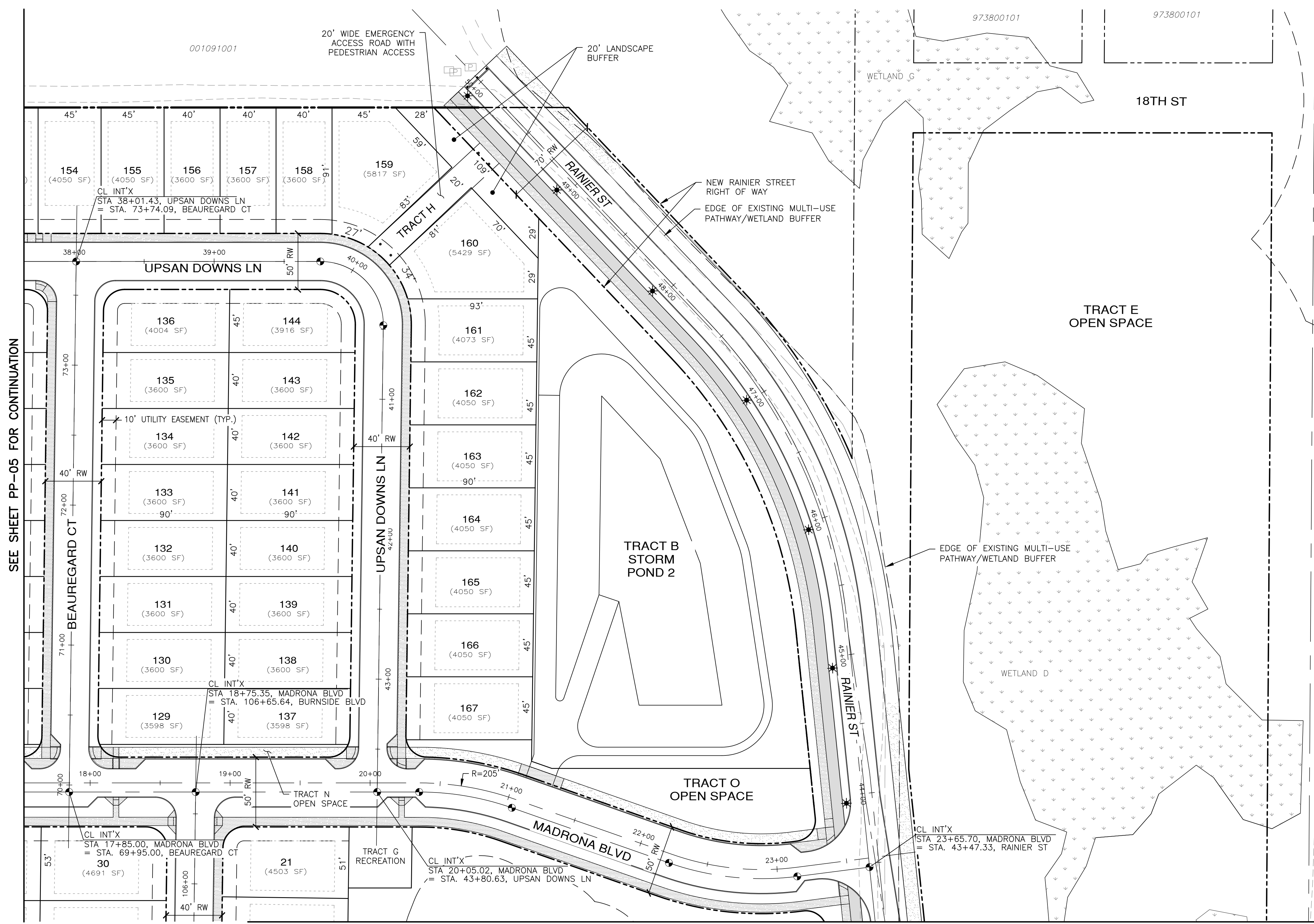


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SEE SHEET PP-07 FOR CONTINUATION

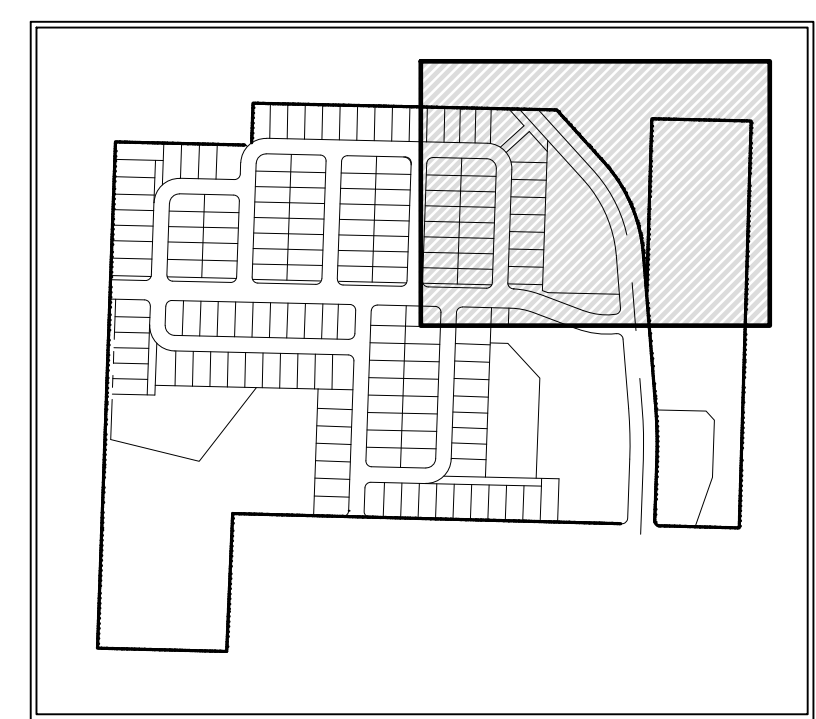
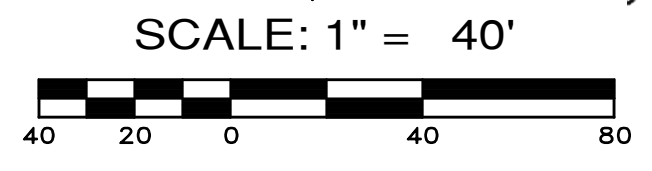
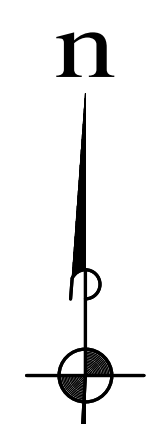
SEE SHEET PP-06 FOR CONTINUATION

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



SEE SHEET PP-05 FOR CONTINUATION

SEE SHEET PP-08 FOR CONTINUATION



LEGEND

- BUILDING SETBACK LINE
- LOT LINE/TRACT LINE
- - - RIGHT OF WAY LINE
- MONUMENT
- ▬ SIDEWALK
- ▬ BIKE LANE
- ▬ MULTI-USE PATHWAY
- ▽ CURB RAMP
- \* STREET LIGHT

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.)
TRACT B	STORM POND 2	53972
TRACT E	OPEN SPACE	212188
TRACT G	RECREATION	1962
TRACT H	PRIVATE ACCESS & UTILITIES	4197
TRACT N	OPEN SPACE	1539
TRACT O	OPEN SPACE	9017

REVISIONS

NO.	DESCRIPTION/DATE	BY

TREVOR L. STIFF  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
42334  
10/25/2021

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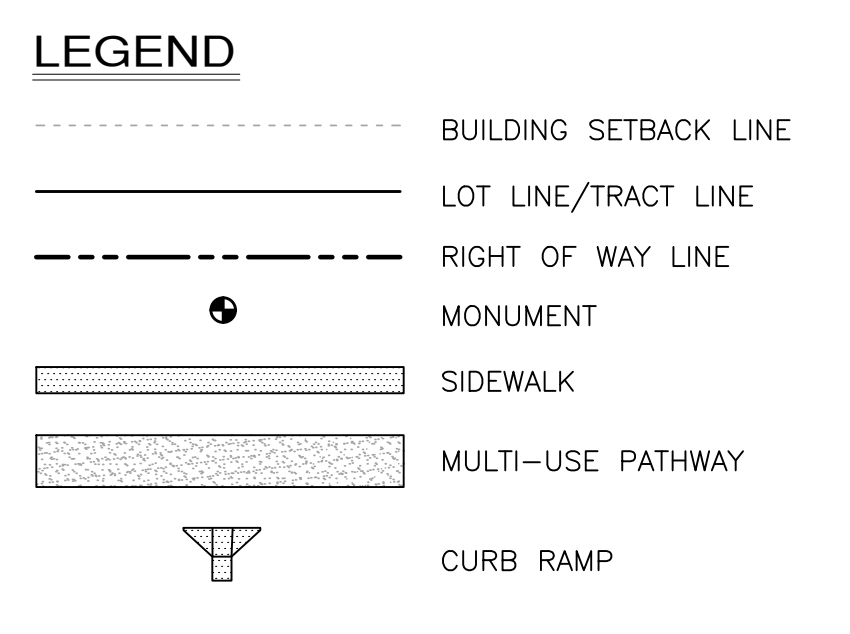
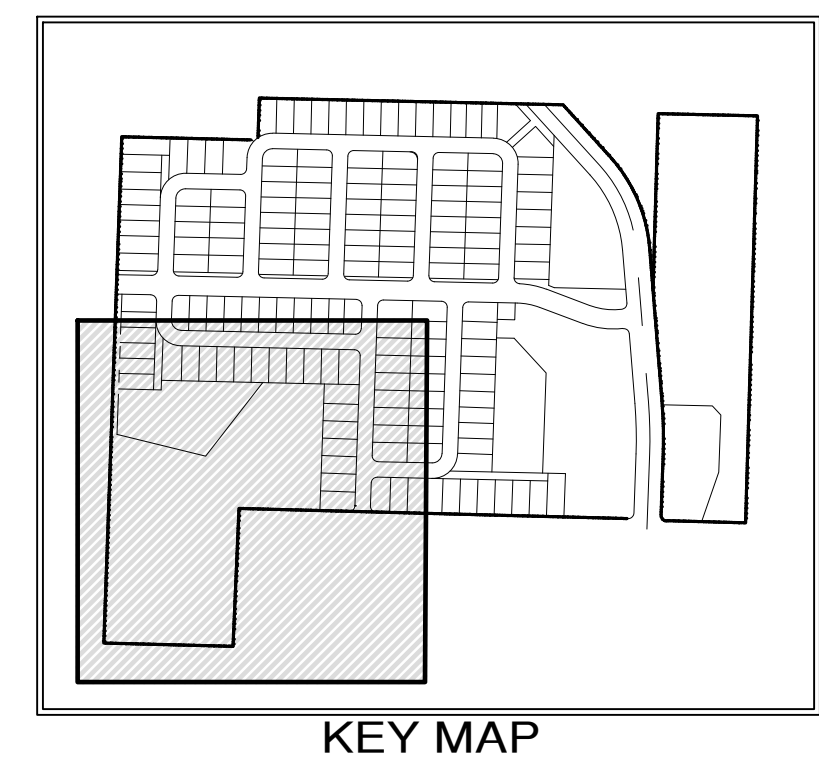
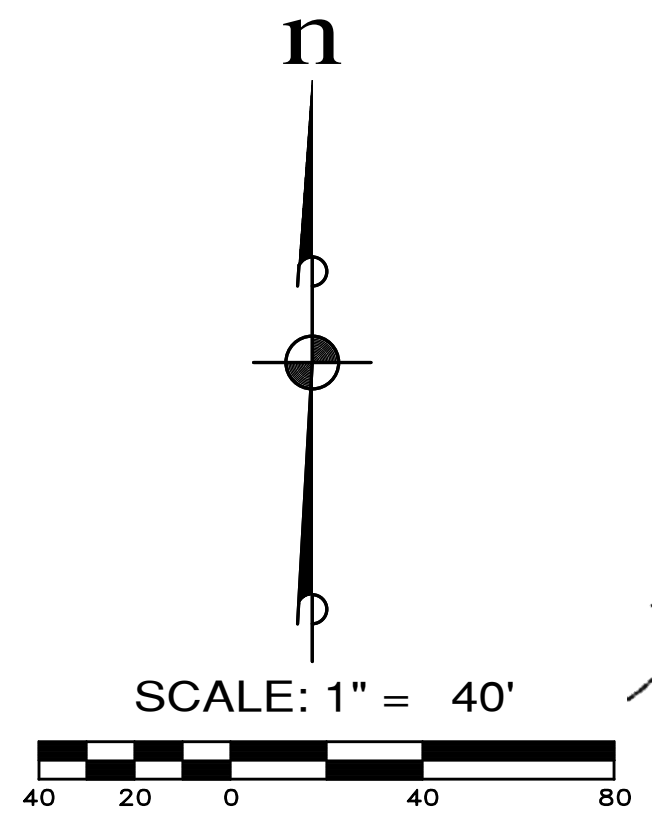
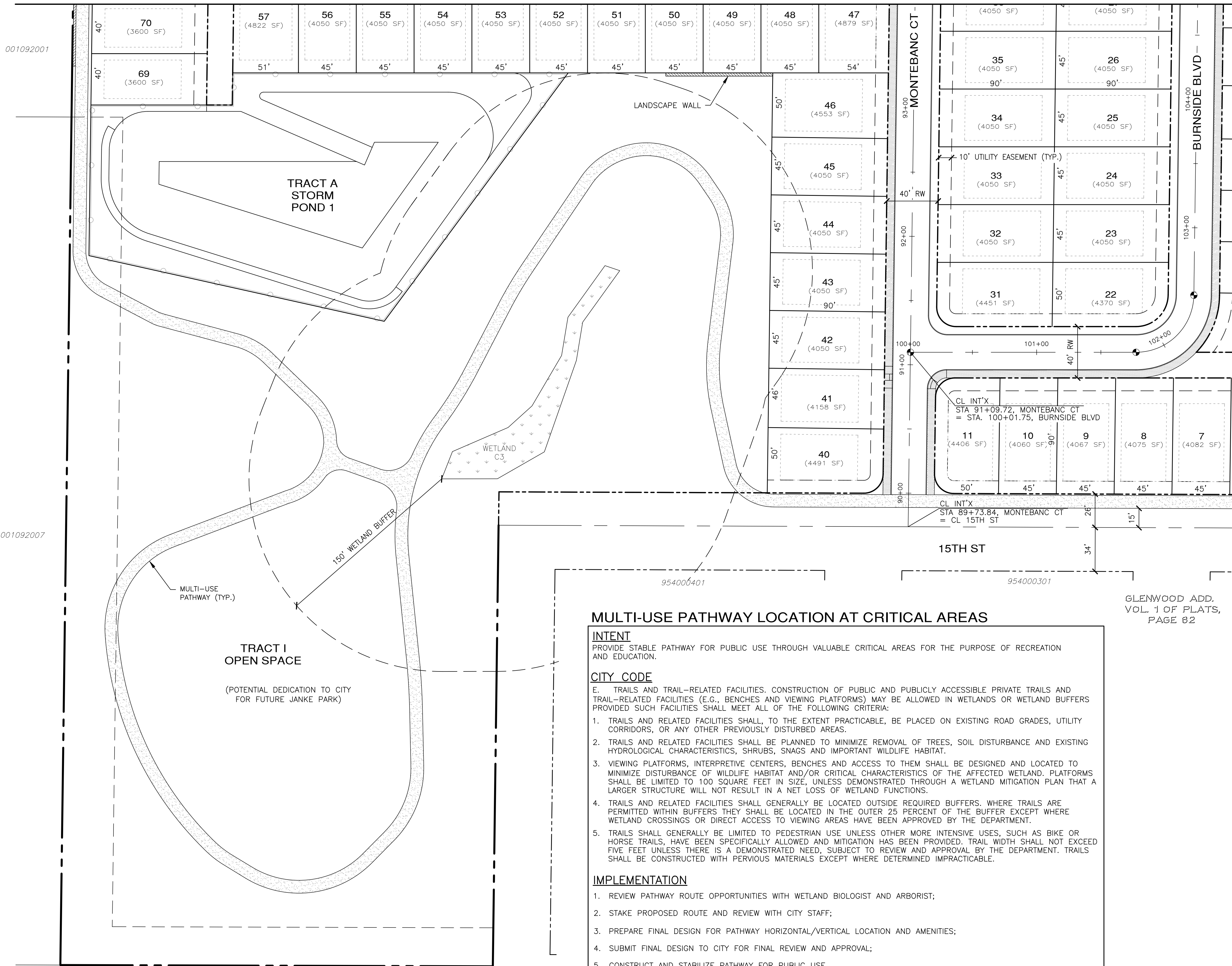
MONTEBANC MANAGEMENT, LLC  
WASHINGTON  
MADRONA RIDGE P.U.D.  
PRELIMINARY SITE PLAN  
CITY OF PORT TOWNSEND

JOB NO.: 2090-003-021  
DWG. NAME: PP-06  
DESIGNED BY: TLS  
DRAWN BY: CG  
CHECKED BY:  
DATE: 10/25/2021  
DATE OF PRINT:  
PP-06  
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Plotted By: Connie Corbett

SEE SHEET PP-05 FOR CONTINUATION



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

TRACT AREA TABLE		
TRACT	USE	AREA (S.F.)
TRACT A	STORM POND 1	49543
TRACT I	OPEN SPACE	253230

**MULTI-USE PATHWAY LOCATION AT CRITICAL AREAS**

**INTENT**  
 PROVIDE STABLE PATHWAY FOR PUBLIC USE THROUGH VALUABLE CRITICAL AREAS FOR THE PURPOSE OF RECREATION AND EDUCATION.

**CITY CODE**  
 E. TRAILS AND TRAIL-RELATED FACILITIES. CONSTRUCTION OF PUBLIC AND PUBLICLY ACCESSIBLE PRIVATE TRAILS AND TRAIL-RELATED FACILITIES (E.G., BENCHES AND VIEWING PLATFORMS) MAY BE ALLOWED IN WETLANDS OR WETLAND BUFFERS PROVIDED SUCH FACILITIES SHALL MEET ALL OF THE FOLLOWING CRITERIA:

- TRAILS AND RELATED FACILITIES SHALL, TO THE EXTENT PRACTICABLE, BE PLACED ON EXISTING ROAD GRADES, UTILITY CORRIDORS, OR ANY OTHER PREVIOUSLY DISTURBED AREAS.
- TRAILS AND RELATED FACILITIES SHALL BE PLANNED TO MINIMIZE REMOVAL OF TREES, SOIL DISTURBANCE AND EXISTING HYDROLOGICAL CHARACTERISTICS, SHRUBS, SNAGS AND IMPORTANT WILDLIFE HABITAT.
- VIEWING PLATFORMS, INTERPRETIVE CENTERS, BENCHES AND ACCESS TO THEM SHALL BE DESIGNED AND LOCATED TO MINIMIZE DISTURBANCE OF WILDLIFE HABITAT AND/OR CRITICAL CHARACTERISTICS OF THE AFFECTED WETLAND. PLATFORMS SHALL BE LIMITED TO 100 SQUARE FEET IN SIZE, UNLESS DEMONSTRATED THROUGH A WETLAND MITIGATION PLAN THAT A LARGER STRUCTURE WILL NOT RESULT IN A NET LOSS OF WETLAND FUNCTIONS.
- TRAILS AND RELATED FACILITIES SHALL GENERALLY BE LOCATED OUTSIDE REQUIRED BUFFERS. WHERE TRAILS ARE PERMITTED WITHIN BUFFERS THEY SHALL BE LOCATED IN THE OUTER 25 PERCENT OF THE BUFFER EXCEPT WHERE WETLAND CROSSINGS OR DIRECT ACCESS TO VIEWING AREAS HAVE BEEN APPROVED BY THE DEPARTMENT.
- TRAILS SHALL GENERALLY BE LIMITED TO PEDESTRIAN USE UNLESS OTHER MORE INTENSIVE USES, SUCH AS BIKE OR HORSE TRAILS, HAVE BEEN SPECIFICALLY ALLOWED AND MITIGATION HAS BEEN PROVIDED. TRAIL WIDTH SHALL NOT EXCEED FIVE FEET UNLESS THERE IS A DEMONSTRATED NEED, SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENT. TRAILS SHALL BE CONSTRUCTED WITH PERVIOUS MATERIALS EXCEPT WHERE DETERMINED IMPRACTICABLE.

**IMPLEMENTATION**

- REVIEW PATHWAY ROUTE OPPORTUNITIES WITH WETLAND BIOLOGIST AND ARBORIST;
- STAKE PROPOSED ROUTE AND REVIEW WITH CITY STAFF;
- PREPARE FINAL DESIGN FOR PATHWAY HORIZONTAL/VERTICAL LOCATION AND AMENITIES;
- SUBMIT FINAL DESIGN TO CITY FOR FINAL REVIEW AND APPROVAL;
- CONSTRUCT AND STABILIZE PATHWAY FOR PUBLIC USE.

SEE SHEET PP-08 FOR CONTINUATION

**REVISIONS**

NO.	DESCRIPTION/DATE	BY

**TREVOR L. STIFF**  
 STATE OF WASHINGTON  
 LICENSE NO. 42334  
 REGISTERED PROFESSIONAL ENGINEER  
 10/25/2021

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 Federal Way, WA 98003  
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**MONTEBANC MANAGEMENT, LLC**

**MADRONA RIDGE P.U.D.**

CITY OF PORT TOWNSEND PRELIMINARY SITE PLAN WASHINGTON

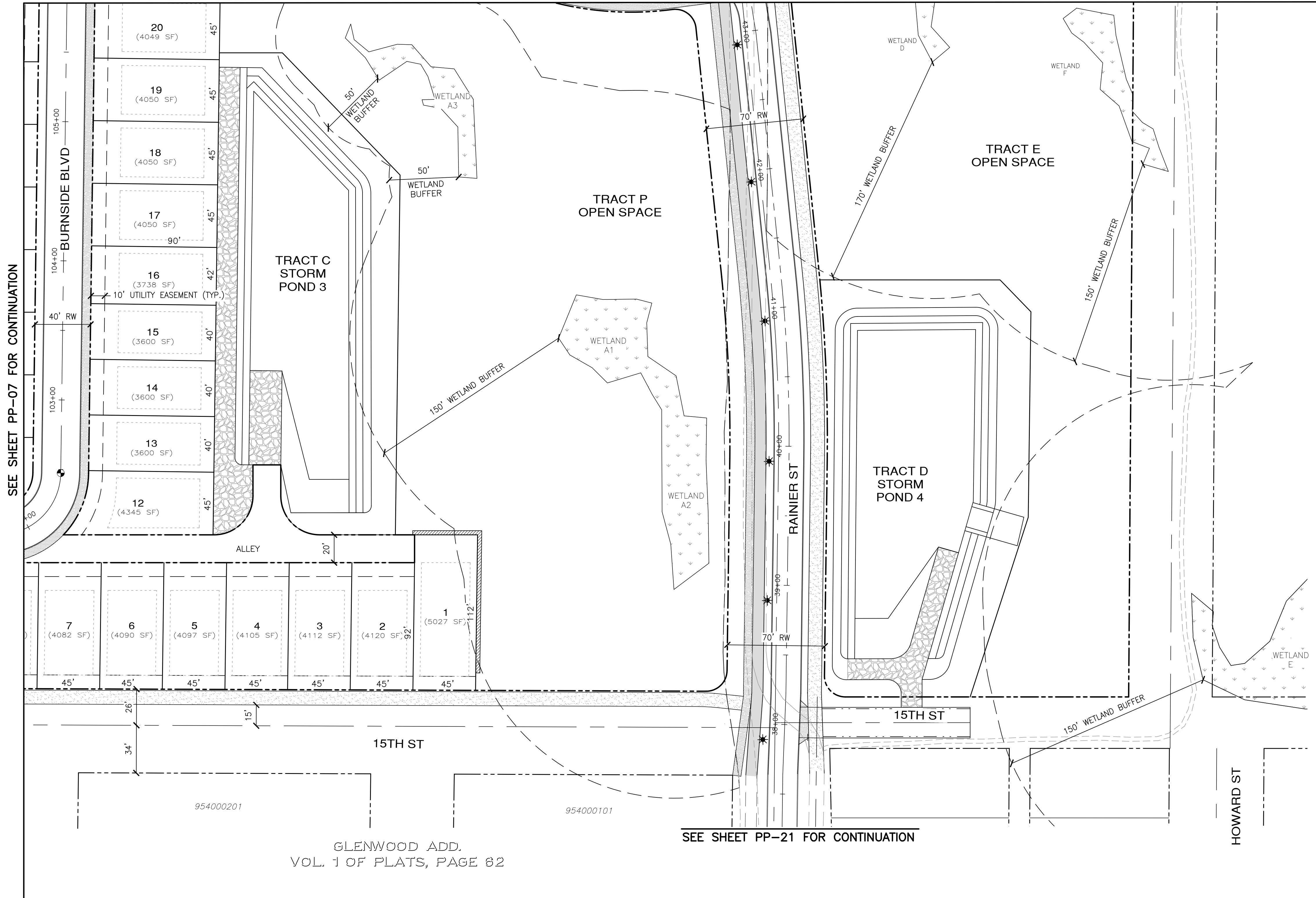
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 DRAWN BY: CG  
 CHECKED BY:  
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 DATE OF PRINT:

**811**  
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PP-07  
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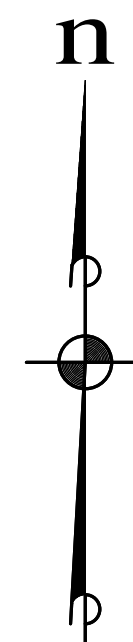
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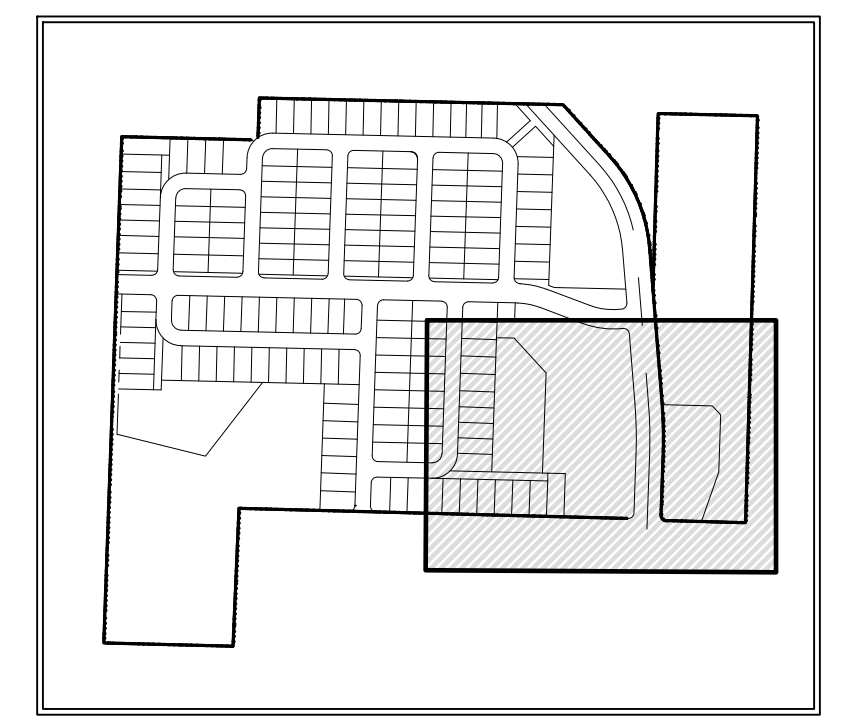


GLENWOOD ADD.  
VOL. 1 OF PLATS, PAGE 62

SEE SHEET PP-21 FOR CONTINUATION



SCALE: 1" = 40'



**LEGEND**

- BUILDING SETBACK LINE
- LOT LINE/TRACT LINE
- RIGHT OF WAY LINE
- MONUMENT
- SIDEWALK
- BIKE LANE
- MULTI-USE PATHWAY
- CURB RAMP
- STREET LIGHT

**NOTES:**

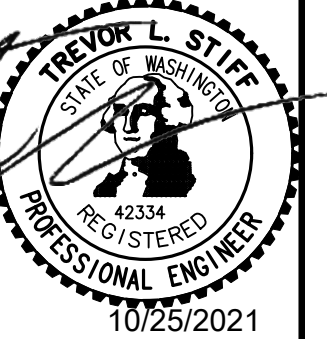
1. RAINIER ST. STREET LIGHT FIXTURES SHALL BE EVLUMA, 40 WATT.

**BUILDING SETBACKS**

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

TRACT AREA TABLE		
TRACT	USE	AREA (S.F.)
TRACT D	STORM POND 4	40846
TRACT E	OPEN SPACE	212188
TRACT P	OPEN SPACE	122392

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NO.	DESCRIPTION/DATE	BY



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**MONTEBANC MANAGEMENT, LLC**  
**MADRONA RIDGE P.U.D.**  
 PRELIMINARY SITE PLAN  
 CITY OF PORT TOWNSEND  
 WASHINGTON

JOB NO.: 2090-003-021  
 DWG. NAME: PP-08  
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 DRAWN BY: CG  
 CHECKED BY:  
 DATE: 10/25/2021  
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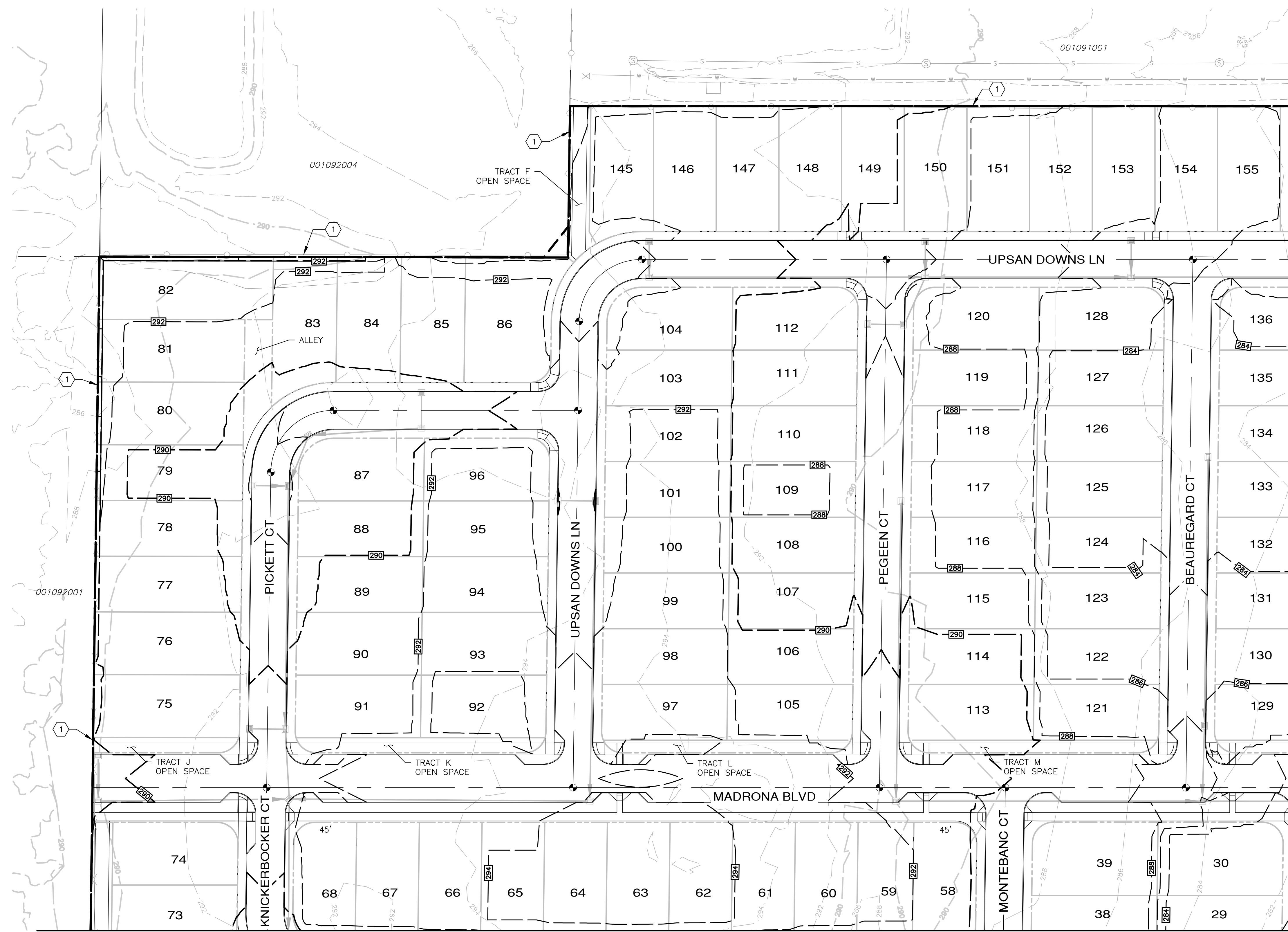
PP-08  
 8 OF 27 SHEETS



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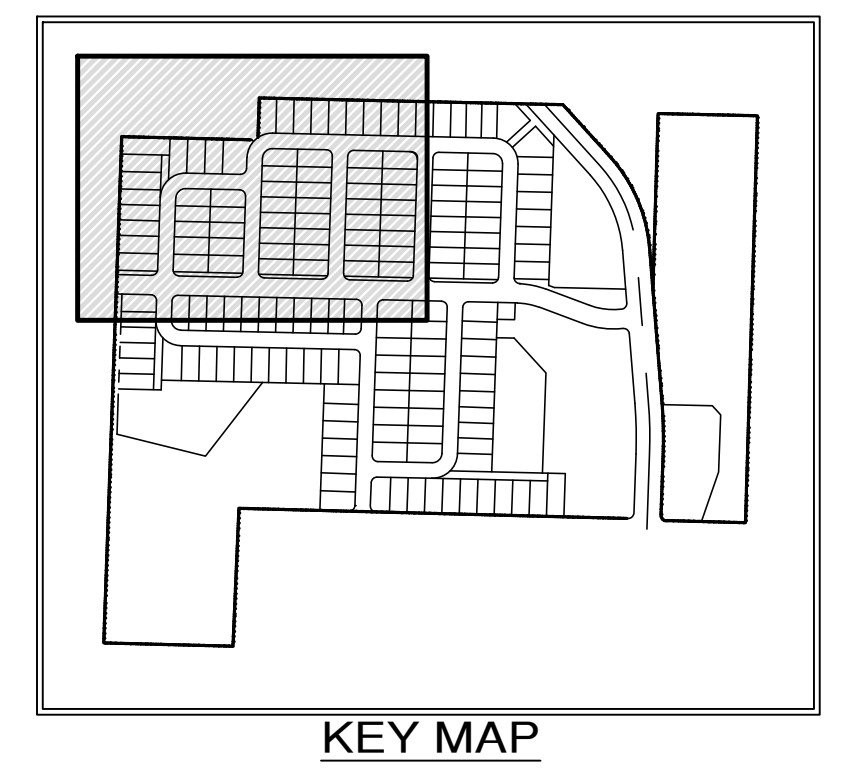
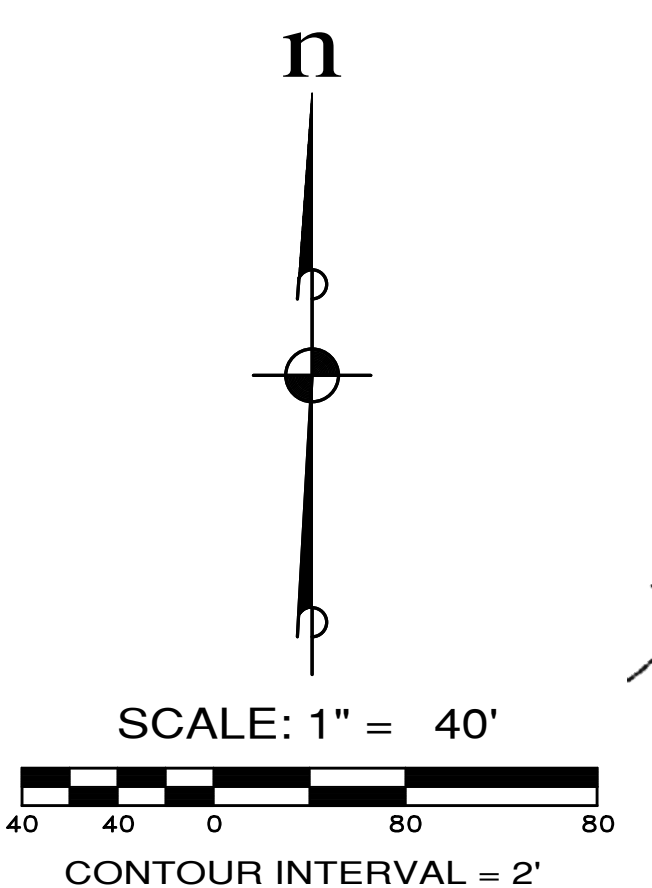


A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM



SEE SHEET PP-11 FOR CONTINUATION

SEE SHEET PP-10 FOR CONTINUATION



- LEGEND**
- 200 --- EXISTING CONTOUR
  - - - 200 - - - PROPOSED CONTOUR
  - - - - - CLEARING LIMITS

**NOTES:**

- SITE GRADING IS PRELIMINARY AT THIS TIME AND IS SHOWN FOR CONCEPTUAL PURPOSES ONLY. FINAL GRADING IS SUBJECT TO CHANGE IN ORDER TO MORE ACCURATELY BALANCE CUT AND FILL QUANTITIES.

**KEY NOTES**

- 1 CLEARING LIMITS AT PROPERTY LINE

**MAXIMUM STREET SLOPES**

MADRONA BLVD	=4.1%
PICKETT CT	=2.0%
UPSAN DOWNS LN	=3.6%
BEAUREGARD CT	=2.5%
PEGEEN CT	=2.7%
MONTEBANC CT	=2.0%
KNICKERBOCKER CT	=2.0%

**APPROXIMATE EARTHWORK QUANTITIES**

STRIPPING (ASSUMED 9")	= 45,800 cu yds.
CUT	= 46,100 cu yds.
FILL	= 50,800 cu yds.
TOTAL	= 4,700 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.



REVISIONS		
NO.	DESCRIPTION/DATE	BY



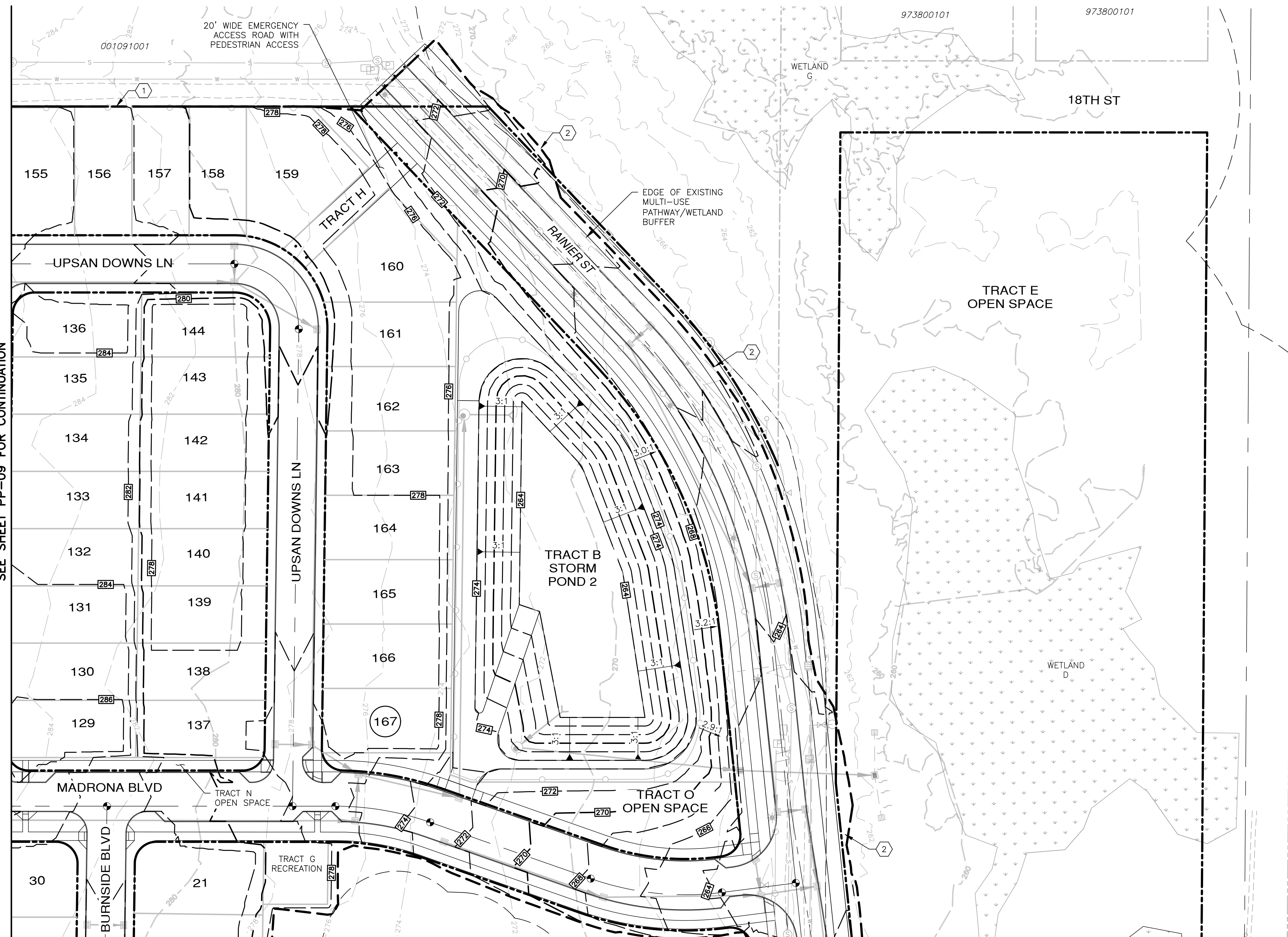
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 Federal Way, WA 98003  
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**MADRONA RIDGE P.U.D.**  
 PRELIMINARY GRADING PLAN  
 CITY OF PORT TOWNSEND WASHINGTON

JOB NO.:	2090-003-021
DWG. NAME:	PP-09
DESIGNED BY:	TL
DRAWN BY:	CG
CHECKED BY:	
DATE:	10/25/2021
DATE OF PRINT:	

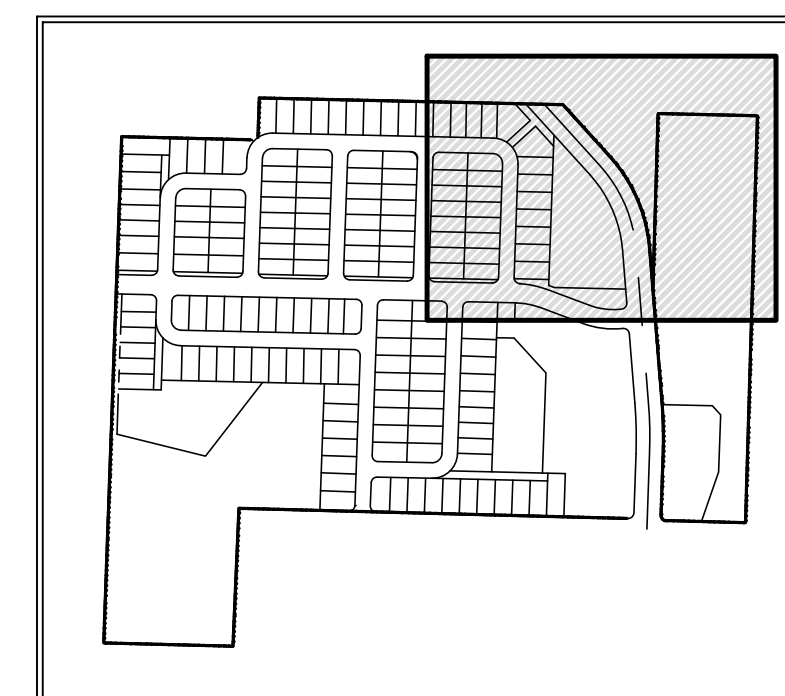
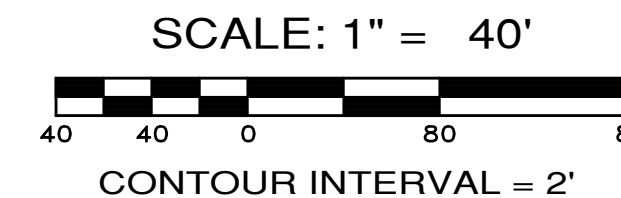
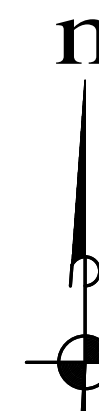
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 Plotted By: Connie Corbett

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



SEE SHEET PP-09 FOR CONTINUATION

SEE SHEET PP-12 FOR CONTINUATION



KEY MAP

LEGEND

- 200 — EXISTING CONTOUR
- 200 — PROPOSED CONTOUR
- CLEARING LIMITS

NOTES:

1. SITE GRADING IS PRELIMINARY AT THIS TIME AND IS SHOWN FOR CONCEPTUAL PURPOSES ONLY. FINAL GRADING IS SUBJECT TO CHANGE IN ORDER TO MORE ACCURATELY BALANCE CUT AND FILL QUANTITIES.

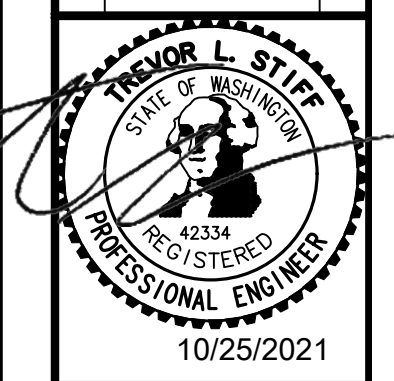
KEY NOTES

- 1 CLEARING LIMITS AT PROPERTY LINE
- 2 CLEARING LIMITS AT WEST EDGE OF EXISTING MULTI-USE PATHWAY

MAXIMUM STREET SLOPES

- MADRONA BLVD =4.1%
- UPSAN DOWNS LN =3.6%
- RAINIER ST =3.0%
- BURNSIDE BLVD =5.5%

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**MADRONA RIDGE P.U.D.**  
 PRELIMINARY GRADING PLAN  
 CITY OF PORT TOWNSEND WASHINGTON

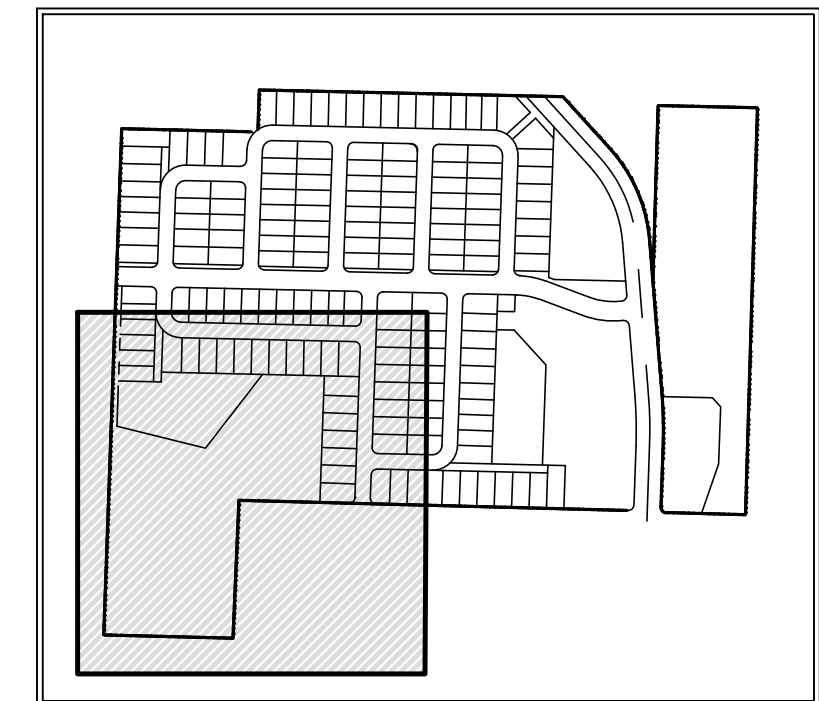
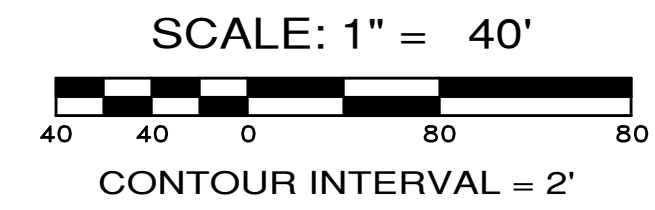
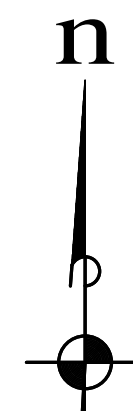
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DWG. NAME:	PP-10
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SEE SHEET PP-09 FOR CONTINUATION



KEY MAP

**LEGEND**

- 200 — EXISTING CONTOUR
- - - 200 - - - PROPOSED CONTOUR
- - - - - CLEARING LIMITS

**NOTES:**

1. SITE GRADING IS PRELIMINARY AT THIS TIME AND IS SHOWN FOR CONCEPTUAL PURPOSES ONLY. FINAL GRADING IS SUBJECT TO CHANGE IN ORDER TO MORE ACCURATELY BALANCE CUT AND FILL QUANTITIES.

**KEY NOTES**

- ① CLEARING LIMITS AT PROPERTY LINE
- ② CLEARING LIMITS AT GRADING DAYLIGHT
- ③ LANDSCAPE WALL 4-FT MAXIMUM HEIGHT

**MAXIMUM STREET SLOPES**

- KNICKERBOCKER CT = 2.0%
- MONTEBANC CT = 2.0%
- BURNSIDE BLVD = 5.5%

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**TREVOR L. STIFF**  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
10/25/2021

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5000 FEDERAL WAY, SUITE 305  
FEDERAL WAY, WA 98003  
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**MADRONA RIDGE P.U.D.**

PRELIMINARY GRADING PLAN

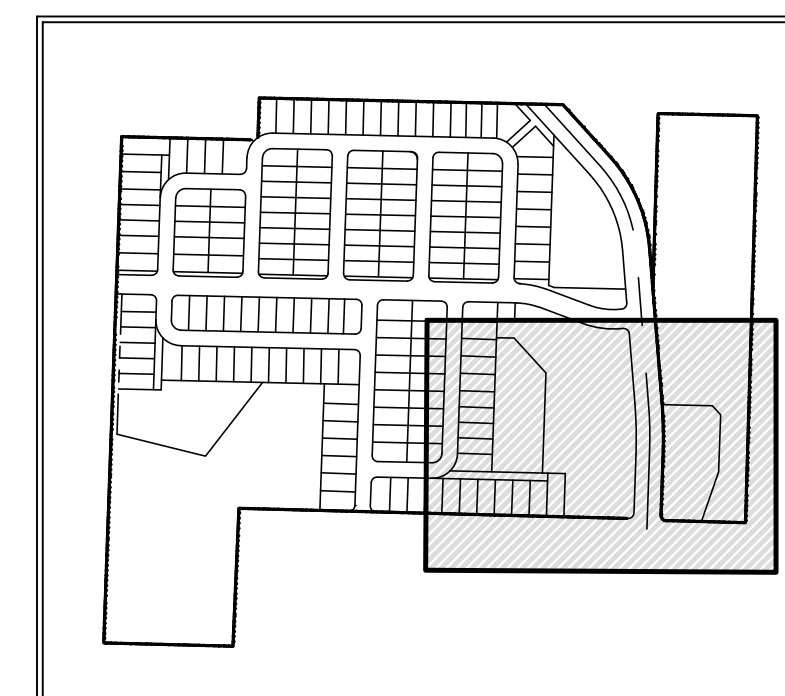
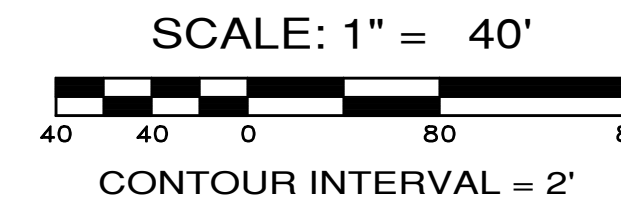
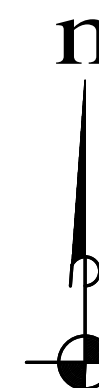
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JOB NO.:	2090-003-021
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DESIGNED BY:	TL
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SEE SHEET PP-10 FOR CONTINUATION



KEY MAP

**LEGEND**

- 200 — EXISTING CONTOUR
- 200 — PROPOSED CONTOUR
- CLEARING LIMITS

**NOTES:**

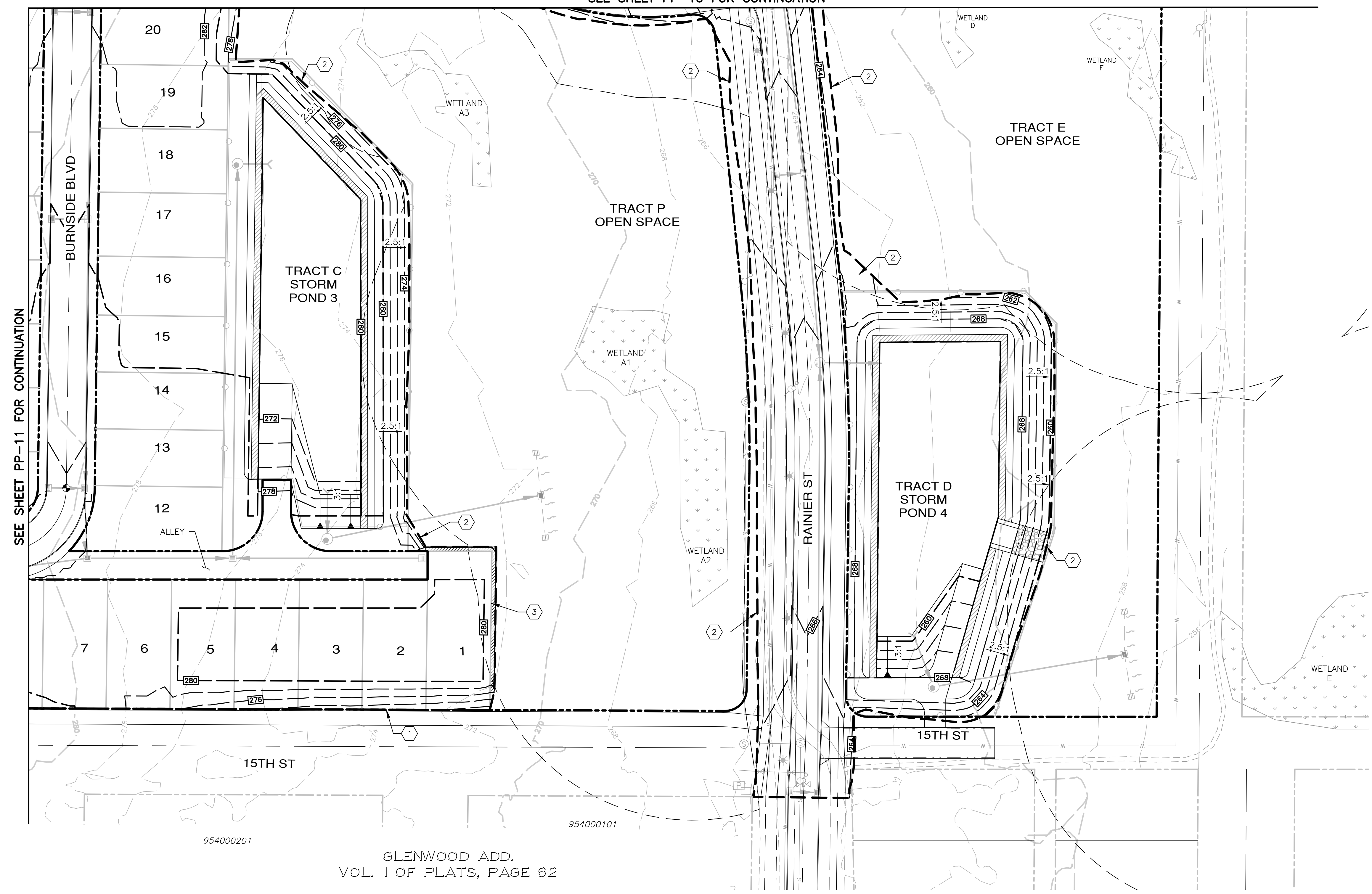
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**KEY NOTES**

- ① CLEARING LIMITS AT PROPERTY LINE
- ② CLEARING LIMITS AT GRADING DAYLIGHT
- ③ WALL, 7-FT MAX HEIGHT

**MAXIMUM STREET SLOPES**

- RAINIER ST = 3.0%
- BEAUREGARD CT = 2.5%



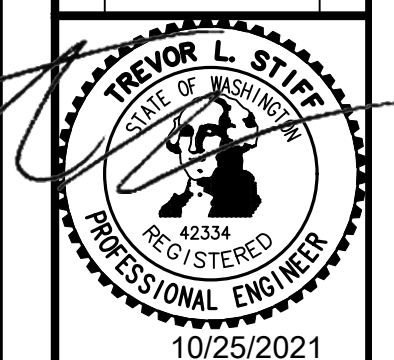
SEE SHEET PP-11 FOR CONTINUATION

954000201

GLENWOOD ADD.  
VOL. 1 OF PLATS, PAGE 82

954000101

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 PRELIMINARY GRADING PLAN  
 CITY OF PORT TOWNSEND WASHINGTON

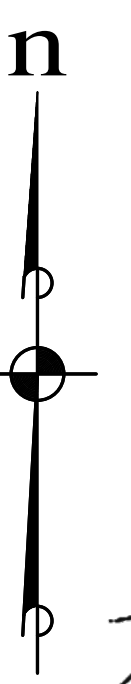
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM

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

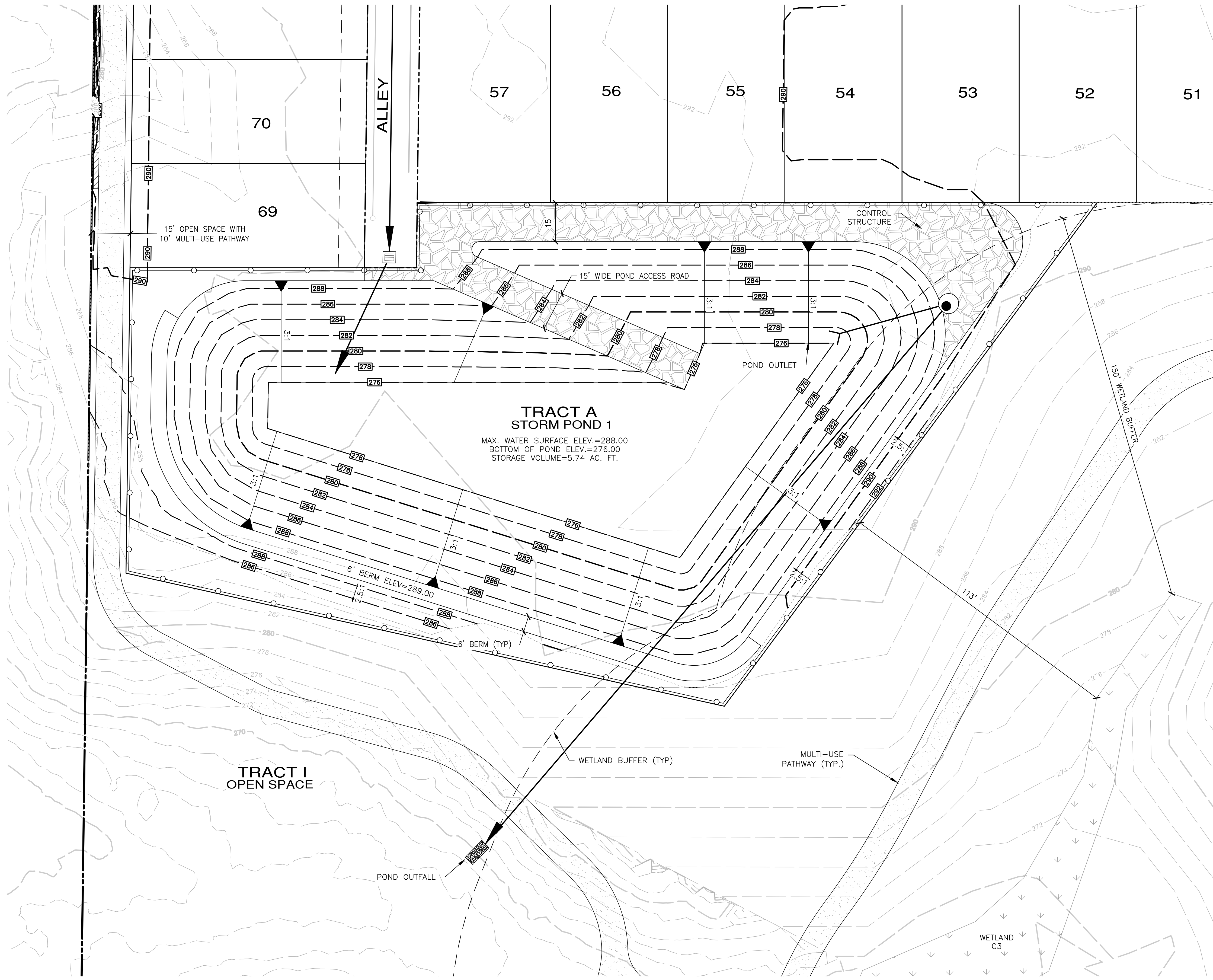


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**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EDGE OF GRADING
- WETLAND
- WETLAND BUFFER
- CYCLONE FENCE



**TRACT A STORM POND 1**  
 MAX. WATER SURFACE ELEV.=288.00  
 BOTTOM OF POND ELEV.=276.00  
 STORAGE VOLUME=5.74 AC. FT.

**TRACT I OPEN SPACE**

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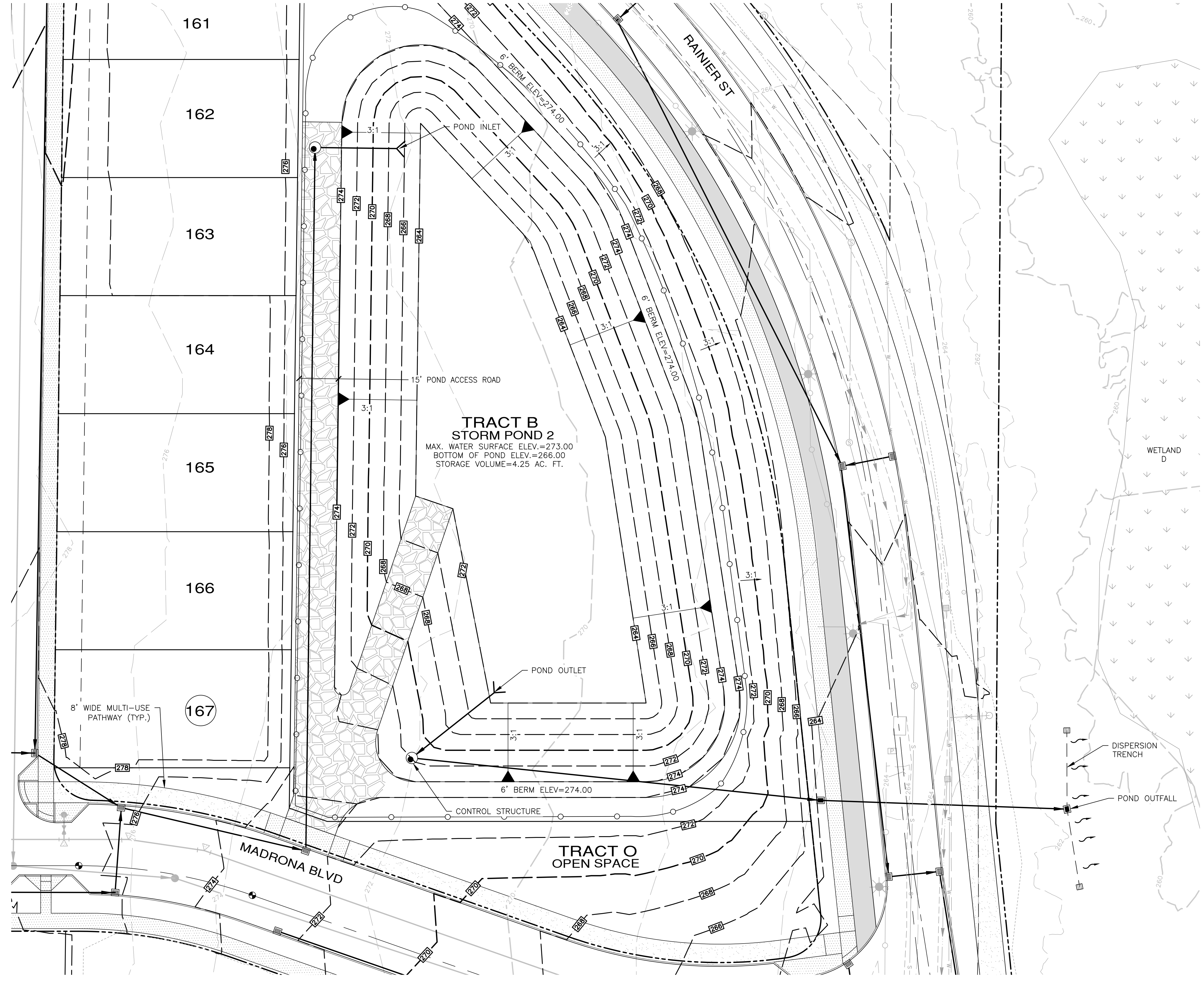
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 PRELIMINARY POND LAYOUT  
 CITY OF PORT TOWNSEND WASHINGTON

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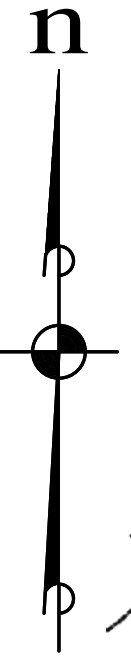


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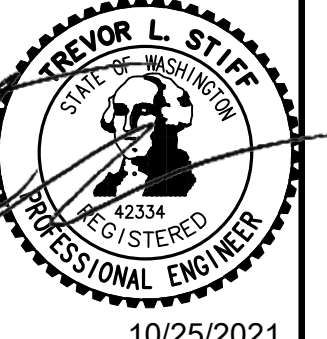


SCALE: 1" = 20'  
 CONTOUR INTERVAL = 2'



- LEGEND**
- - - 200 - - - EXISTING CONTOUR
  - 200 — PROPOSED CONTOUR
  - - - - - EDGE OF GRADING
  - WETLAND
  - - - - - WETLAND BUFFER
  - ○ ○ ○ ○ CYCLONE FENCE

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Professional Engineer  
 License No. 22334  
 State of Washington

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 Landscape Architecture  
 Land Surveying  
 Project Management  
 Civil Engineering  
 Public Works

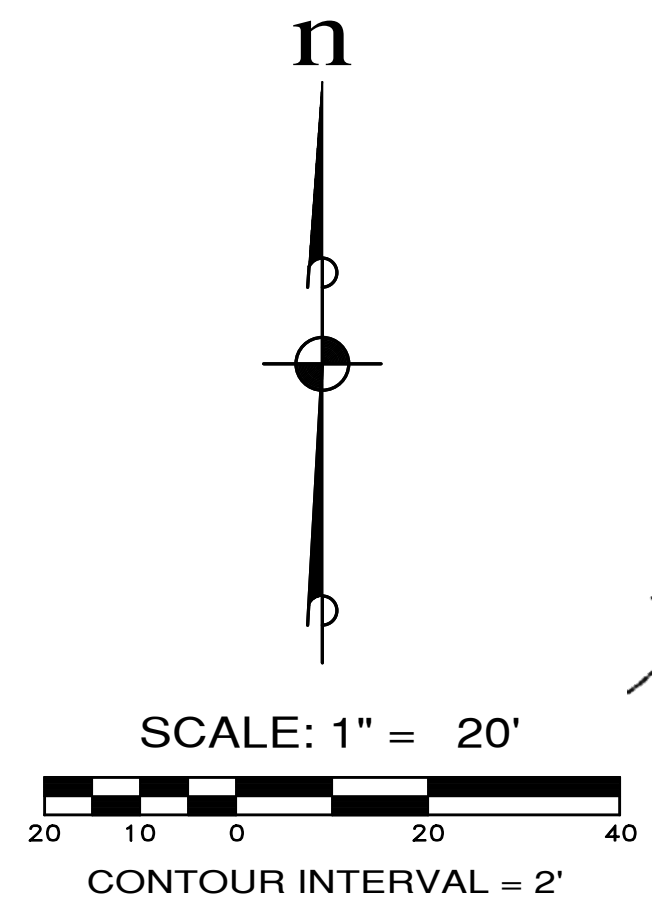
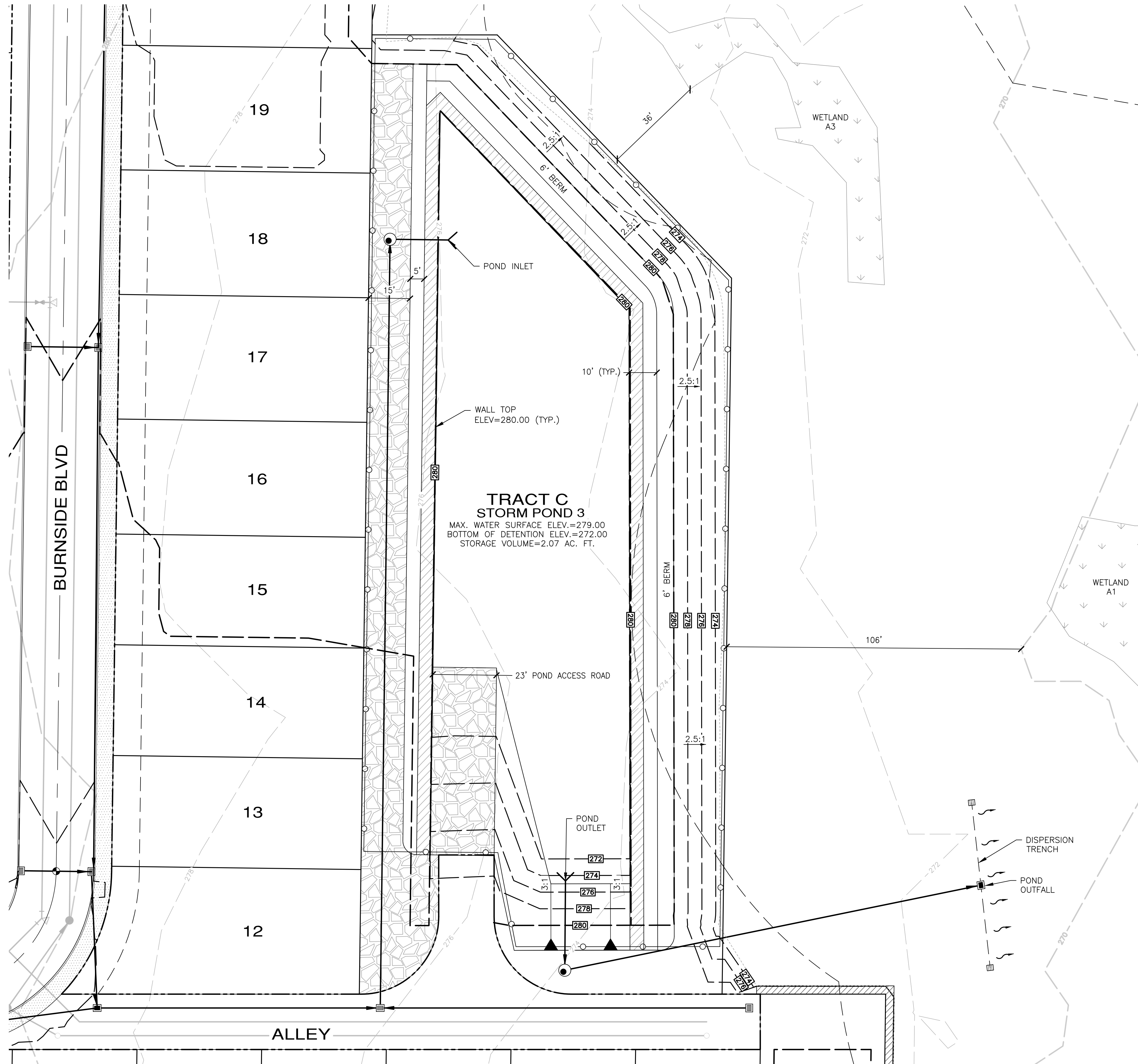
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 CITY OF PORT TOWNSEND WASHINGTON

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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
  - - - - - EDGE OF GRADING
  - [Hatched Box] WALL
  - [Box with arrows] WETLAND
  - - - - - WETLAND BUFFER
  - [Circle with line] CYCLONE FENCE

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 PRELIMINARY POND LAYOUT

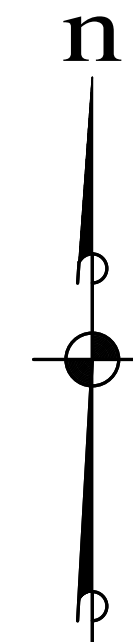
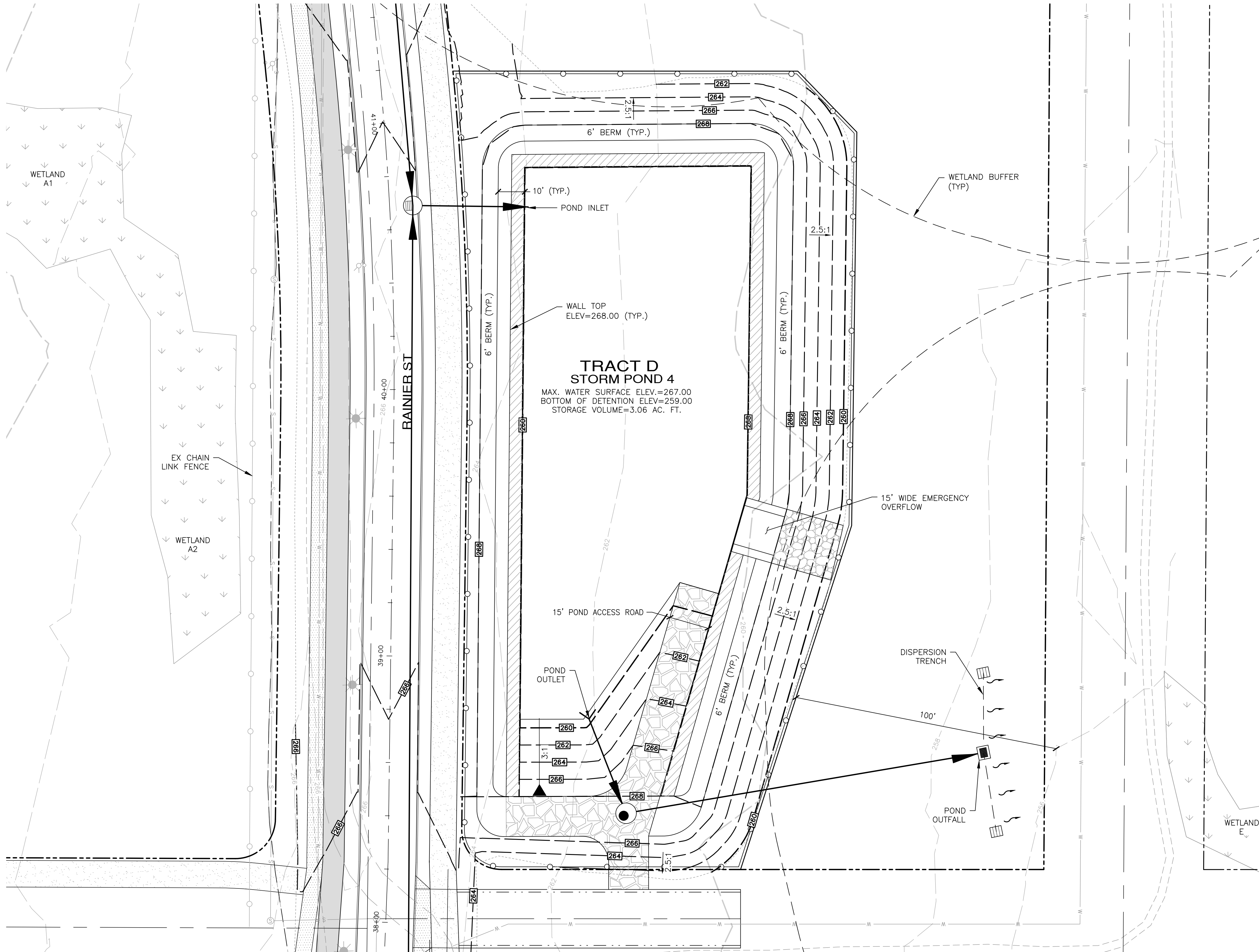
CITY OF PORT TOWNSEND

JOB NO.:	2090-003-021
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM

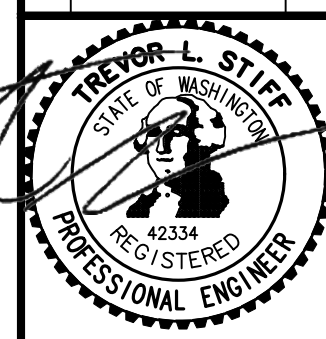


SCALE: 1" = 20'  
CONTOUR INTERVAL = 2'

LEGEND

- 200 — EXISTING CONTOUR
- - - 200 - - - PROPOSED CONTOUR
- ..... EDGE OF GRADING
- [Hatched Box] WALL
- [Arrow Box] WETLAND
- - - WETLAND BUFFER
- ○ ○ ○ ○ CYCLONE FENCE

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JOB NO.: 2090-003-021  
 DWG. NAME: PP-16  
 DESIGNED BY: TLS  
 DRAWN BY: CG  
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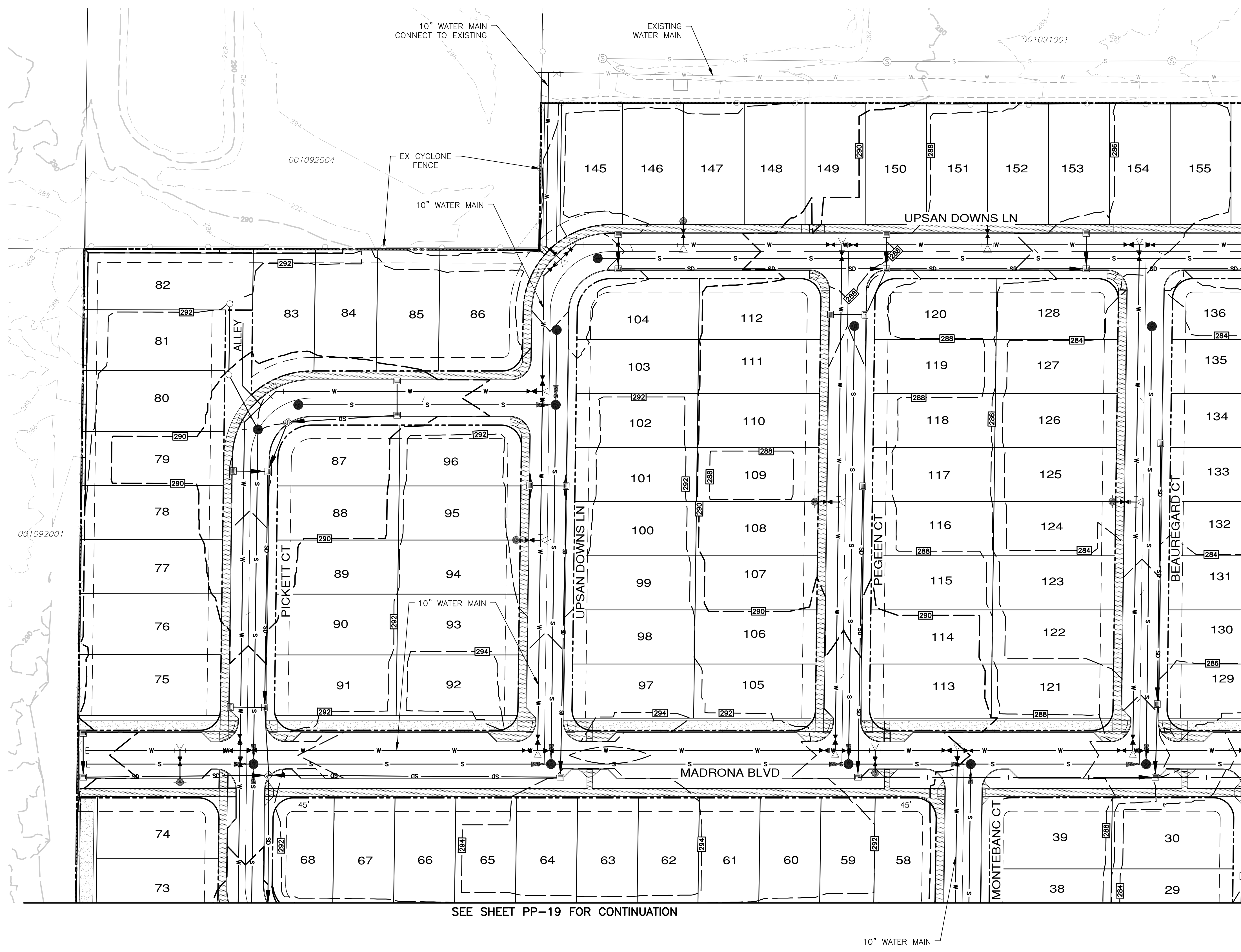


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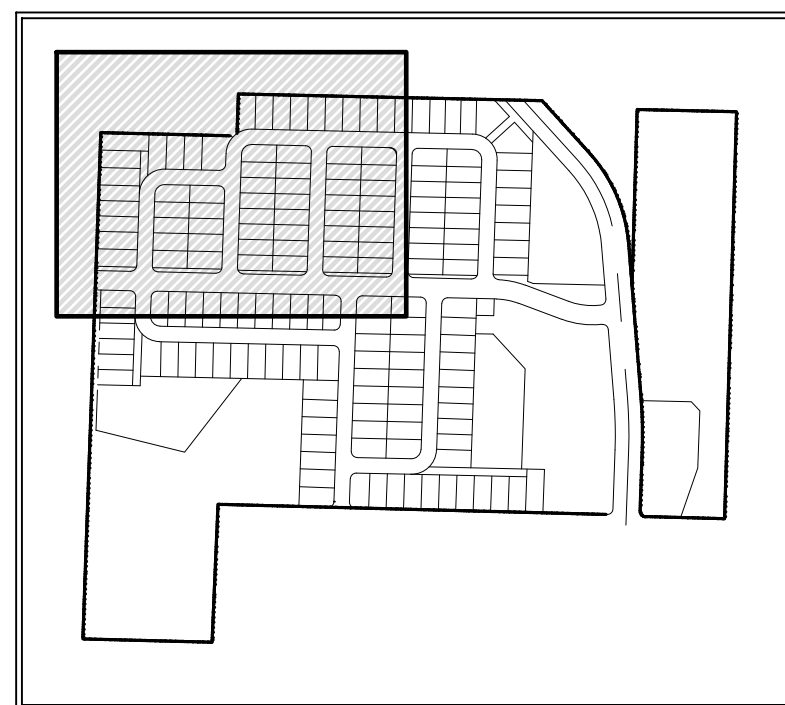
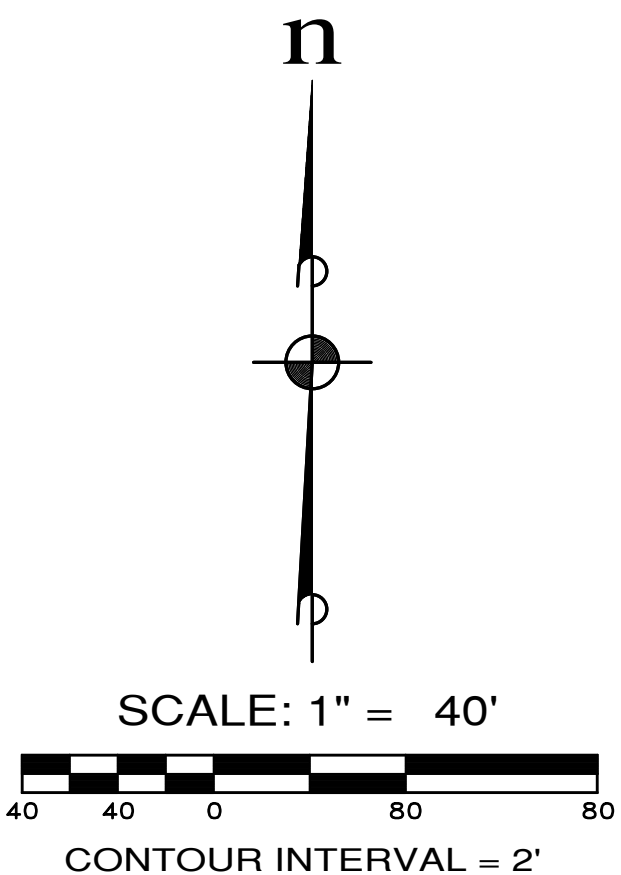


A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM



SEE SHEET PP-19 FOR CONTINUATION

SEE SHEET PP-18 FOR CONTINUATION



- LEGEND**
- SANITARY SEWER MAIN (8" INCH)
  - WATER MAIN (8" INCH) EXCEPT AS NOTED
  - STORM DRAIN LINE (SIZE TO BE DETERMINED)
  - WATER VALVE
  - FIRE HYDRANT
  - CATCH BASIN, TYPE 1
  - SANITARY SEWER MANHOLE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - SIDEWALK
  - MULTI-USE PATHWAY

- NOTES:**
- SEE SHEET PP-03 FOR STREET CROSS SECTIONS.

REVISIONS		
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**TREVOR L. STIFF**  
 STATE OF WASHINGTON  
 LICENSED PROFESSIONAL ENGINEER  
 42334  
 10/25/2021

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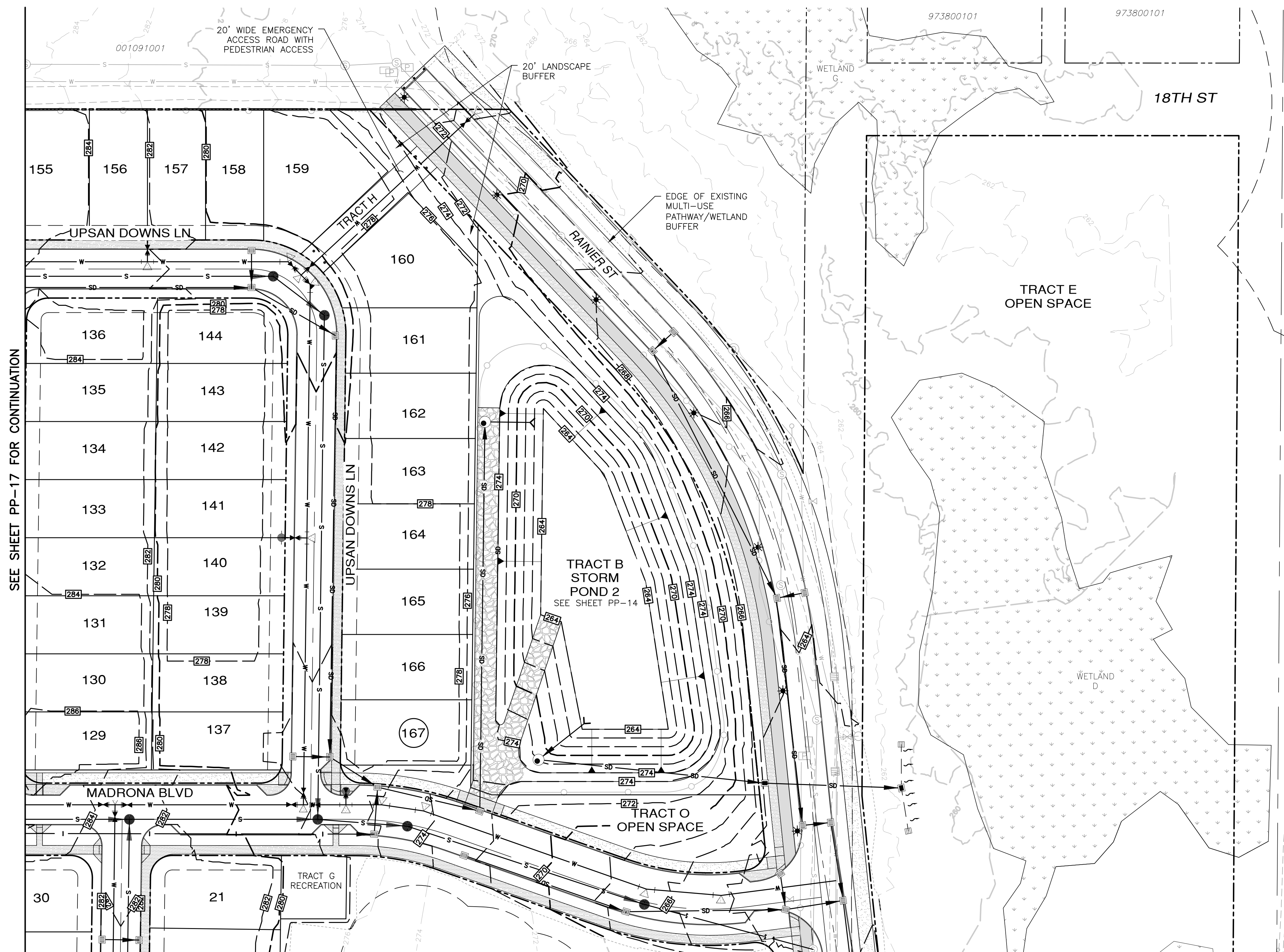
**MONTEBANC MANAGEMENT, LLC**  
**MADRONA RIDGE P.U.D.**  
 CITY OF PORT TOWNSEND PRELIMINARY ROADWAY & UTILITY PLAN  
 WASHINGTON

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DWG. NAME:	PP-17
DESIGNED BY:	TL
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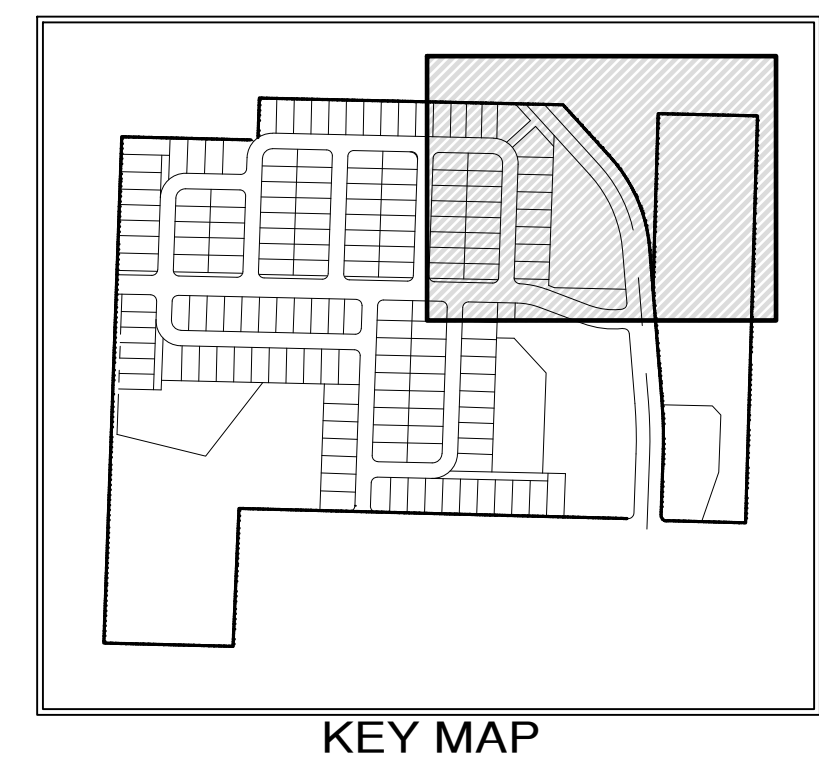
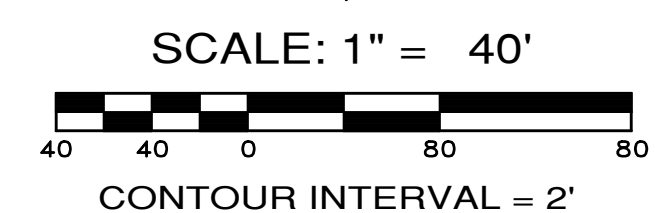
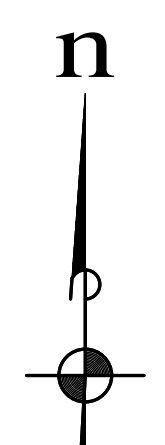
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM



SEE SHEET PP-17 FOR CONTINUATION

SEE SHEET PP-20 FOR CONTINUATION



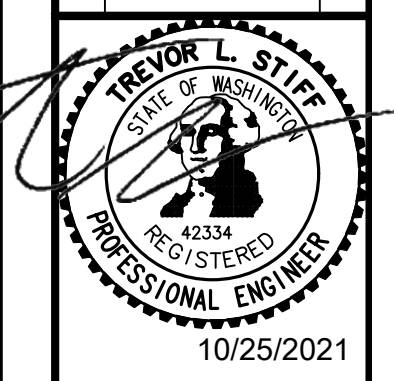
LEGEND

- SANITARY SEWER MAIN (8" INCH)
- WATER MAIN (8" INCH) EXCEPT AS NOTED
- STORM DRAIN LINE (SIZE TO BE DETERMINED)
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN, TYPE 1
- SANITARY SEWER MANHOLE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SIDEWALK
- MULTI-USE PATHWAY
- STREET LIGHT
- CYCLONE FENCE

NOTES:

1. SEE SHEET PP-03 FOR STREET CROSS SECTIONS.
2. RAINIER ST. STREET LIGHT FIXTURES SHALL BE EVLUMA, 40 WATT.

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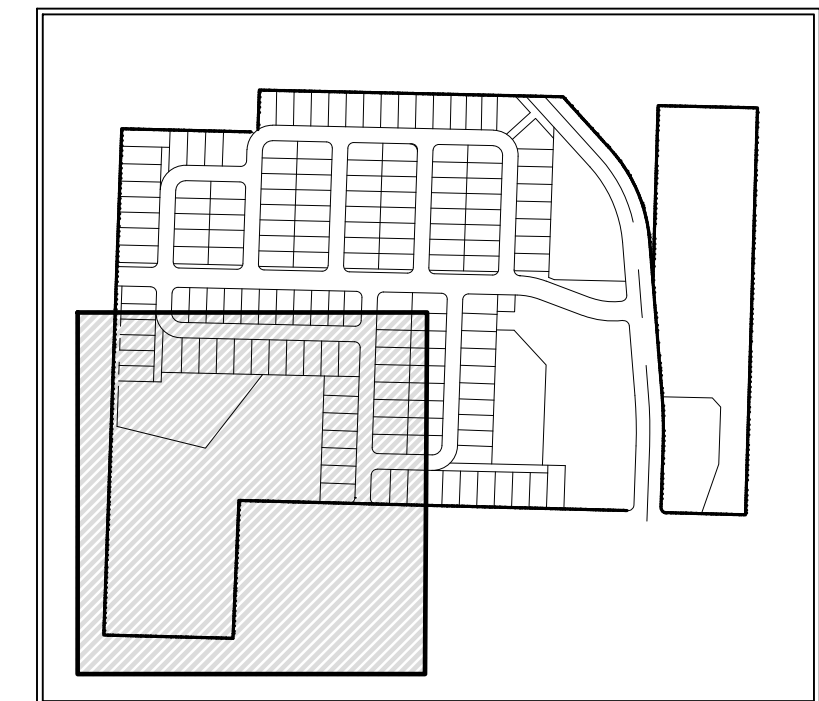
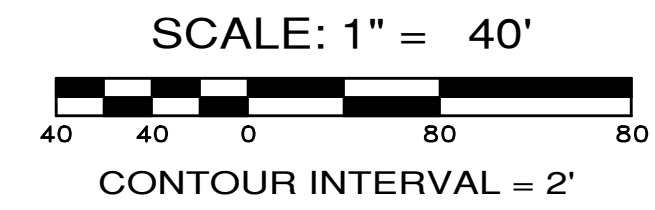
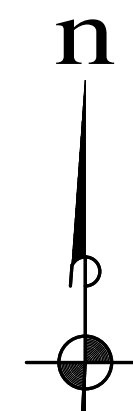
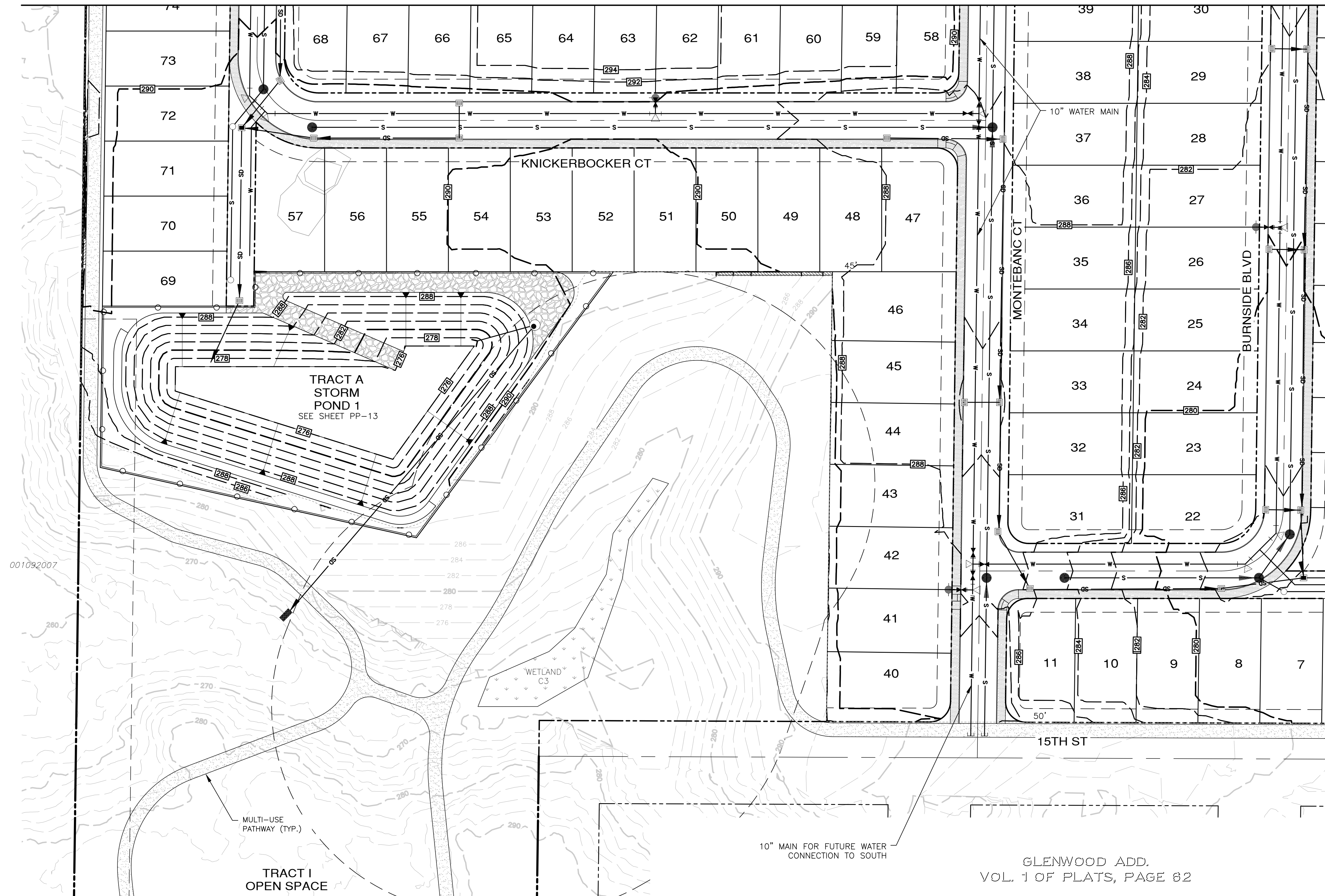
**MONTEBANC MANAGEMENT, LLC**  
**MADRONA RIDGE P.U.D.**  
 CITY OF PORT TOWNSEND PRELIMINARY ROADWAY & UTILITY PLAN  
 WASHINGTON

JOB NO.:	2090-003-021
DWG. NAME:	PP-18
DESIGNED BY:	TL
DRAWN BY:	CG
CHECKED BY:	
DATE:	10/25/2021
DATE OF PRINT:	



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 Plotted By: Connie Corbett

SEE SHEET PP-17 FOR CONTINUATION



KEY MAP

LEGEND

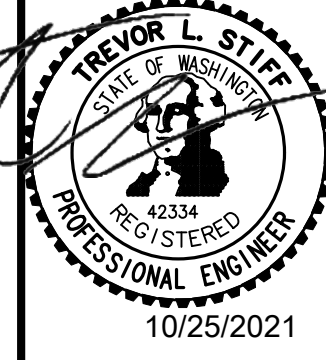
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- WATER MAIN (8" INCH)
- STORM DRAIN LINE (SIZE TO BE DETERMINED)
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN, TYPE 1
- SANITARY SEWER MANHOLE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SIDEWALK
- MULTI-USE PATHWAY
- CYCLONE FENCE

NOTES:

1. SEE SHEET PP-03 FOR STREET CROSS SECTIONS.

SEE SHEET PP-20 FOR CONTINUATION

REVISIONS		
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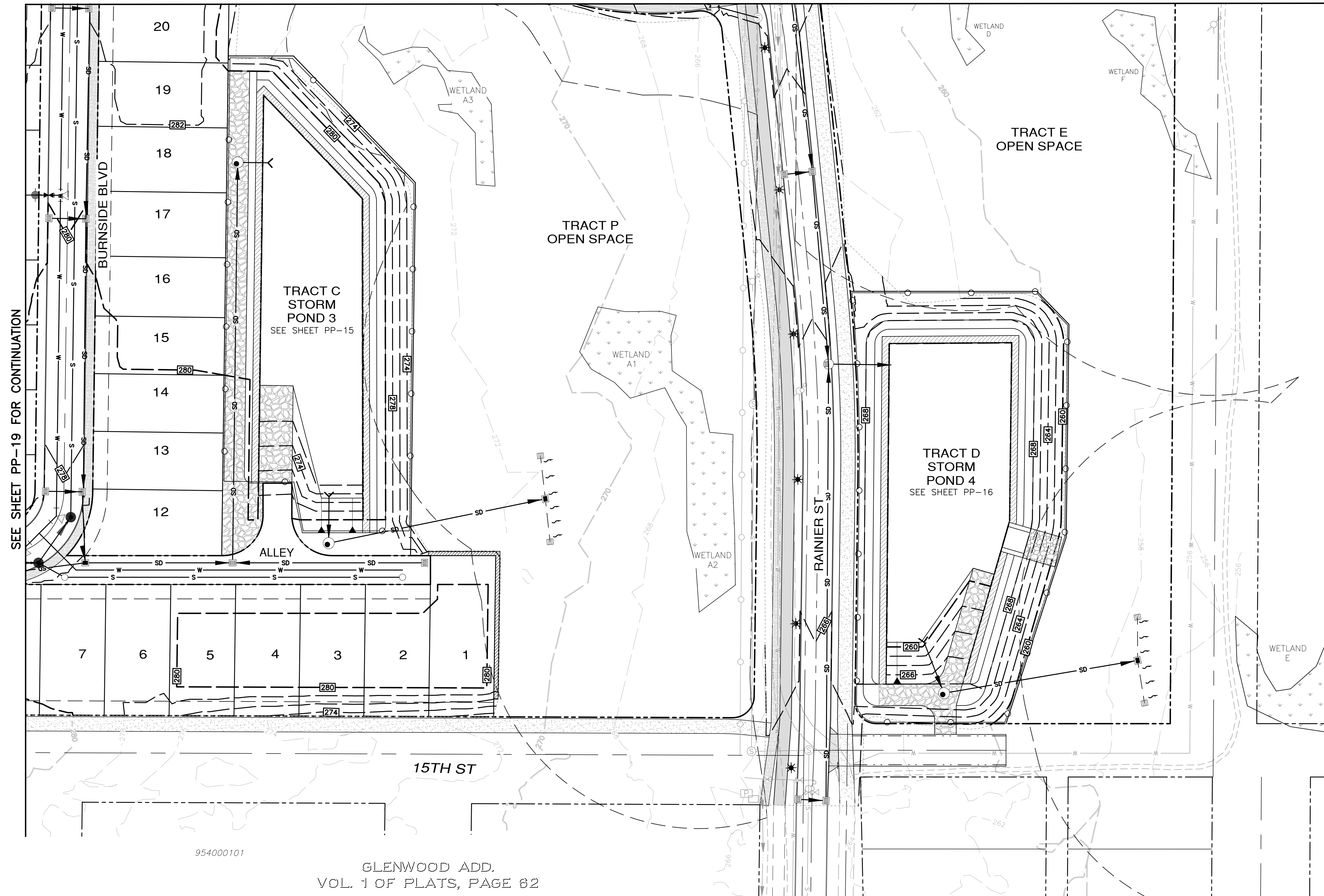
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 DWG. NAME: PP-19  
 DESIGNED BY: TLS  
 DRAWN BY: CG  
 CHECKED BY:  
 DATE: 10/25/2021  
 DATE OF PRINT:



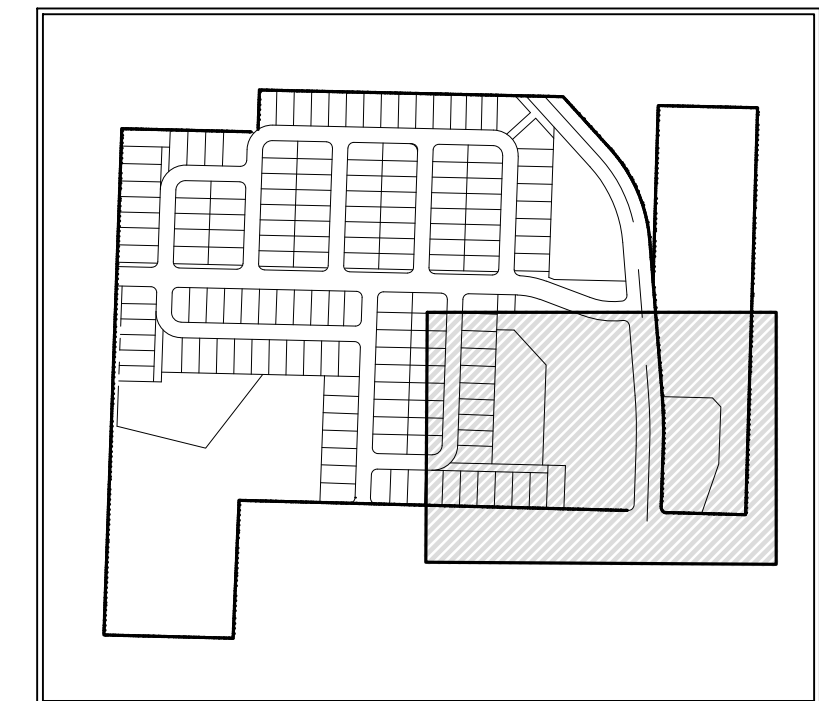
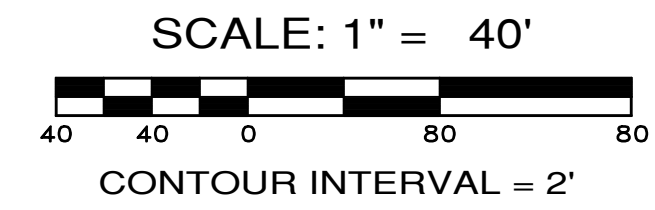
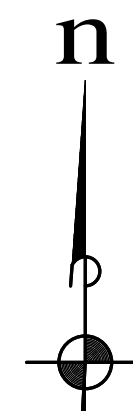
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 Plotted By: Connie Corbett

SEE SHEET PP-18 FOR CONTINUATION



SEE SHEET PP-19 FOR CONTINUATION



KEY MAP

**LEGEND**

- SANITARY SEWER MAIN (8" INCH)
- WATER MAIN (8" INCH)
- STORM DRAIN LINE (SIZE TO BE DETERMINED)
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN, TYPE 1
- SANITARY SEWER MANHOLE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SIDEWALK
- MULTI-USE PATHWAY
- STREET LIGHT
- CYCLONE FENCE

**NOTES:**

1. SEE SHEET PP-03 FOR STREET CROSS SECTIONS.
2. RAINIER ST. STREET LIGHT FIXTURES SHALL BE EVLUMA, 40 WATT.

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DATE:	10/25/2021
DATE OF PRINT:	

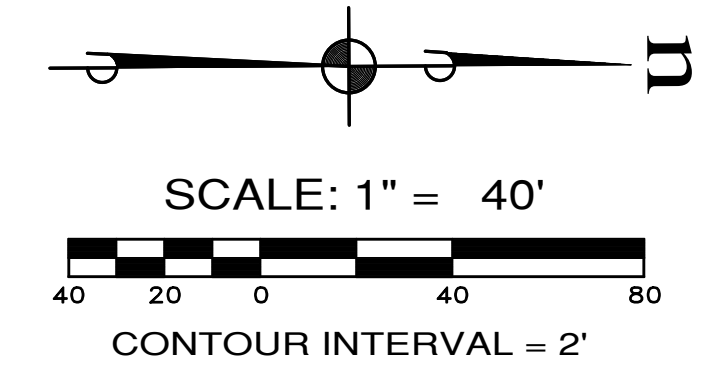


Know what's below.  
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 VOL. 1 OF PLATS, PAGE 62

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

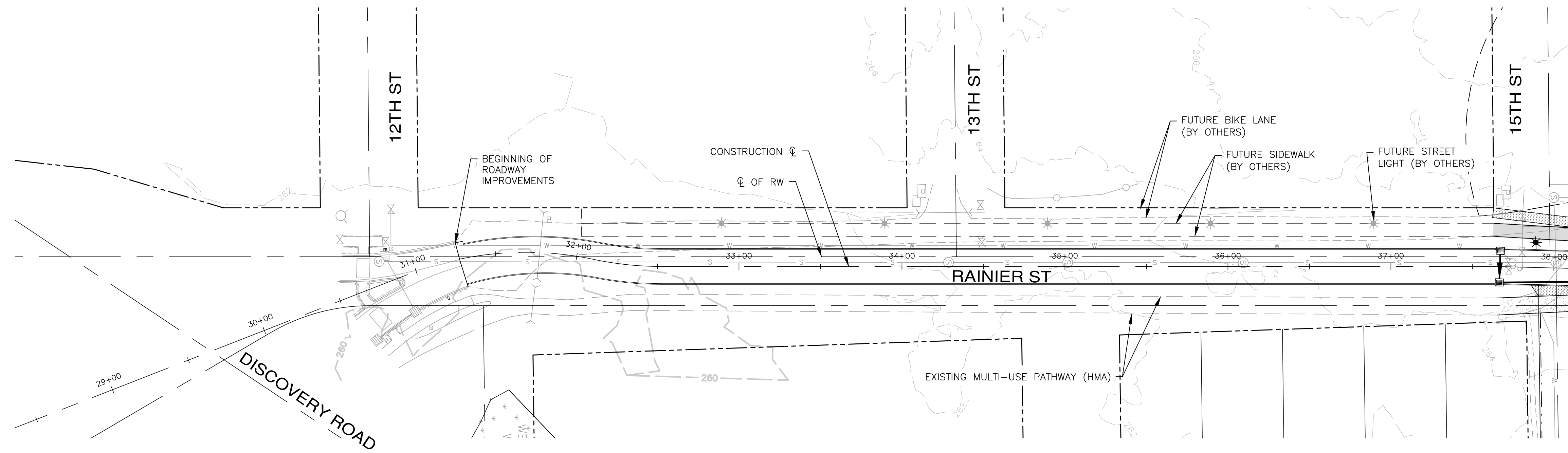


**LEGEND**

- RIGHT OF WAY LINE
- MONUMENT
- ▨ SIDEWALK
- ▨ BIKE LANE
- ▨ MULTI-USE PATHWAY
- \* STREET LIGHT

**NOTES:**

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



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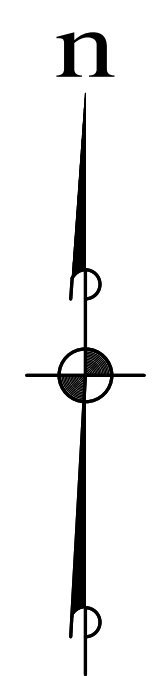
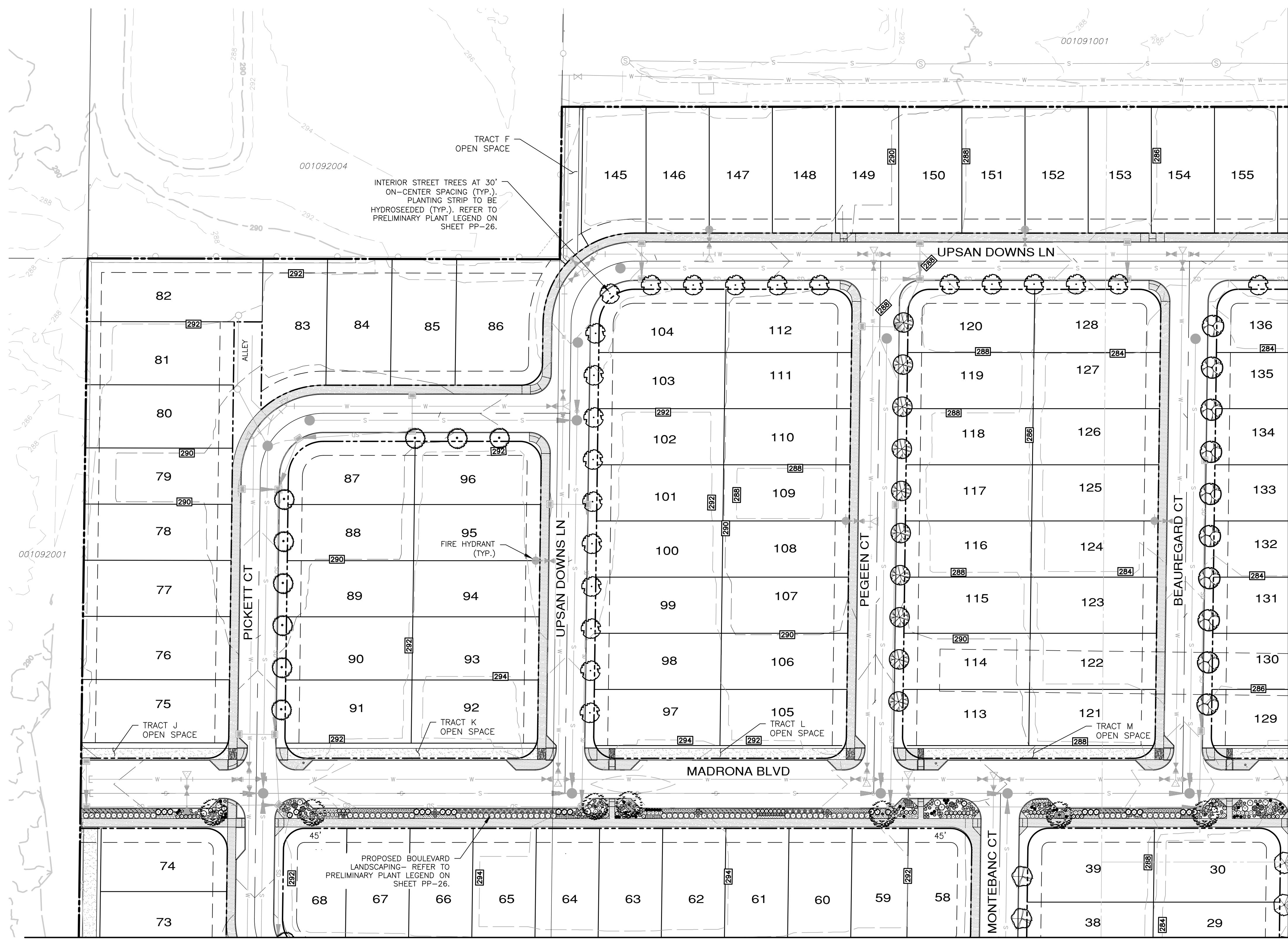
**MONTEBANC MANAGEMENT, LLC**  
**MADRONA RIDGE P.U.D.**  
 CITY OF PORT TOWNSEND | RAINIER STREET (SOUTH) | WASHINGTON

JOB NO.:	2090-003-021
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DESIGNED BY:	TLS
DRAWN BY:	CG
CHECKED BY:	
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DATE OF PRINT:	



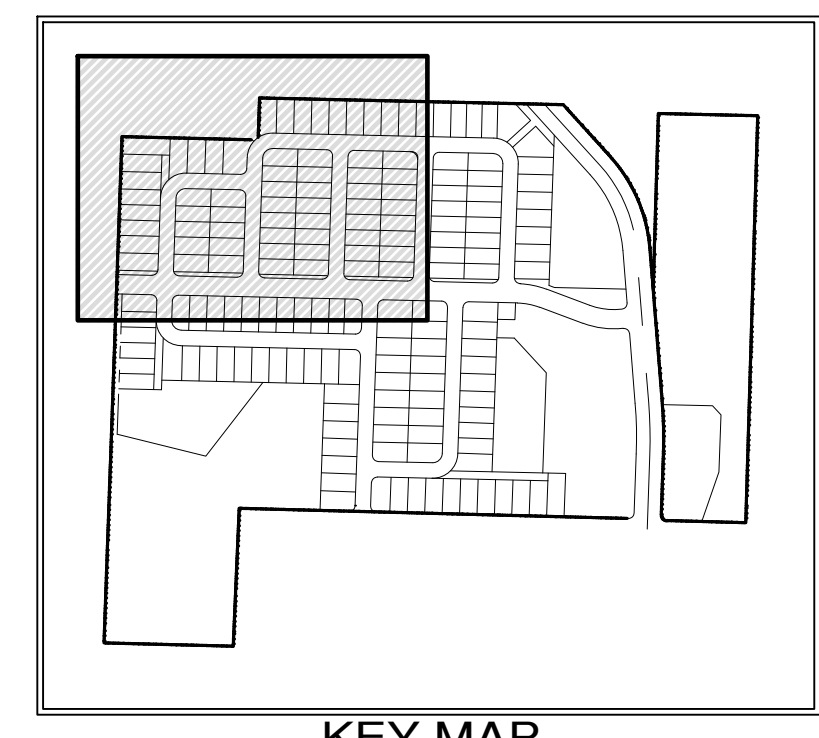
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 Plotted By: Connie Corbett

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



SCALE: 1" = 40'

CONTOUR INTERVAL = 2'



SEE SHEET PP-23 FOR CONTINUATION

**NOTE:**  
 PRELIMINARY STREET TREE LOCATIONS ARE APPROXIMATE AND WILL BE ADJUSTED FOR FINAL UTILITY AND DRIVEWAY LOCATIONS. QUANTITIES WILL CHANGE.

SEE SHEET PP-24 FOR CONTINUATION

File: \\server\env\ESM-JOB\2090\003\02\1\p-plot\Plot\_PP-22.dwg  
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 LEANNE D. KUHLMAN  
 CERTIFICATE No. 743

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 (206) 838-6113  
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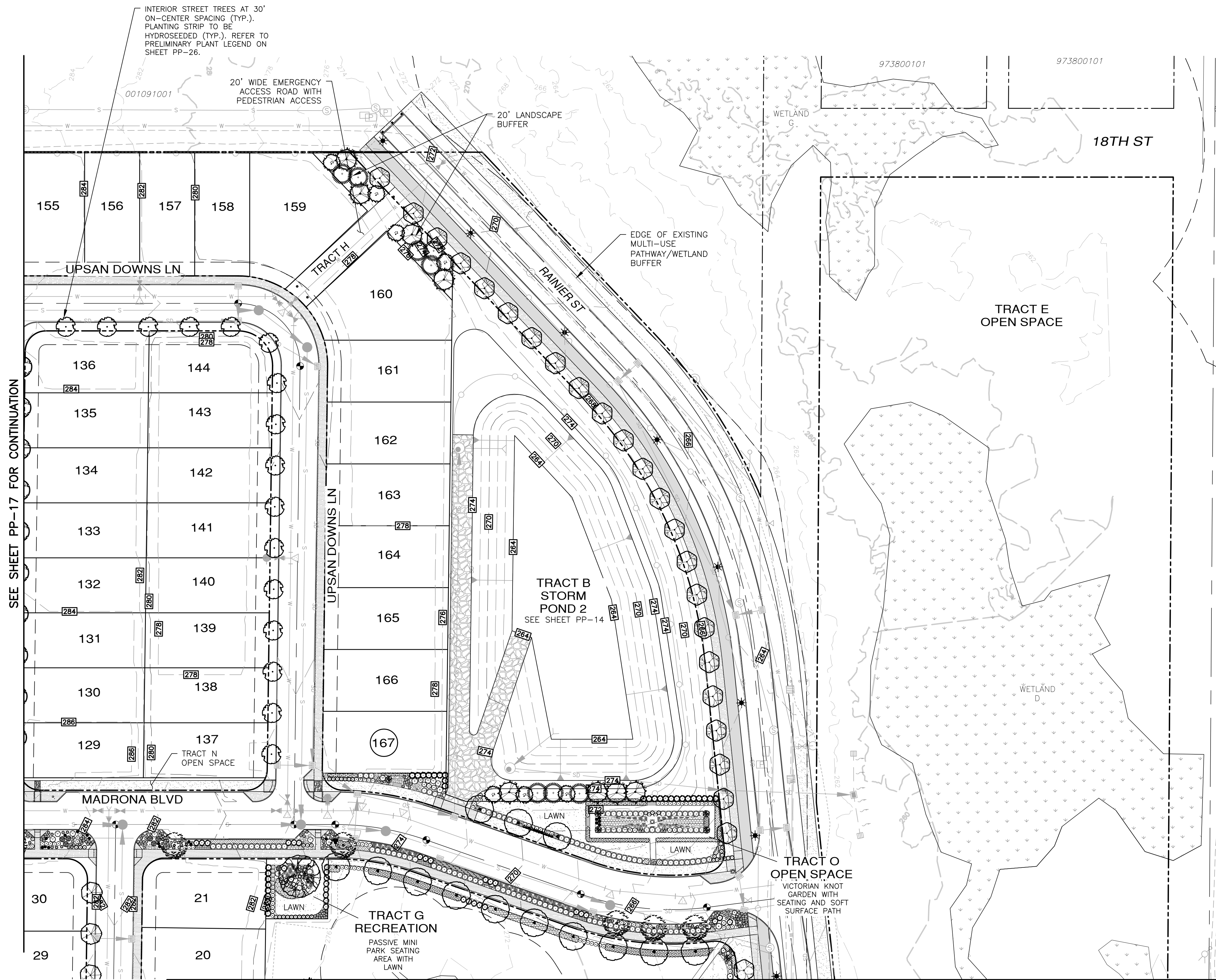
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 CITY OF PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021  
 DWG. NAME: PP-22  
 DESIGNED BY: LDK  
 DRAWN BY: LDK  
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 DATE: 10/25/2021  
 DATE OF PRINT:



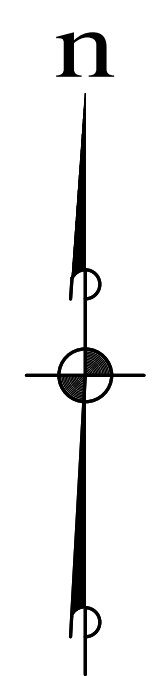
Know what's below.  
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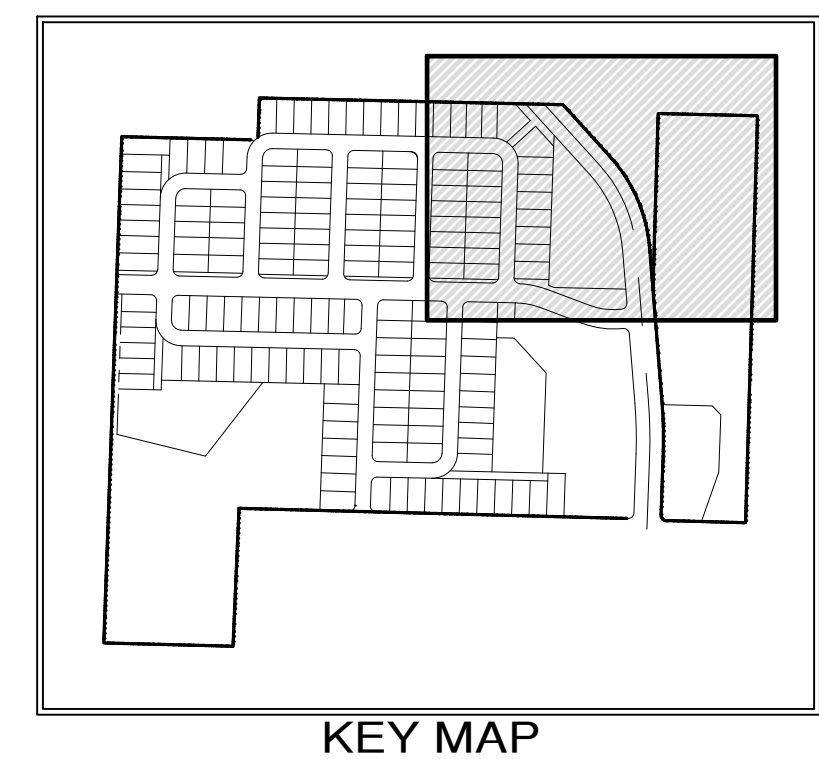


SEE SHEET PP-17 FOR CONTINUATION

SEE SHEET PP-25 FOR CONTINUATION



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



**NOTE:**  
PRELIMINARY STREET TREE LOCATIONS ARE APPROXIMATE AND WILL BE ADJUSTED FOR FINAL UTILITY AND DRIVEWAY LOCATIONS. QUANTITIES WILL CHANGE.

REVISIONS		
NO.	DESCRIPTION/DATE	BY

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LEANNE D. KUHLMAN  
CERTIFICATE No. 743

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CITY OF PORT TOWNSEND WASHINGTON

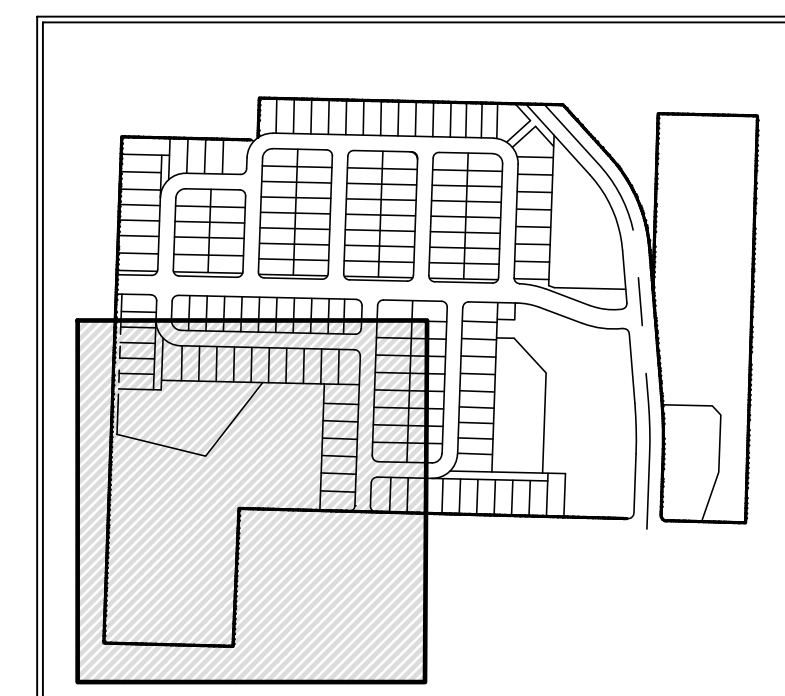
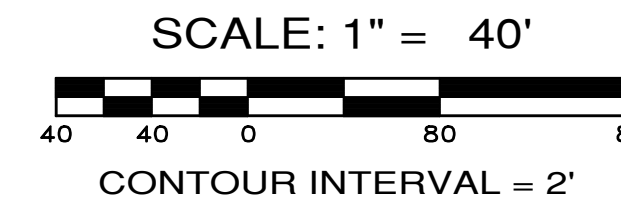
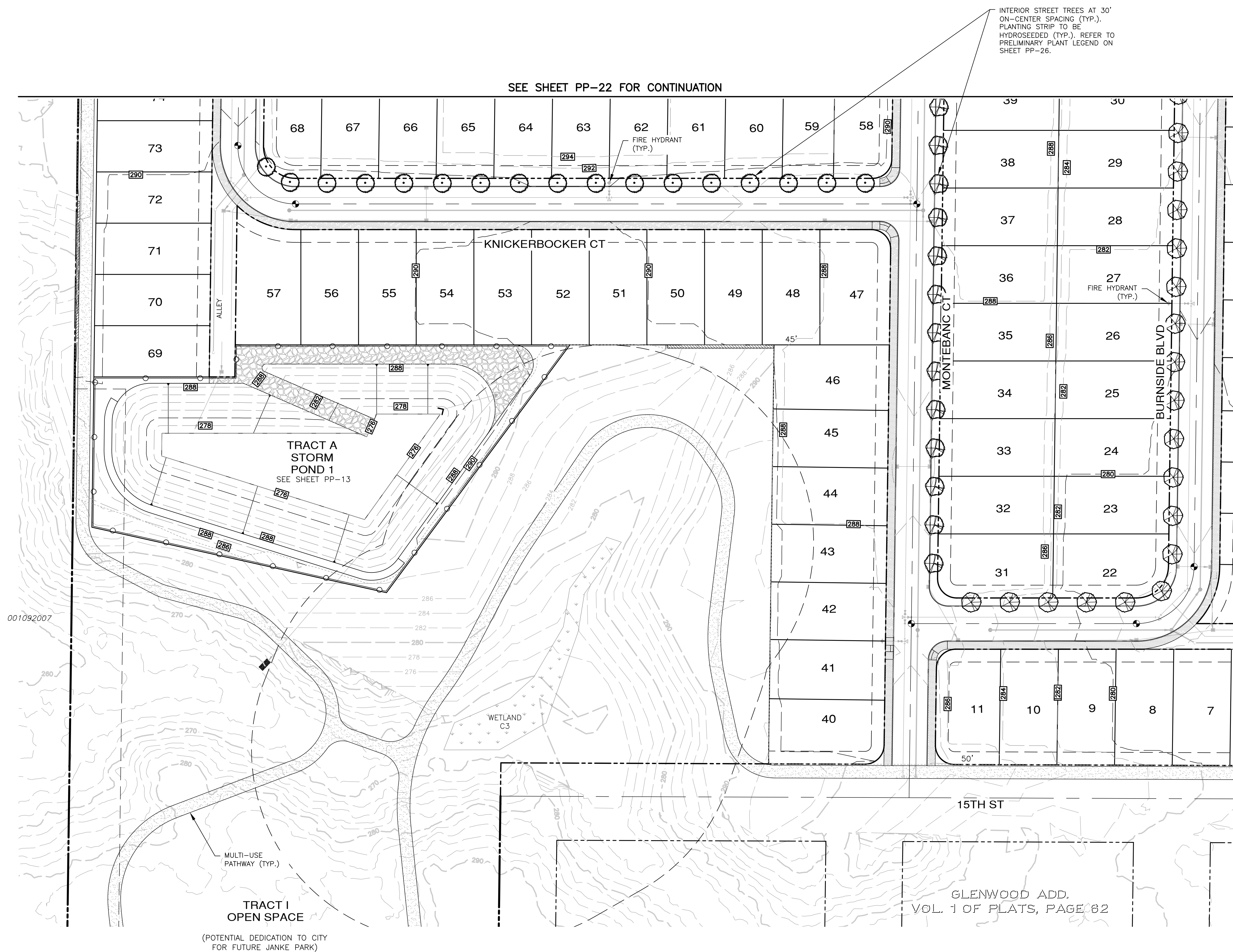
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DWG. NAME: PP-23  
DESIGNED BY: LDK  
DRAWN BY: LDK  
CHECKED BY:  
DATE: 10/25/2021  
DATE OF PRINT:

PP-23  
23 OF 27 SHEETS



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



**NOTE:**  
 PRELIMINARY STREET TREE LOCATIONS ARE APPROXIMATE AND WILL BE ADJUSTED FOR FINAL UTILITY AND DRIVEWAY LOCATIONS. QUANTITIES WILL CHANGE.

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 LEANNE D. KUHLMAN  
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 CITY OF PORT TOWNSEND

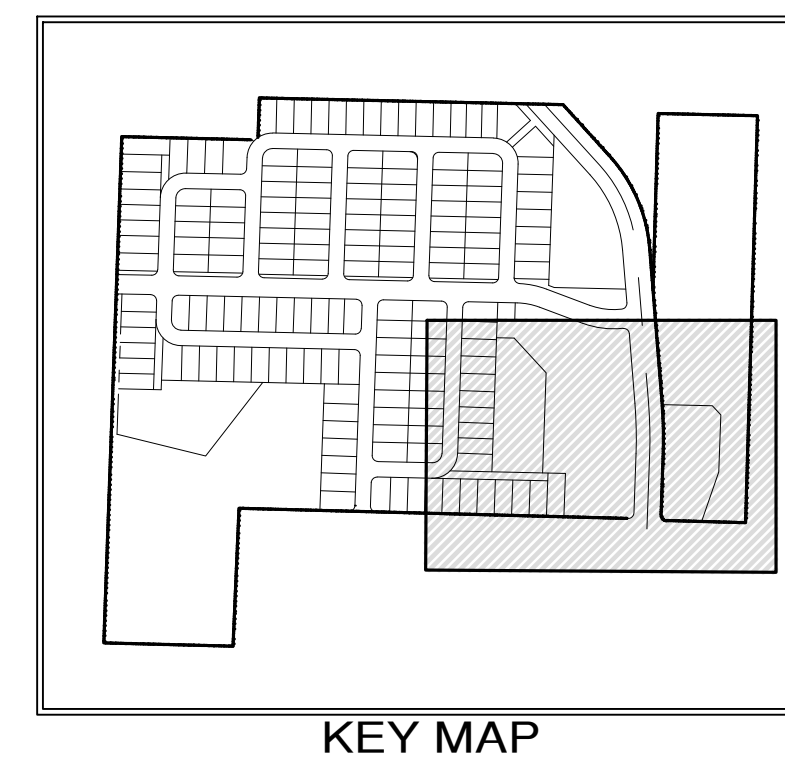
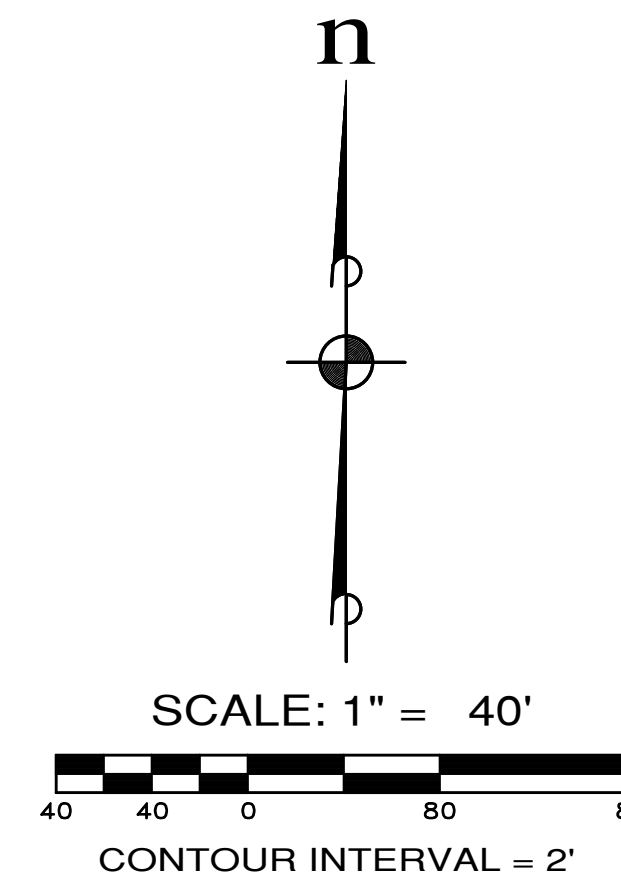
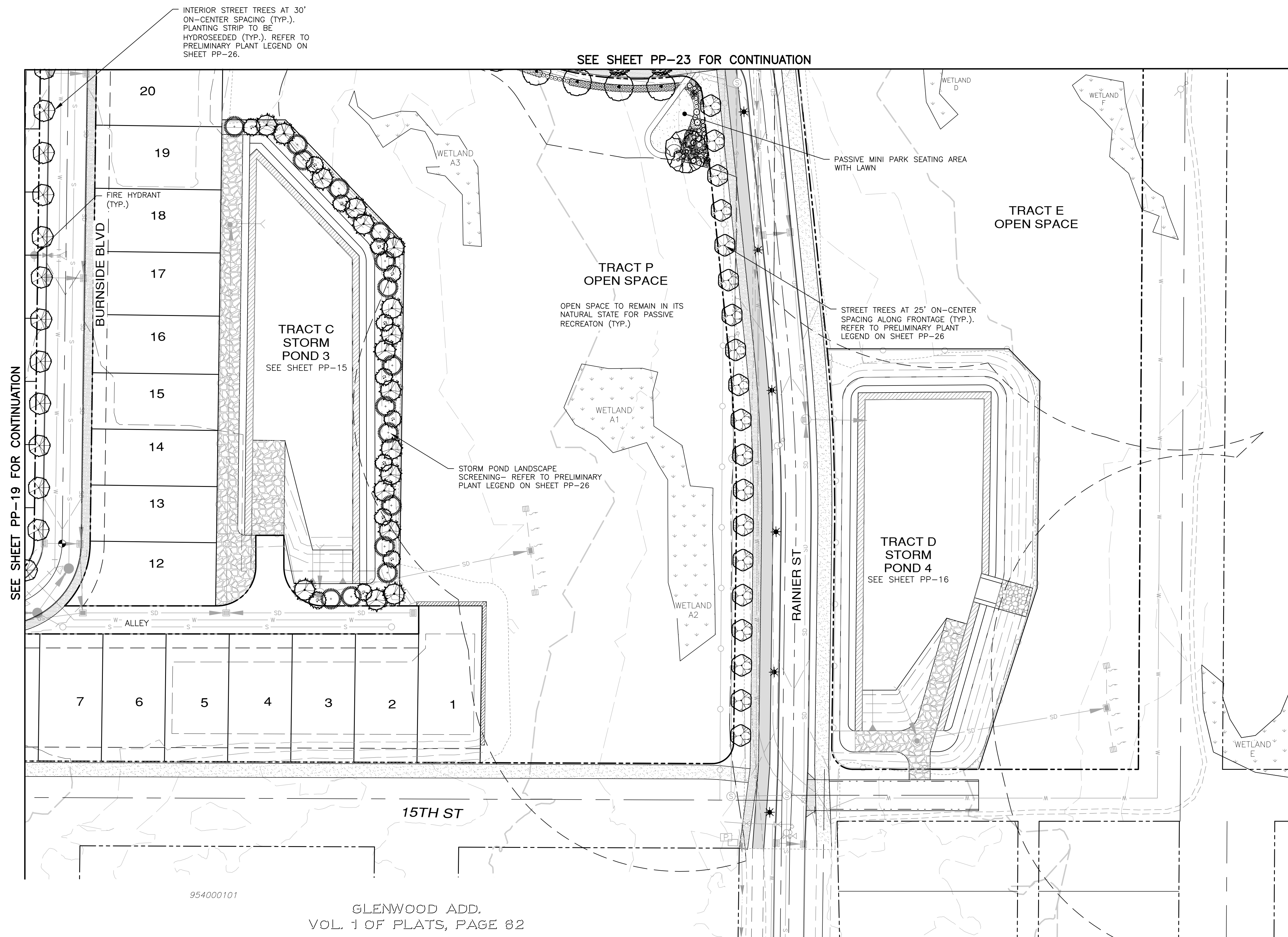
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 DWG. NAME: PP-24  
 DESIGNED BY: LDK  
 DRAWN BY: LDK  
 CHECKED BY:  
 DATE: 10/25/2021  
 DATE OF PRINT:



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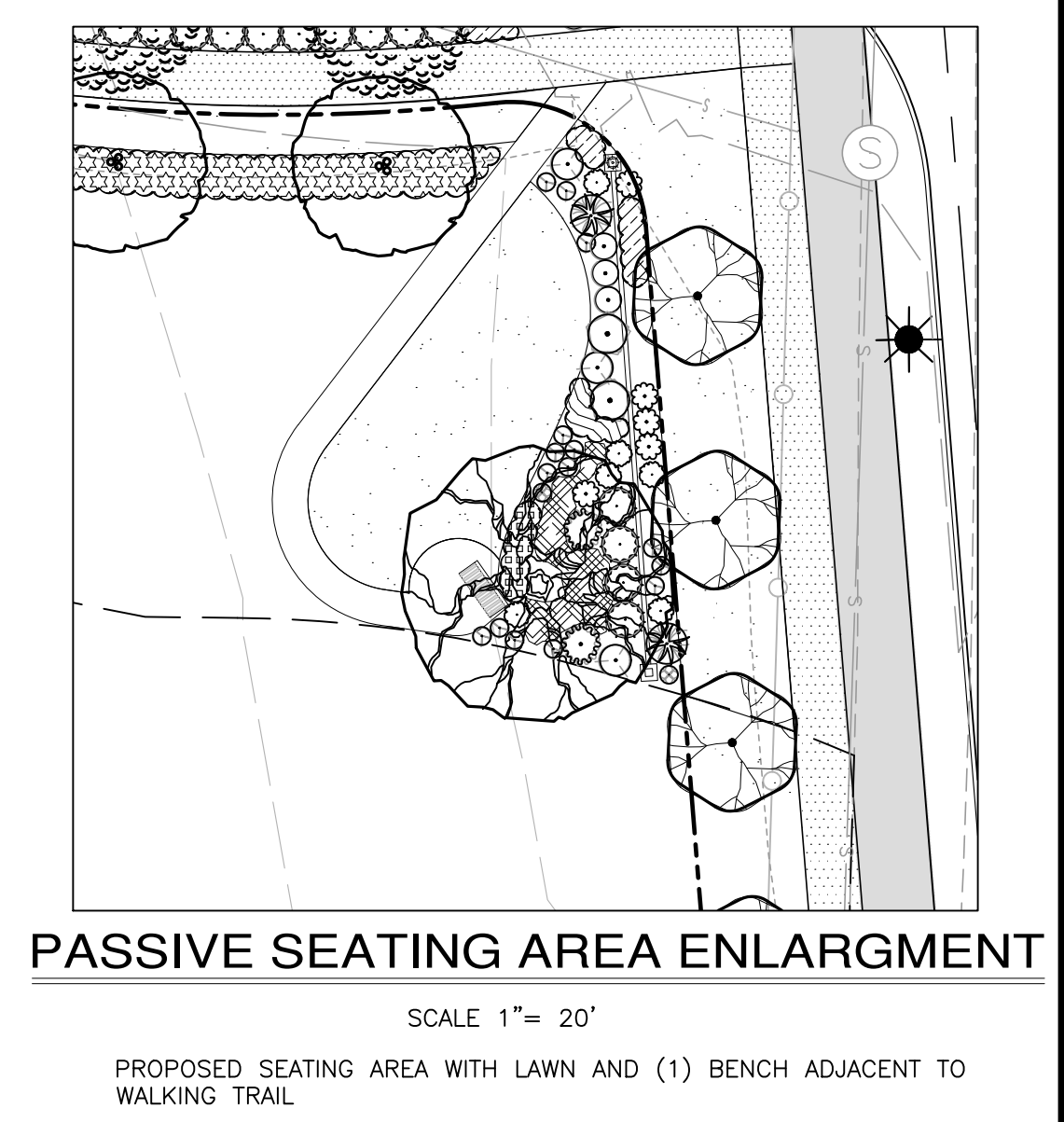
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**NOTE:**

PRELIMINARY STREET TREE LOCATIONS ARE APPROXIMATE AND WILL BE ADJUSTED FOR FINAL UTILITY AND DRIVEWAY LOCATIONS. QUANTITIES WILL CHANGE.



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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

LEANNE D. KUHLMAN CERTIFICATE No. 743

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PRELIMINARY LANDSCAPE PLAN

CITY OF PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021

DWG. NAME: PP-25

DESIGNED BY: LDK

DRAWN BY: LDK

CHECKED BY:

DATE: 10/25/2021

DATE OF PRINT:

PP-25

25 OF 27 SHEETS



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 Plotted: 10/25/2021 3:32 PM  
 Plotted By: Connie Garnett

PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
	Magnolia x loebneri 'Merrill' / MERRILL MAGNOLIA	13	2 1/2" CAL.	B4B
	Acer rubrum 'Armstrong' / ARMSTRONG MAPLE	12	2 1/2" CAL.	
	Nyssa sylvatica 'Wildfire' / TUPELO	10	2 1/2" CAL.	
	Salix babylonica / WEEPING WILLOW	2	2 1/2" CAL.	
	Halesia tetraptera / CAROLINA SILVERBELL	37	2 1/2" CAL.	
	Styrax japonicus / JAPANESE SNOWBELL	10	2 1/2" CAL.	
	Pyrus calleryana 'Cleveland Select' / FLOWERING PEAR	42	2 1/2" CAL.	
	Cornus kousa x nuttallii 'Starlight' / STARLIGHT DOGWOOD	26	2 1/2" CAL.	
	Crataegus x lavalleyi / LAVALLE HAWTHORN	19	2 1/2" CAL.	
	Ginkgo biloba 'Princeton Sentry' / MAIDENHAIR TREE	13	2 1/2" CAL.	
	Acer circinatum / VINE MAPLE	20	3" STEM MIN. 6' MIN. HT.	B4B, FIELD GROWN IN SUNNY CONDITIONS
	Thuja plicata 'Virescens' / WESTERN RED CEDAR	25	6' MIN. HT.	B4B
	Calocedrus decurrens / INCENSE CEDAR	23	6' MIN. HT.	B4B
	Juniperus scopulorum 'Wichita Blue' / WICHITA BLUE UPRIGHT JUNIPER SHRUBS:	32	6' MIN. HT.	CONTAINER OR B4B
	Canna 'Phalson' / CANNA LILY	10	5 GAL., 24" MIN., 6'+ MAT. HT.	
	Molina caerulea / PURPLE MOOR GRASS	12	5 GAL., 24" MIN., 6'+ MAT. HT.	
	Perovskia atriplicifolia 'Denim + Lace' / RUSSIAN SAGE	11	5 GAL., 24" MIN., 6'+ MAT. HT.	
	Hydrangea 'Tiny Tuff Stuff' / LACECAP HYDRANGEA	64	5 GAL., 24" MIN., 6'+ MAT. HT.	
	Phormium tenax 'Maori' / NEW ZEALAND FLAX	7	5 GAL., 24" MIN.	
	Ilex glabra / INKBERRY	230	5 GAL., 24" MIN.	
	Rosa 'Radrazz' / RADRAZZ KNOCKOUT ROSE	91	5 GAL., 18" MIN.	
	Lavendula 'Hidcote' / ENGLISH LAVENDER	118	2 GAL., 18" MIN.	
	Baptista australis / FALSE INDIGO	14	5 GAL., 18" MIN.	
	Azalea 'Mandarin Lights' / DECIDUOUS AZALEA	15	5 GAL., 24" MIN.	
	Mahonia nervosa / CASCADE OREGON GRAPE	51	1 GAL., FULL	
	Festuca ovina 'Glauca' / BLUE FESCUE	66	1 GAL., FULL	
	Polystichum munitum / WESTERN SWORD FERN	74	1 GAL., FULL	
	Heuchera macrantha 'Grape Timeless' / CORAL BELLS	65	1 GAL., FULL	
	Imperata cylindrica / JAPANESE BLOODGRASS	106	1 GAL., FULL	
	Hemerocallis 'Stafford' / DAYLILY	144	5 GAL., FULL	

	Hydroseeded lawn	
	Euonymus fortunei 'Goldy' / GOLD WINTERCREEPER	1 GAL., @ 18" O.C. TRIANG. SPACING
	Agapanthus 'Silver Moon' / LILY OF THE NILE	
	Kniphofia hirsuta 'Fire Dance' / RED HOT POKER AND Helipopsis helianthoides 'Burning Hearts' / FALSE SUNFLOWER	
	Liriope muscari / LILY TURF	
	Sedum spurium 'Dragon's Blood' / STONE CROP	
	Campanula carpatica 'Rapido Blue' / CARPATHIAN BELLFLOWER	
	Crocosmia 'Lucifer' / CROCOSMIA	
	Phlox subulata 'Emerald Blue' / CREEPING PHLOX	

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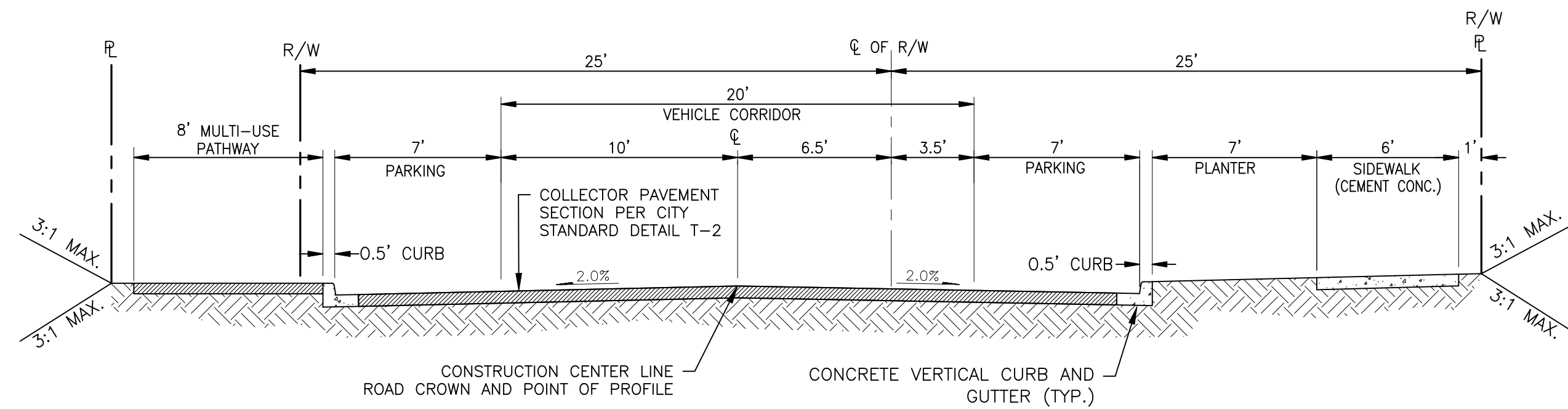
**ESM CONSULTING ENGINEERS LLC**  
 3000 SHAWAN BLVD, SUITE 300  
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**MADRONA RIDGE P.U.D.**  
 PRELIMINARY LANDSCAPE DETAILS & NOTES  
 CITY OF PORT TOWNSEND WASHINGTON

JOB NO.:	2090-003-021
DWG. NAME:	PP-26
DESIGNED BY:	LDK
DRAWN BY:	LDK
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DATE:	10/25/2021
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 Plotted By: Corinne Gerritt

## ON-SITE STREET SECTIONS

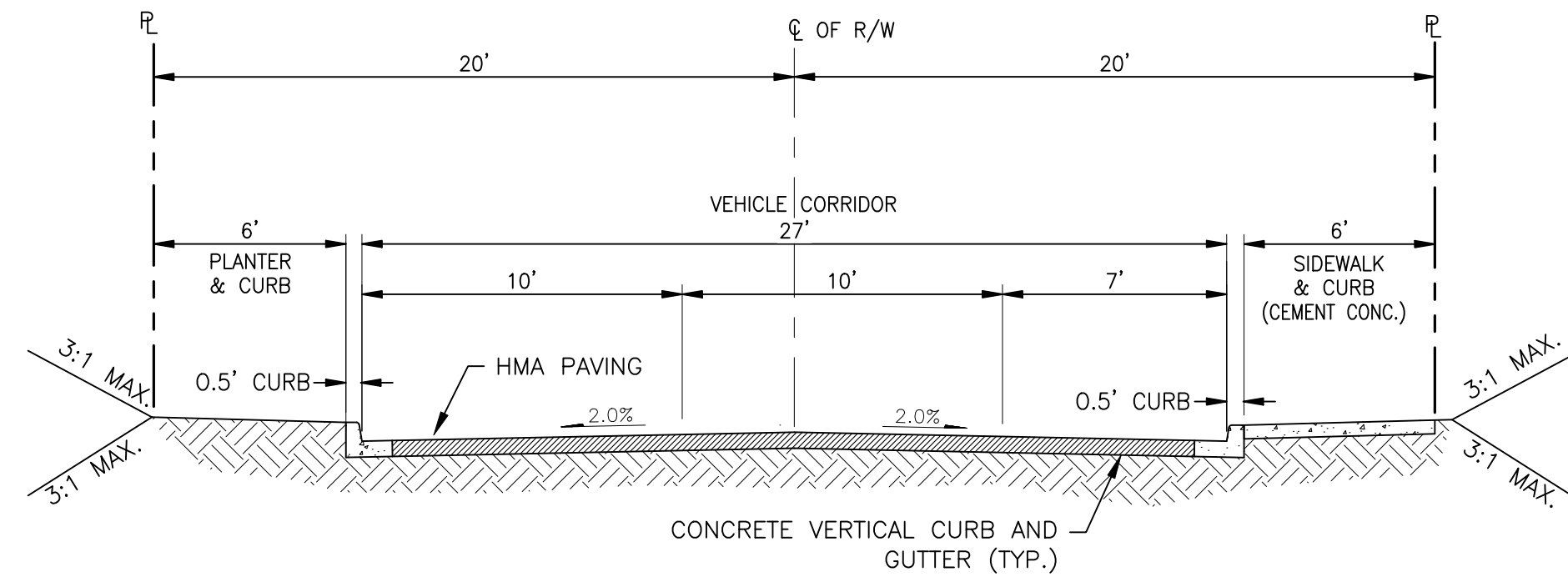


**50' RIGHT OF WAY COLLECTOR STREET SECTION - LOOKING EAST**

SCALE: = 1" = 5'

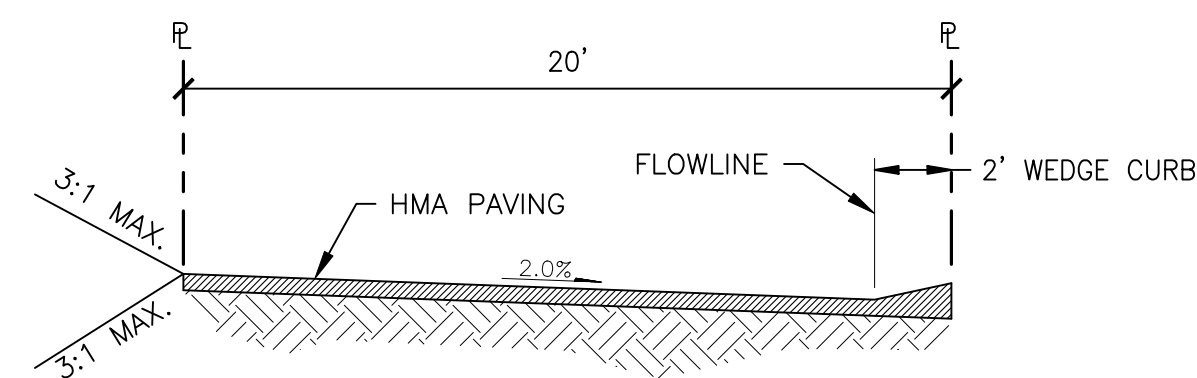
**NOTES:**

1. BULBS SHALL BE INCLUDED AT INTERSECTIONS.
2. PLANTER SHALL INCLUDE: STREET TREES, STREET LIGHTING, AND PEDESTRIAN BENCHES.



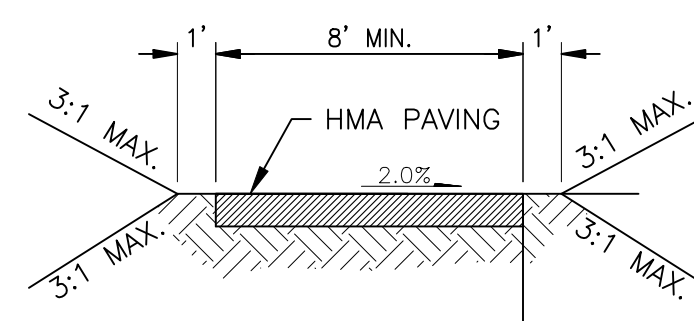
**40' RIGHT OF WAY LOCAL ACCESS STREET SECTION**

SCALE: = 1" = 5'



**20' ALLEY SECTION**

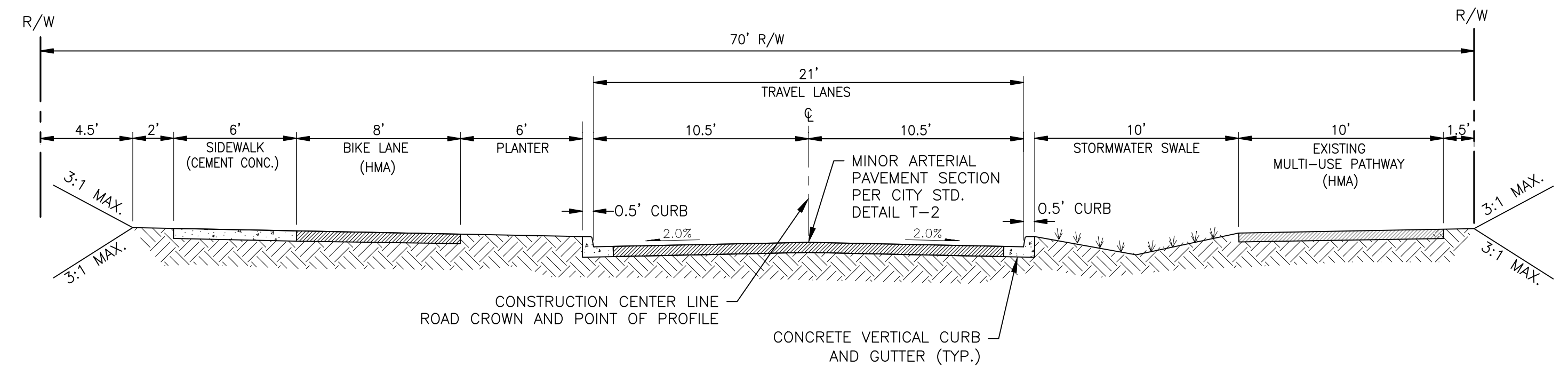
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**MULTI-USE PATHWAY SECTION**

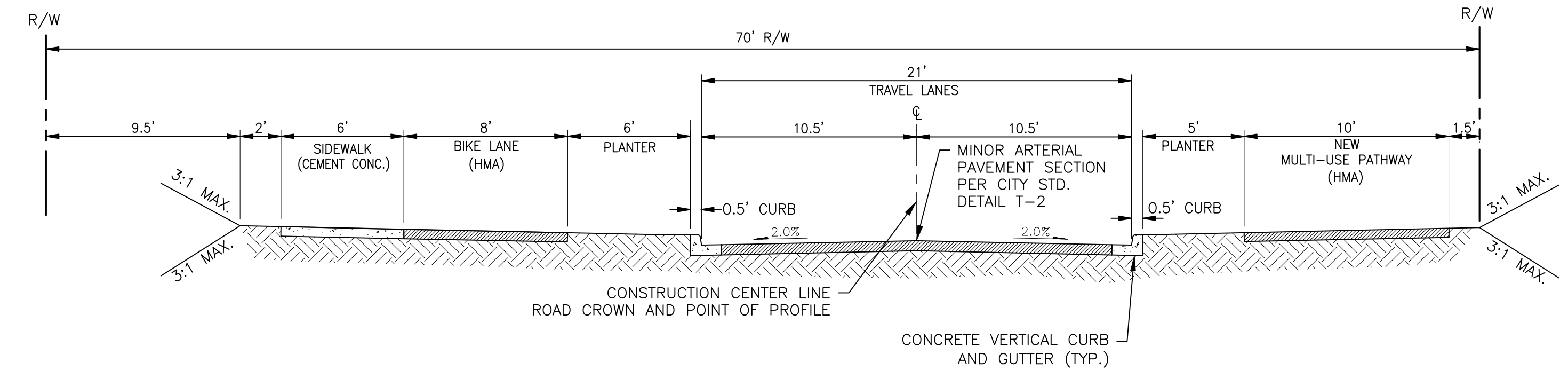
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## OFF-SITE STREET SECTIONS



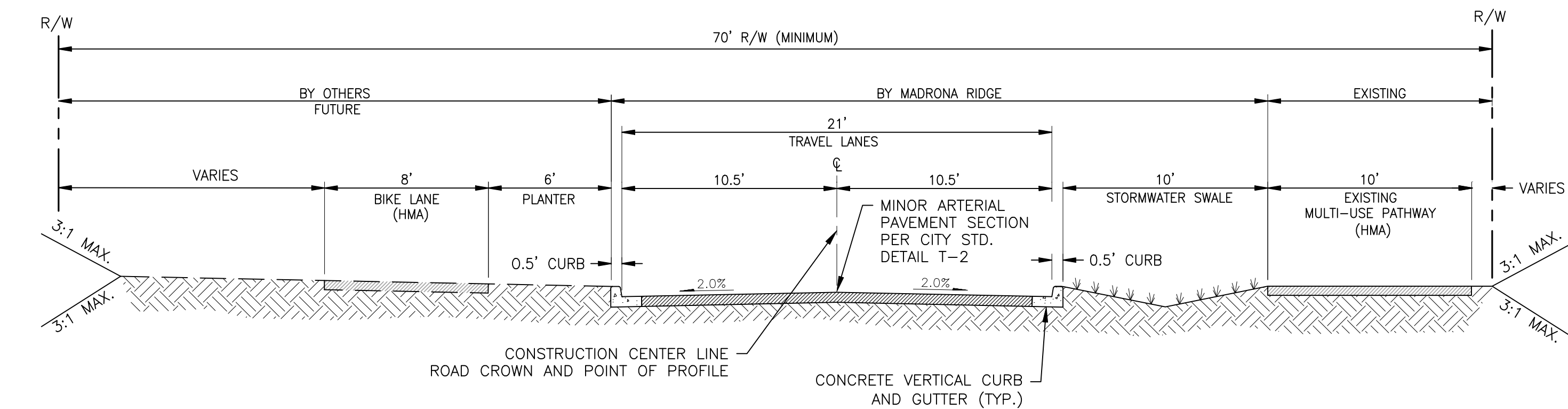
**RAINIER STREET - 16TH STREET TO 18TH STREET - LOOKING NORTH**

SCALE: = 1" = 5'



**RAINIER STREET - 15TH STREET TO 16TH STREET - LOOKING NORTH**

SCALE: = 1" = 5'



**RAINIER STREET - DISCOVERY ROAD TO 15TH STREET - LOOKING NORTH**

SCALE: = 1" = 5'

**NOTES:**

1. LOCATION OF SECTIONS WITHIN RIGHT OF WAY LIMITS WILL BE DETERMINED BY ENVIRONMENTAL FACTORS, LOCATION OF EXISTING MULTI-USE PATHWAY, AND OTHER EXISTING IMPROVEMENTS (I.E., ROUNDABOUT)
2. TRANSITIONS BETWEEN ROAD SECTIONS SHALL BE APPROVED BY THE CITY ENGINEER DEPARTMENT.
3. DESIGN SPEED = 30 MPH.

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NO.	DESCRIPTION/DATE	BY



**ESM CONSULTING ENGINEERS, LLC**  
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 Federal Way, WA 98003  
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MONTEBANC MANAGEMENT, LLC  
**MADRONA RIDGE P.U.D.**  
 STREET SECTIONS  
 CITY OF PORT TOWNSEND

JOB NO.:	2090-003-021
DWG. NAME:	PP-27
DESIGNED BY:	LDK
DRAWN BY:	LDK
CHECKED BY:	
DATE:	10/25/2021
DATE OF PRINT:	

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