

CONSTRUCTION PLANS

for

MADRONA RIDGE PUD

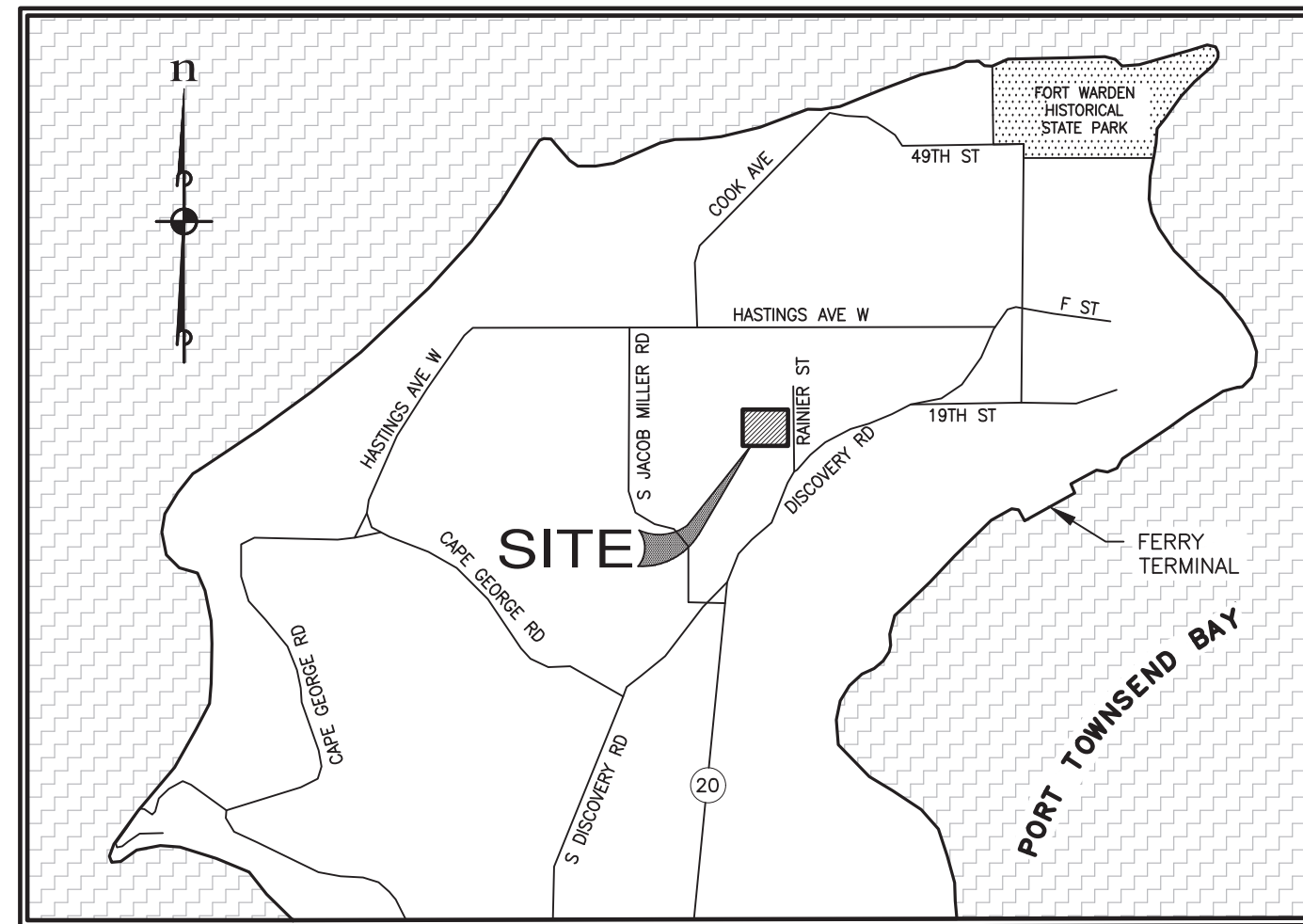
PHASE 1

prepared for

MONTEBANC MANAGEMENT, LLC

400 NW GILMAN BLVD. #278
ISSAQUAH, WA 98027

Approval conditioned on resubmittal of the clearing limits plans (Phase 1 Sheets GR-01 thur GR-05 and Phase 2 Sheets GR-01 and GR-02). Clearing Limits shall be revised per the approved landscaping plan.



VICINITY MAP
NOT TO SCALE

FOR APPROVED PLANS:
PHASE 1: SEE SDP 24-043
PHASE 2: SEE SDP 24-044

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	MT-01	WETLAND MITIGATION PLAN
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OWNER/DEVELOPER
MONTEBANC MANAGEMENT, LLC
400 NW GILMAN BLVD. #278
ISSAQUAH, WA 98027
CONTACT: PAUL DEVENZIO
PHONE: (206) 391-8366

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

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

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

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

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

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

TREE CANOPY AREAS
EXISTING TREE CANOPY AREA:
REQUIRED TREE CANOPY TO REMAIN (25%):
PROPOSED TREE CANOPY TO REMAIN:

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

33400 8th Ave S, Suite 205
FEDERAL WAY, WASHINGTON 98003
Phone: (253) 838-6113



ESM JOB NO. 2090-003-021

SHEET 1 OF 74
DATE: 11/22/2023



Know what's below.
Call before you dig.

THE PLANS HAVE BEEN REVIEWED FOR GENERAL DESIGN CONCEPT AND COMPLIANCE WITH CITY OF PORT TOWNSEND STANDARDS. THIS APPROVAL DOES NOT RELIEVE THE RESPONSIBLE PARTY FROM REQUIREMENTS TO COMPLY WITH ALL APPLICABLE LAWS, CODES, STANDARDS, AND ASSOCIATED DESIGN REQUIREMENTS.

APPROVED BY: John B...
DATE: 6/13/24

SCALE: 1" = 80'



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

REVOR L. STIFF
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
42334
11/27/2023

ESM CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
FEDERAL WAY (206) 838-6113
LYNNWOOD (425) 87-9900

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PARCEL INFORMATION

PARCEL #	AREA	ZONING
001091002	17.23 AC	R11 (SF)
001092005	11.43 AC	R11 (SF)
001092006	5.73 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

MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD - PHASE 1
PORT TOWNSEND
EXISTING CONDITIONS AND DEMOLITION PLAN
WASHINGTON

JOB NO.:	2090-003-021
DWG. NAME:	EX-01
DESIGNED BY:	TLS
DRAWN BY:	CLR
CHECKED BY:	
DATE:	11/22/2023
DATE OF PRINT:	

APPROVED: _____
CITY OF PORT TOWNSEND
DATE: _____

EX-01
3 OF 74 SHEETS

**FOR APPROVED PLANS:
PHASE 1: SEE SDP 24-043
PHASE 2: SEE SDP 24-044**



Know what's below.
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File: \\esmc\engr\ESM\085\2090\003\021\plots\Phase 1\EX-01.dwg
Plotted: 11/27/2023 10:42 AM
Plotted By: Don Lopp

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 - PHASE 1
 SITE PLAN
 PORT TOWNSEND WASHINGTON

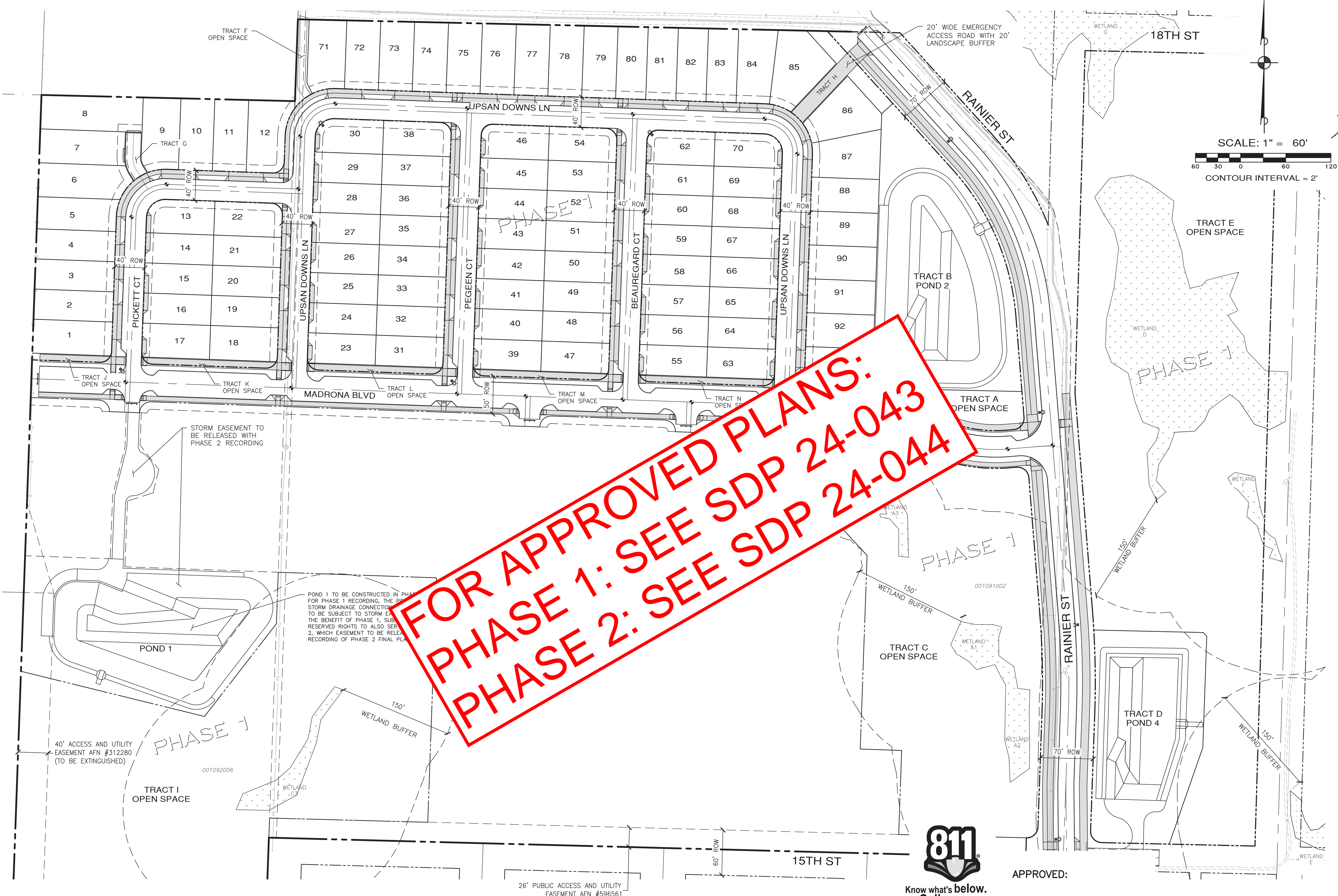
JOB NO.: 2090-003-021
 DWG. NAME: ST-01
 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 11/22/2023
 DATE OF PRINT:

ST-01
 4 OF 74 SHEETS



SCALE: 1" = 60'
 60 30 0 60 120
 CONTOUR INTERVAL = 2'

**FOR APPROVED PLANS:
 PHASE 1: SEE SDP 24-043
 PHASE 2: SEE SDP 24-044**



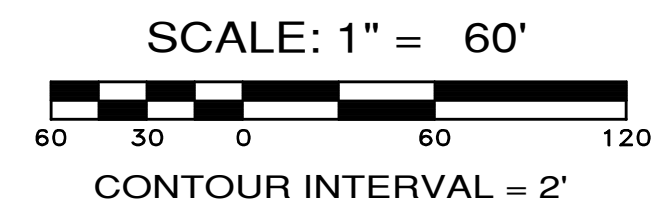
APPROVED:

CITY OF PORT TOWNSEND

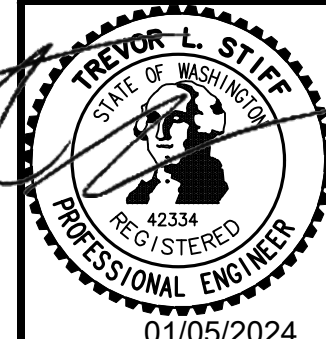
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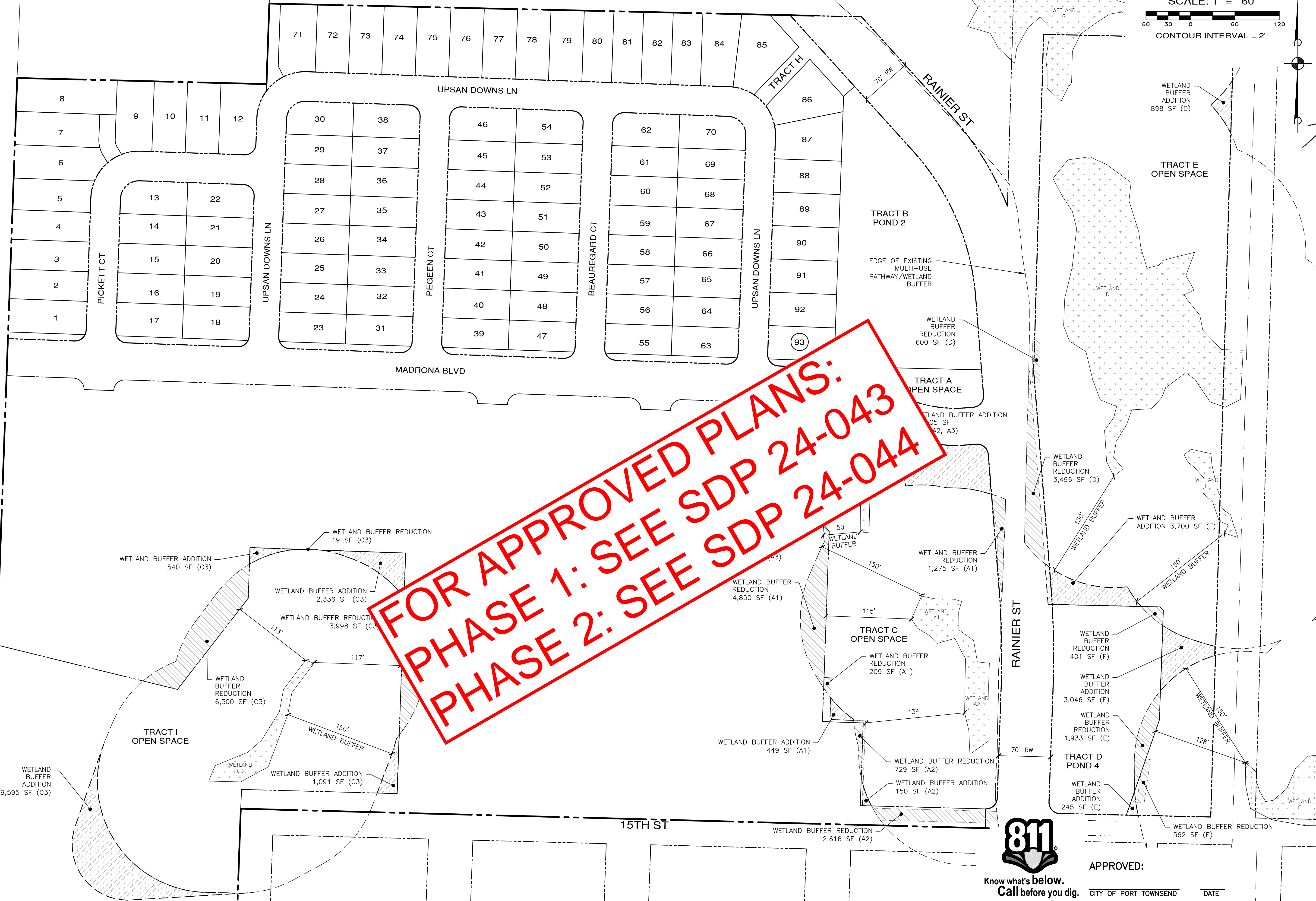
A PORTION OF THE NE 1/4 OF SECTION 9, TWP 30 N, RGE 1 W, WM



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 Printed: 1/5/2024 10:01 PM

MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD - PHASE 1
 WETLAND MITIGATION PLAN
 PORT TOWNSEND WASHINGTON
 JOB NO.: 2090-003-021
 DWG. NAME: MT-01
 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY: _____
 DATE: 01/05/2024
 DATE OF PRINT: _____
MT-01
 5 OF 74 SHEETS

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

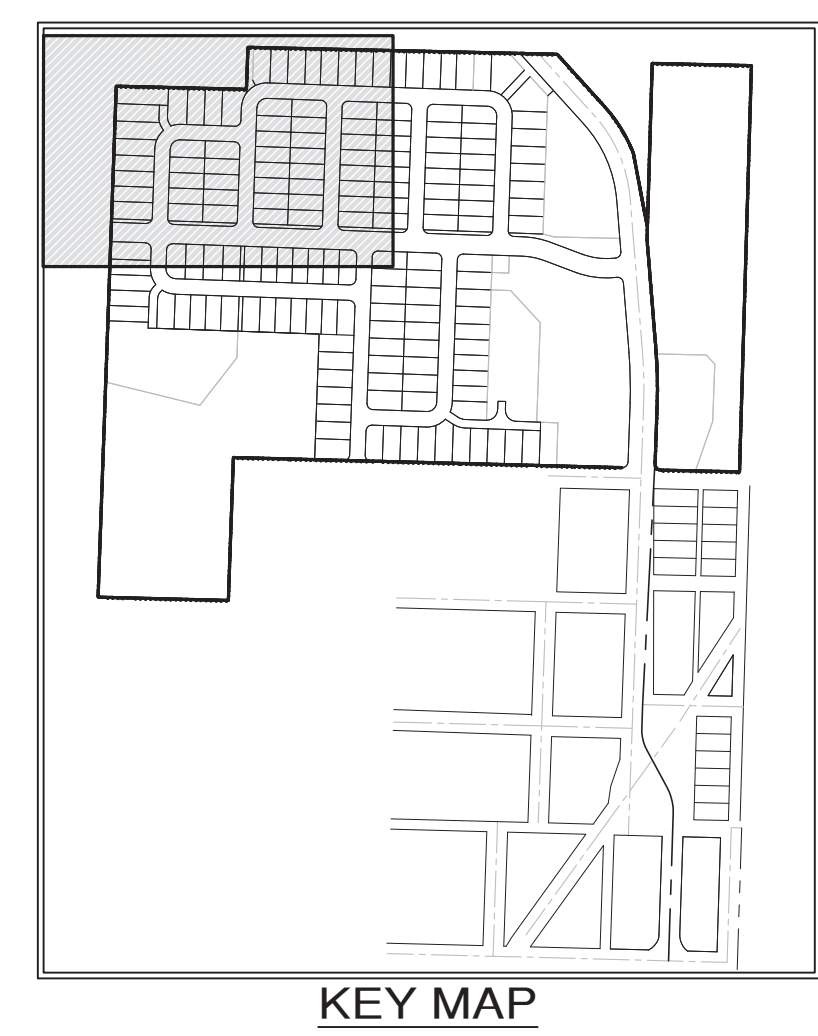
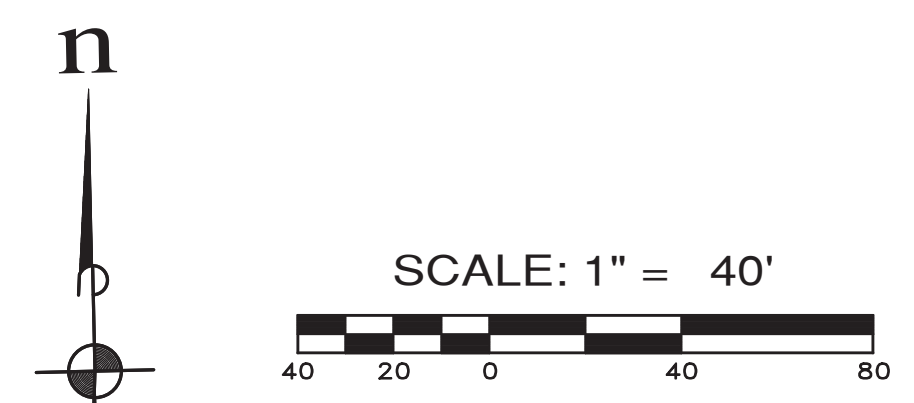
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MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD - PHASE 1
 PORT TOWNSEND HORIZONTAL CONTROL & OVERALL SITE PLAN WASHINGTON

JOB NO.: 2090-003-021
 DWG. NAME: HOR-01
 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 11/22/2023
 DATE OF PRINT:
HOR-01
 6 OF 74 SHEETS



LEGEND

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

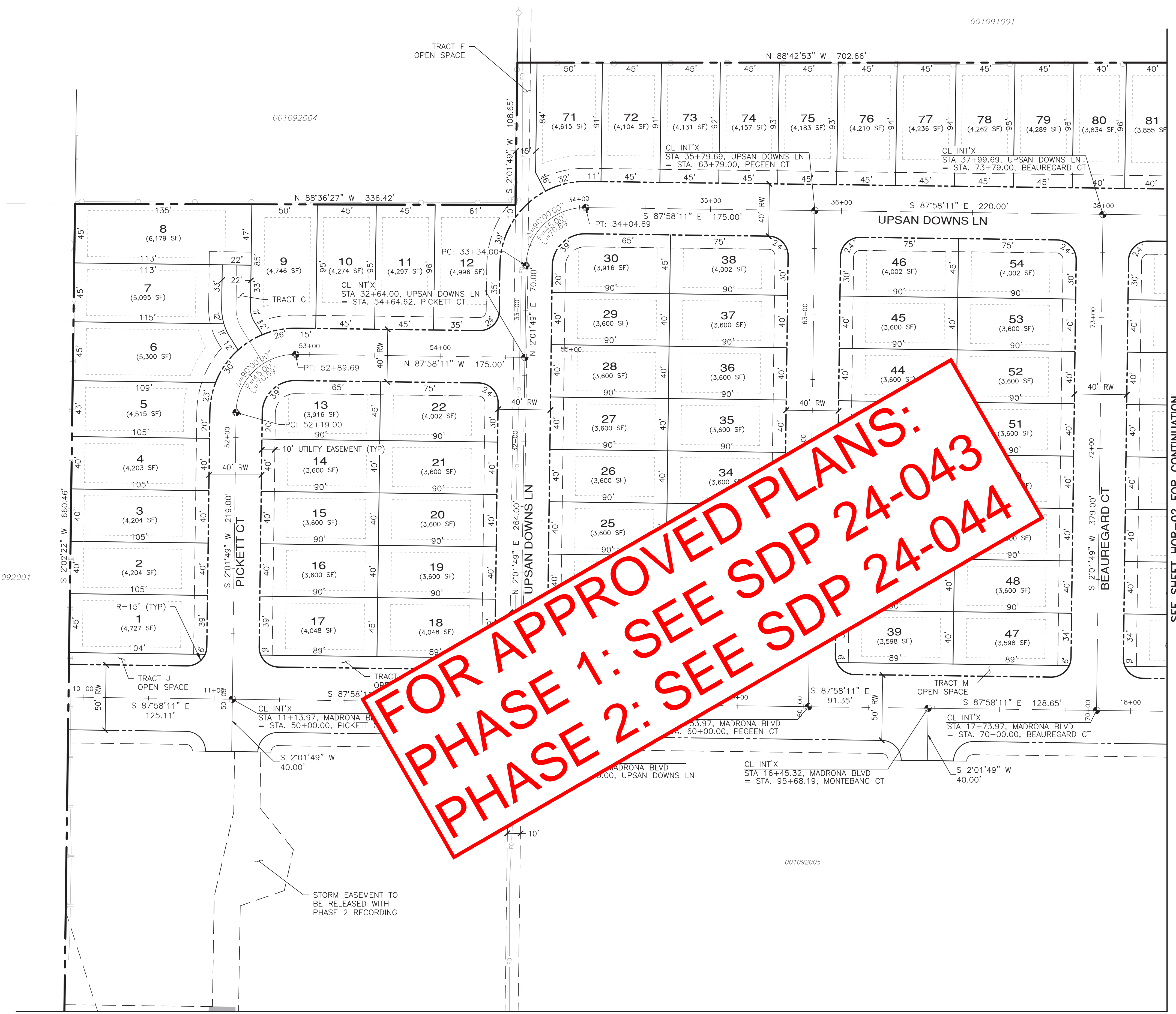
BUILDING SETBACKS
 REAR: 10'
 FRONT: 20'
 SIDES: 5'
 SIDES AT STREET: 10'

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



APPROVED:
 CITY OF PORT TOWNSEND DATE

**FOR APPROVED PLANS:
 PHASE 1: SEE SDP 24-043
 PHASE 2: SEE SDP 24-044**

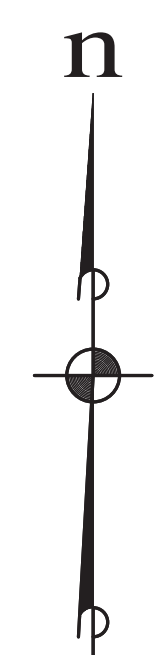
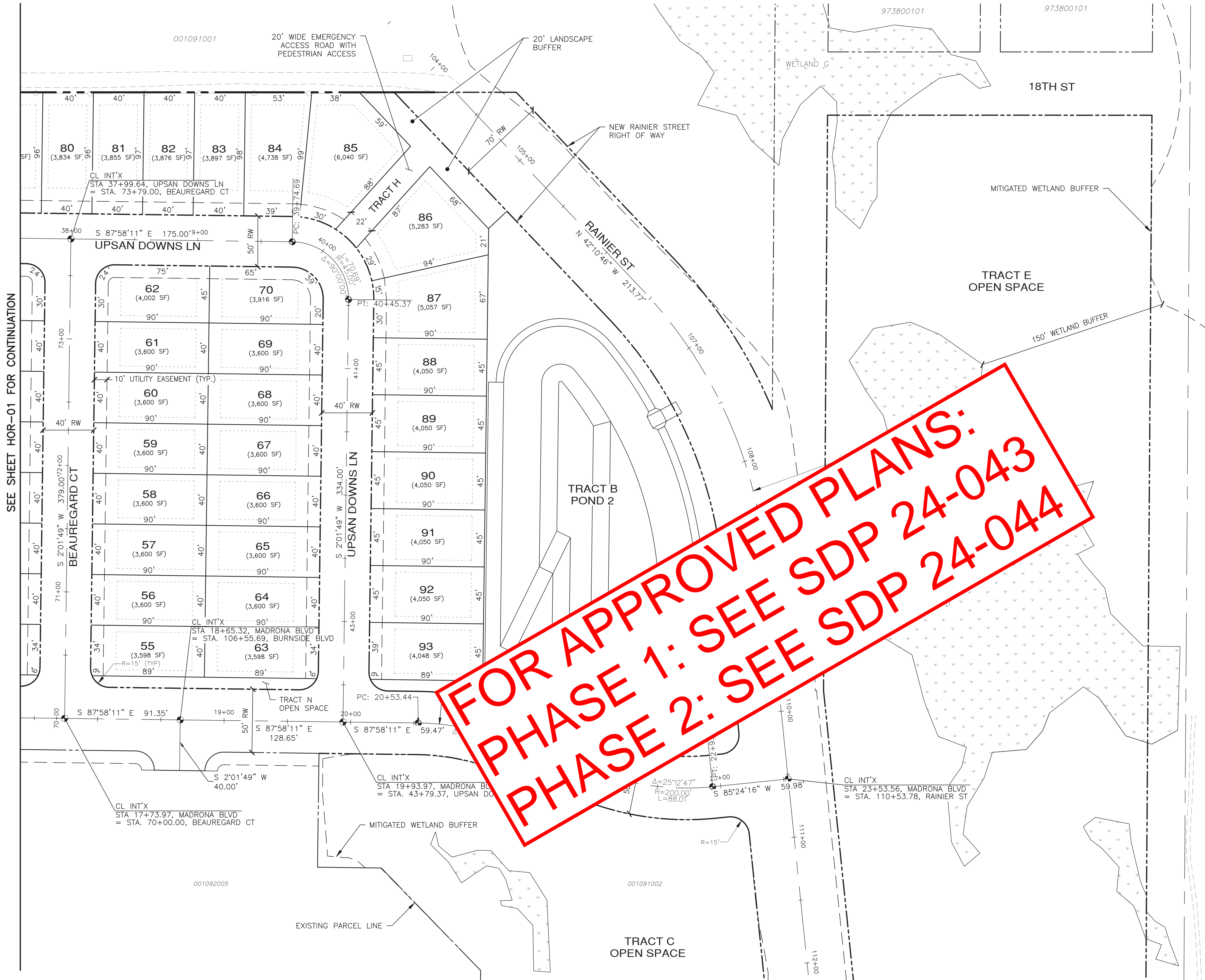


SEE SHEET HOR-03 FOR CONTINUATION

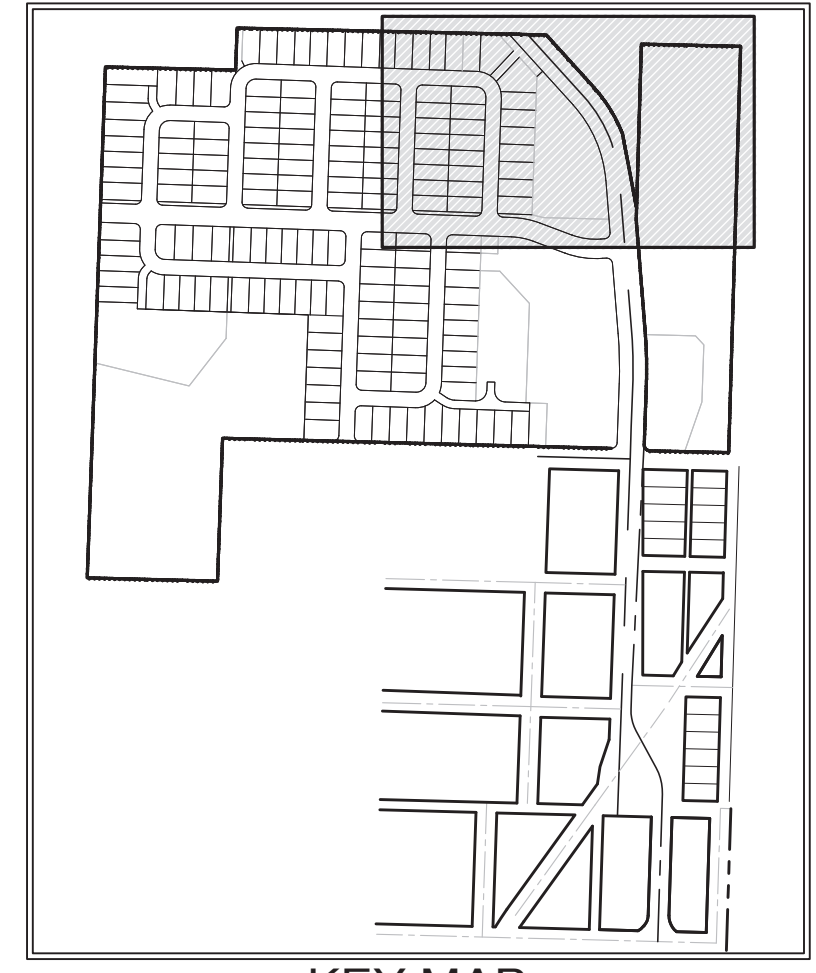
SEE SHEET HOR-02 FOR CONTINUATION

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 Plotted: 11/27/2023 10:44 AM

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



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	OPEN SPACE	8,435
B	STORM POND 2	53,687
C	OPEN SPACE	124,337
E	OPEN SPACE	214,713
H	EMERGENCY/PEDESTRIAN ACCESS & LANDSCAPE BUFFER	4,691
N	OPEN SPACE	1,528

FOR APPROVED PLANS:
PHASE 1: SEE SDP 24-043
PHASE 2: SEE SDP 24-044

SEE SHEET HOR-01 FOR CONTINUATION

SEE SHEET HOR-04 FOR CONTINUATION

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MADRONA RIDGE PUD - PHASE 1
 HORIZONTAL CONTROL & OVERALL SITE PLAN WASHINGTON
 PORT TOWNSEND

JOB NO.:	2090-003-021
DWG. NAME:	HOR-02
DESIGNED BY:	TLS
DRAWN BY:	CLR
CHECKED BY:	
DATE:	11/22/2023
DATE OF PRINT:	

HOR-02
7 OF 74 SHEETS

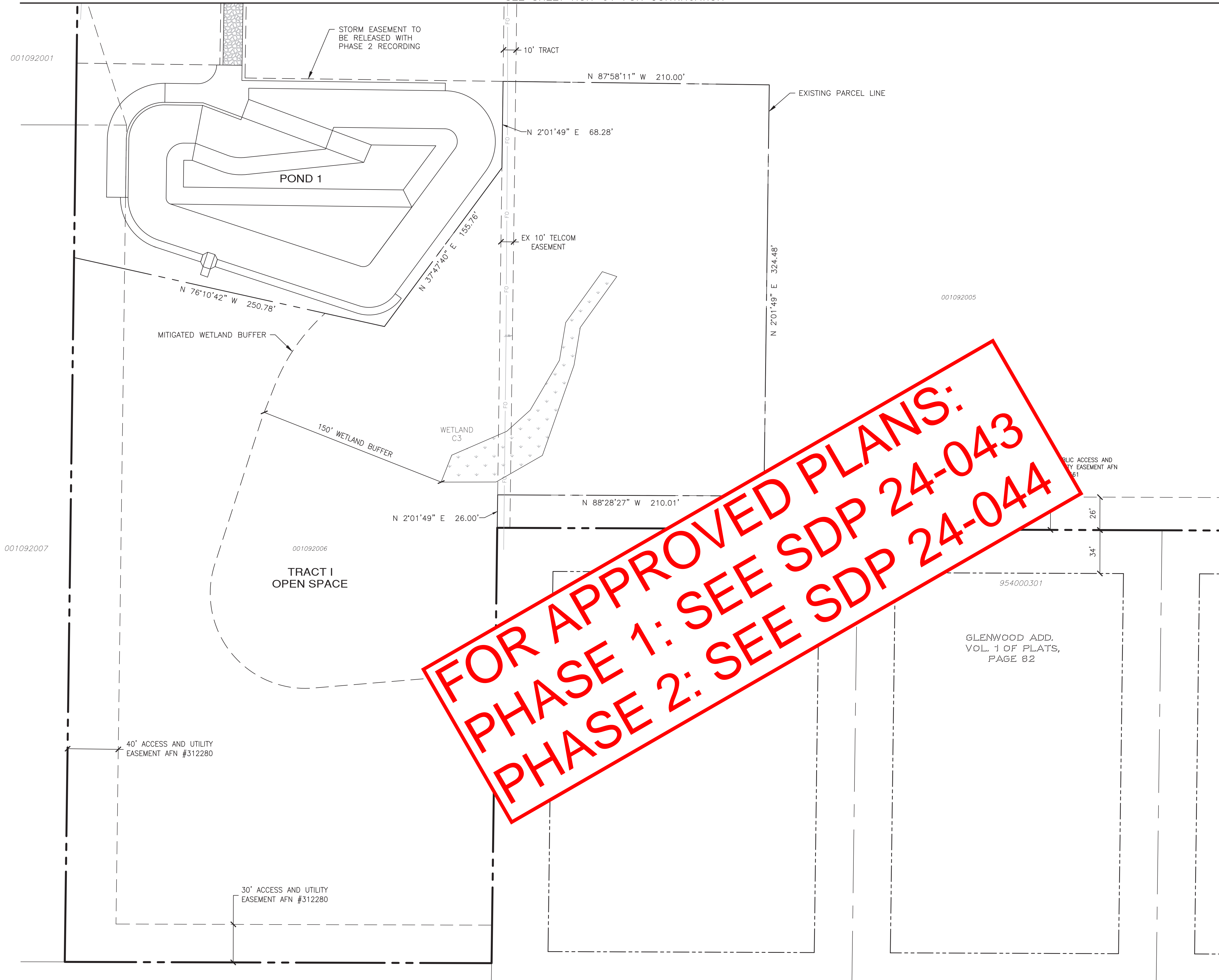


APPROVED: _____
CITY OF PORT TOWNSEND DATE _____

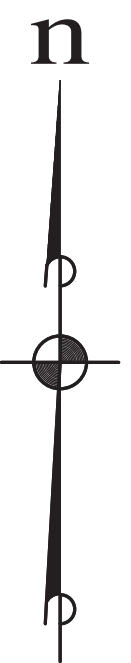
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Plotted By: Don Lapp

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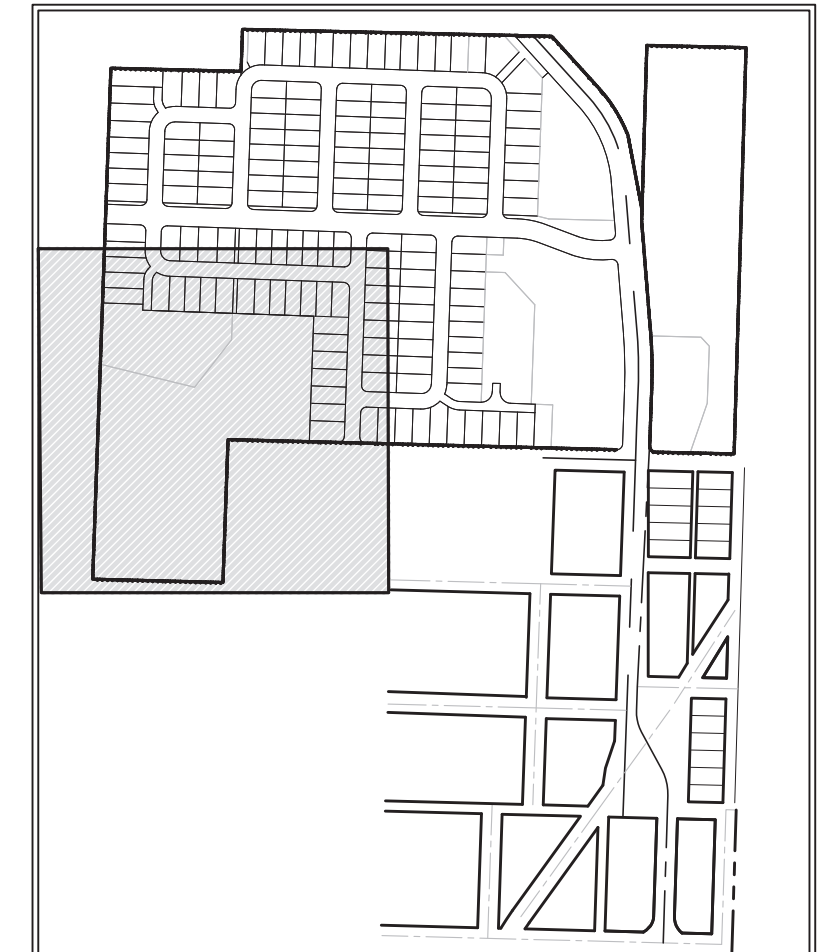
SEE SHEET HOR-01 FOR CONTINUATION



**FOR APPROVED PLANS:
PHASE 1: SEE SDP 24-043
PHASE 2: SEE SDP 24-044**



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.)
I	OPEN SPACE	249,633



Know what's below.
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REVISIONS		
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MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD - PHASE 1
PORT TOWNSEND HORIZONTAL CONTROL & OVERALL SITE PLAN WASHINGTON

JOB NO.: 2090-003-021
DWG. NAME: HOR-03
DESIGNED BY: TJS
DRAWN BY: CLR
CHECKED BY:
DATE: 11/22/2023
DATE OF PRINT:

HOR-03
8 OF 74 SHEETS

File: \\esmb\enr\ESM-095\2090\003\021\plots\Phase 1\HOR-03.dwg
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Plotted By: Don Lapp

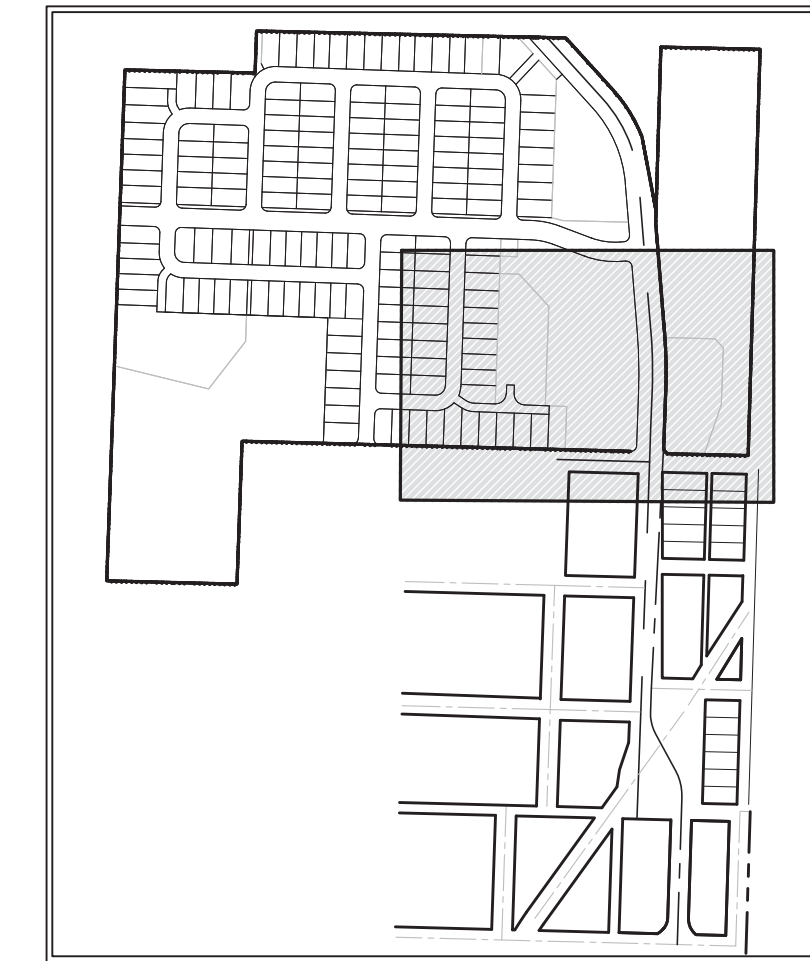
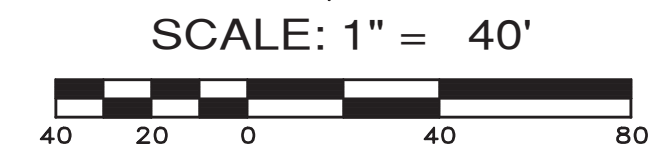
SEE SHEET HOR-02 FOR CONTINUATION



**FOR APPROVED PLANS:
 PHASE 1: SEE SDP 24-043
 PHASE 2: SEE SDP 24-044**

SEE SHEET HOR-03 FOR CONTINUATION

n



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.)
C	OPEN SPACE	124,337
D	STORM POND 4	38,357
E	OPEN SPACE	214,713

GLENWOOD ADD.
 VOL. 1 OF PLATS, PAGE 82

REVISIONS		
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ESM CONSULTING ENGINEERS LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 (253) 838-6113
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MADRONA RIDGE PUD - PHASE 1
 PORT TOWNSEND HORIZONTAL CONTROL & OVERALL SITE PLAN WASHINGTON

JOB NO.: 2090-003-021
 DWG. NAME: HOR-04
 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 11/22/2023
 DATE OF PRINT:

HOR-04
 9 OF 74 SHEETS

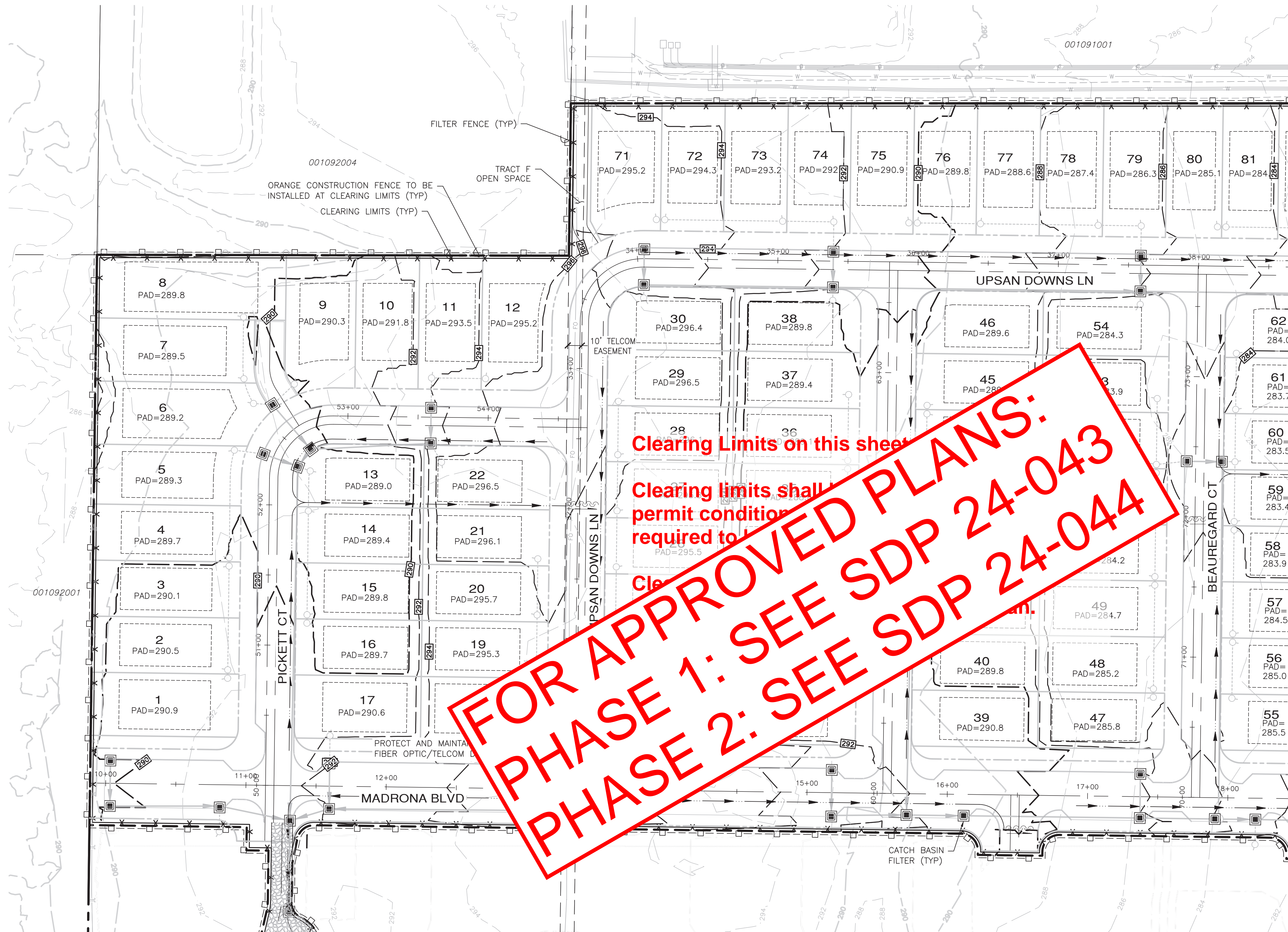


APPROVED:

CITY OF PORT TOWNSEND DATE

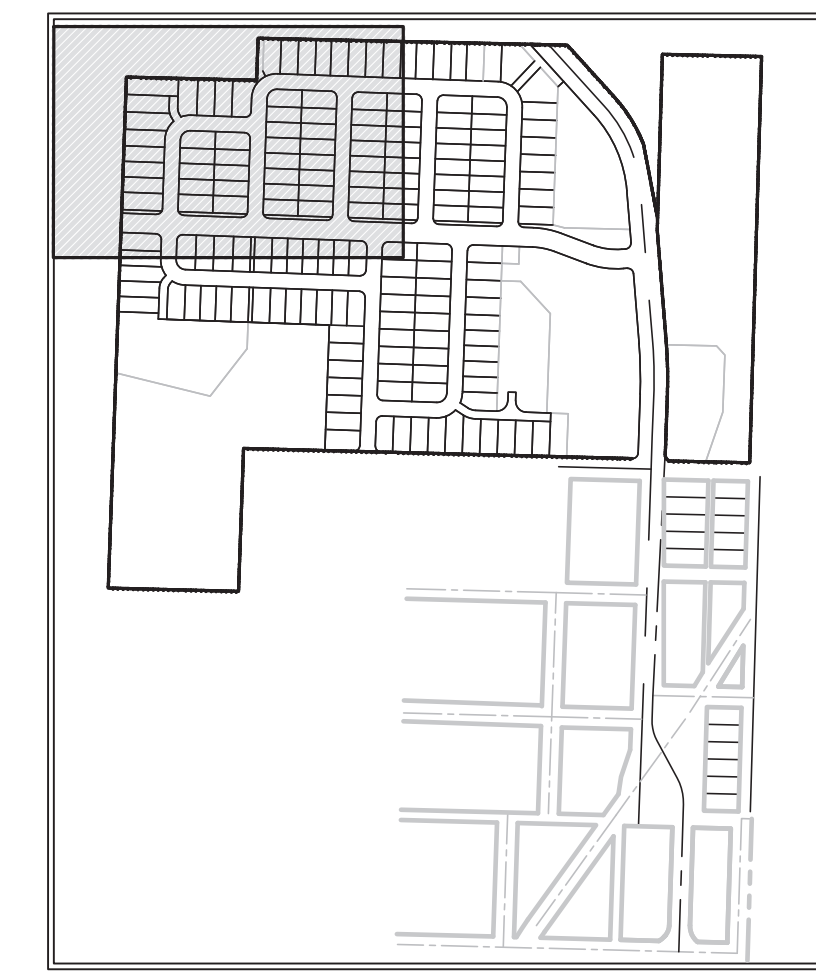
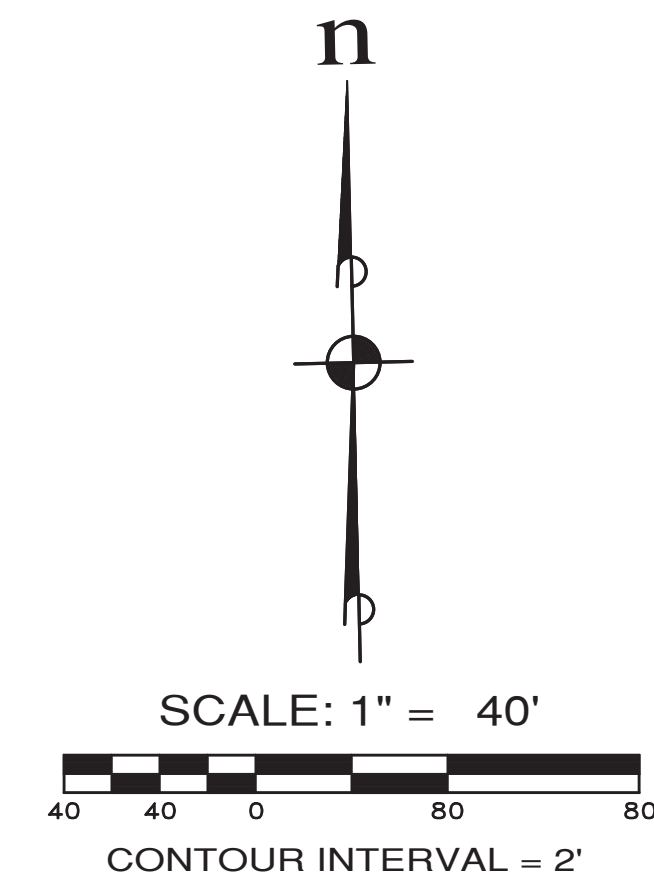
File: \\esmb\engr\ESM-095\2090\003\021\plots\Phase 1\HOR-04.dwg
 Plotted: 11/27/2023 10:46 AM
 Plotted By: Don Lapp

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



SEE SHEET GR-03 FOR CONTINUATION

**FOR APPROVED PLANS:
 PHASE 1: SEE SDP 24-043
 PHASE 2: SEE SDP 24-044**



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- CLEARING LIMITS
- FILTER FENCE
- 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.

REVISIONS		
NO.	DESCRIPTION/DATE	BY

REVOR L. STIFF
 STATE OF WASHINGTON
 REGISTERED
 PROFESSIONAL ENGINEER
 42334
 11/27/2023

ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 (253) 838-6113
 (253) 837-9900
 www.esmcivil.com

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MONTEBANC MANAGEMENT, LLC

MADRONA RIDGE PUD - PHASE 1

GRADING & TESC PLAN

PORT TOWNSEND WASHINGTON

JOB NO.:	2090-003-021
DWG. NAME:	GR-01
DESIGNED BY:	TLS
DRAWN BY:	CLR
CHECKED BY:	
DATE:	11/22/2023
DATE OF PRINT:	

GR-01
 14 OF 74 SHEETS



APPROVED: _____
 CITY OF PORT TOWNSEND DATE _____

File: \\esmb\engr\ESM-1095\2090\003\021\p1\Phase 1\GR-01.dwg
 Plotted: 11/27/2023 10:51 AM
 Plotted By: Don Lapp

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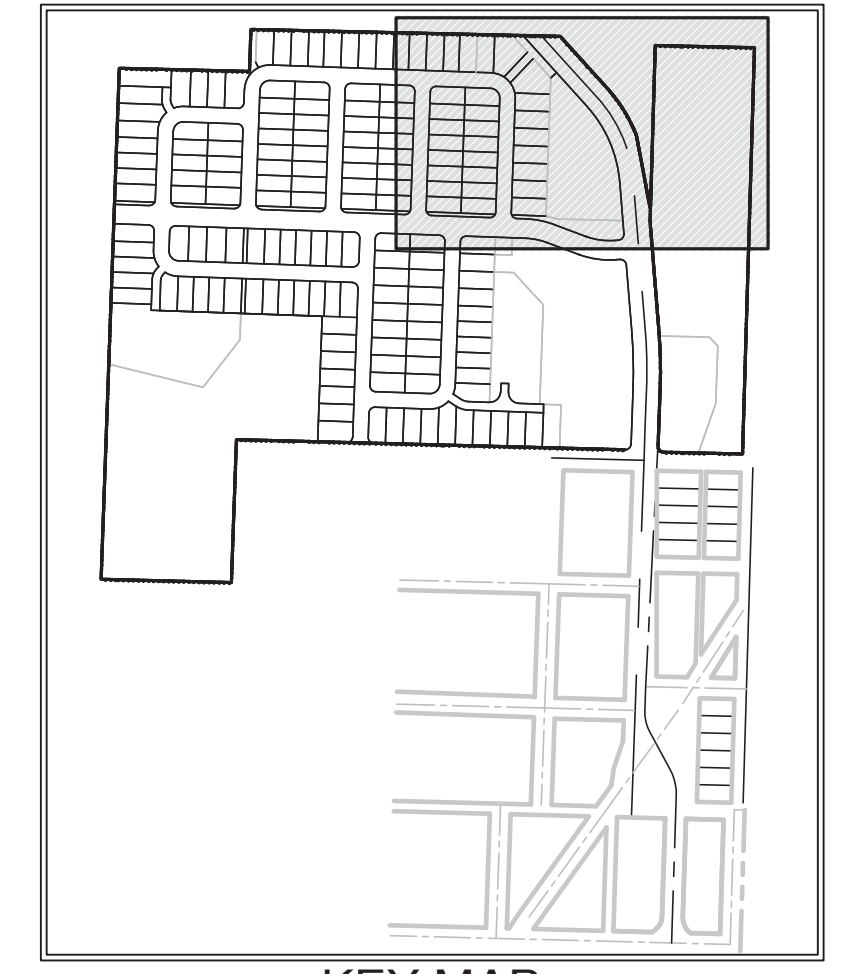
MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD - PHASE 1
 PORT TOWNSEND GRADING & TESC PLAN WASHINGTON

JOB NO.: 2090-003-021
 DWG. NAME: GR-02
 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 11/22/2023
 DATE OF PRINT:

APPROVED: _____
 CITY OF PORT TOWNSEND DATE

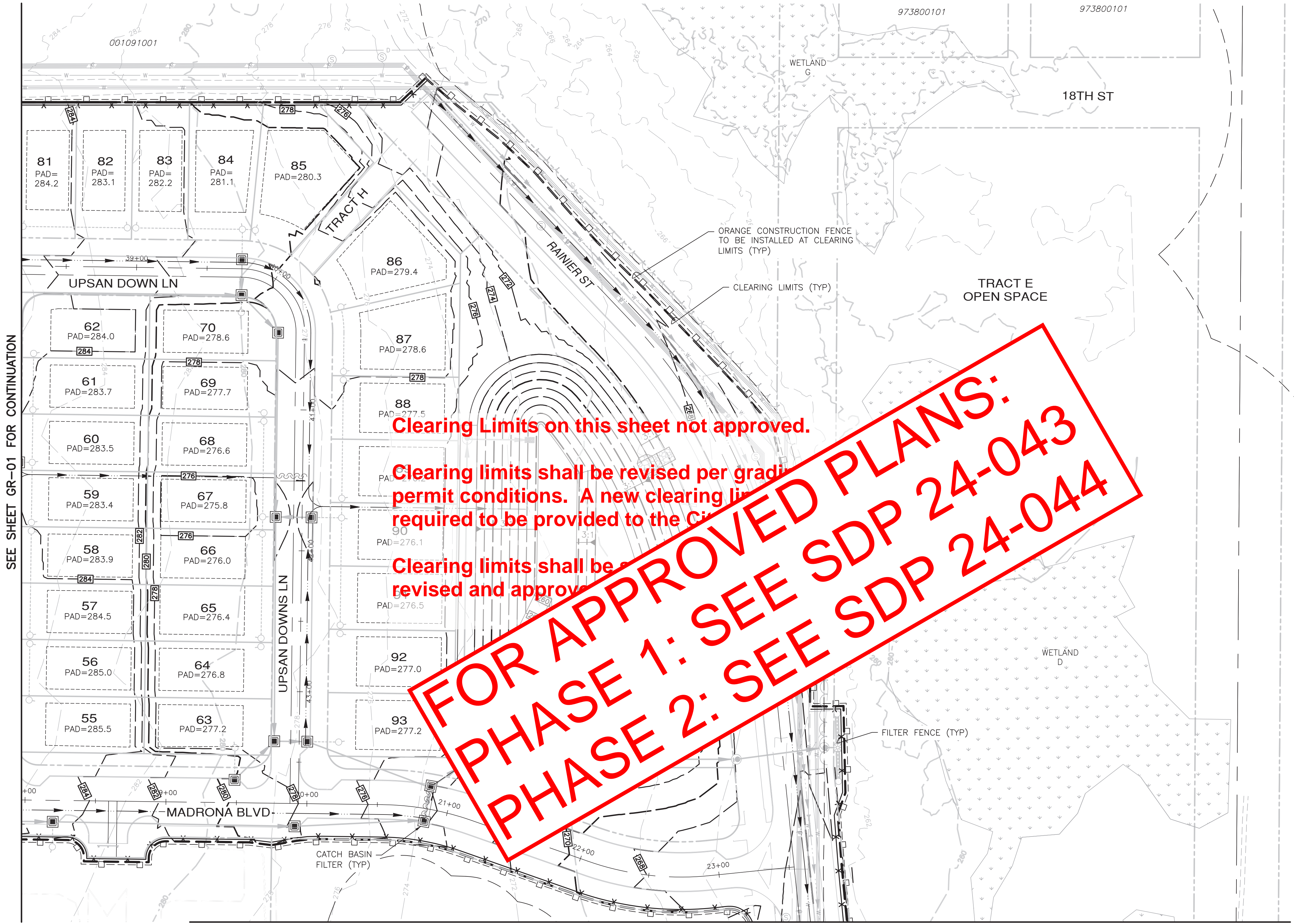


SCALE: 1" = 40'
 40 40 0 80 80
 CONTOUR INTERVAL = 2'



LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	CLEARING LIMITS
	FILTER FENCE
	ORANGE CONSTRUCTION FENCE



FOR APPROVED PLANS:
PHASE 1: SEE SDP 24-043
PHASE 2: SEE SDP 24-044

Clearing Limits on this sheet not approved.
 Clearing limits shall be revised per grading permit conditions. A new clearing limit required to be provided to the City.
 Clearing limits shall be revised and approved.

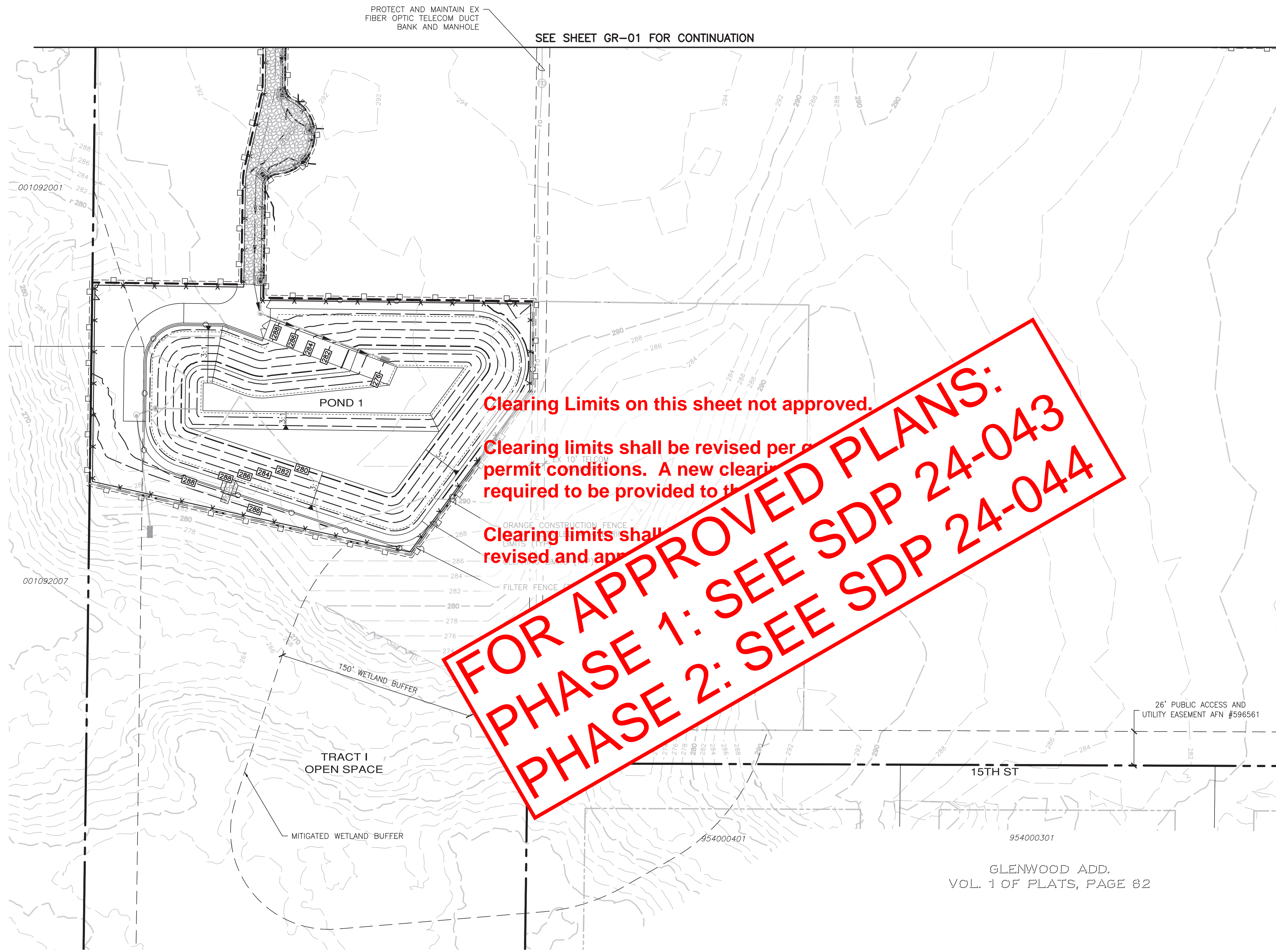
SEE SHEET GR-01 FOR CONTINUATION

SEE SHEET GR-04 FOR CONTINUATION



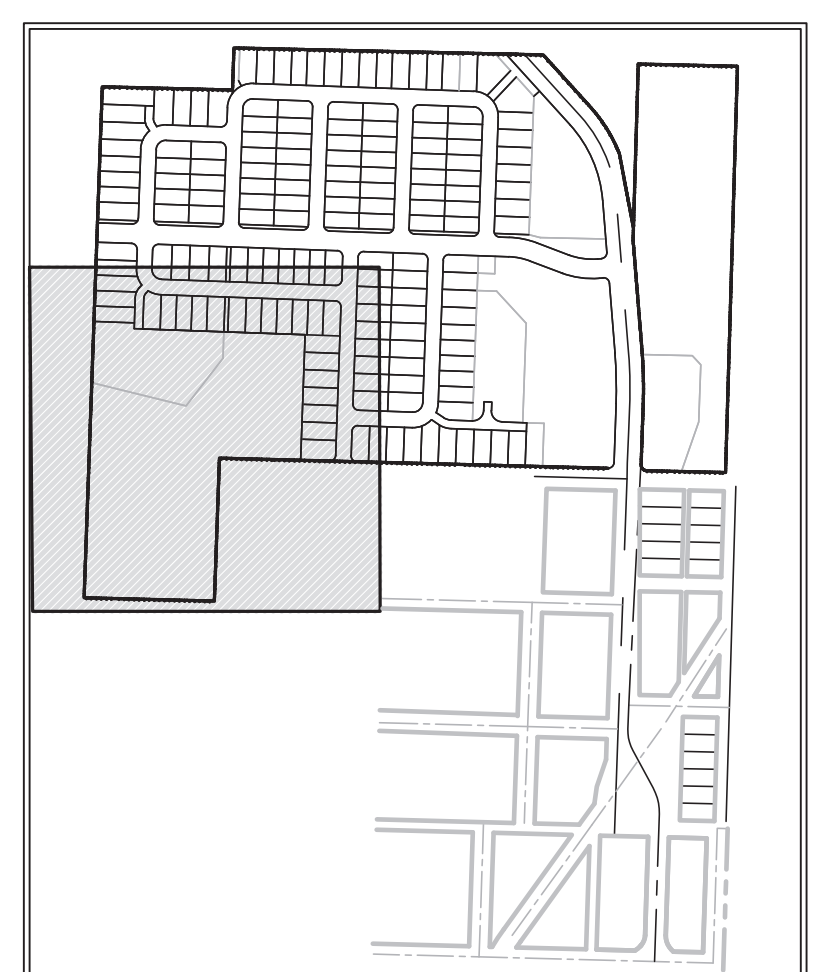
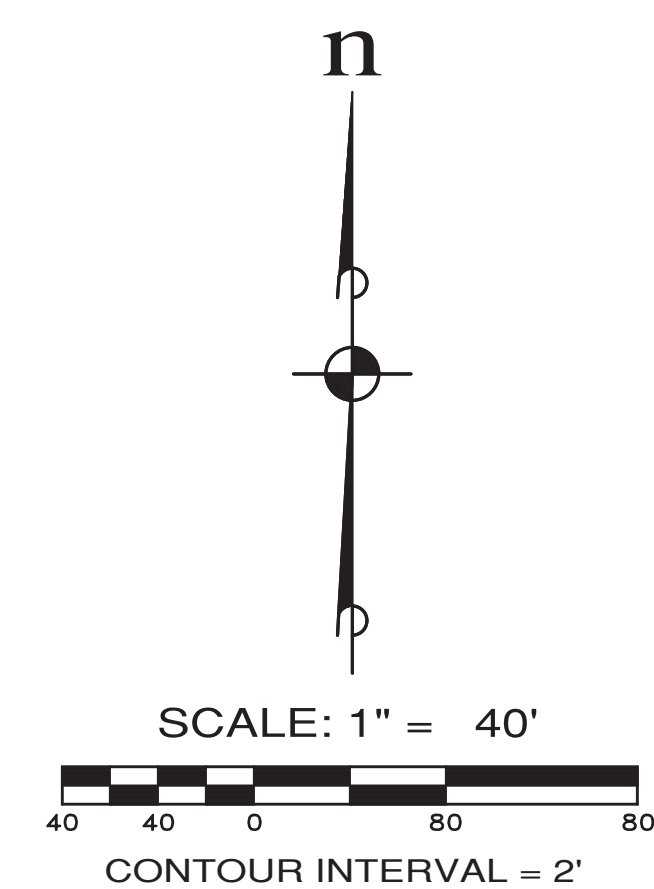
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 Plotted By: Don Lapp

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



**FOR APPROVED PLANS:
 PHASE 1: SEE SDP 24-043
 PHASE 2: SEE SDP 24-044**

**Clearing Limits on this sheet not approved.
 Clearing limits shall be revised per permit conditions. A new clearing required to be provided to the
 Clearing limits shall be revised and approved.**



SEE SHEET GR-04 FOR CONTINUATION

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	CLEARING LIMITS
	FILTER FENCE
	ORANGE CONSTRUCTION FENCE

REVISIONS

NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 (206) 838-6113
 (206) 297-9900
 www.esmcivil.com
 Civil Engineering | Land Surveying | Project Management | Landscape Architecture | Public Works

DEVOR L. STITT
 SITE DESIGNER
 REGISTERED PROFESSIONAL ENGINEER
 11/27/2023

MONTEBANC MANAGEMENT, LLC

MADRONA RIDGE PUD - PHASE 1

GRADING & TESC PLAN

PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021
 DWG. NAME: GR-03
 DESIGNED BY: TLS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 11/22/2023
 DATE OF PRINT:

GR-03

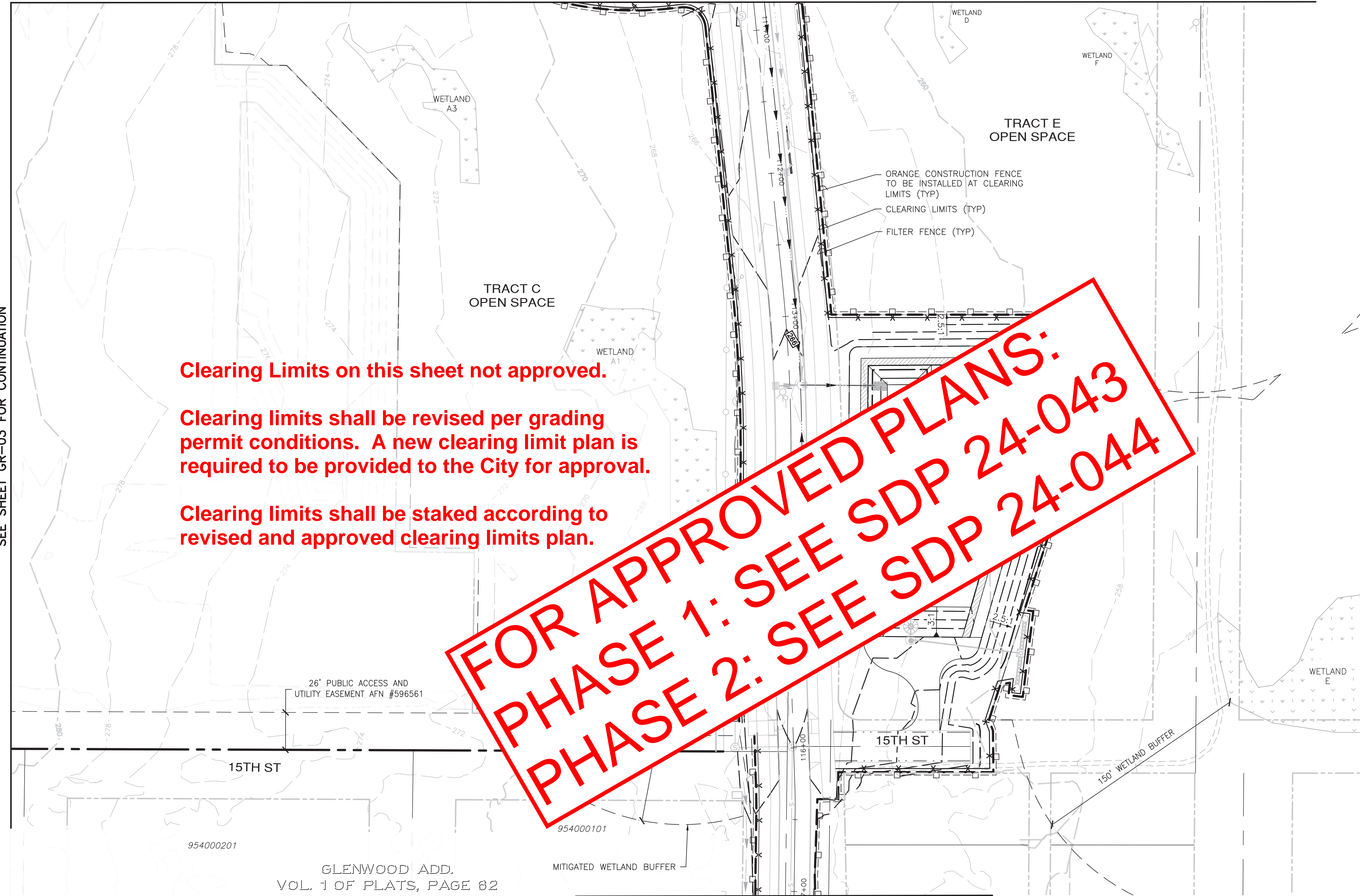
16 of 74 SHEETS



APPROVED: _____
 CITY OF PORT TOWNSEND DATE _____

File: \\Esmb\engr\ESM-JDBES\2090\003\021\plots\Phase 1\GR-03.dwg
 Plotted: 11/27/2023 11:10 AM
 Plotted By: Don Lapp

SEE SHEET GR-02 FOR CONTINUATION

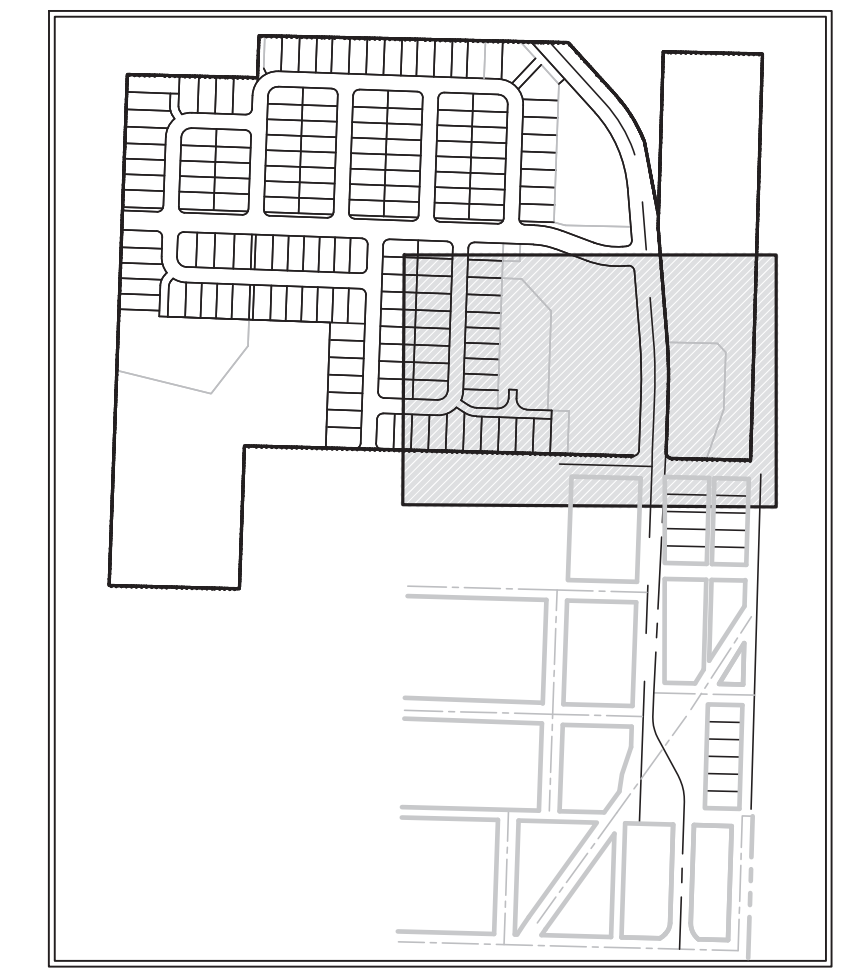
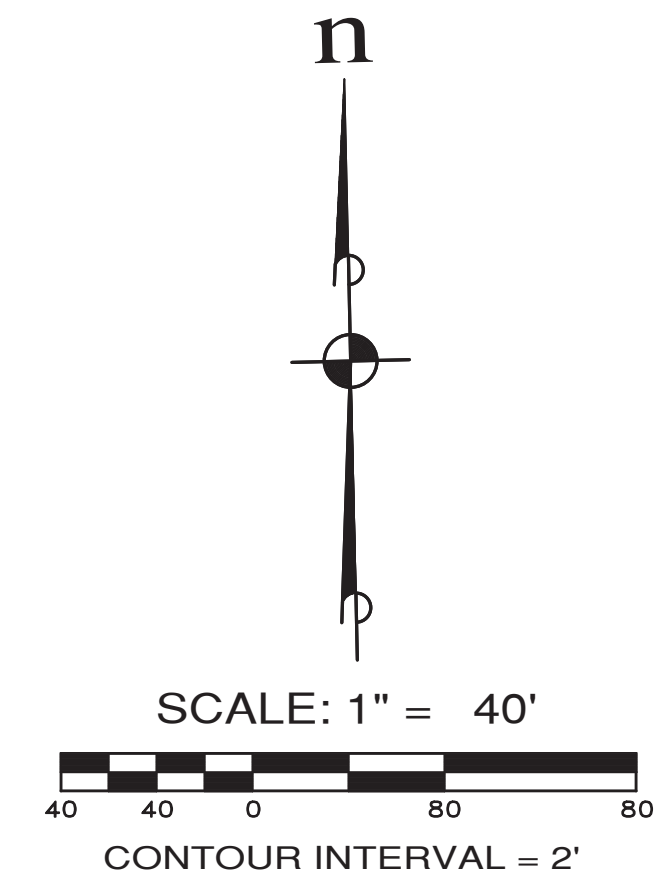


Clearing Limits on this sheet not approved.

Clearing limits shall be revised per grading permit conditions. A new clearing limit plan is required to be provided to the City for approval.

Clearing limits shall be staked according to revised and approved clearing limits plan.

**FOR APPROVED PLANS:
PHASE 1: SEE SDP 24-043
PHASE 2: SEE SDP 24-044**



LEGEND

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

SEE SHEET GR-03 FOR CONTINUATION

SEE SHEET GR-05 FOR CONTINUATION

REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC

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Federal Way, WA 98003

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Civil Engineering | Land Surveying | Project Management | Public Works

Land Planning | Landscape Architecture

Professional Engineer
11/27/2023

MONTEBANC MANAGEMENT, LLC

MADRONA RIDGE PUD - PHASE 1

GRADING & TESC PLAN

WASHINGTON

PORT TOWNSEND

JOB NO.:	2090-003-021
DWG. NAME:	GR-04
DESIGNED BY:	TLS
DRAWN BY:	CLR
CHECKED BY:	
DATE:	11/22/2023
DATE OF PRINT:	



APPROVED: _____

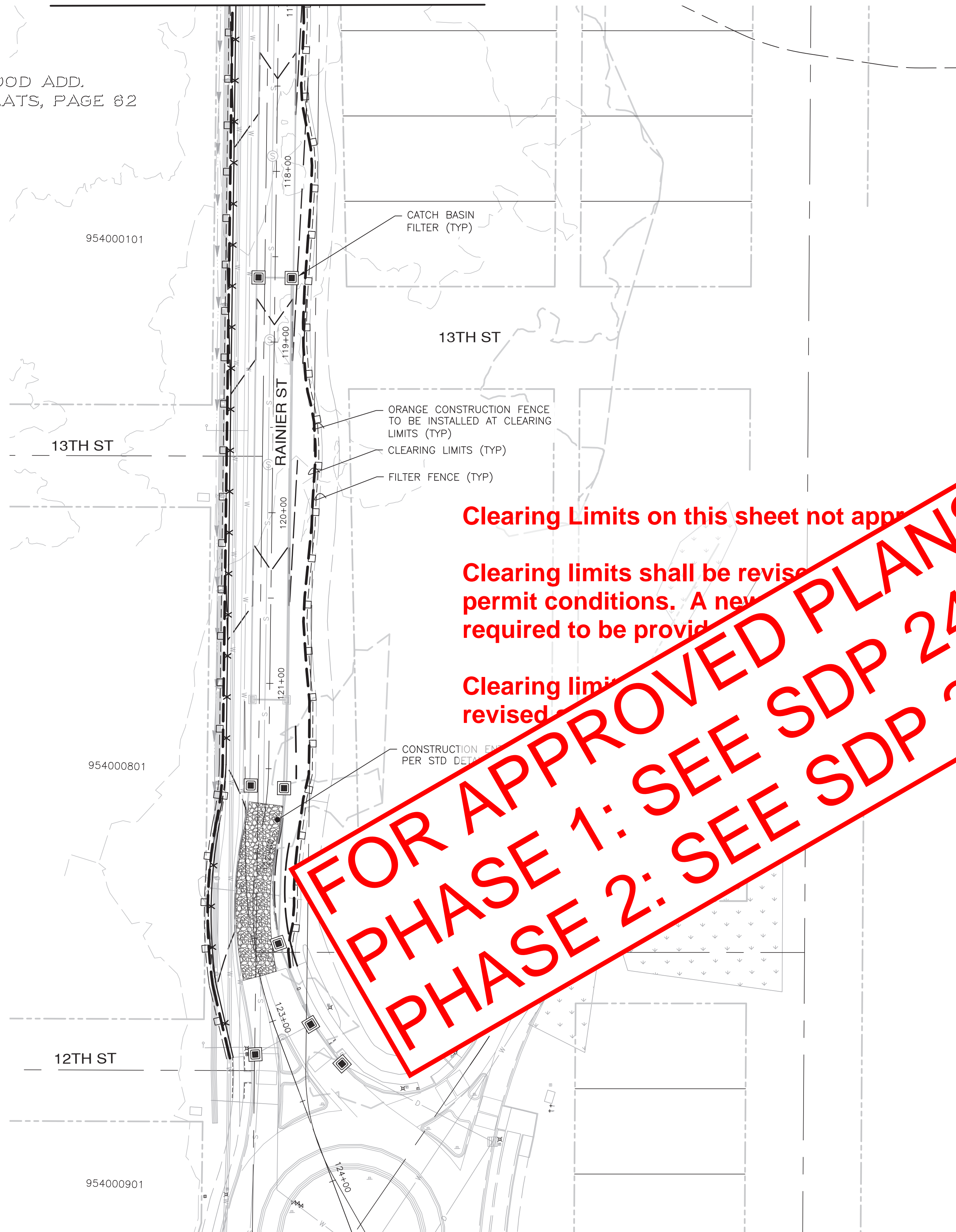
CITY OF PORT TOWNSEND

DATE: _____

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Plotted By: Don Lupp

SEE SHEET GR-04 FOR CONTINUATION

GLENWOOD ADD.
VOL. 1 OF PLATS, PAGE 62

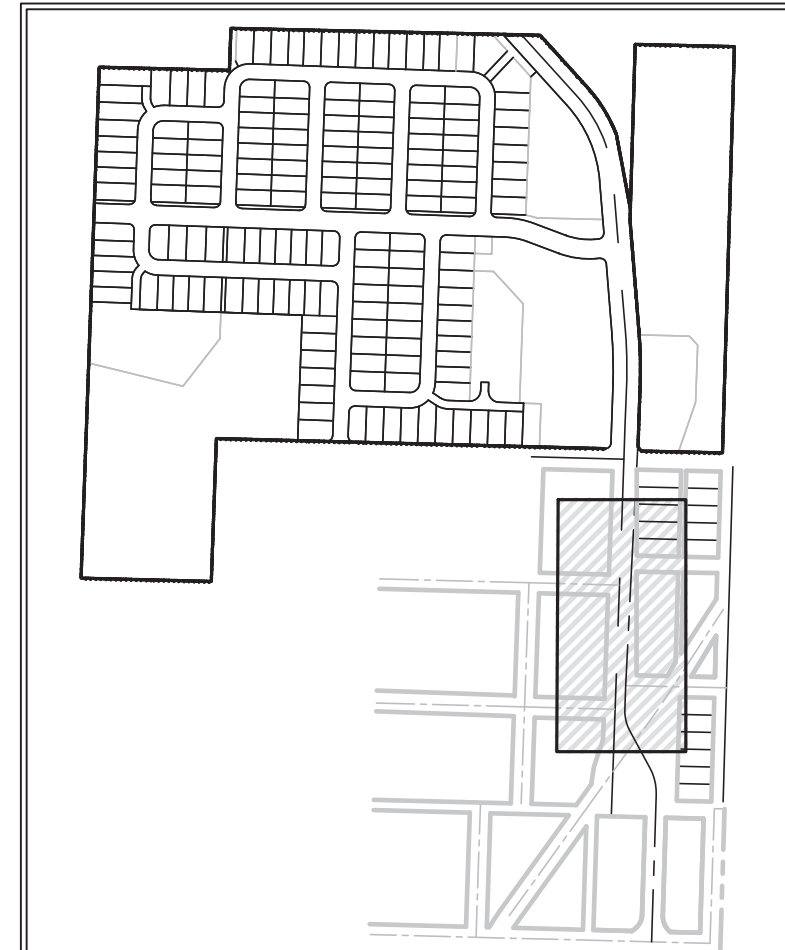
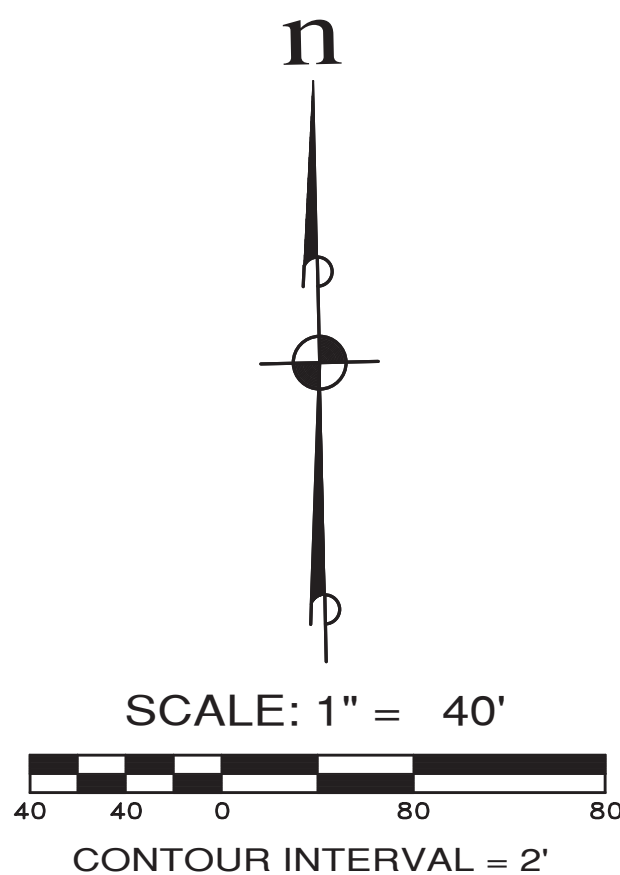


Clearing Limits on this sheet not applicable

Clearing limits shall be revised per permit conditions. A new permit required to be provided

Clearing limits revised

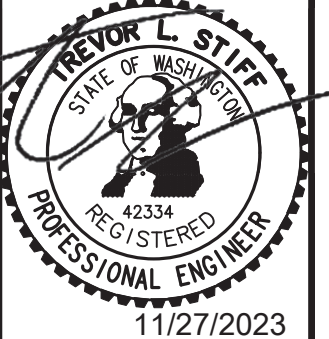
**FOR APPROVED PLANS:
PHASE 1: SEE SDP 24-043
PHASE 2: SEE SDP 24-044**



LEGEND

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

REVISIONS		
NO.	DESCRIPTION/DATE	BY



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MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD - PHASE 1
PORT TOWNSEND GRADING & TESC PLAN WASHINGTON

JOB NO.:	2090-003-021
DWG. NAME:	GR-05
DESIGNED BY:	TLS
DRAWN BY:	CLR
CHECKED BY:	
DATE:	11/22/2023
DATE OF PRINT:	

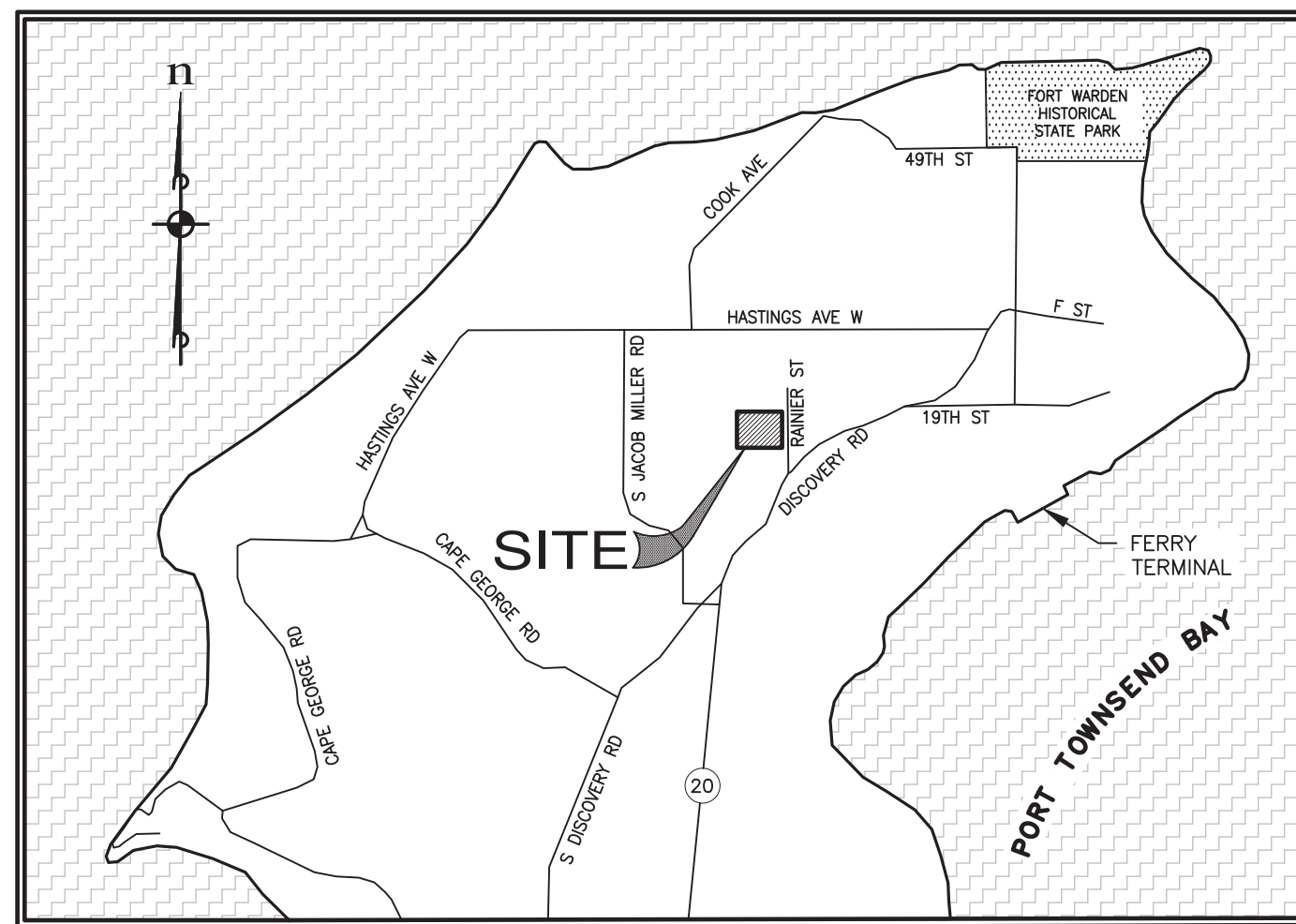
APPROVED: _____
CITY OF PORT TOWNSEND DATE _____

GR-05
18 OF 74 SHEETS



File: \\esmb\engr\ESM-095\2090\003\021\p1\Phase 1\GR-05.dwg
Plotted: 11/27/2023 10:55 AM
Plotted By: Don Lapp

CONSTRUCTION PLANS
for
MADRONA RIDGE PUD
PHASE 2
prepared for
MONTEBANC MANAGEMENT, LLC



VICINITY MAP
NOT TO SCALE

400 NW GILMAN BLVD. #205
ISSAQUAH, WA 98027

Sheet Index

SHEET NO.	DRAWING NO.	DESCRIPTION
1	COV-01	COVER SHEET
2	LG-01	LEGEND SHEET
3	EX-01	EXISTING CONDITIONS
4	ST-01	SITE PLAN
5 - 6	HOR-01 - HOR-02	HORIZONTAL CONTROL & OVERALL SITE PLAN
7 - 8	UT-01 - UT-02	COMPOSITE UTILITY PLAN
9 - 10	GR-01 - GR-02	GRADING & T.E.S.C. PLAN
11	RD-KEY	ROAD & STORM DRAINAGE SHEET INDEX
12 - 19	RD-01 - RD-08	ROAD & STORM DRAINAGE PLAN & PROFILES
20 - 21	PD-01 - PD-02	POND DETAILS
22 - 23	FR-01 - FR-02	FRONTAGE PLAN & PROFILE
24	SS-KEY	SANITARY SEWER & WATER SHEET INDEX
25 - 31	SS-01 - SS-07	SANITARY SEWER & WATER PLAN & PROFILES
32 - 34	DT-01 - DT-03	STREET DETAILS
35 - 38	DT-04 - DT-07	DETAILS & NOTES
39 - 40	CR-01 - CR-02	CURB RAMP DETAILS

FOR APPROVED PLANS:
PHASE 1: SEE SDP 24-043
PHASE 2: SEE SDP 24-044

OWNER/DEVELOPER
MONTEBANC MANAGEMENT, LLC
400 NW GILMAN BLVD. #2781
ISSAQUAH, WA 98027
CONTACT: PAUL DEVENZIO
PHONE: (206) 391-8366

SURVEYOR
VAN ALLER SURVEYING
10 STREET RD
SEQUIM, WA 98382
CONTACT: BRIAN VAN ALLER
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
2813 ROCKEFELLER AVE., SUITE 100
EVERETT, WA 98201
CONTACT: ALISON DENNISON, LEG
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 AREA
EXISTING TREE CANOPY AREA:
REQUIRED TREE CANOPY TO REMAIN:
PROPOSED TREE CANOPY TO REMAIN:

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
PARCEL No. 001092005

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

33400 8th Ave S, Suite 205
FEDERAL WAY, WASHINGTON 98003
Phone: (253) 838-6113



ESM JOB NO. 2090-003-021

SHEET 1 OF 40
DATE: 12/04/2023



Know what's below.
Call before you dig.

THE PLANS HAVE BEEN REVIEWED FOR GENERAL DESIGN CONCEPT AND COMPLIANCE WITH CITY OF PORT TOWNSEND STANDARDS. THIS APPROVAL DOES NOT RELIEVE THE RESPONSIBLE PARTY FROM REQUIREMENTS TO COMPLY WITH ALL APPLICABLE LAWS, CODES, STANDARDS, AND ASSOCIATED DESIGN REQUIREMENTS.

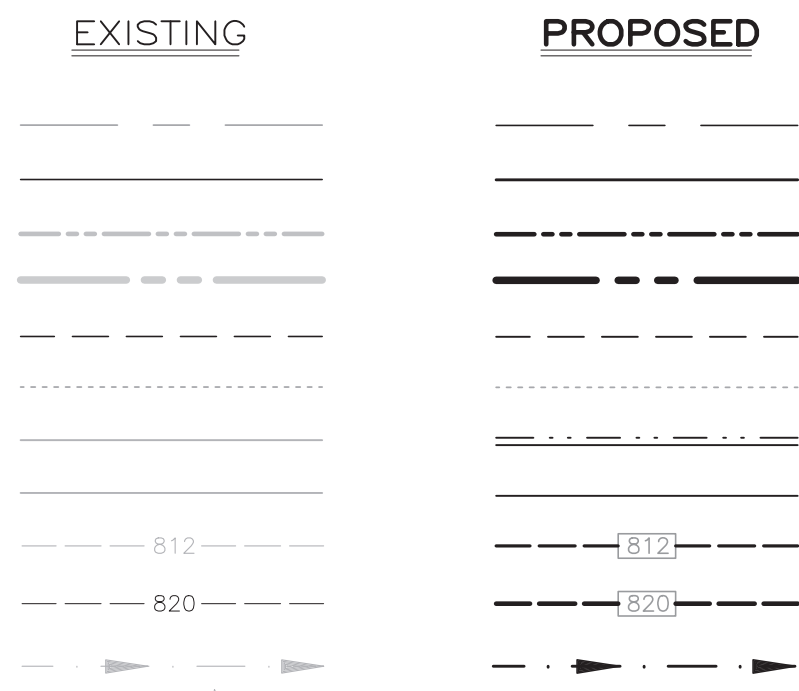
APPROVED BY: _____

DATE: _____

LEGEND

ROADWAY

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

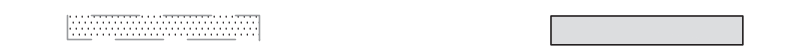


SPOT ELEVATION

TOP/TOE OF SLOPE



CONCRETE SIDEWALK



CONCRETE BLOCK WALL



ROCKERY



BARRICADE



BOLLARDS



MAILBOX

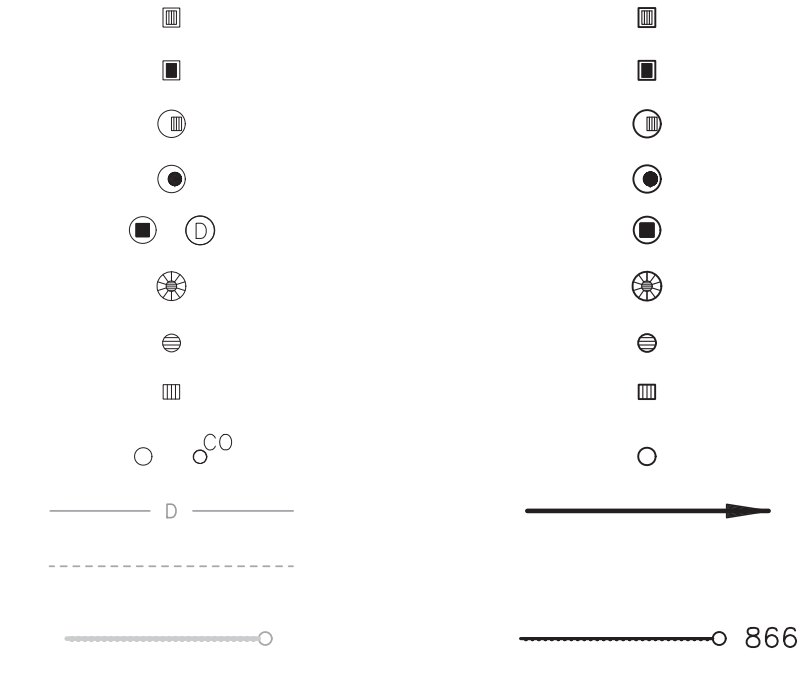


DOWNSPOUTS



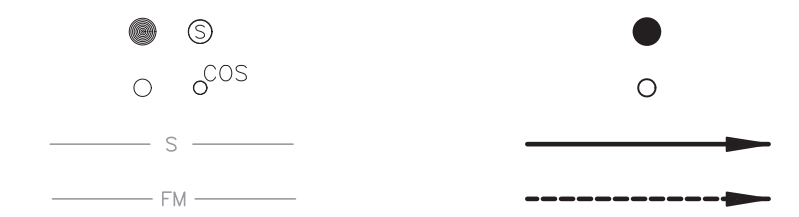
STORM DRAINAGE

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

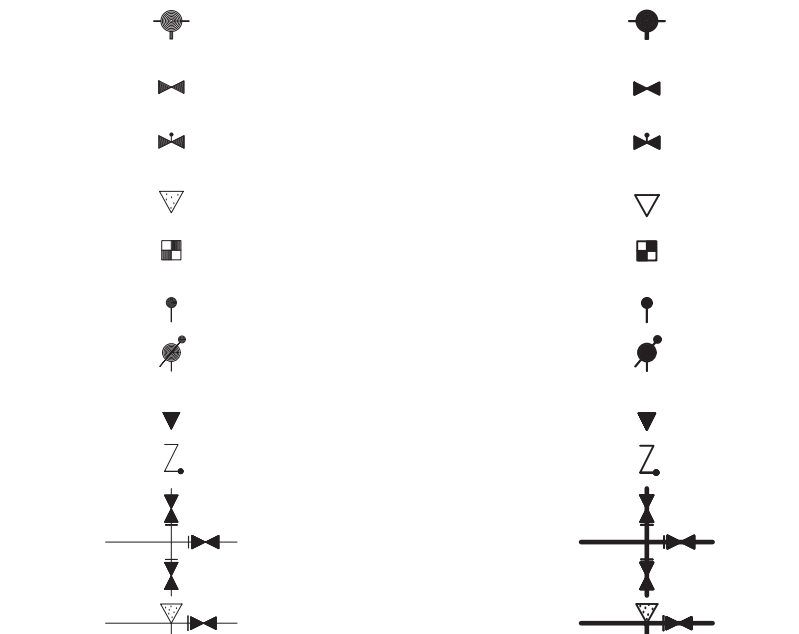


0+33 (STATION ALONG MAINLINE)
21 L.F. (STUB LENGTH)
866.0 (I.E. AT END OF STUB)



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

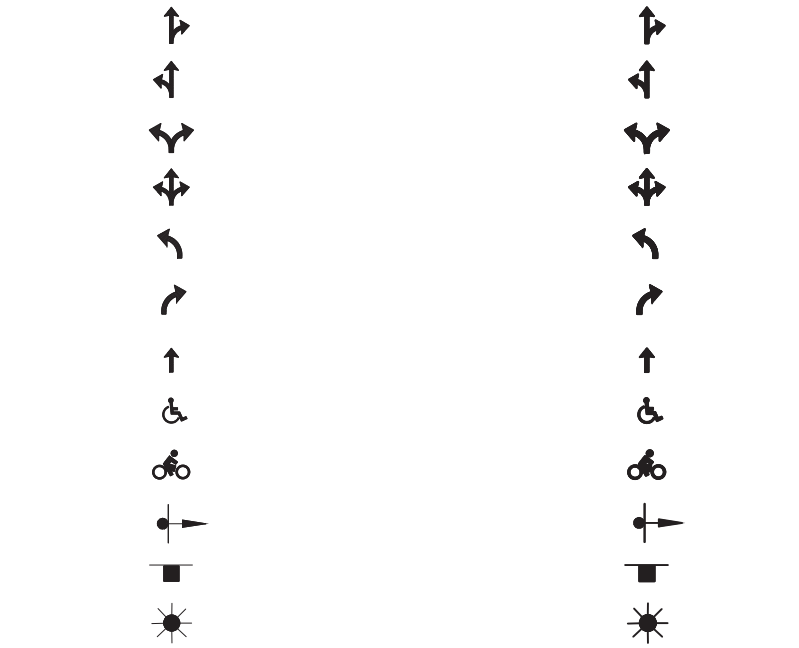


CAP/PLUG



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
BIKE RACK
DEBRIS PILE
FIRE PIT
BOLLARD
HORSE SHOE PIT
MAILBOX
MILE POST MARKER
SOIL LOG
SIGN
SEPTIC DISTRIBUTION BOX
SANITARY SEWER STUB MARKER POST
SEPTIC VENT
STORM PIPE INLET/OUTLET
STORM DRAIN STUB MARKER POST
ROOF DRAIN
CATCH BASIN
CABLE TV MARKER POST
CABLE TV RISER
SATELLITE DISH
LUMINAIRE W/ARM
LUMINAIRE
LANDSCAPE LIGHT
YARD LIGHT (UNDER 10' TALL)
GAS STUB MARKER POST
GAS VALVE
OIL FILLER CAP
GUY ANCHOR
GUY POLE
POWER GRATE
ELECTRICAL JUNCTION PULL/BOX
ELECTRICAL STUB MARKER POST
ELECTRICAL METER

GAS
OIL
POWER (BURIED)
POWER (OVERHEAD)
TELEPHONE

RAILROAD TRACKS
STREAM WITH BUFFER

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

POWER POLE W/DROP LINE & LIGHT
POWER POLE W/DROP LINE, LIGHT & TRANSFORMER
POWER POLE W/DROP LINE & TRANSFORMER
POWER POLE W/LIGHT
POWER POLE W/LIGHT & TRANSFORMER
POWER POLE
POWER POLE W/TRANSFORMER
PAD MOUNTED TRANSFORMER
POWER VAULT/MANHOLE
SIGNAL CONTROL BOX
SIGNAL JUNCTION BOX
TRAFFIC PEDESTRIAN POLE
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL POLE W/LIGHT
FIBER OPTIC MANHOLE
FIBER OPTIC STUB MARKER POST
TELEPHONE GUY ANCHOR
TELEPHONE ANCHOR POLE
TELEPHONE JUNCTION BOX (UG)
TELEPHONE MANHOLE
TELEPHONE STUB MARKER POST
TELEPHONE POLE
TELEPHONE RISER
FIRE DEPT CONNECTION
HOSE BIB
IRRIGATION CONTROL VALVE
WATER MANHOLE
WATER SERVICE

SURVEY

PROPOSED MONUMENT
FOUND MONUMENT
DELTA
RADIAL BEARING < >
NON-RADIAL BEARING
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
CLASS	CUBIC FEET	RET	RETAINING
CFS	CUBIC FEET PER SECOND	RR	RAILROAD
DC	DEGREE OF CURVATURE	R	RADIUS
DI	DUCTILE IRON	RED	REDUCER
DIA/Ø	DIAMETER	REINF	REINFORCED
DOT	DEPARTMENT OF TRANSPORTATION	REQ	REQUIRED
DIM	DIMENSION	ROW	RIGHT OF WAY
DWGS	DRAWINGS	S	SOUTH
D	DRAIN	SCH	SCHEDULE
EOP	EDGE OF PAVEMENT	SD	STORM DRAIN
E	EAST	SF	SQUARE FEET
ELEV	ELEVATION	SHT	SHEET
EL	ELEVATION	SPECS	SPECIFICATIONS
ELEC	ELECTRICAL	SQ	SQUARE
EVC	END VERTICAL CURVE	SS	SANITARY SEWER
EXIST	EXISTING	STA	STATION
FDC	FIRE DEPARTMENT CONNECTION	STD	STANDARD
FG	FINISH GRADE	TC	TOP OF CURB
FIG	FIGURE	TEL	TELEPHONE
FIN	FINISHED	THRD	THREADED
FL/FL	FLOWLINE	THRU	THROUGH
FL	FLANGE	TOW/TW	TOP OF WALL
FT	FEET	TYP	TYPICAL
FM	FORCE MAIN	VERT	VERTICAL
GA	GAUGE	W	WEST
GALV	GALVANIZED	W/	WITH
GI	GALVANIZED IRON	W/O	WITHOUT
GV	GATE VALVE	WSS	WATER SAMPLING STATION

FOR APPROVED PLANS:
PHASE 1: SEE SDP 24-043
PHASE 2: SEE SDP 24-044

REVISIONS		
NO.	DESCRIPTION/DATE	BY

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 www.esmcivil.com
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MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD - PHASE 2
 PORT TOWNSEND WASHINGTON
 LEGEND SHEET
 JOB NO.: 2090-003-021
 DWG. NAME: LG-01
 DESIGNED BY: TLS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 12/04/2023
 DATE OF PRINT:
LG-01
 2 OF 40 SHEETS

APPROVED: _____
CITY OF PORT TOWNSEND DATE _____

File: \\vermo\ENR\ESM-JOB\2090\003\021\plots\Phase 2\LG-01.dwg
Printed: 12/29/2023 10:16 AM
Plotted By: Connie 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.

REVISIONS	
NO.	DESCRIPTION/DATE

12/06/2023

PARCEL INFORMATION

PARCEL #	AREA	ZONING
001092005	11.43 AC	R11 (SF)

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.

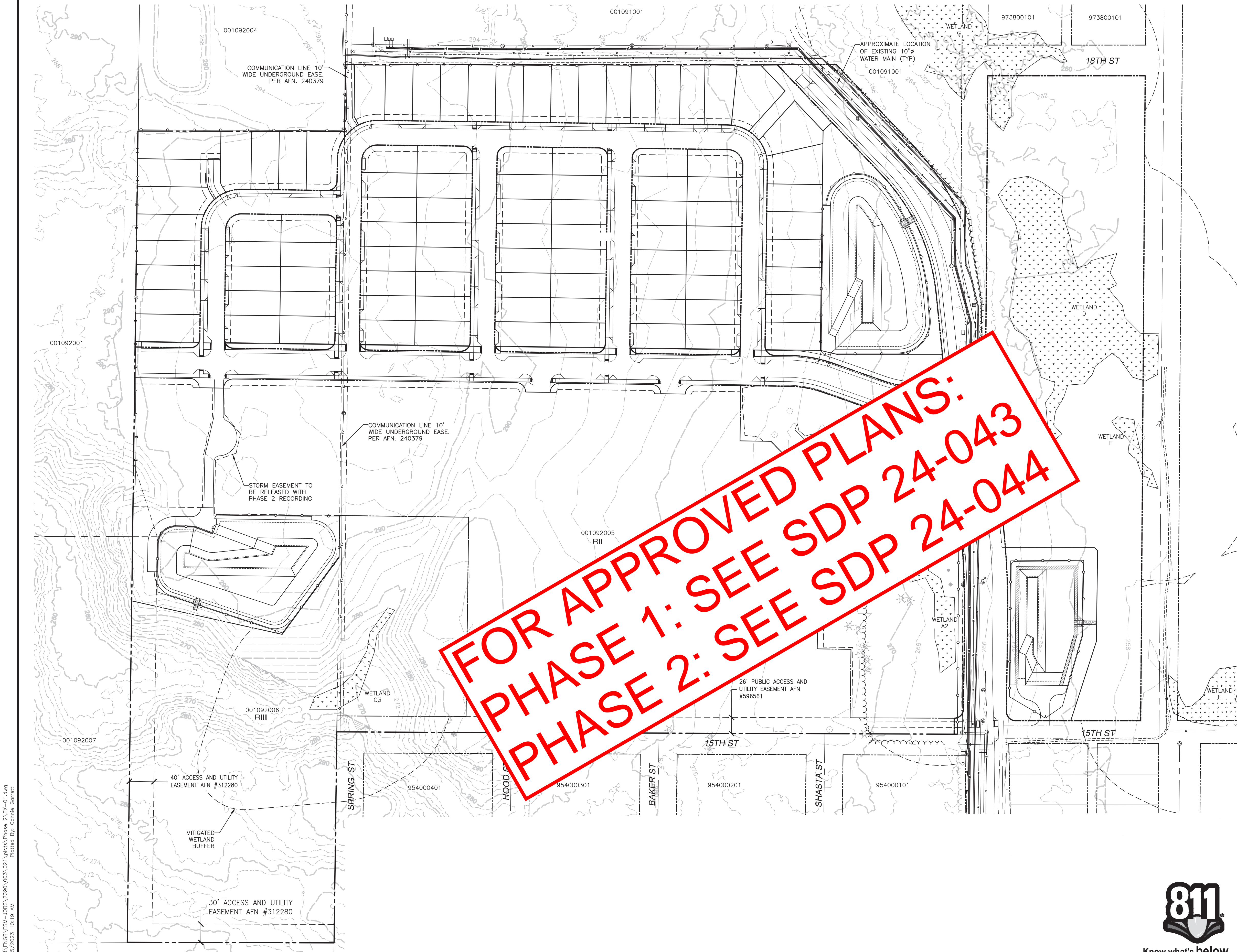
VERTICAL DATUM

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
- - - 300' CONTOUR
- - - WETLAND BUFFER

**FOR APPROVED PLANS:
 PHASE 1: SEE SDP 24-043
 PHASE 2: SEE SDP 24-044**



ESM CONSULTING ENGINEERS, LLC
 6000 15th St SW, Suite 205
 Federal Way, WA 98003
 (206) 838-8113
 (206) 297-9900
 www.esmcivil.com

Land Surveying
 Project Management
 Land Planning
 Landscape Architecture

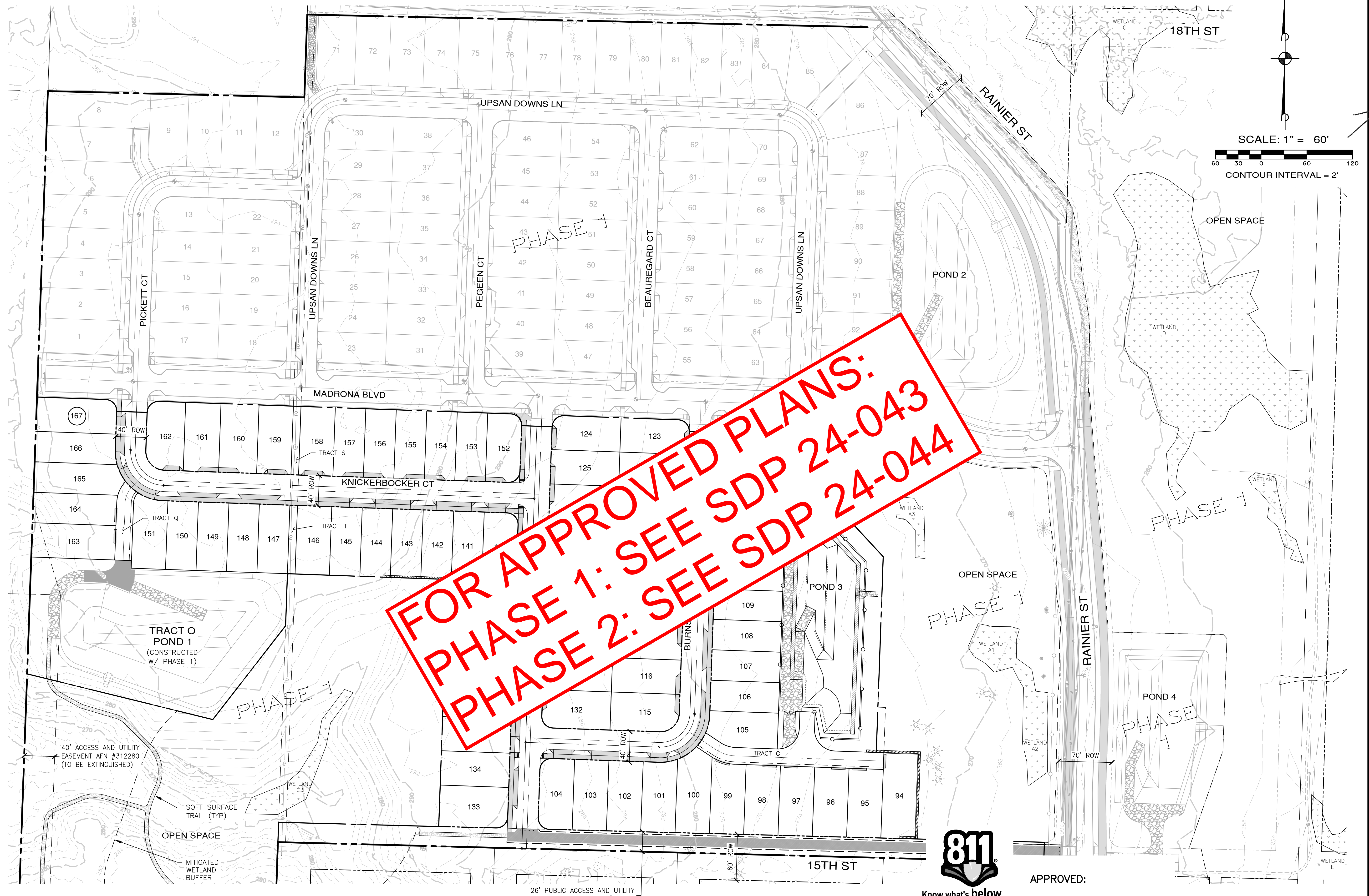
MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD - PHASE 2
 EXISTING CONDITIONS AND DEMOLITION PLAN WASHINGTON
 PORT TOWNSEND

JOB NO.: 2090-003-021
 DWG. NAME: EX-01
 DESIGNED BY: TLS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 12/04/2023
 DATE OF PRINT:

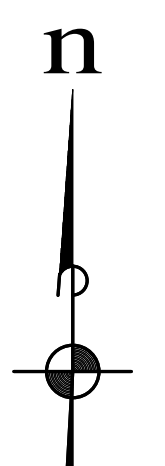


APPROVED:
 CITY OF PORT TOWNSEND DATE

File: \\verna\ENR\ESM\JOB\2090\003\021\plots\Phase 2\EX-01.dwg
 Plotted: 12/29/2023 10:19 AM
 Plotted By: Connie Barrett



**FOR APPROVED PLANS:
 PHASE 1: SEE SDP 24-043
 PHASE 2: SEE SDP 24-044**



SCALE: 1" = 60'
 60 30 0 60 120
 CONTOUR INTERVAL = 2'

REVISIONS		
NO.	DESCRIPTION/DATE	BY

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 5000 15th St SW, Ste 205
 Federal Way, WA 98003
 www.esmcivil.com
 (206) 835-8113
 (206) 291-9960

Civil Engineering | Land Surveying | Project Management | Landscape Architecture
 Public Works | Planning

MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD - PHASE 2
 SITE PLAN
 PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021
 DWG. NAME: ST-01
 DESIGNED BY: TLS
 DRAWN BY: CLR
 CHECKED BY:
 DATE: 01/05/2024
 DATE OF PRINT:
ST-01
 4 OF 40 SHEETS



APPROVED: _____
 CITY OF PORT TOWNSEND DATE _____

File: \\server\ENR\ESM\JDBS\2090\003\021\plots\Phase 2\ST-01.dwg
 Plotted: 1/5/2024 3:48 PM
 Plotted By: Trevor Stiff

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

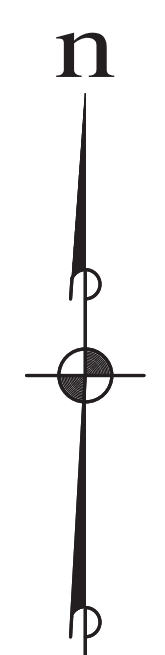
REVISIONS		
NO.	DESCRIPTION/DATE	BY



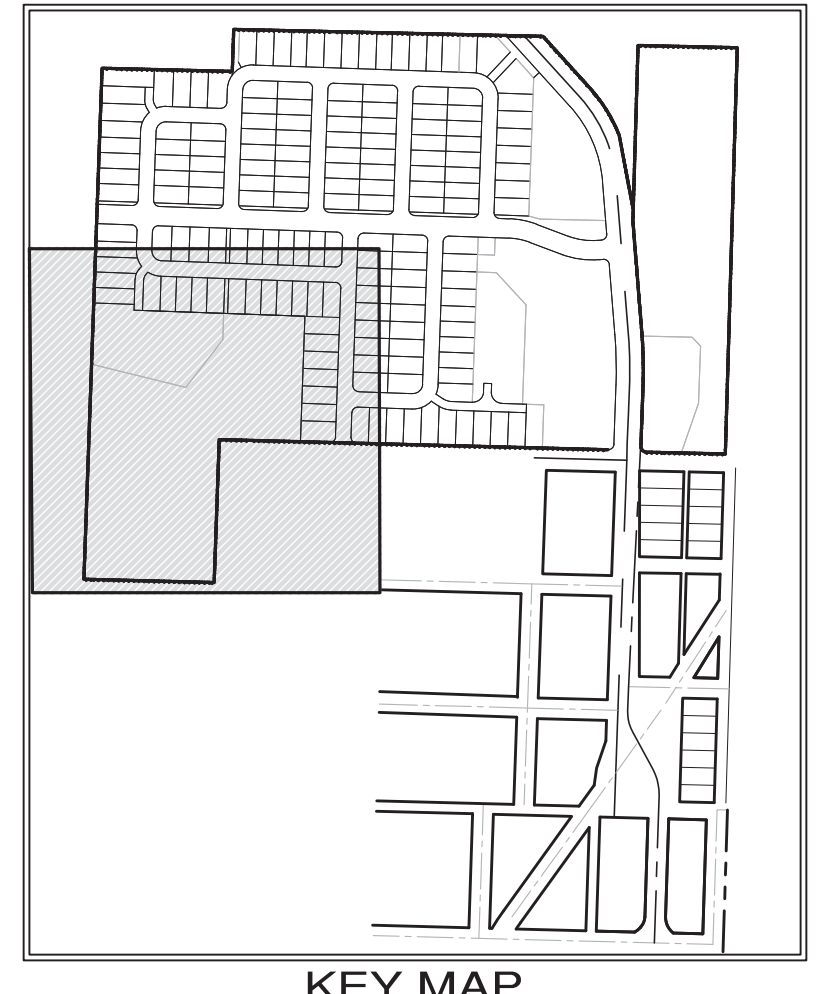
ESM CONSULTING ENGINEERS, LLC
 5000 15th St SW, Ste 205
 Federal Way, WA 98003
 www.esmcivil.com
 Civil Engineering, Land Surveying, Project Management, Public Works, Land Planning, Landscape Architecture

MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD - PHASE 2
 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: 12/04/2023
 DATE OF PRINT:
HOR-01
 5 OF 40 SHEETS



SCALE: 1" = 40'
 40 20 0 40 80



- 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.)
O	STORM POND 1	54,780
Q	ACCESS	2,149
R	ACCESS	6,717
S	UTILITY	900
T	UTILITY	900



APPROVED:
 CITY OF PORT TOWNSEND DATE

**FOR APPROVED PLANS:
 PHASE 1: SEE SDP 24-043
 PHASE 2: SEE SDP 24-044**



001092001

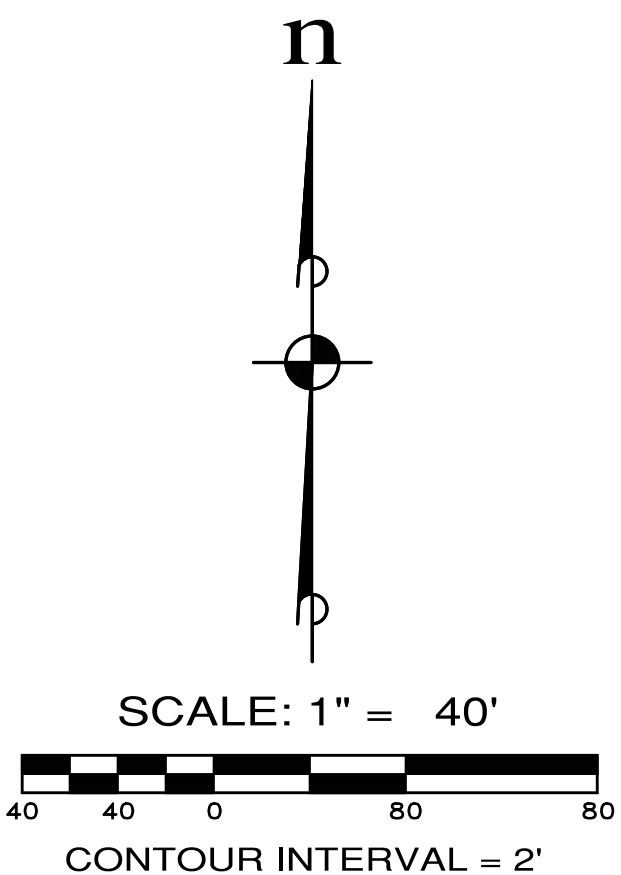
001092007

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 Plotted By: Connie Corbett

GLENWOOD ADD.
 VOL. 1 OF PLATS,
 PAGE 82



**FOR APPROVED PLANS:
 PHASE 1: SEE SDP 24-043
 PHASE 2: SEE SDP 24-044**



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



Know what's below.
 Call before you dig.

APPROVED: _____
 CITY OF PORT TOWNSEND DATE _____

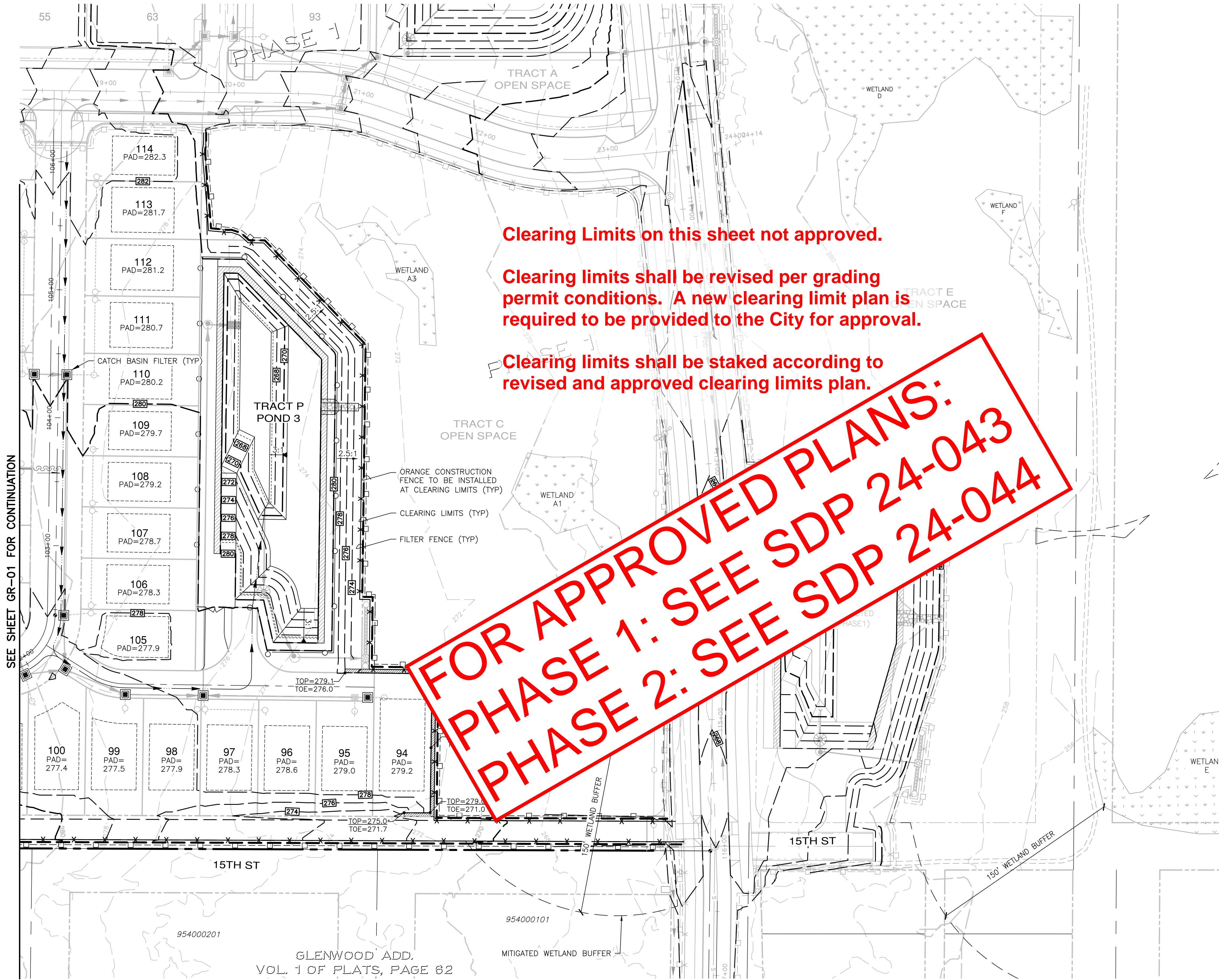
REVISIONS		
NO.	DESCRIPTION/DATE	BY

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MONTEBANC MANAGEMENT, LLC
 MADRONA RIDGE PUD - PHASE 2
 GRADING & TESC PLAN
 PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021
 DWG. NAME: GR-01
 DESIGNED BY: TJS
 DRAWN BY: CLR
 CHECKED BY: _____
 DATE: 01/05/2024
 DATE OF PRINT: _____
 GR-01
 9 OF 40 SHEETS

File: \\esmc\ENR\ESM-JOB\2090\003\021\plots\Phase 2\GR-01.dwg
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 Plotted By: Brandon Avadis

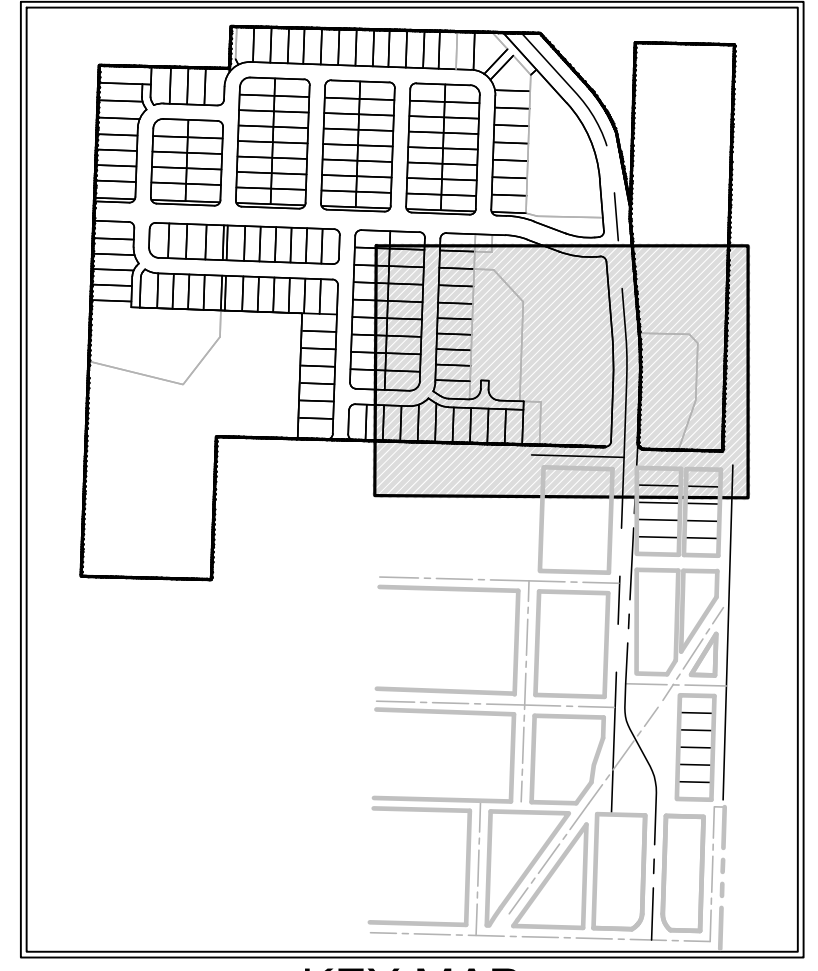
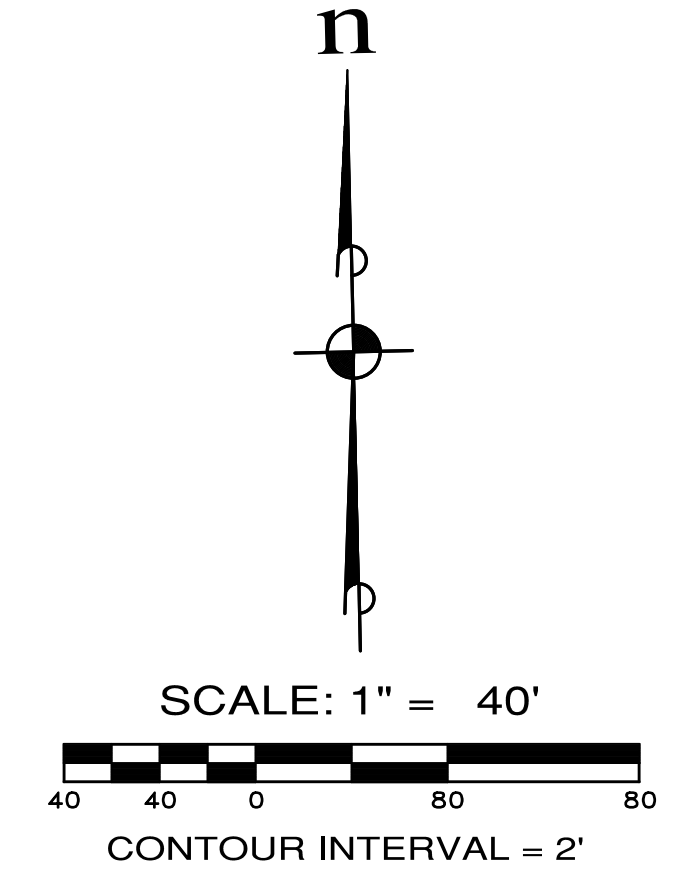


Clearing Limits on this sheet not approved.

Clearing limits shall be revised per grading permit conditions. A new clearing limit plan is required to be provided to the City for approval.

Clearing limits shall be staked according to revised and approved clearing limits plan.

**FOR APPROVED PLANS:
PHASE 1: SEE SDP 24-043
PHASE 2: SEE SDP 24-044**



LEGEND

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

SEE SHEET GR-01 FOR CONTINUATION

GLENWOOD ADD.
VOL. 1 OF PLATS, PAGE 62



APPROVED: _____ DATE: _____

REVISIONS		
NO.	DESCRIPTION/DATE	BY

01/05/2024

REVOR L. STIFF
SITE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
42334
425 297-9900

ESM CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003

www.esmcivil.com
Civil Engineering
Public Works

FEDERAL WAY (253) 838-8113
EVERETT (425) 297-9900
Land Planning
Landscape Architecture
Project Management
Land Surveying

MONTEBANC MANAGEMENT, LLC
MADRONA RIDGE PUD - PHASE 2
PORT TOWNSEND GRADING & TESC PLAN WASHINGTON

JOB NO.:	2090-003-021
DWG. NAME:	GR-02
DESIGNED BY:	TLS
DRAWN BY:	CLR
CHECKED BY:	
DATE:	01/05/2024
DATE OF PRINT:	
	GR-02
	10 OF 40 SHEETS

File: \\esmb\ENGR\ESM-JOBS\2090\003\021\plots\Phase 2\GR-02.dwg
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