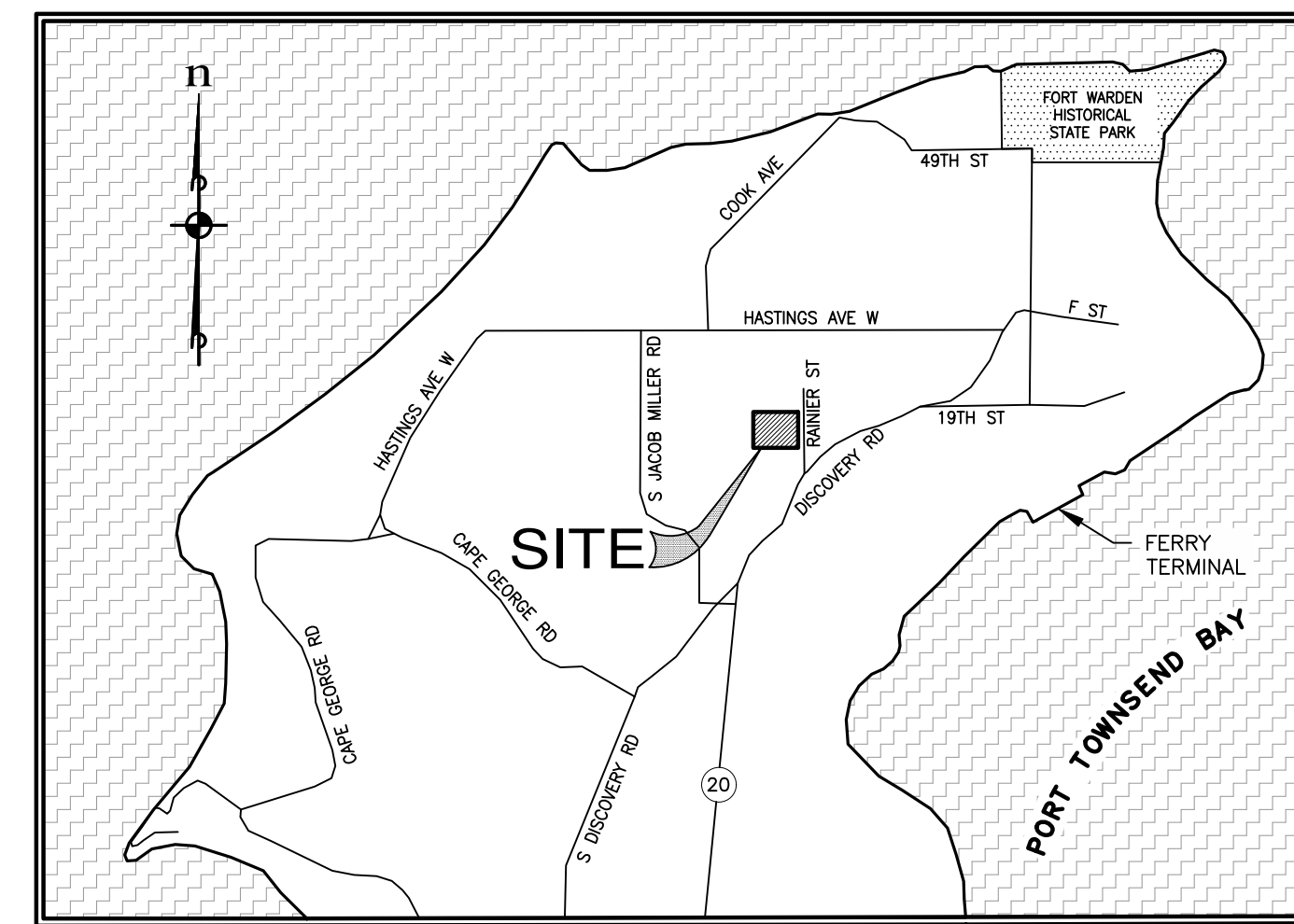
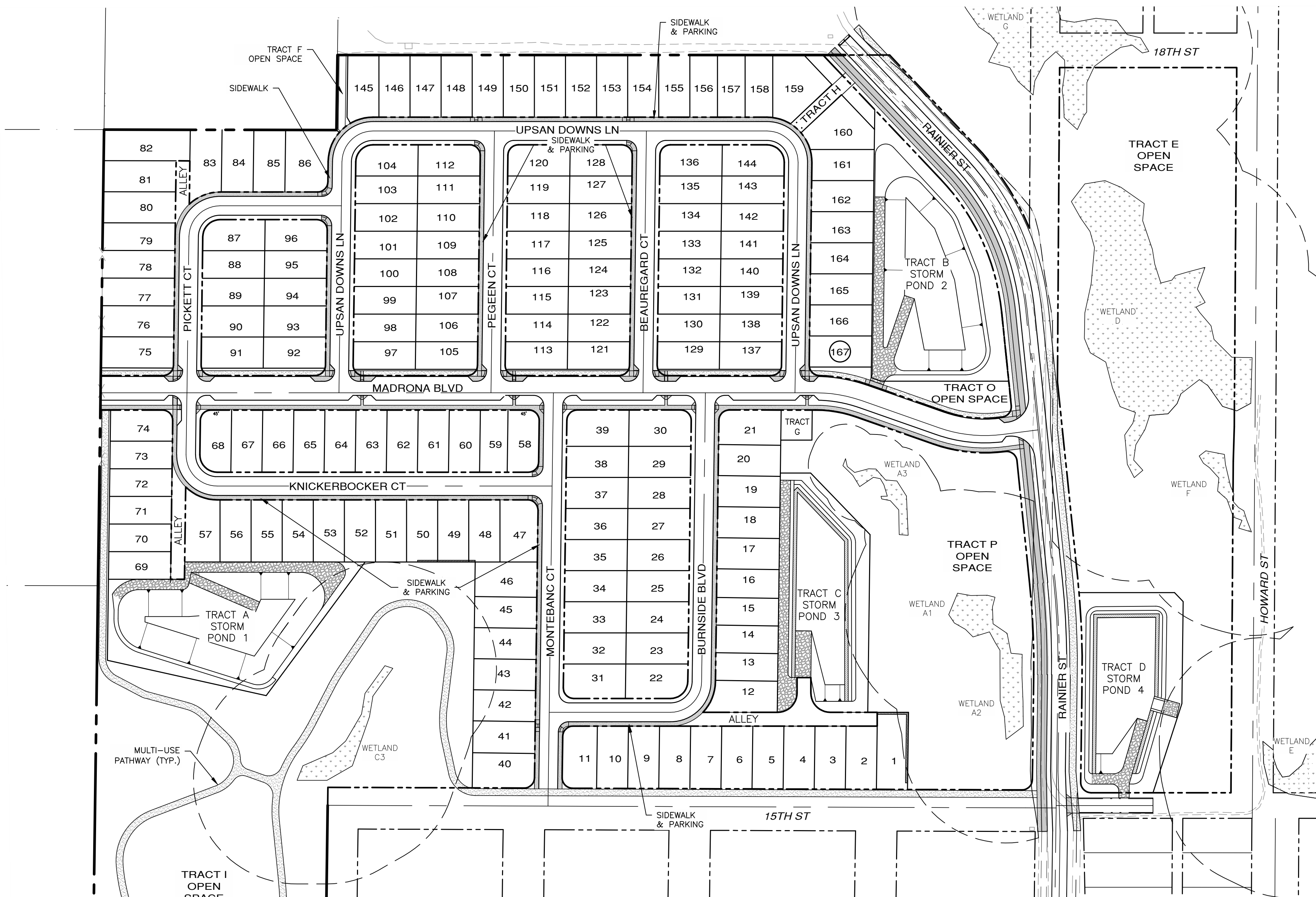
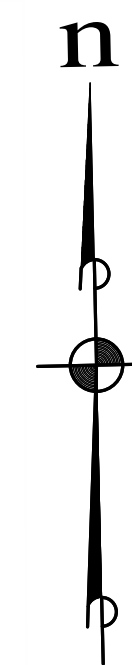


SCALE: 1" = 100'



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>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>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>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>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>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

**PARKING PROVIDED**

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

**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

REVISIONS		
NO.	DESCRIPTION/DATE	BY

**TREVOR L. STIFF**  
STATE OF WASHINGTON  
REGISTERED  
PROFESSIONAL ENGINEER  
12/23/2021

**ESM**  
CONSULTING ENGINEERS, LLC  
33400 8TH AVE S SUITE #205  
FEDERAL WAY, WA 98003

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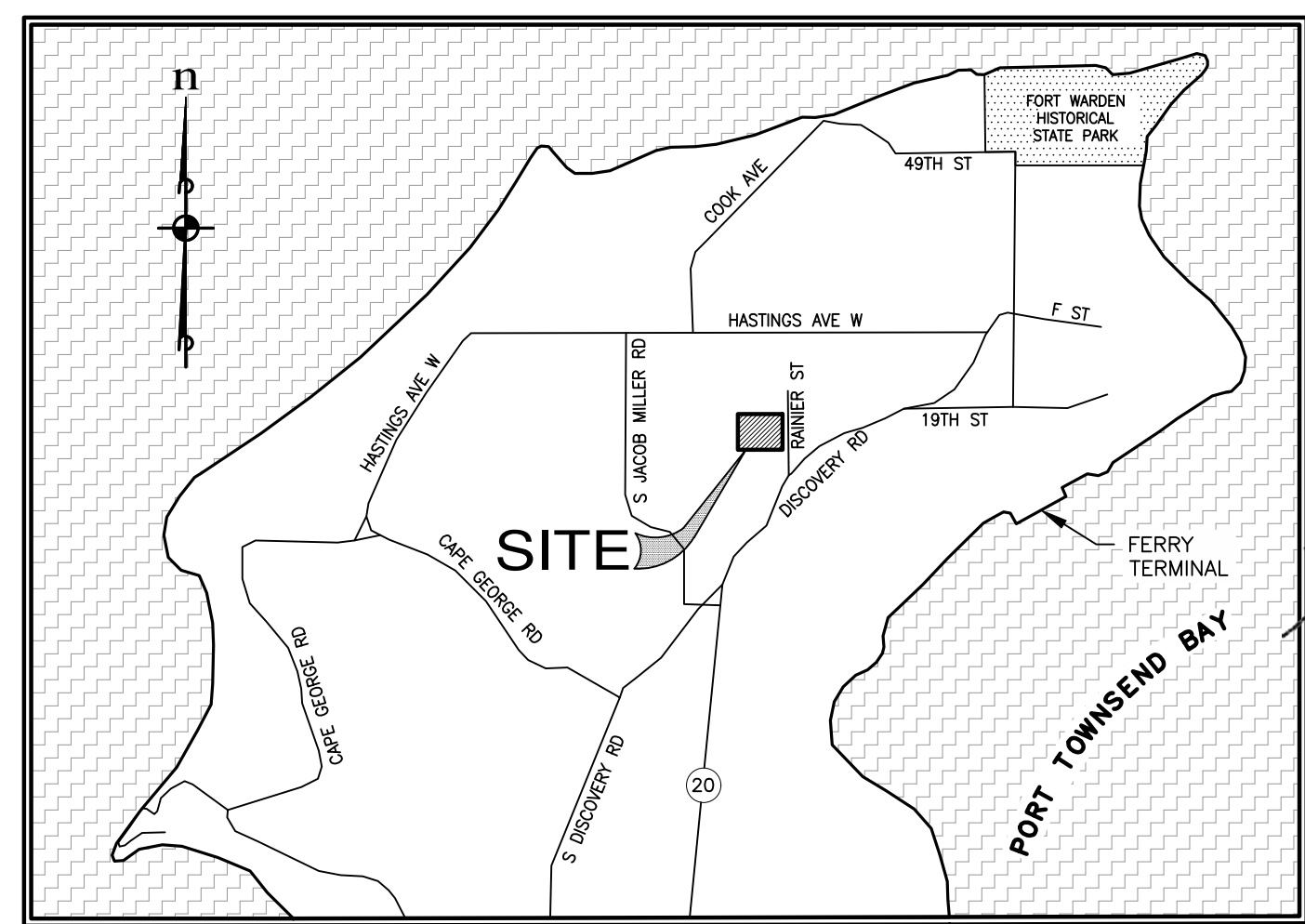
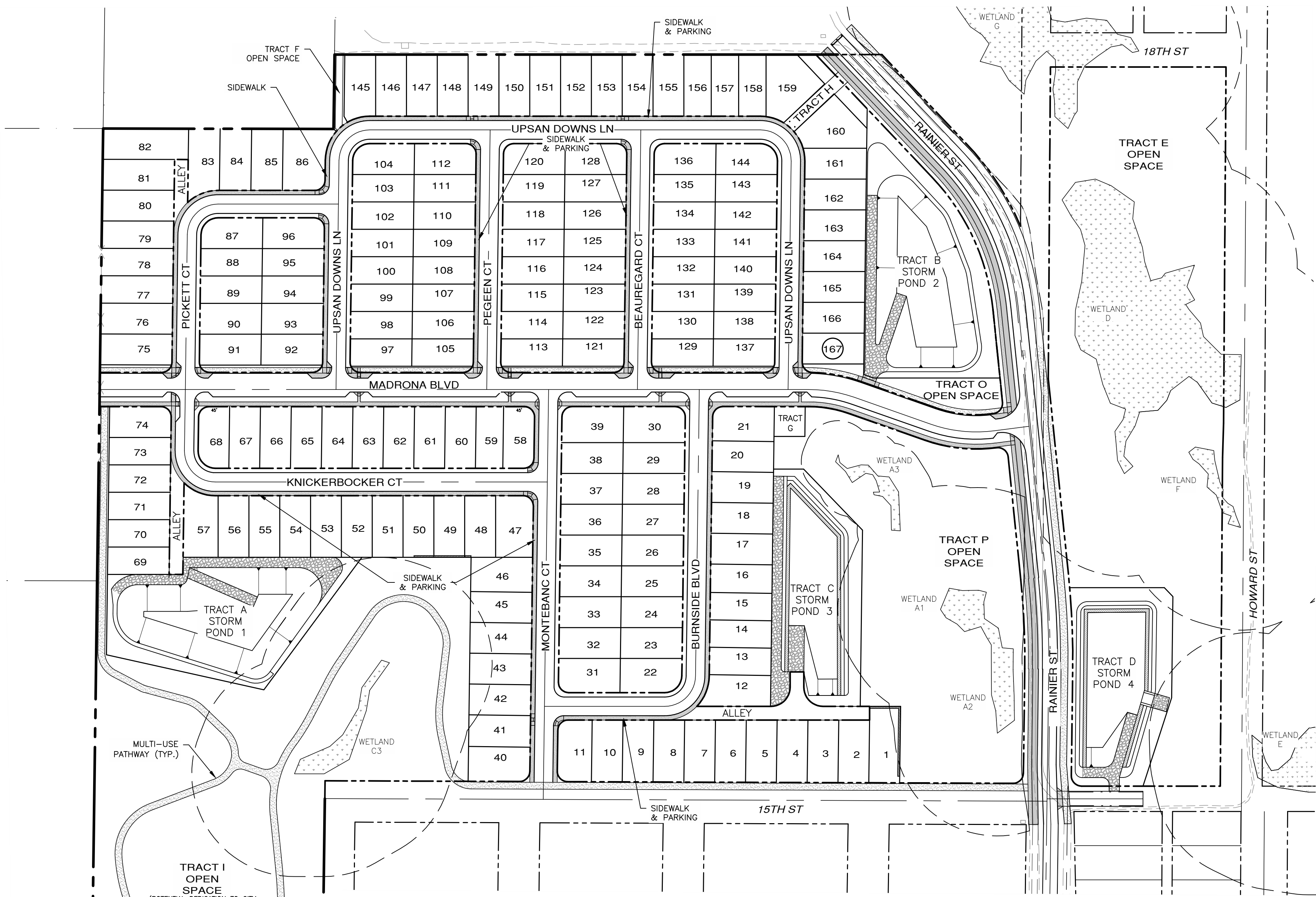
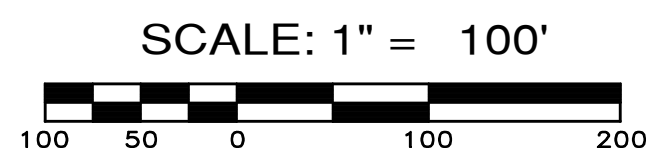
MONTEBANC MANAGEMENT, LLC  
MADRONA RIDGE P.U.D.  
COVER SHEET  
CITY OF PORT TOWNSEND  
WASHINGTON

JOB NO.:	2090-003-021
DWG. NAME:	PP-01
DESIGNED BY:	TLS
DRAWN BY:	CG
CHECKED BY:	
DATE:	12/22/2021
DATE OF PRINT:	



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VICINITY MAP  
NOT TO SCALE

**SHEET INDEX**

Dwg.	Description
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REVISIONS		
NO.	DESCRIPTION/DATE	BY

**TREVOR L. STIFF**  
REGISTERED PROFESSIONAL ENGINEER  
NO. 42334  
12/23/2021

**ESM CONSULTING ENGINEERS, LLC**  
33400 8TH AVE S SUITE #205  
FEDERAL WAY, WA 98003  
www.esmcivil.com  
(253) 838-6113  
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**MONTEBANC MANAGEMENT, LLC**

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

CITY OF PORT TOWNSEND

COVER SHEET

WASHINGTON

JOB NO.:	2090-003-021
DWG. NAME:	PP-01
DESIGNED BY:	TLS
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" = 80'  
 80 40 0 80 160  
 CONTOUR INTERVAL = 2'

REVISIONS

NO.	DESCRIPTION/DATE	BY

TREVOR L. STIFF  
 STATE OF WASHINGTON  
 42334  
 REGISTERED  
 PROFESSIONAL ENGINEER  
 12/23/2021

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

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

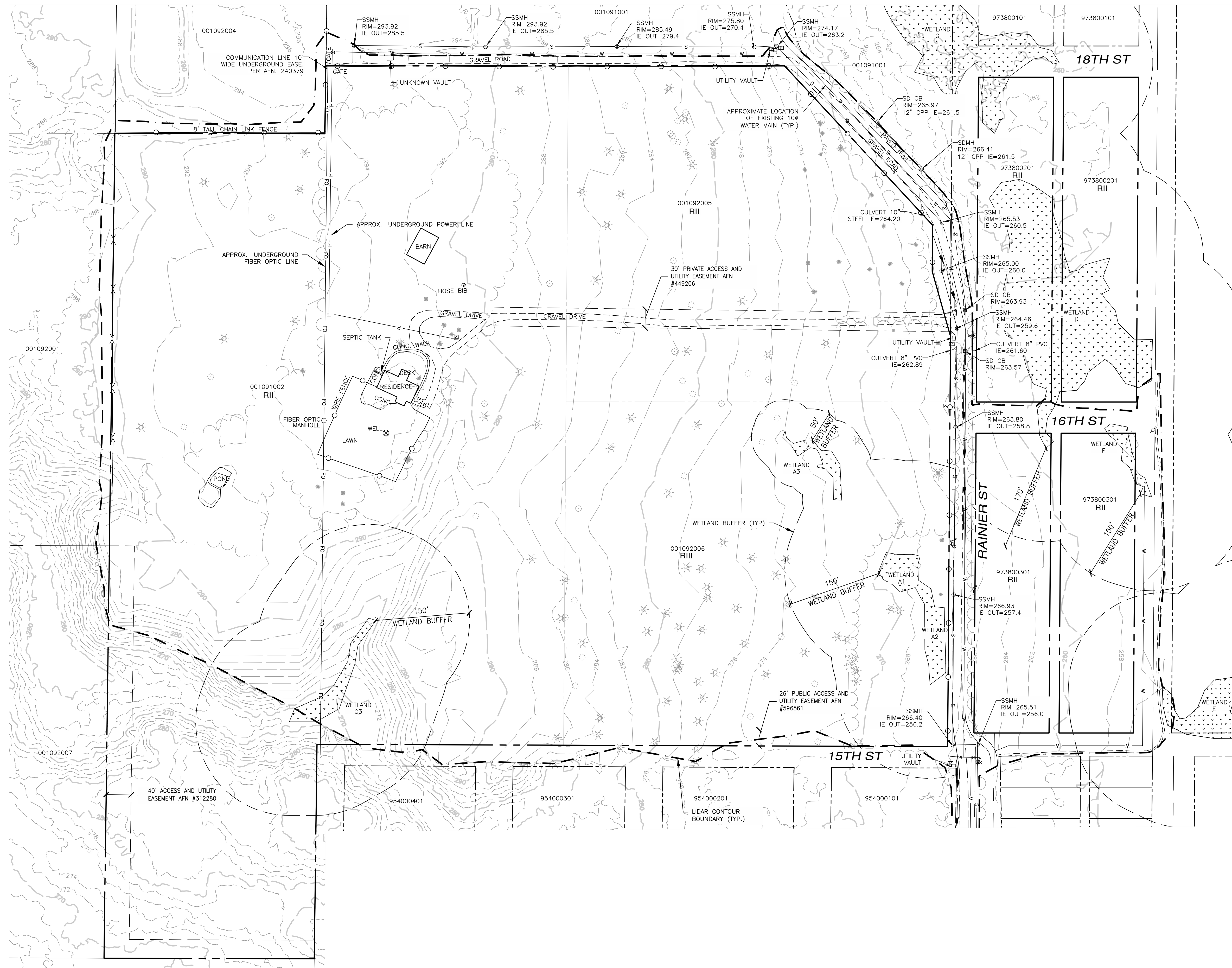
WASHINGTON COORDINATE SYSTEM OF 1983, ADJUSTMENT 1991, NORTH ZONE (NAD 83/91) PER FIELD TIES TO CITY OF PORT TOWNSEND GEODETIC MONUMENT # 9 (0010951) AND #709 (0010953) AS SHOWN ON THE CITY OF PORT TOWNSEND GEODETIC CONTROL MAP, FILED UNDER VOLUME 19 OF SURVEYS, PAGES 61 - 70.  
 ALL BEARINGS ARE RELATIVE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



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 5000 15th St SW, Suite 305  
 Federal Way, WA 98003  
 FEDERAL WAY 425-808-6113  
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MONTEBANC MANAGEMENT, LLC  
 MADRONA RIDGE P.U.D.  
 CITY OF PORT TOWNSEND  
 EXISTING CONDITIONS  
 WASHINGTON

JOB NO.: 2090-003-021  
 DWG. NAME: PP-02  
 DESIGNED BY: TJS  
 DRAWN BY: CG  
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SCALE: 1" = 60'



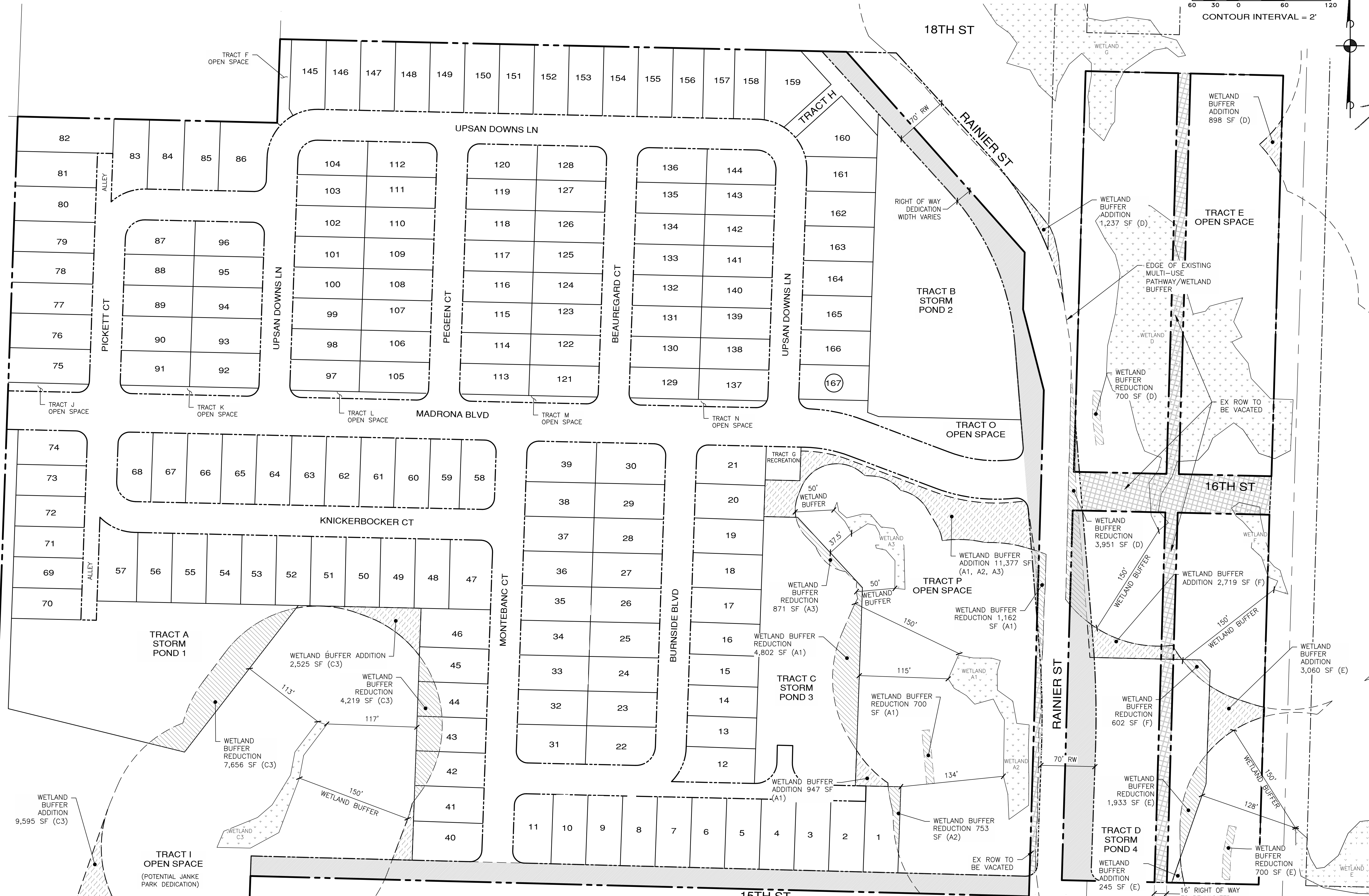
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 Civil Engineering | Land Surveying | Project Management | Landscape Architecture  
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**MADRONA RIDGE P.U.D.**  
 CITY OF PORT TOWNSEND ROW & BUFFER PLAN  
 WASHINGTON  
 JOB NO.: 2090-003-021  
 DWG. NAME: PP-03  
 DESIGNED BY: TJS  
 DRAWN BY: CC  
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 DATE: 12/22/2021  
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**PP-03**  
 3 OF 27 SHEETS

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



SCALE: 1" = 60'  
 CONTOUR INTERVAL = 2'

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NO.	DESCRIPTION/DATE	BY

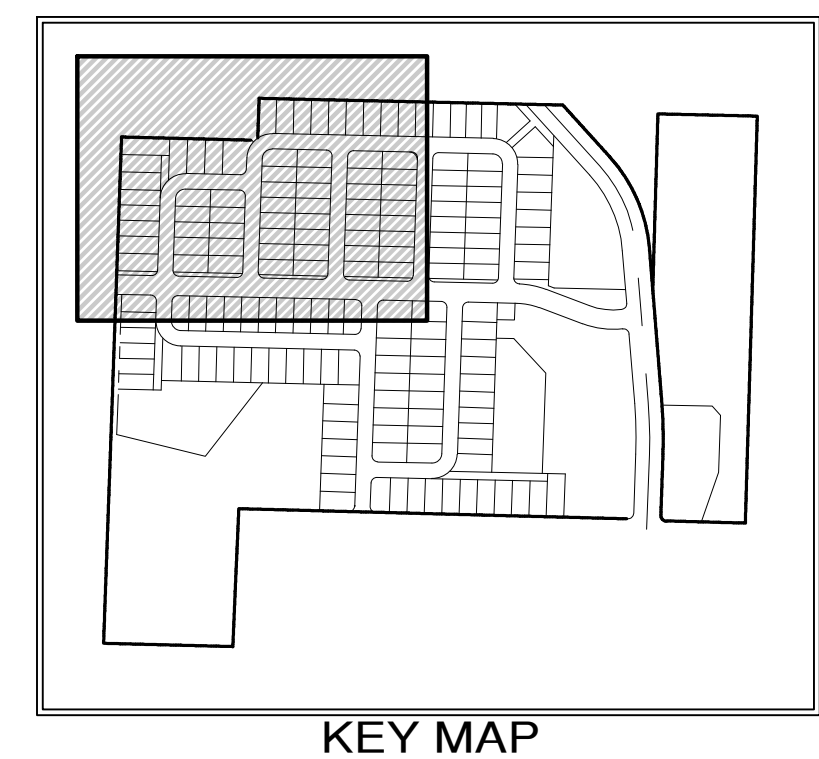
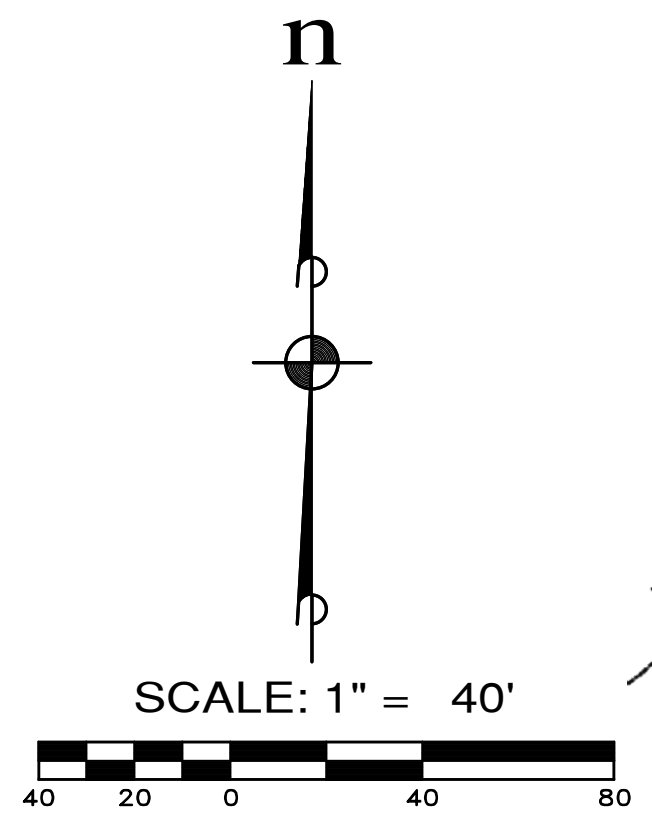
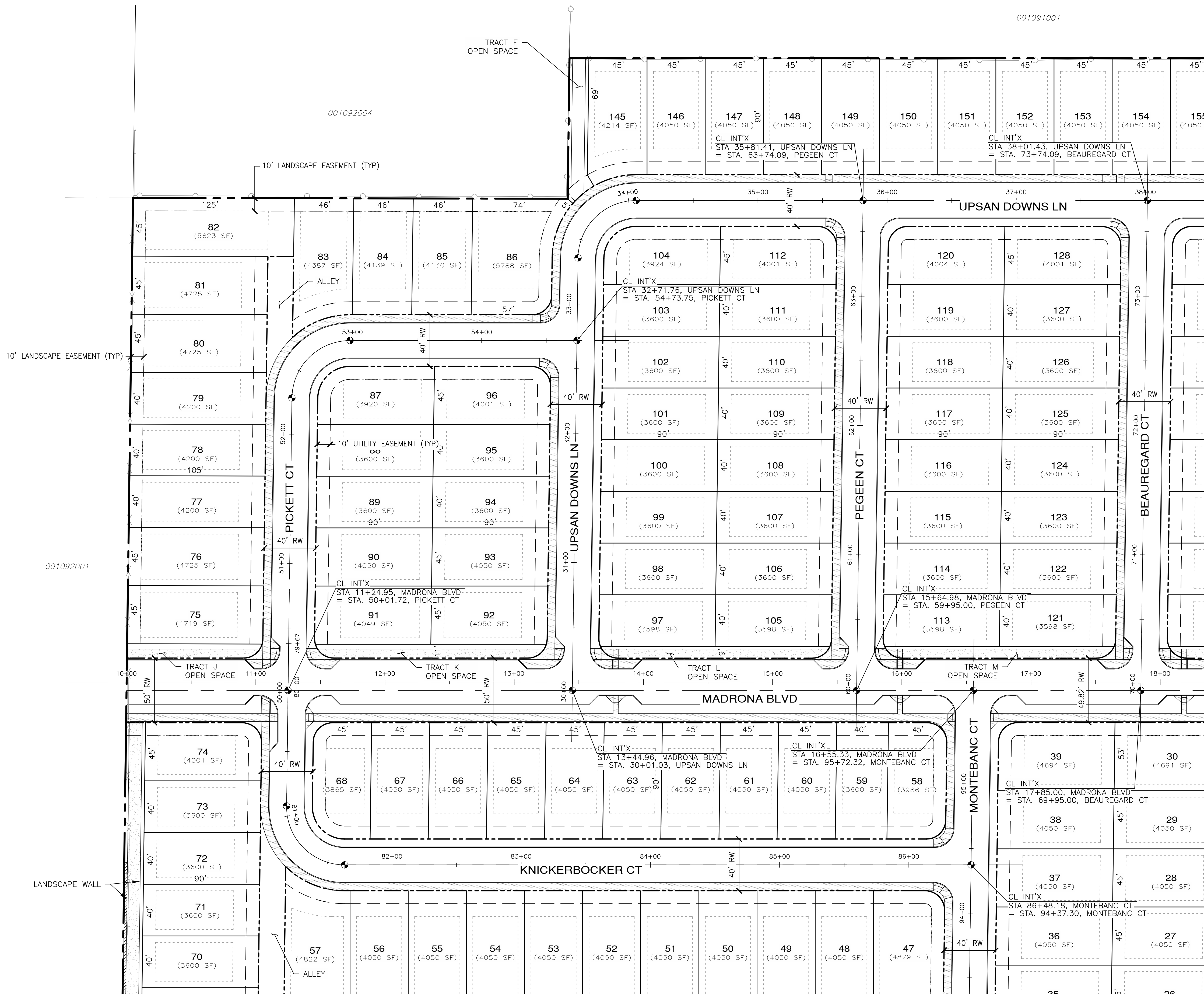
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 5000 1st Ave S, Suite 305  
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**MADRONA RIDGE P.U.D.**  
 CITY OF PORT TOWNSEND DEVELOPMENT AREA PLAN  
 WASHINGTON

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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

SEE SHEET PP-07 FOR CONTINUATION

SEE SHEET PP-06 FOR CONTINUATION

REVISIONS		
NO.	DESCRIPTION/DATE	BY

**TEYOR L. STIFF**  
 STATE OF WASHINGTON  
 REGISTERED  
 PROFESSIONAL ENGINEER  
 42334  
 12/23/2021

**ESM CONSULTING ENGINEERS, LLC**  
 5000 1st Ave. S.W.  
 Federal Way, WA 98003  
 www.esmcivil.com  
 (206) 836-6113  
 (206) 251-9960

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

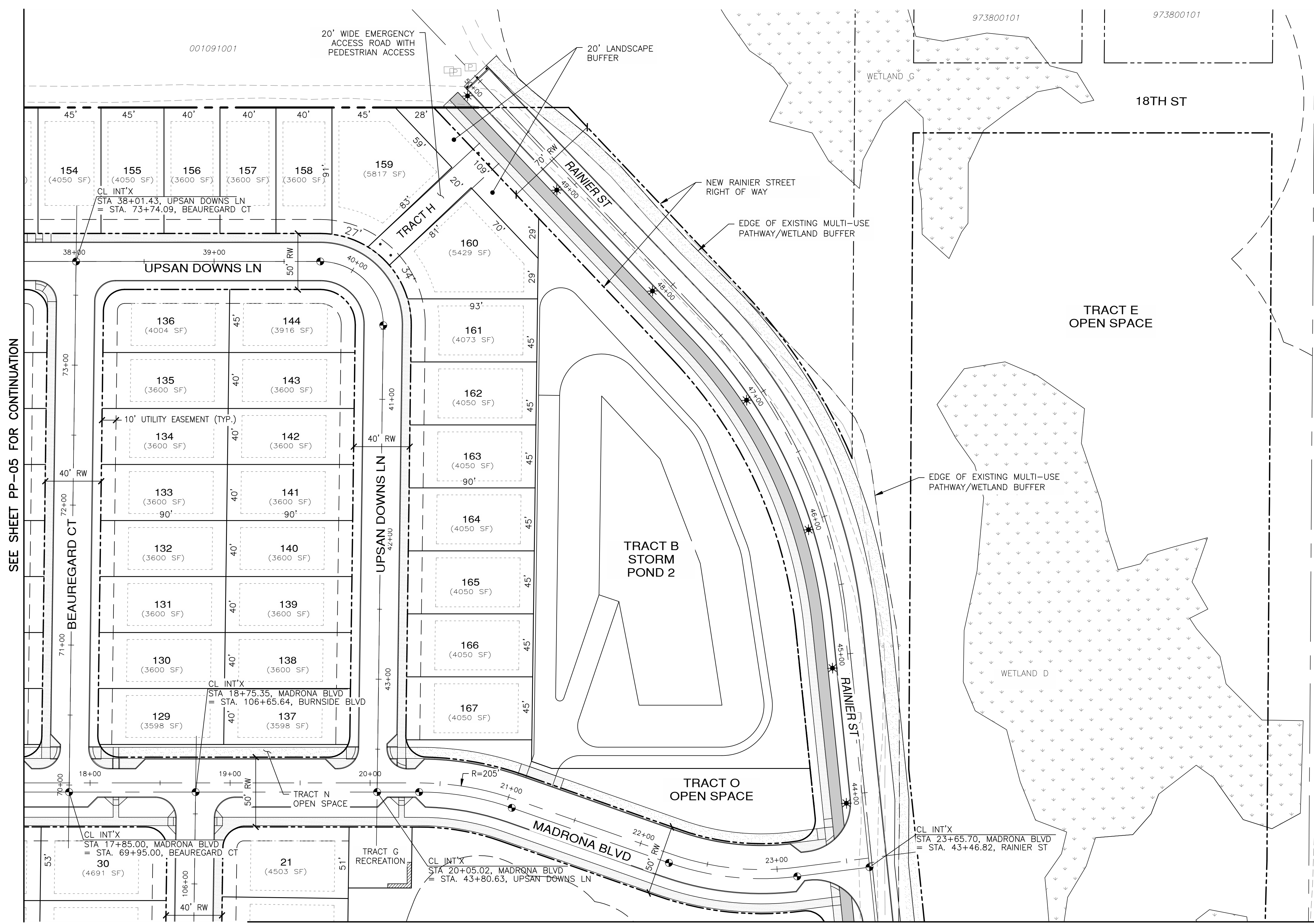
JOB NO.:	2090-003-021
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DESIGNED BY:	TL
DRAWN BY:	CG
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DATE:	12/22/2021
DATE OF PRINT:	



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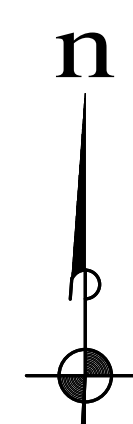


A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM

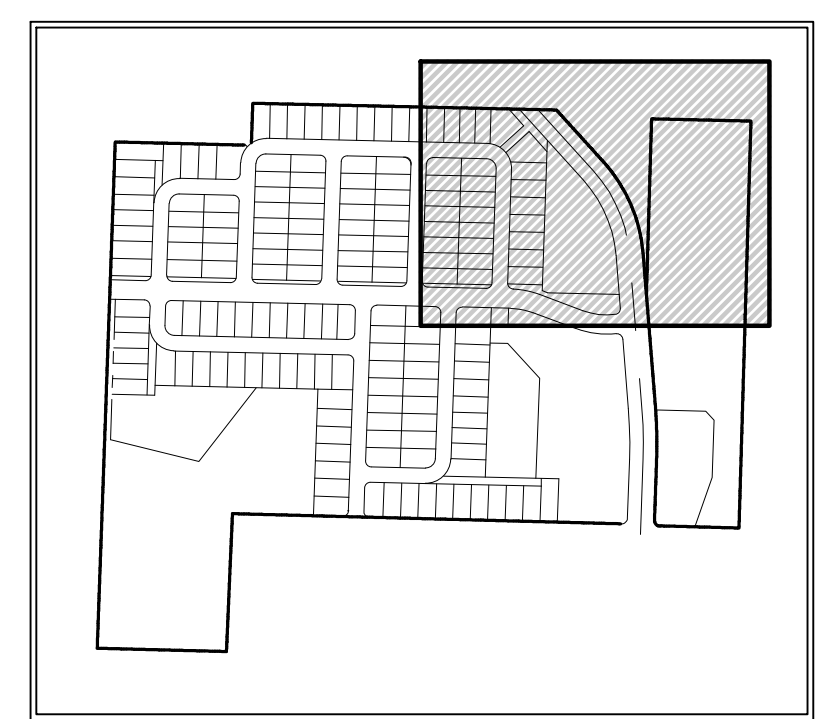


SEE SHEET PP-05 FOR CONTINUATION

SEE SHEET PP-08 FOR CONTINUATION



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 B	STORM POND 2	53972
TRACT E	OPEN SPACE	213540
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  
 LICENSED PROFESSIONAL ENGINEER  
 42334  
 12/23/2021

**ESM CONSULTING ENGINEERS, LLC**  
 5000 1st Ave S, Suite 205  
 Federal Way, WA 98003  
 (206) 838-6113  
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**MONTEBANC MANAGEMENT, LLC**

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

PRELIMINARY SITE PLAN

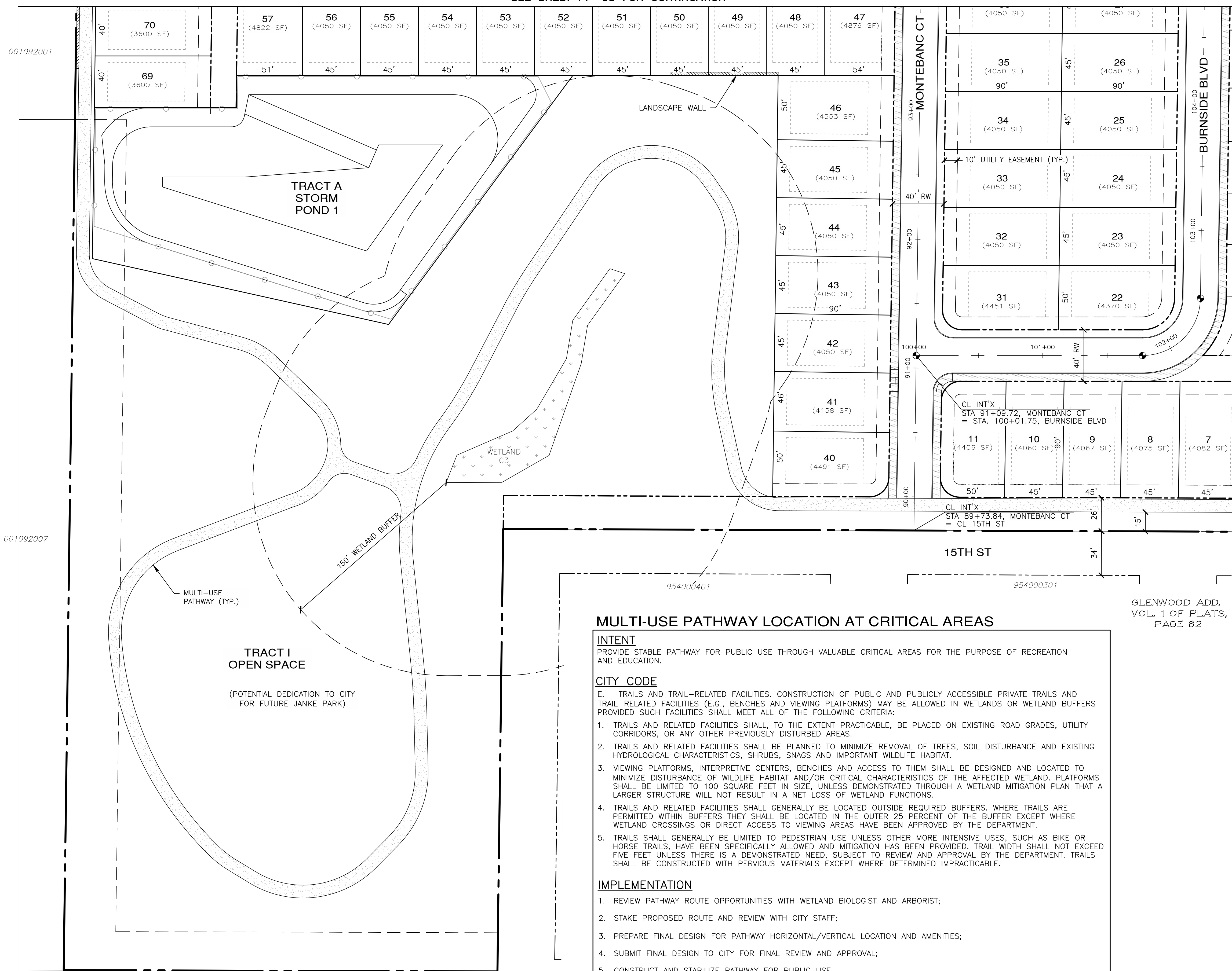
CITY OF PORT TOWNSEND WASHINGTON

JOB NO.: 2090-003-021  
 DWG. NAME: PP-06  
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 DRAWN BY: CG  
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 DATE OF PRINT:  
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 6 OF 27 SHEETS

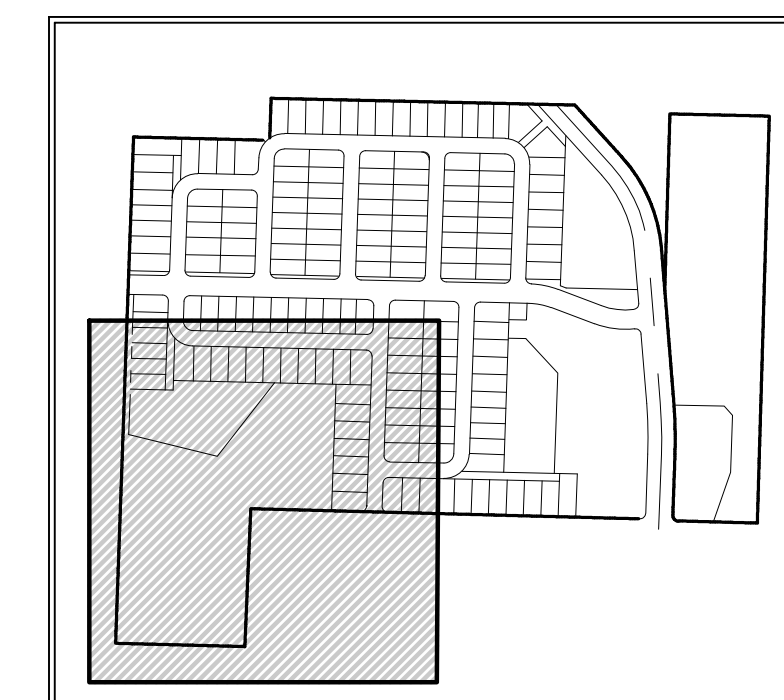
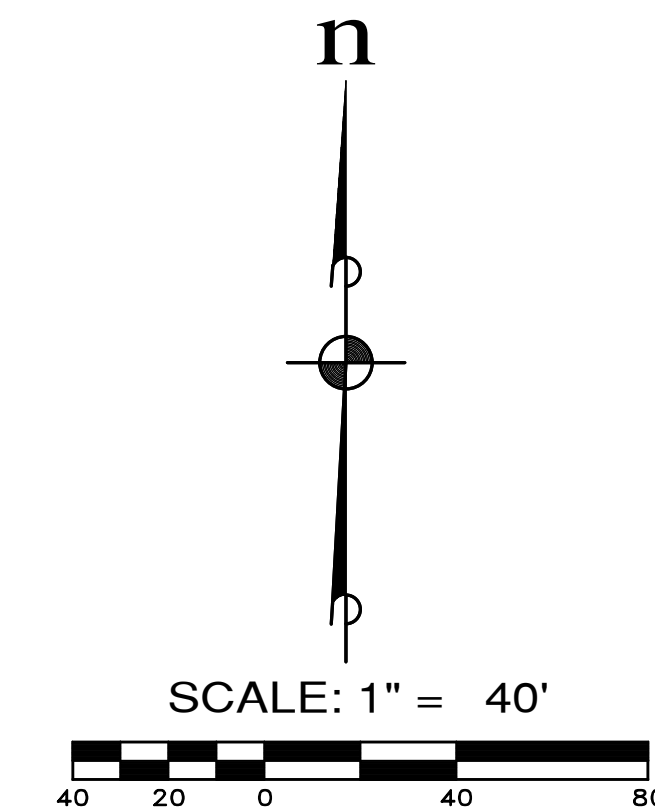


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 Plotted By: Trevor Stiff

SEE SHEET PP-05 FOR CONTINUATION



SEE SHEET PP-08 FOR CONTINUATION



KEY MAP

**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 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.

REVISIONS		
NO.	DESCRIPTION/DATE	BY

**TREVOR L. ST. JEAN**  
 LICENSED PROFESSIONAL ENGINEER  
 No. 42334  
 12/23/2021

**ESM CONSULTING ENGINEERS, LLC**  
 5000 15th St SW  
 Federal Way, WA 98003

www.esmcivil.com

Civil Engineering  
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**MONTEBANC MANAGEMENT, LLC**

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

CITY OF PORT TOWNSEND

WASHINGTON

PRELIMINARY SITE PLAN

JOB NO.:	2090-003-021
DWG. NAME:	PP-07
DESIGNED BY:	TL
DRAWN BY:	CG
CHECKED BY:	
DATE:	12/22/2021
DATE OF PRINT:	

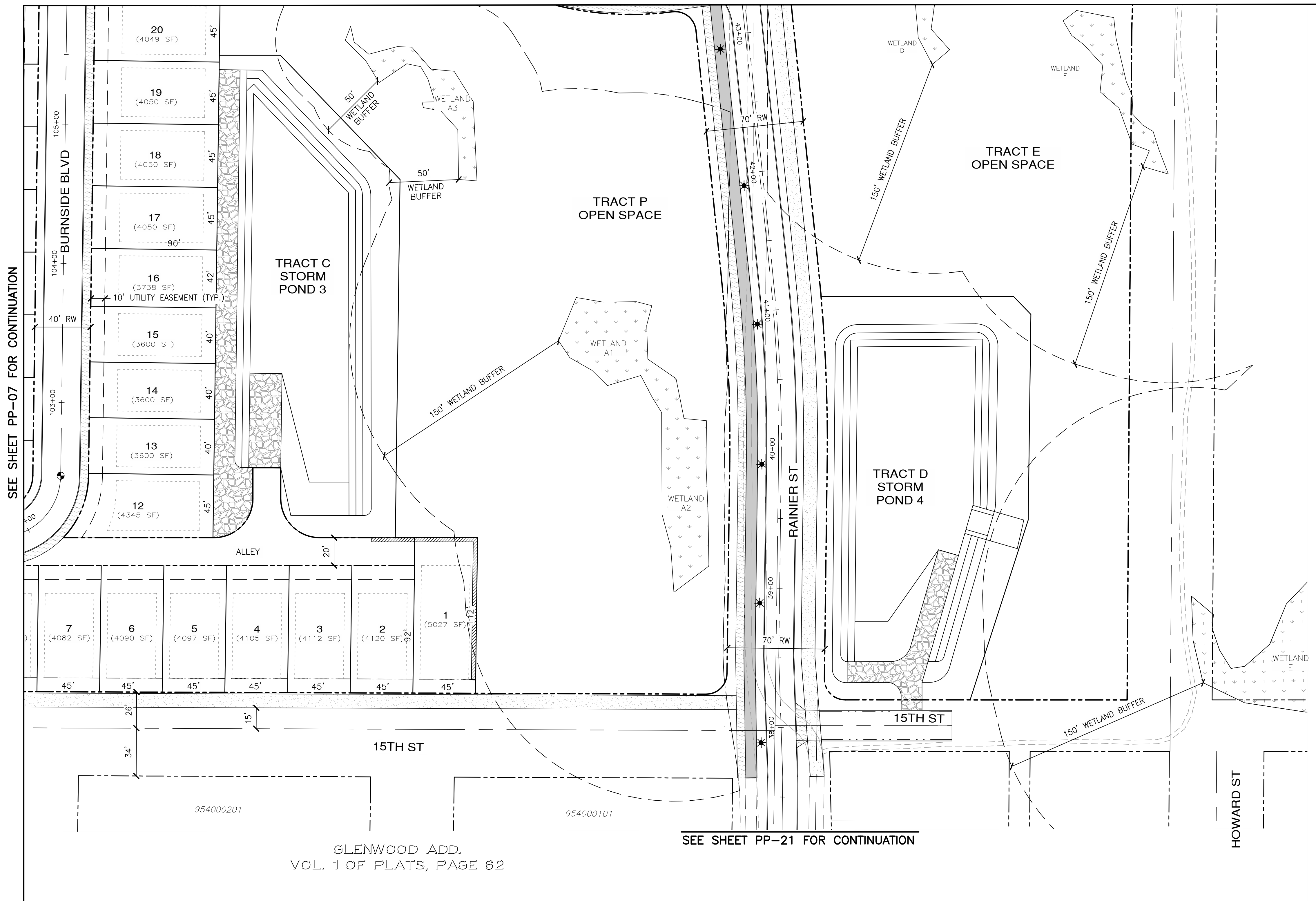


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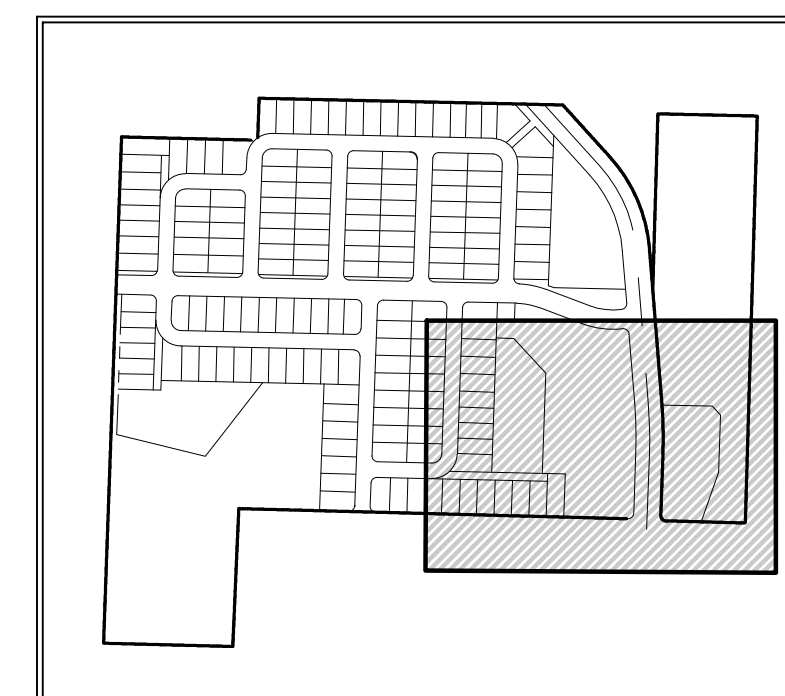


GLENWOOD ADD.  
VOL. 1 OF PLATS, PAGE 62

SEE SHEET PP-21 FOR CONTINUATION



SCALE: 1" = 40'



KEY MAP

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	39497
TRACT E	OPEN SPACE	213540
TRACT P	OPEN SPACE	122515

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 FEDERAL WAY LICENSE # 42334  
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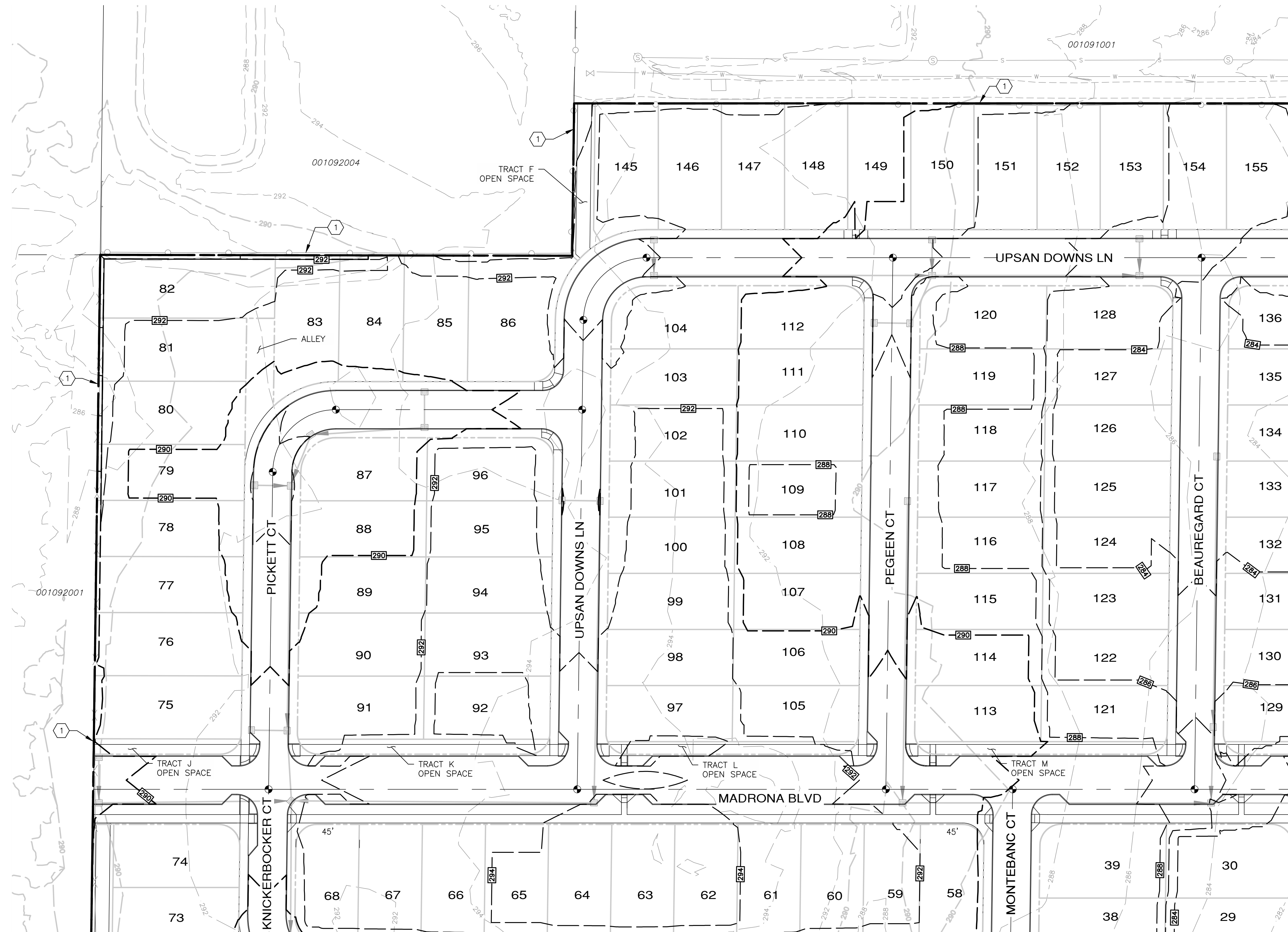
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DWG. NAME:	PP-08
DESIGNED BY:	TL
DRAWN BY:	CG
CHECKED BY:	
DATE:	12/22/2021
DATE OF PRINT:	

PP-08  
8 OF 27 SHEETS



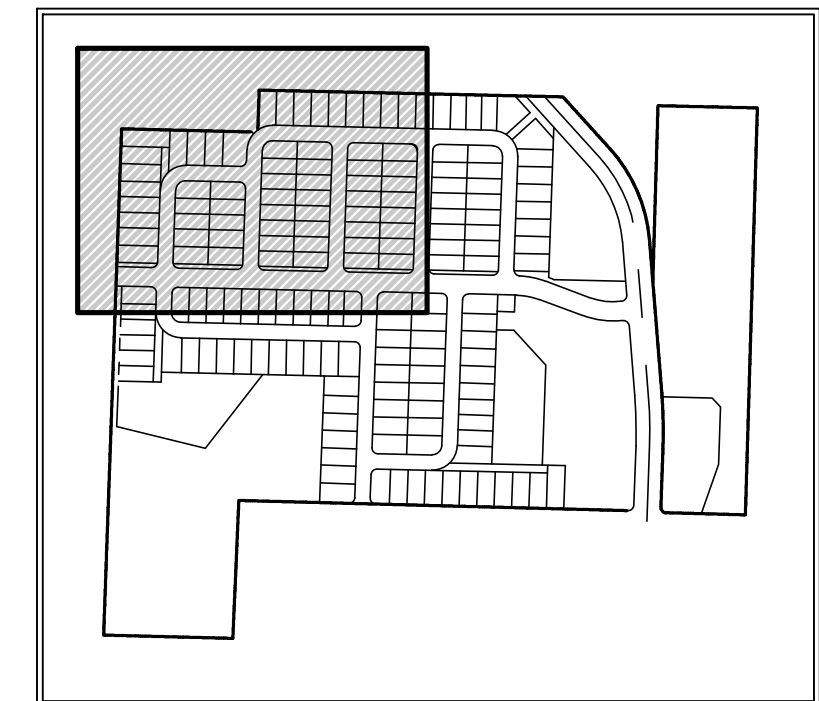
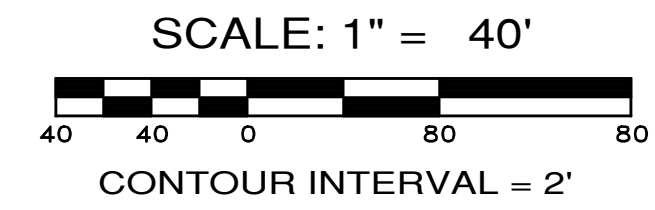
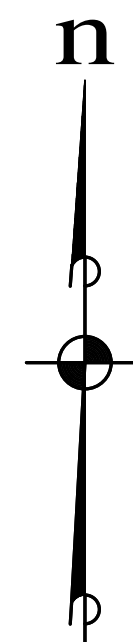
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM



SEE SHEET PP-11 FOR CONTINUATION

SEE SHEET PP-10 FOR CONTINUATION



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

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.



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**TRISTON L. STIFF**  
STATE OF WASHINGTON  
REG/STERED  
PROFESSIONAL ENGINEER  
12/23/2021

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5000  
Federal Way, WA 98003

www.esmcivil.com  
Civil Engineering  
Public Works

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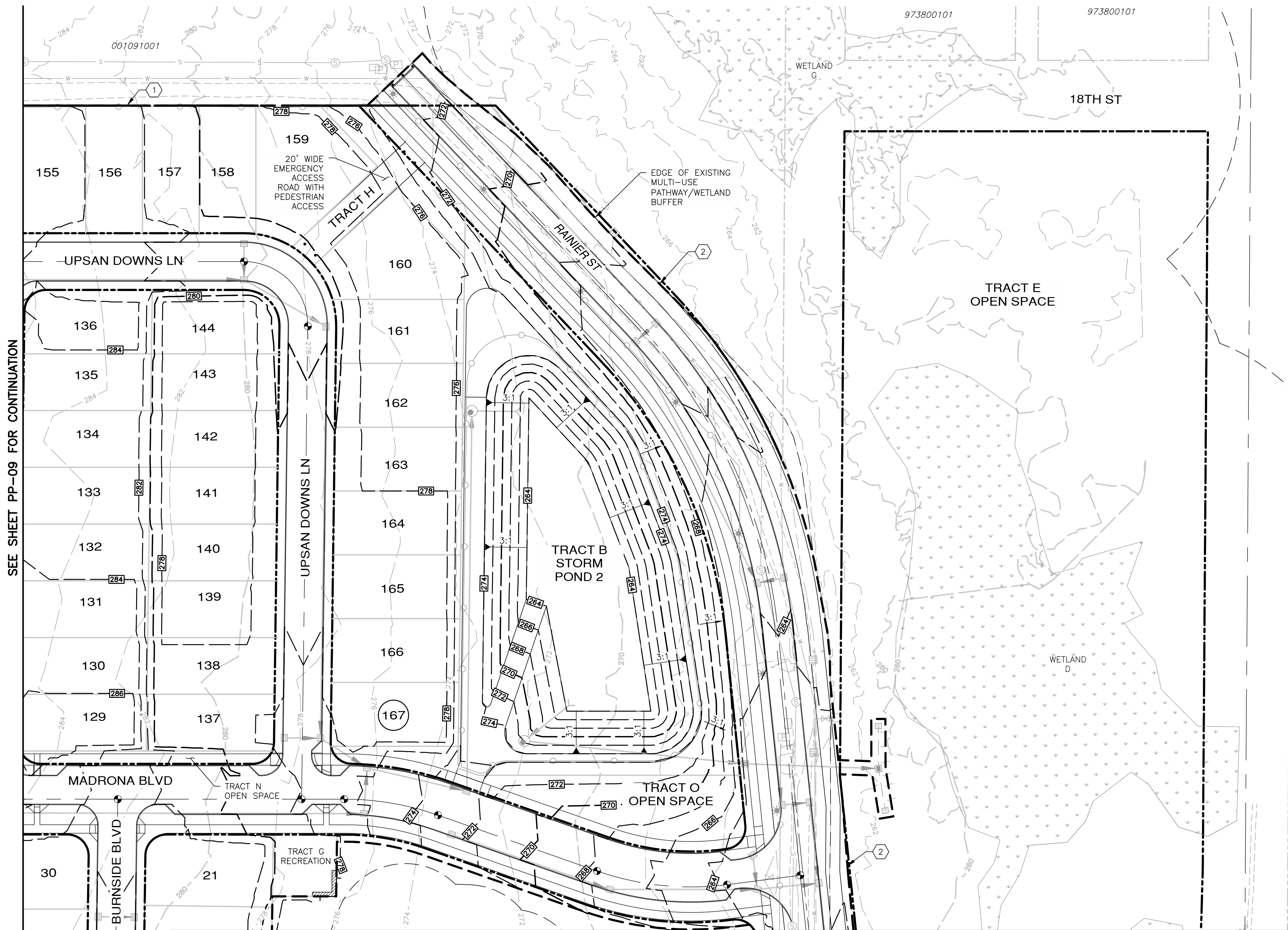
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PRELIMINARY GRADING PLAN  
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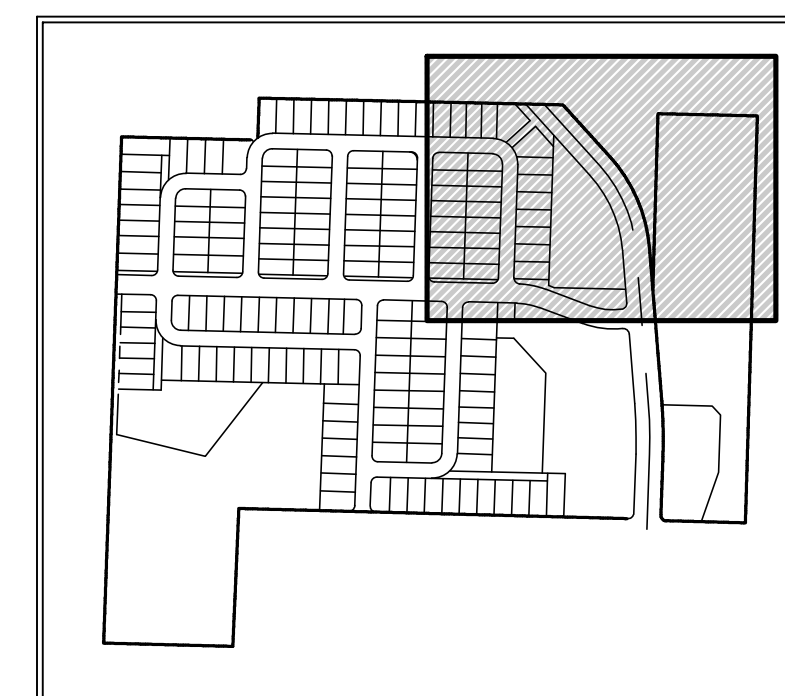
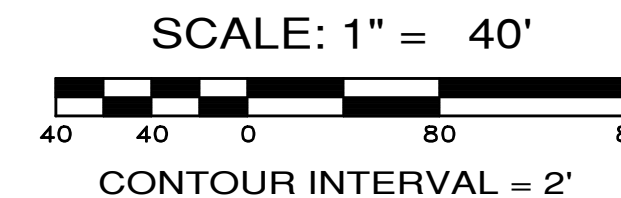
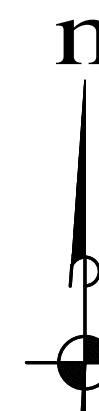


A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM



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.

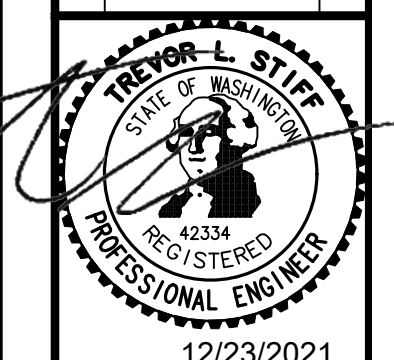
KEY NOTES

- ① CLEARING LIMITS AT PROPERTY LINE
- ② CLEARING LIMITS AT WEST EDGE OF EXISTING MULTI-USE PATHWAY
- ③ WALL, 3-FT MAX HEIGHT

MAXIMUM STREET SLOPES

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

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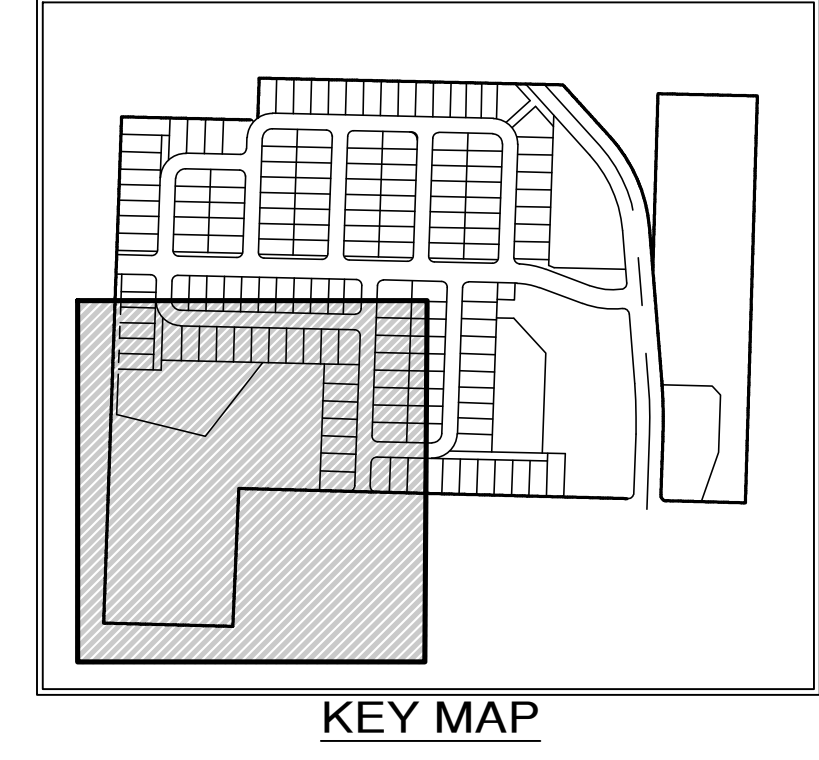
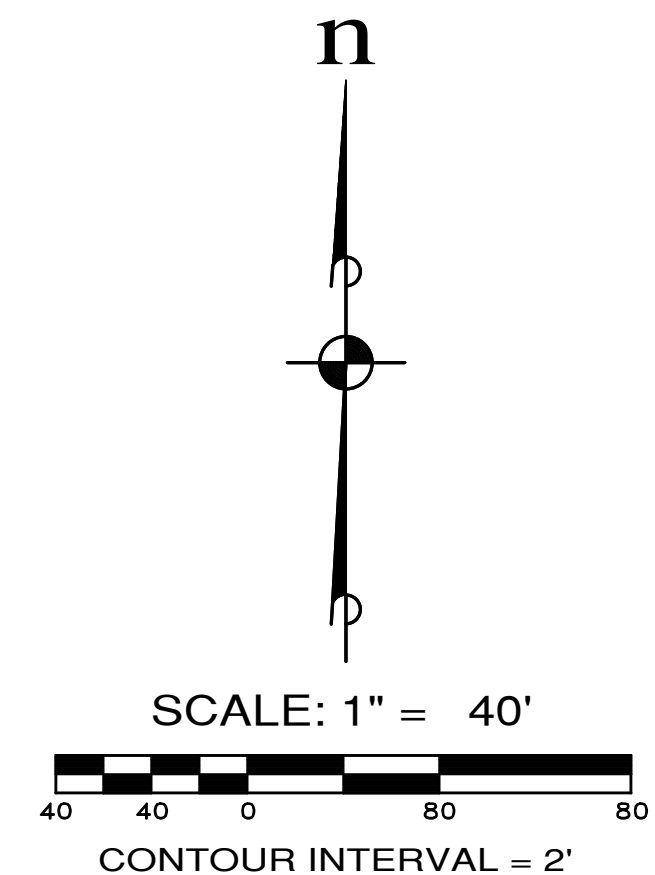
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- LEGEND**
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  - - - 200 - - - PROPOSED CONTOUR
  - - - - - CLEARING LIMITS

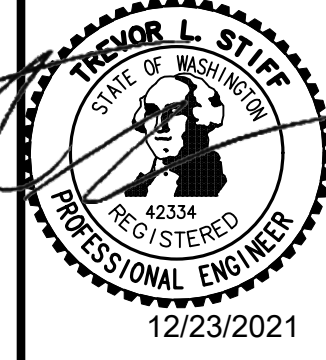
- NOTES:**
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- KEY NOTES**
- ① CLEARING LIMITS AT PROPERTY LINE
  - ② CLEARING LIMITS AT GRADING DAYLIGHT
  - ③ LANDSCAPE WALL 4-FT MAXIMUM HEIGHT

- MAXIMUM STREET SLOPES**
- KNICKERBOCKER CT = 2.0%
  - MONTEBANC CT = 2.0%
  - BURNSIDE BLVD = 5.5%

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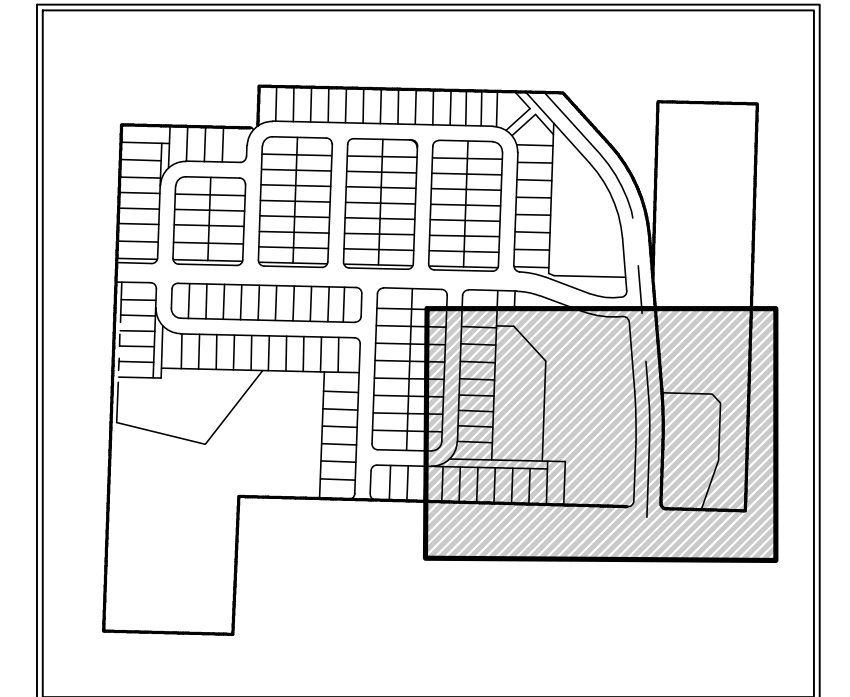
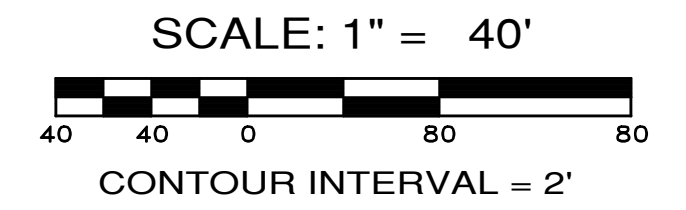
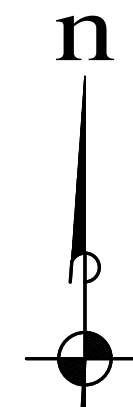
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 11 OF 27 SHEETS



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 Plotted By: Trevor Stiff



SEE SHEET PP-10 FOR CONTINUATION



KEY MAP

**LEGEND**

- 200 EXISTING CONTOUR
- 200 PROPOSED CONTOUR
- CLEARING LIMITS

**NOTES:**

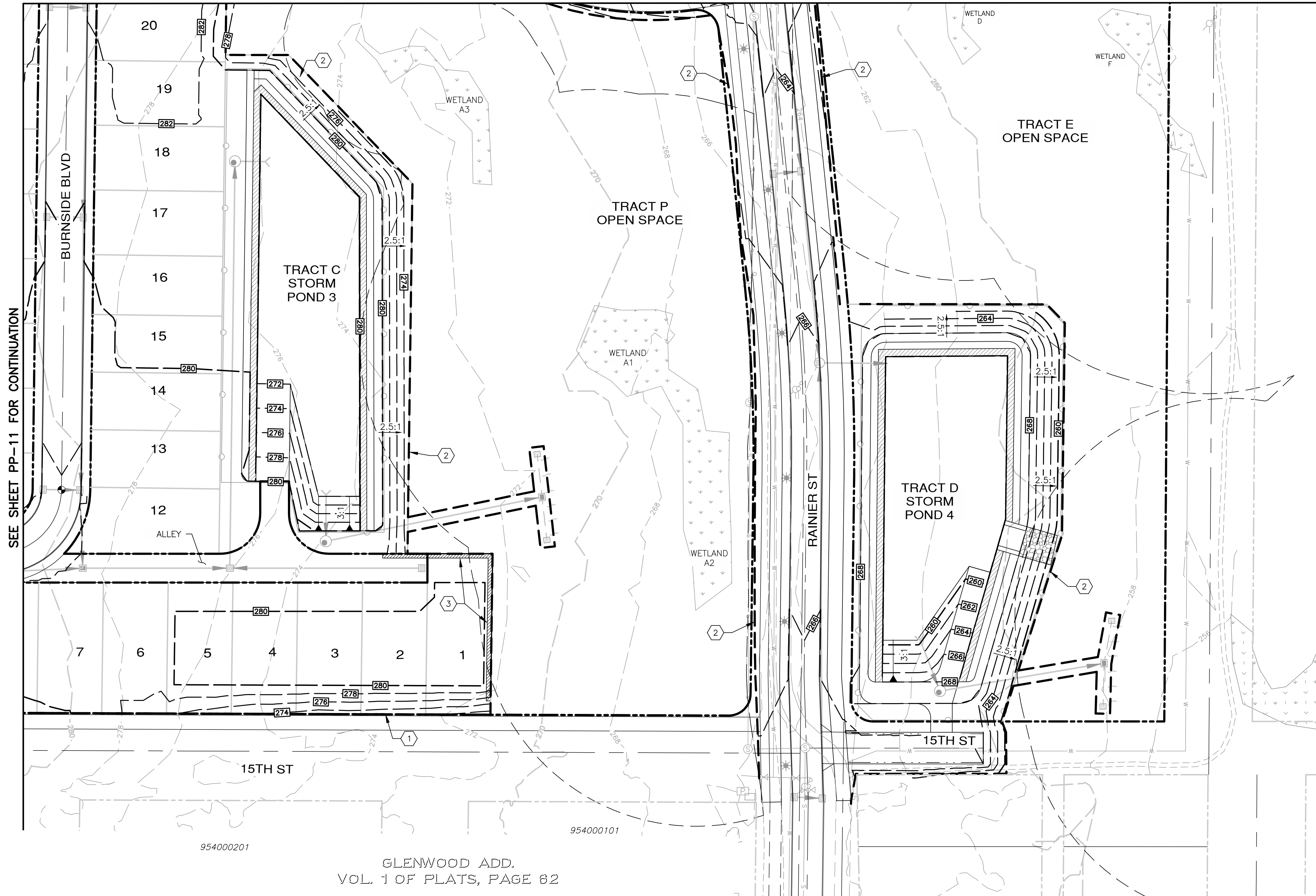
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**KEY NOTES**

- 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

GLENWOOD ADD.  
VOL. 1 OF PLATS, PAGE 82

954000201

954000101

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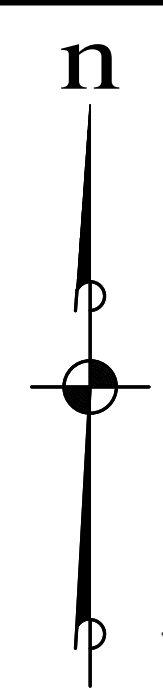
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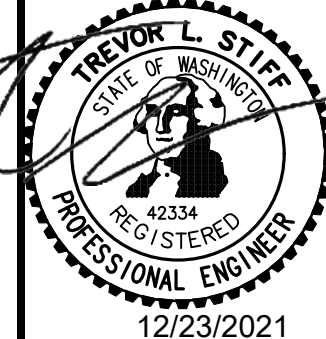
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM

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



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**LEGEND**

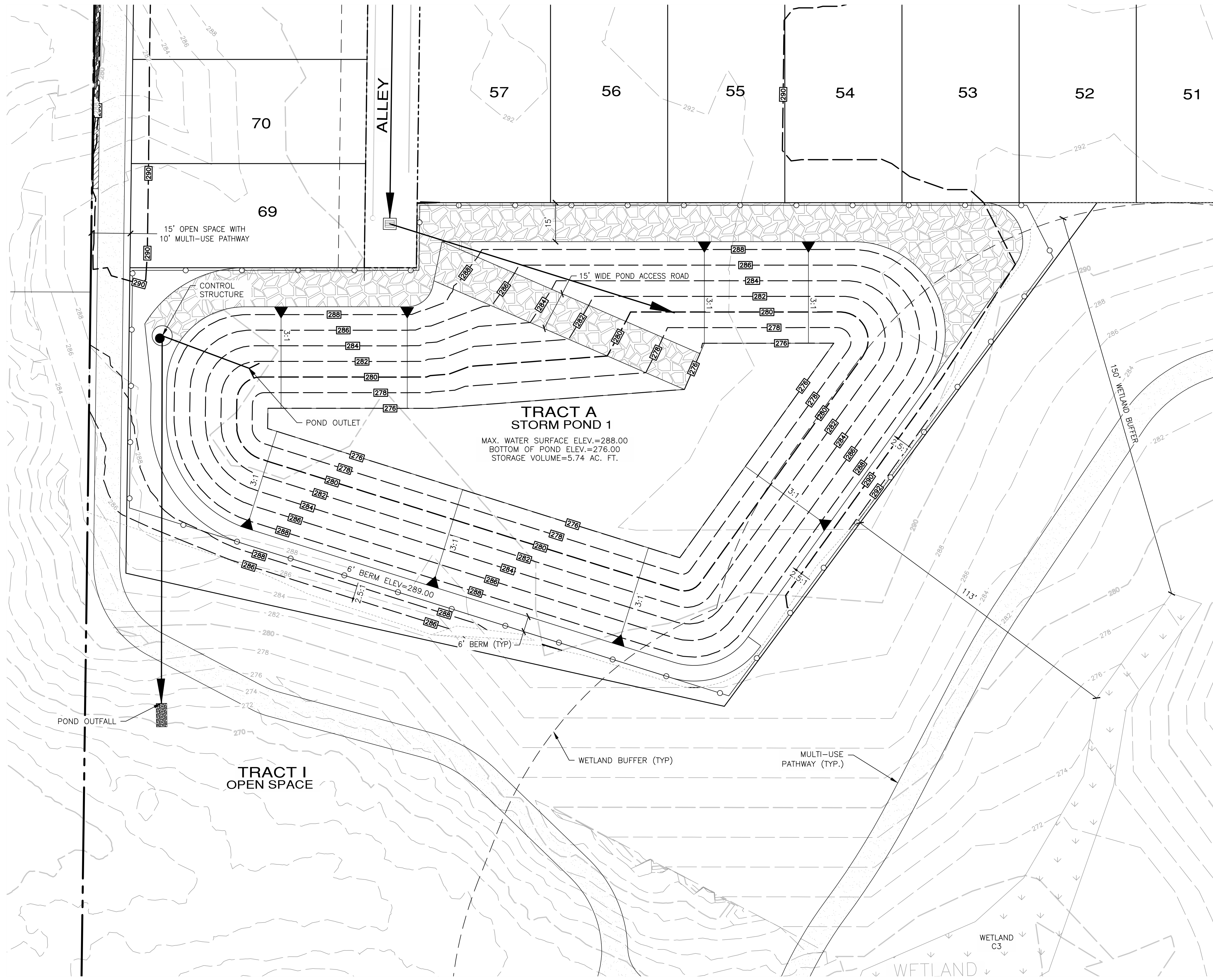
- 200 EXISTING CONTOUR
- PROPOSED CONTOUR
- EDGE OF GRADING
- WETLAND
- WETLAND BUFFER
- CYCLONE FENCE

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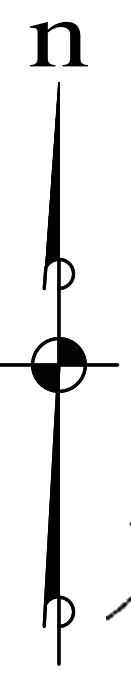
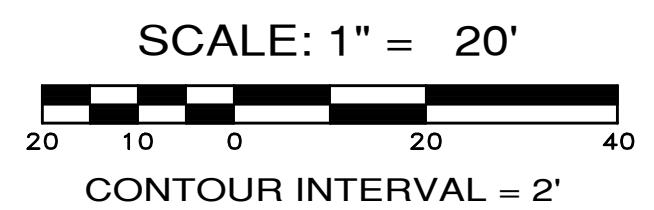
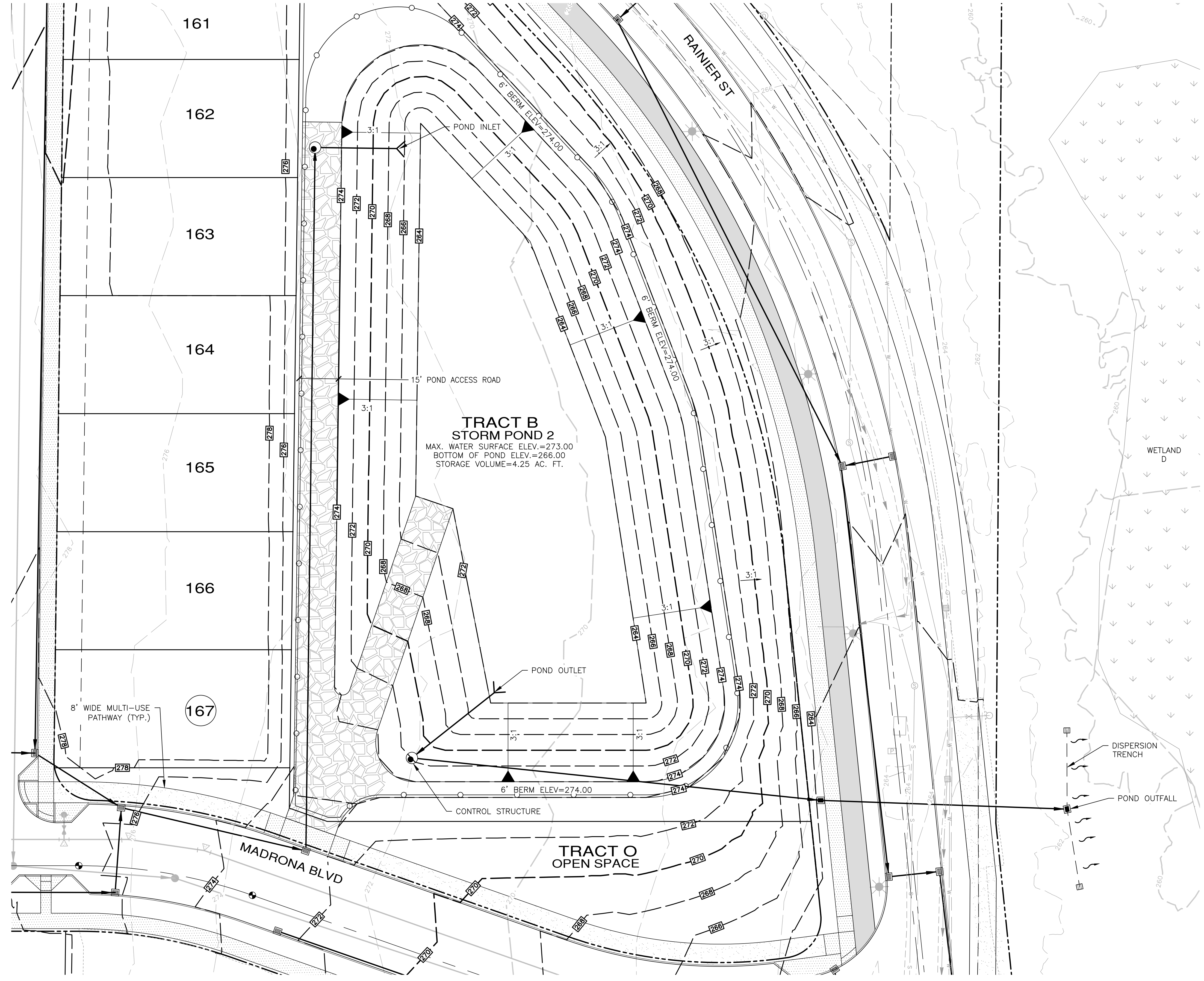
PP-13  
 13 OF 27 SHEETS



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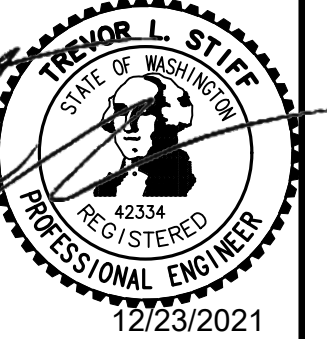
A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM



**LEGEND**

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

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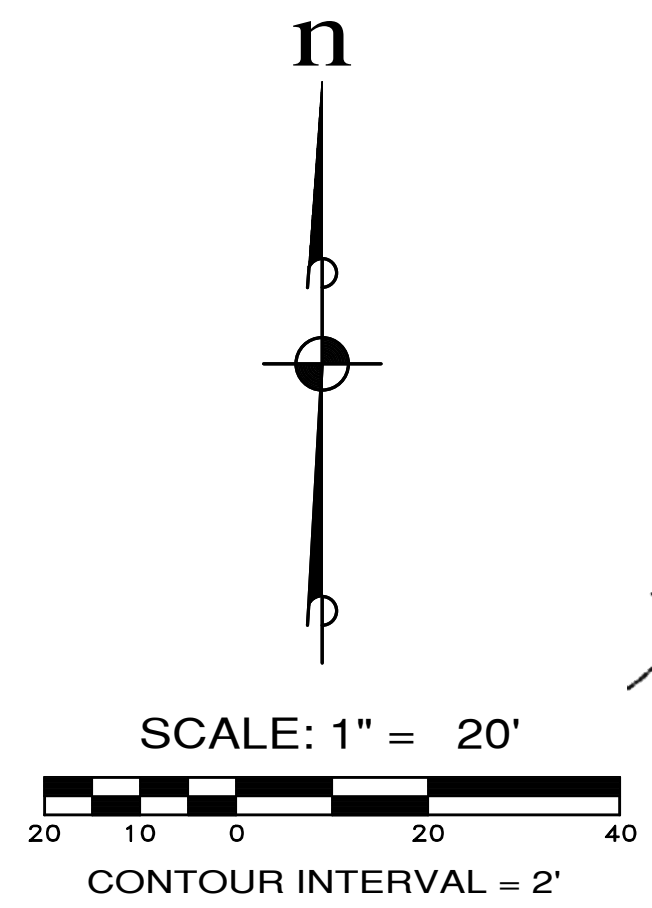
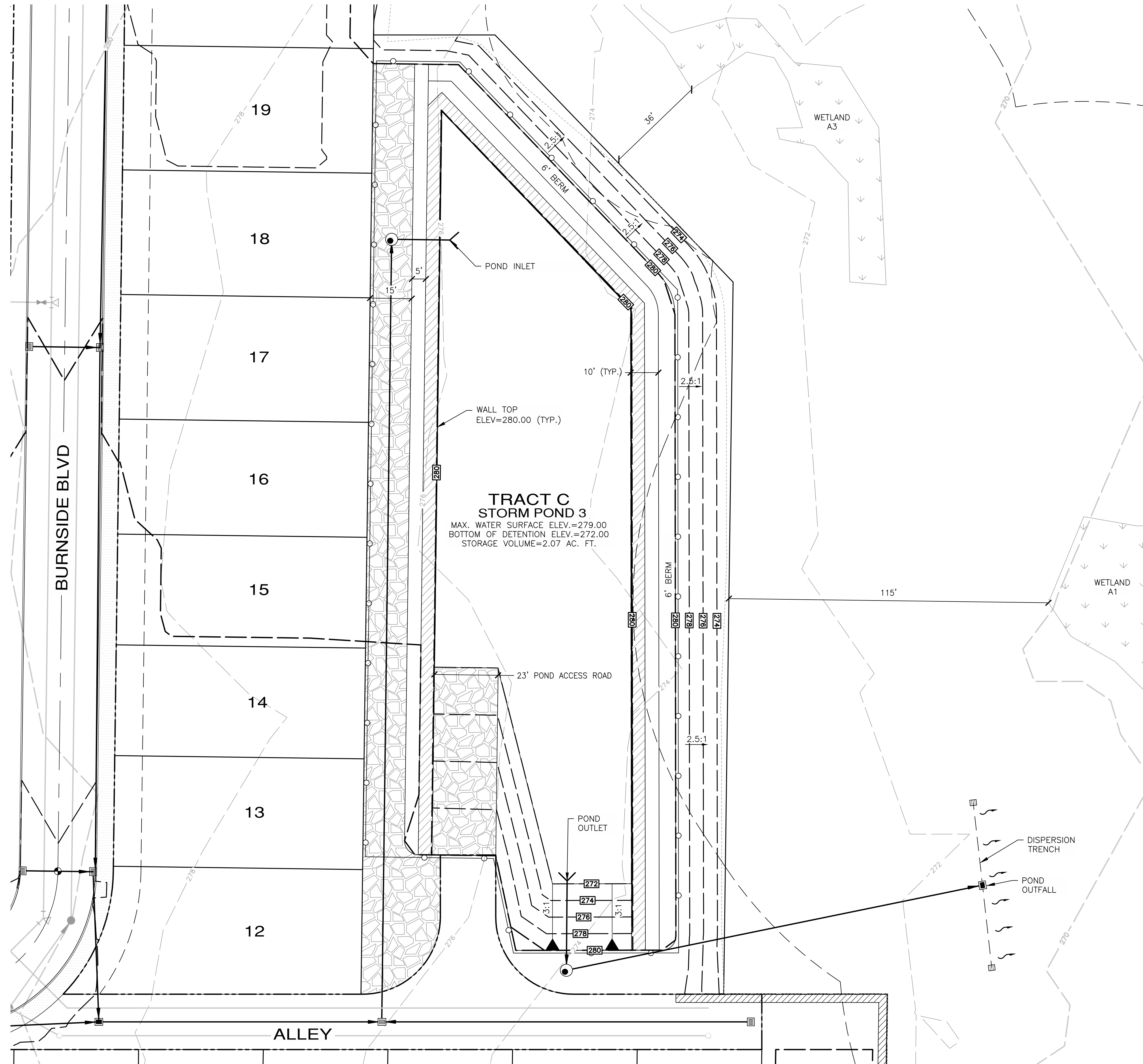
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM



- LEGEND**
- - - 200 - - - EXISTING CONTOUR
  - - - 200 - - - PROPOSED CONTOUR
  - - - - - - - - - EDGE OF GRADING
  - [Hatched Box] WALL
  - [Box with arrows] WETLAND
  - - - - - WETLAND BUFFER
  - [Circle with cross] CYCLONE FENCE

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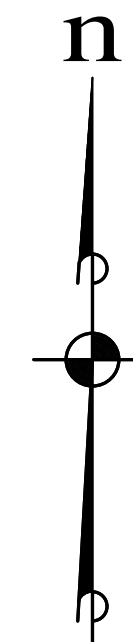
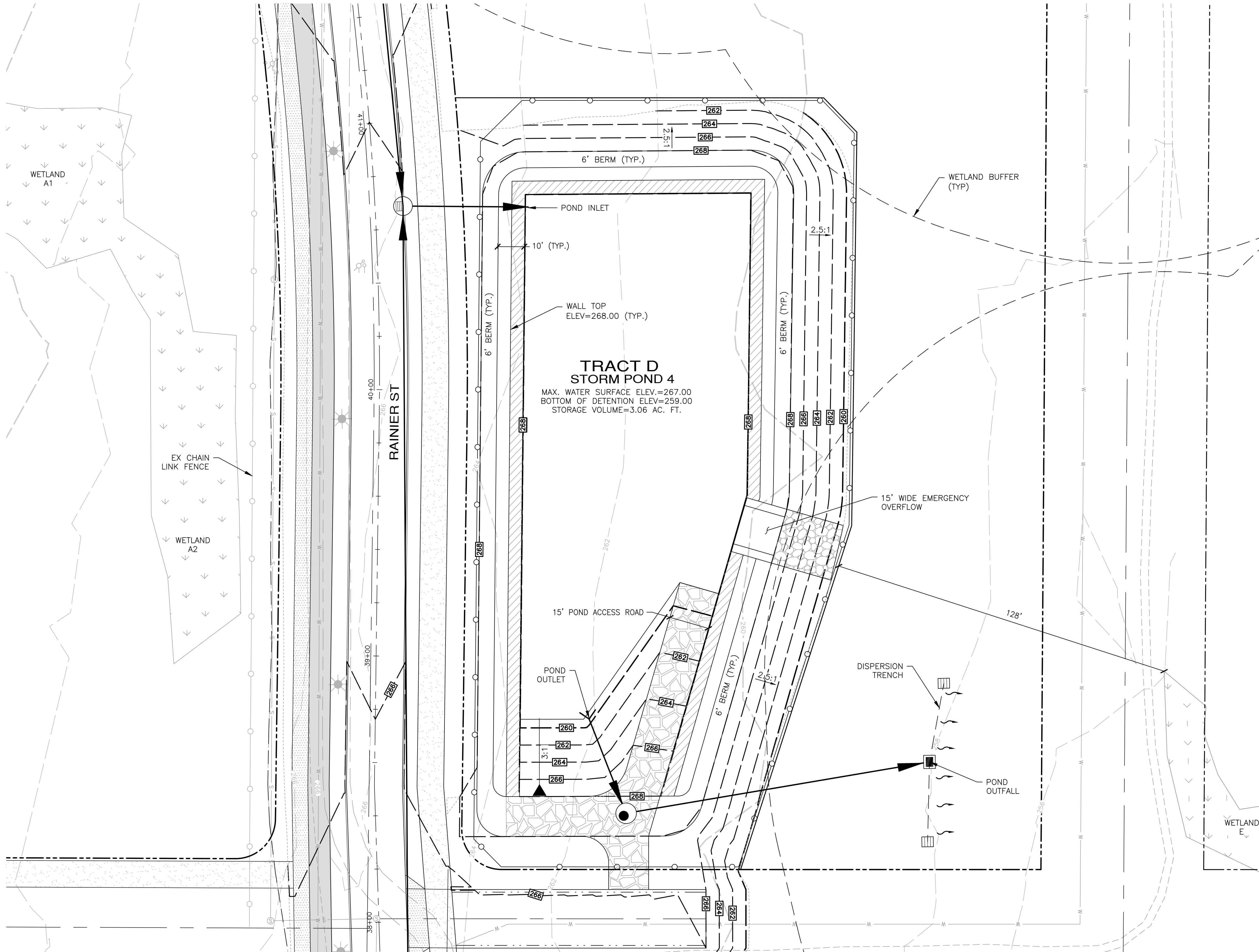
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM



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

LEGEND

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

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 CITY OF PORT TOWNSEND WASHINGTON

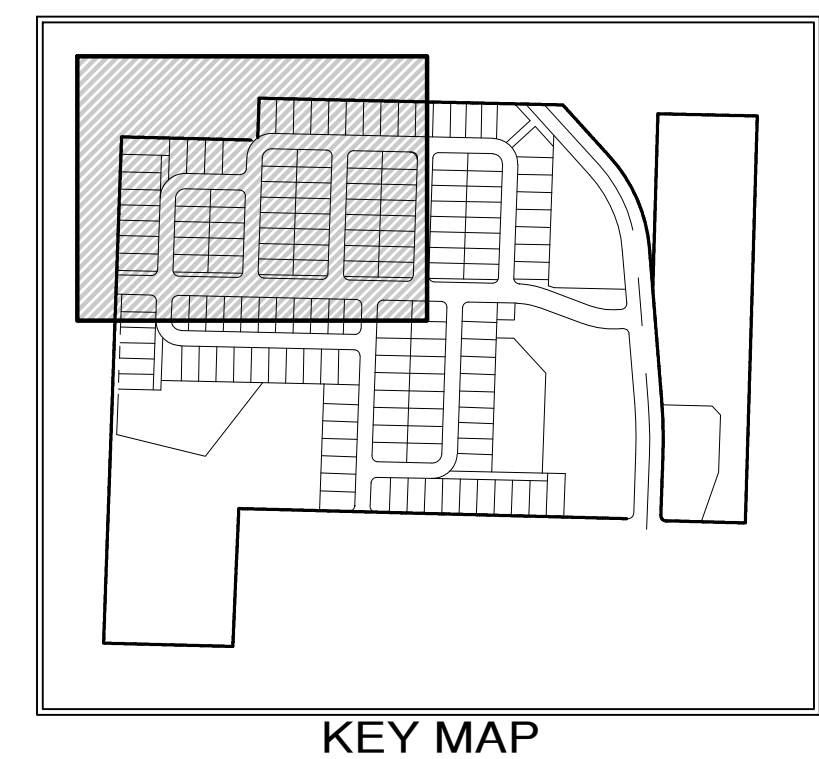
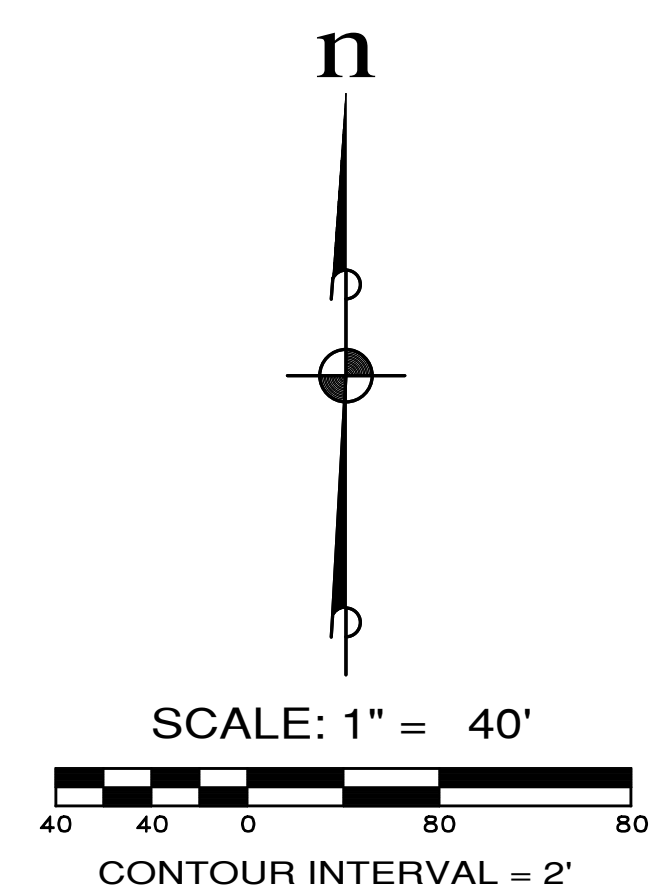
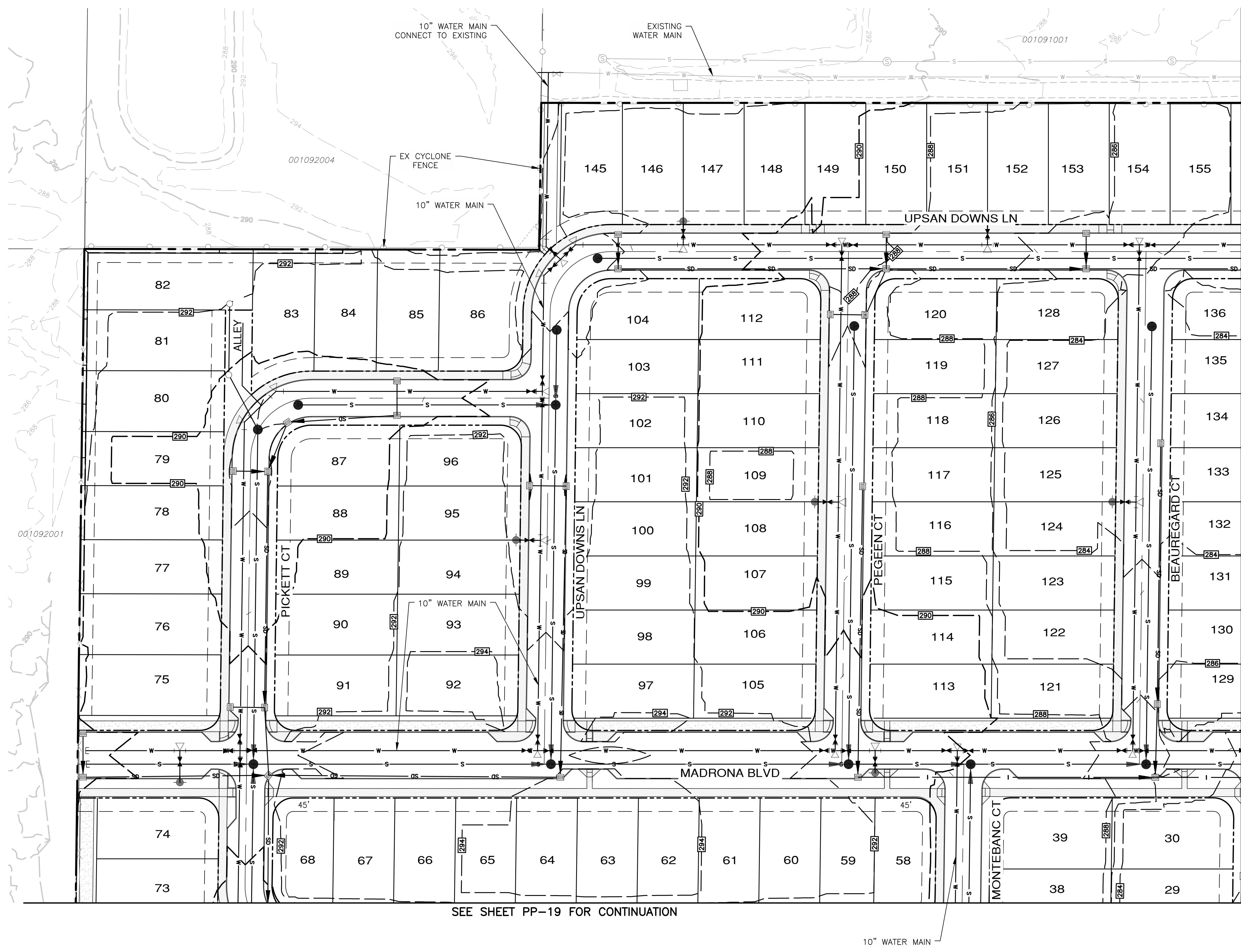
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM



SEE SHEET PP-18 FOR CONTINUATION

SEE SHEET PP-19 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.

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**TREVOR L. STIFF**  
 STATE OF WASHINGTON  
 REGISTERED  
 PROFESSIONAL ENGINEER  
 42334  
 12/23/2021

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 500 S. 10th St., Suite 205  
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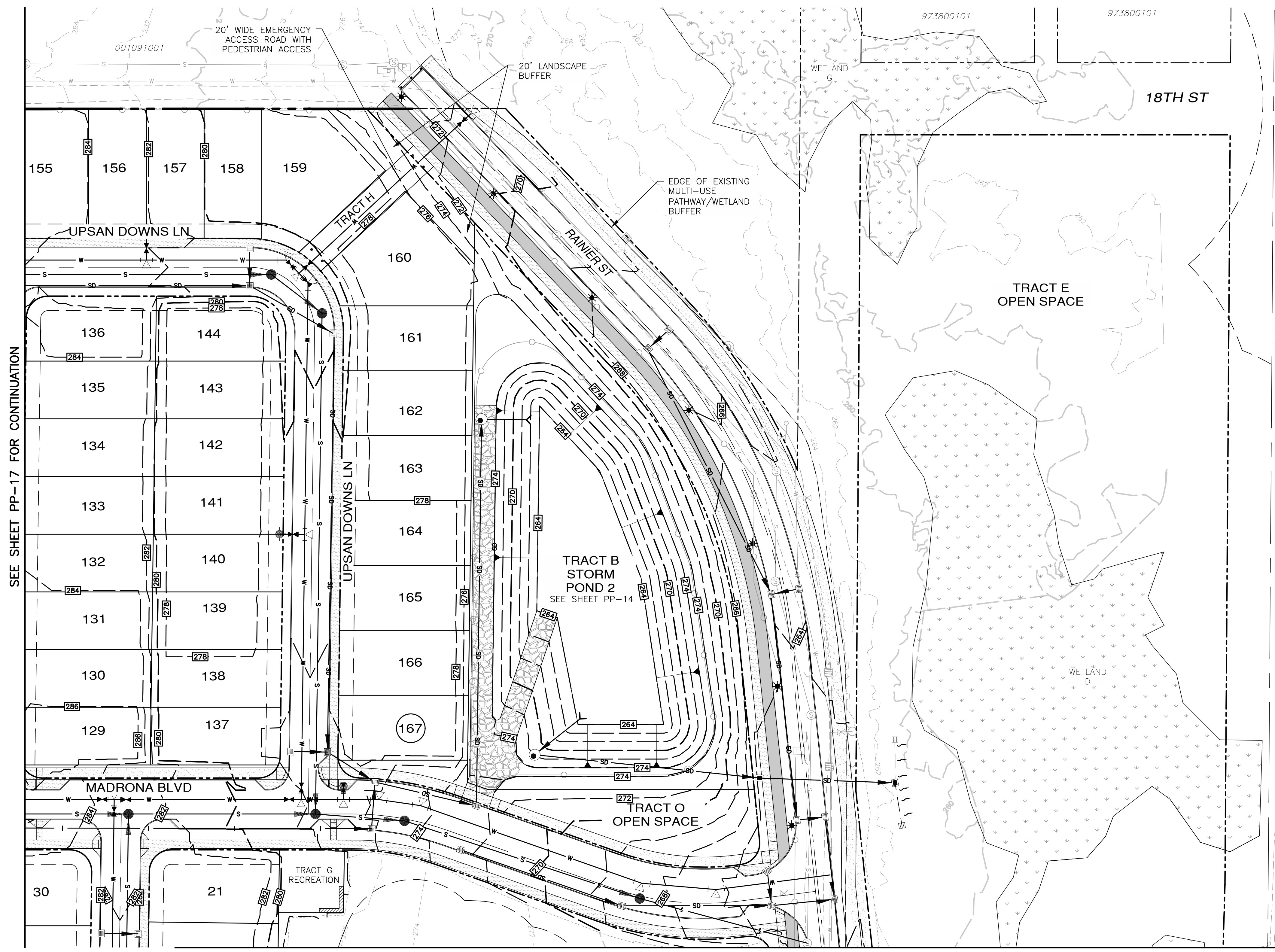
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| DWG. NAME:     | PP-17        |
| DESIGNED BY:   | TLS          |
| DRAWN BY:      | CG           |
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| DATE:          | 12/22/2021   |
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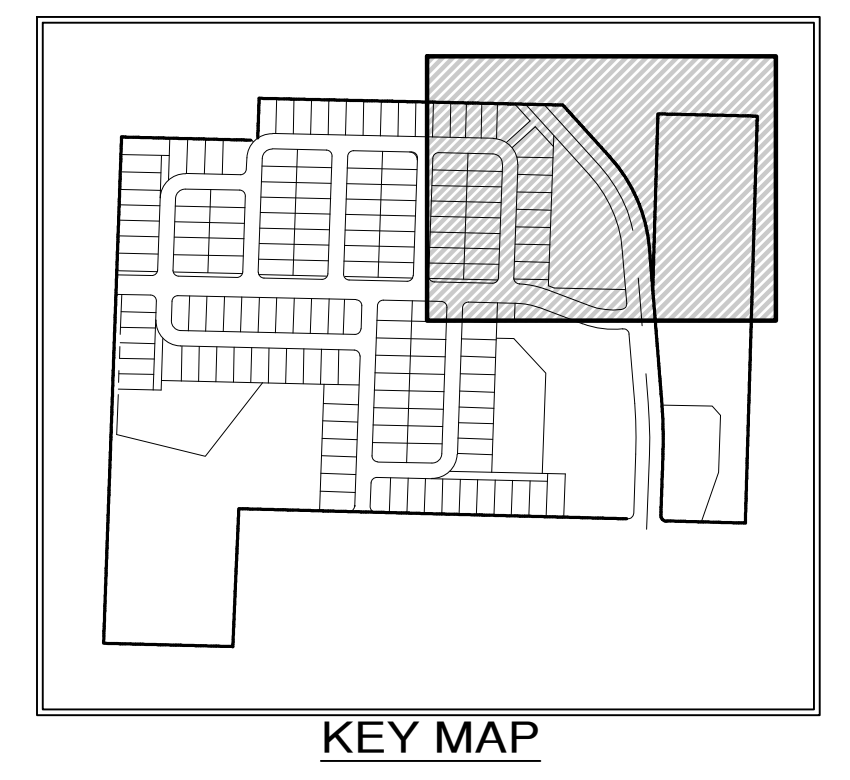
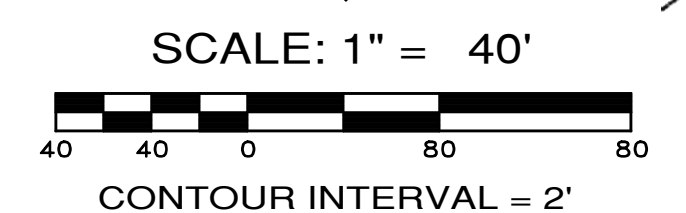
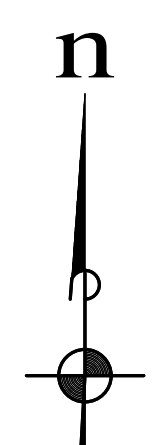


A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM



SEE SHEET PP-17 FOR CONTINUATION

SEE SHEET PP-20 FOR CONTINUATION



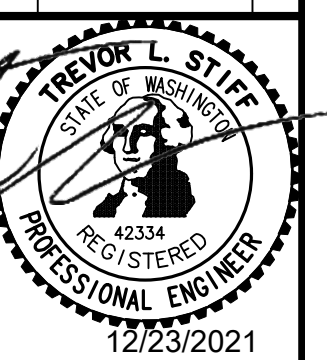
LEGEND

- S — SANITARY SEWER MAIN (8" INCH)
- W — WATER MAIN (8" INCH) EXCEPT AS NOTED
- SD — STORM DRAIN LINE (SIZE TO BE DETERMINED)
- ▽ — WATER VALVE
- ◆ — FIRE HYDRANT
- — CATCH BASIN, TYPE 1
- — SANITARY SEWER MANHOLE
- - - 200 — EXISTING CONTOURS
- - - 200 — 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.

| REVISIONS |                  |    |
|-----------|------------------|----|
| NO.       | DESCRIPTION/DATE | BY |
|           |                  |    |
|           |                  |    |
|           |                  |    |



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|----------------|--------------|
| JOB NO.:       | 2090-003-021 |
| DWG. NAME:     | PP-18        |
| DESIGNED BY:   | TL           |
| DRAWN BY:      | CG           |
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| DATE:          | 12/22/2021   |
| DATE OF PRINT: |              |

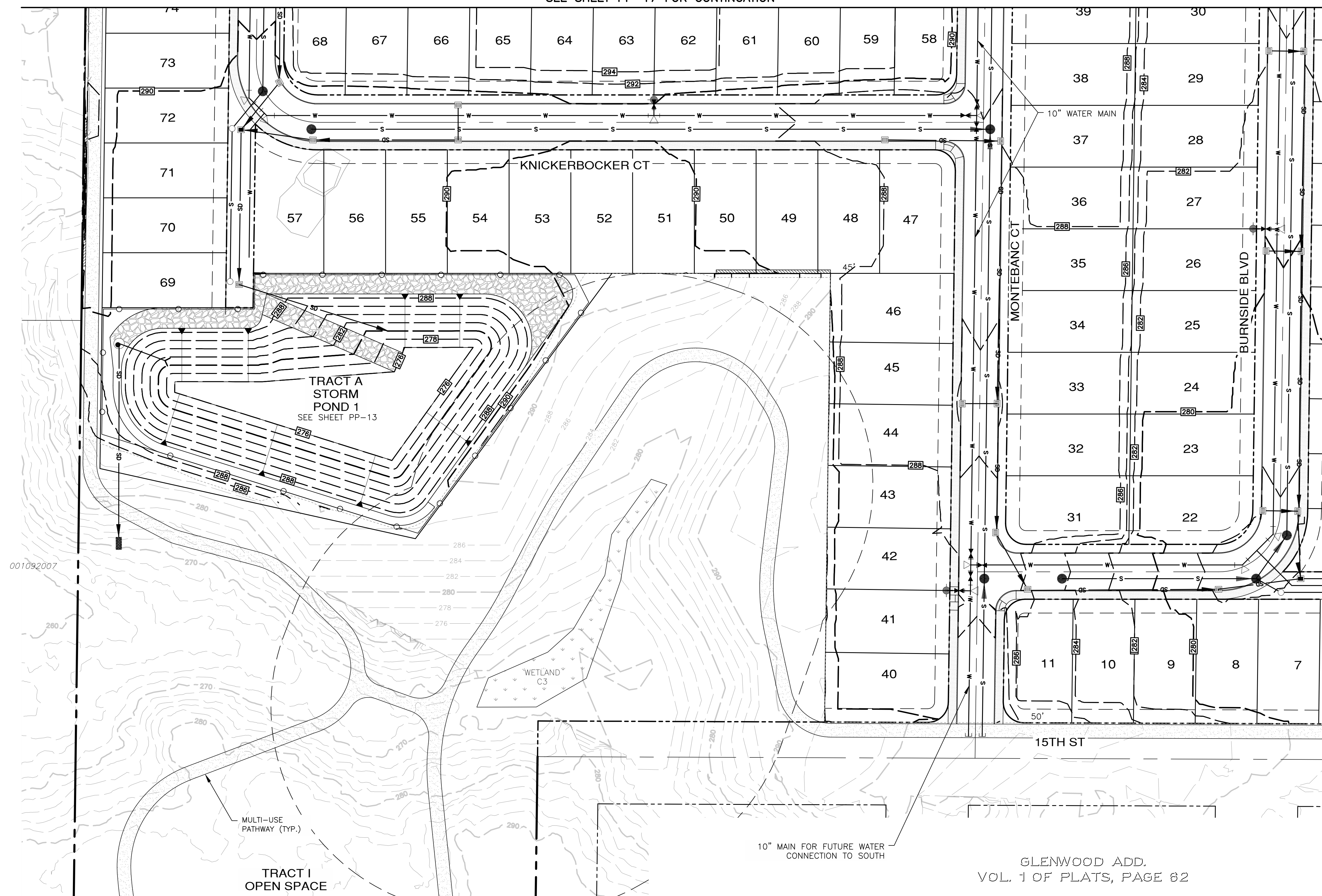


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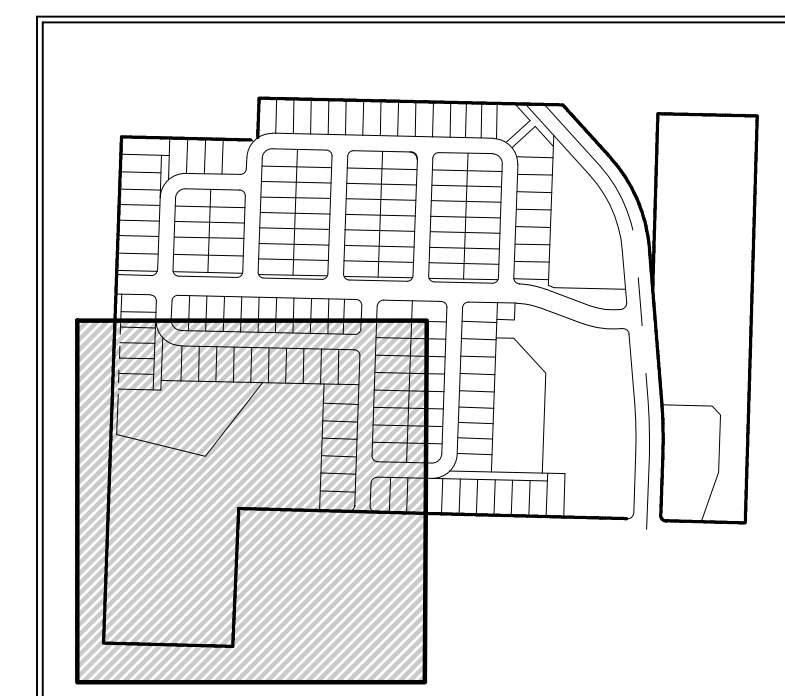
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM

SEE SHEET PP-17 FOR CONTINUATION



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



- 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
  - CYCLONE FENCE

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

| REVISIONS |                  |    |
|-----------|------------------|----|
| NO.       | DESCRIPTION/DATE | BY |
|           |                  |    |
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**TREYOR L. STIFF**  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
12/23/2021

**ESM CONSULTING ENGINEERS, LLC**  
500 S. MADRONA RIDGE, SUITE 205  
FEDERAL WAY, WA 98003  
www.esmcivil.com

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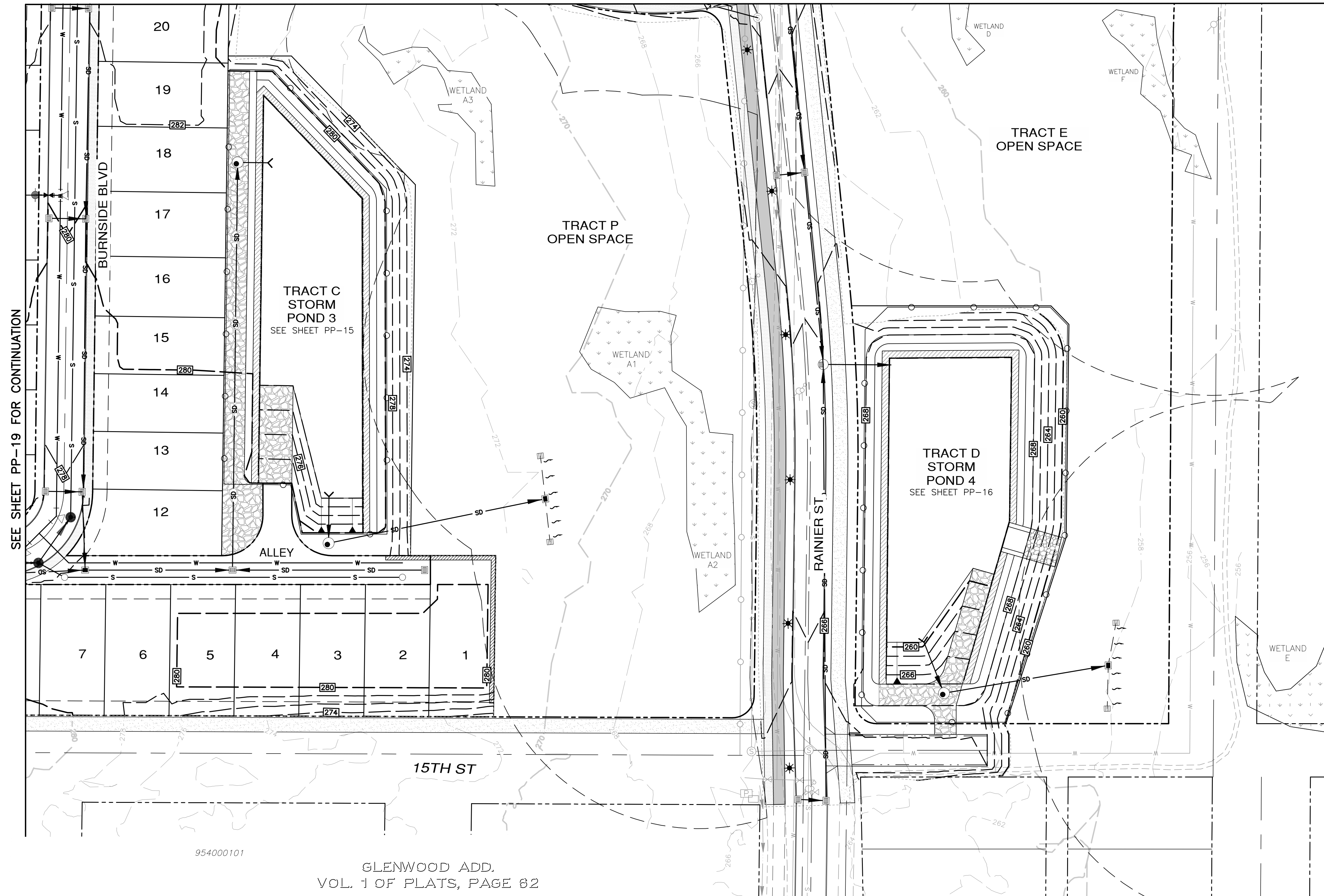
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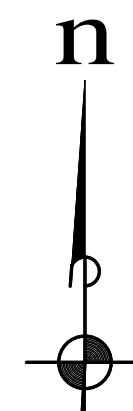
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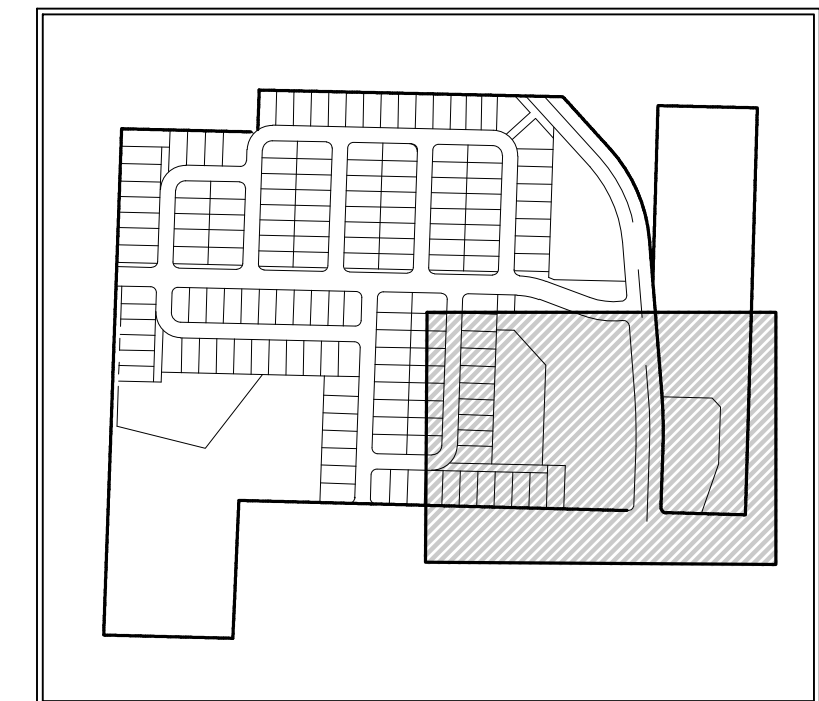
SEE SHEET PP-18 FOR CONTINUATION



SEE SHEET PP-19 FOR CONTINUATION



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



**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.

| REVISIONS |                  |    |
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**TREVOR L. STIFF**  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
42334  
12/23/2021

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5000 15th St SW  
Federal Way, WA 98003  
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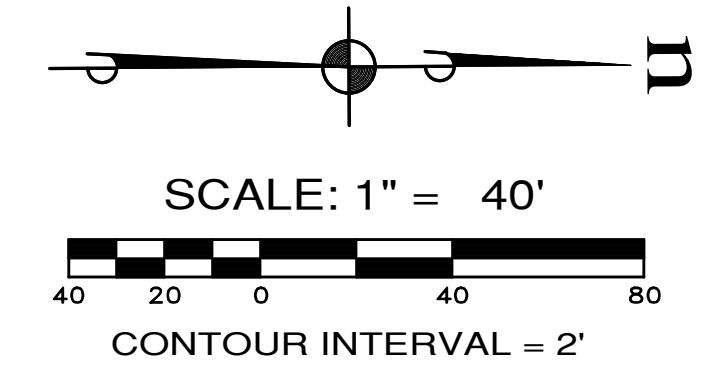
CITY OF PORT TOWNSEND PRELIMINARY ROADWAY & UTILITY PLAN

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

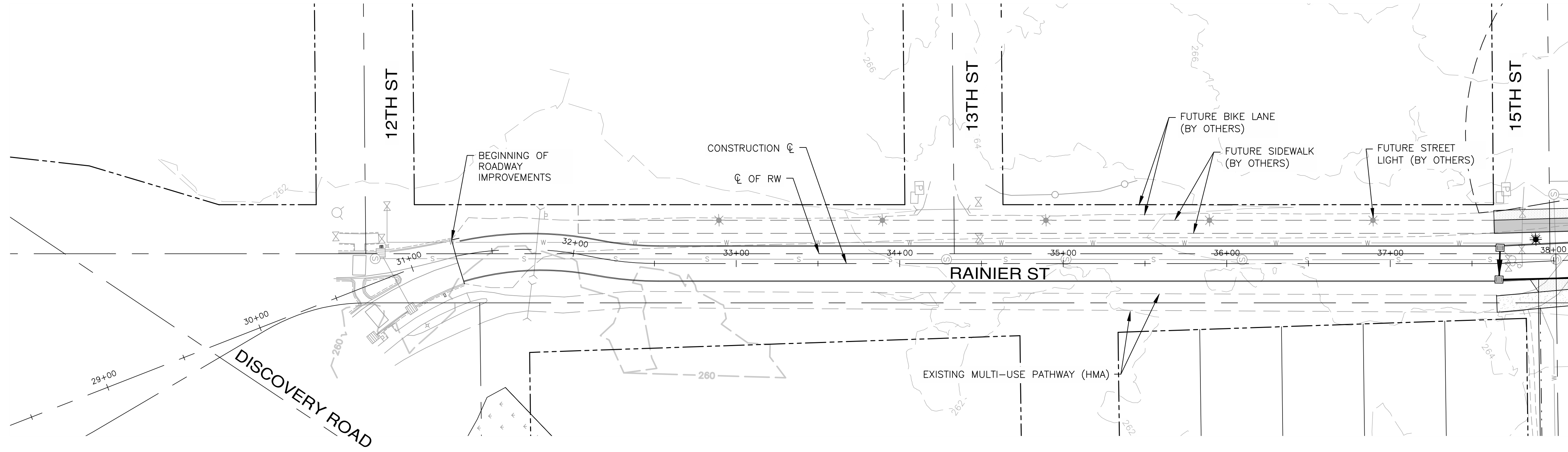


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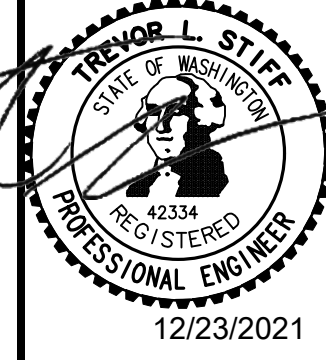
- RIGHT OF WAY LINE
- MONUMENT
- SIDEWALK
- BIKE LANE
- MULTI-USE PATHWAY
- STREET LIGHT

**NOTES:**

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



| REVISIONS |                  |    |
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 CITY OF PORT TOWNSEND | RAINIER STREET (SOUTH) | WASHINGTON

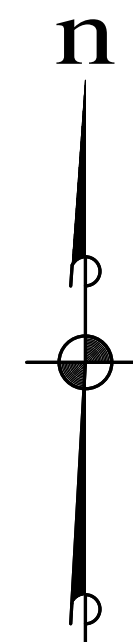
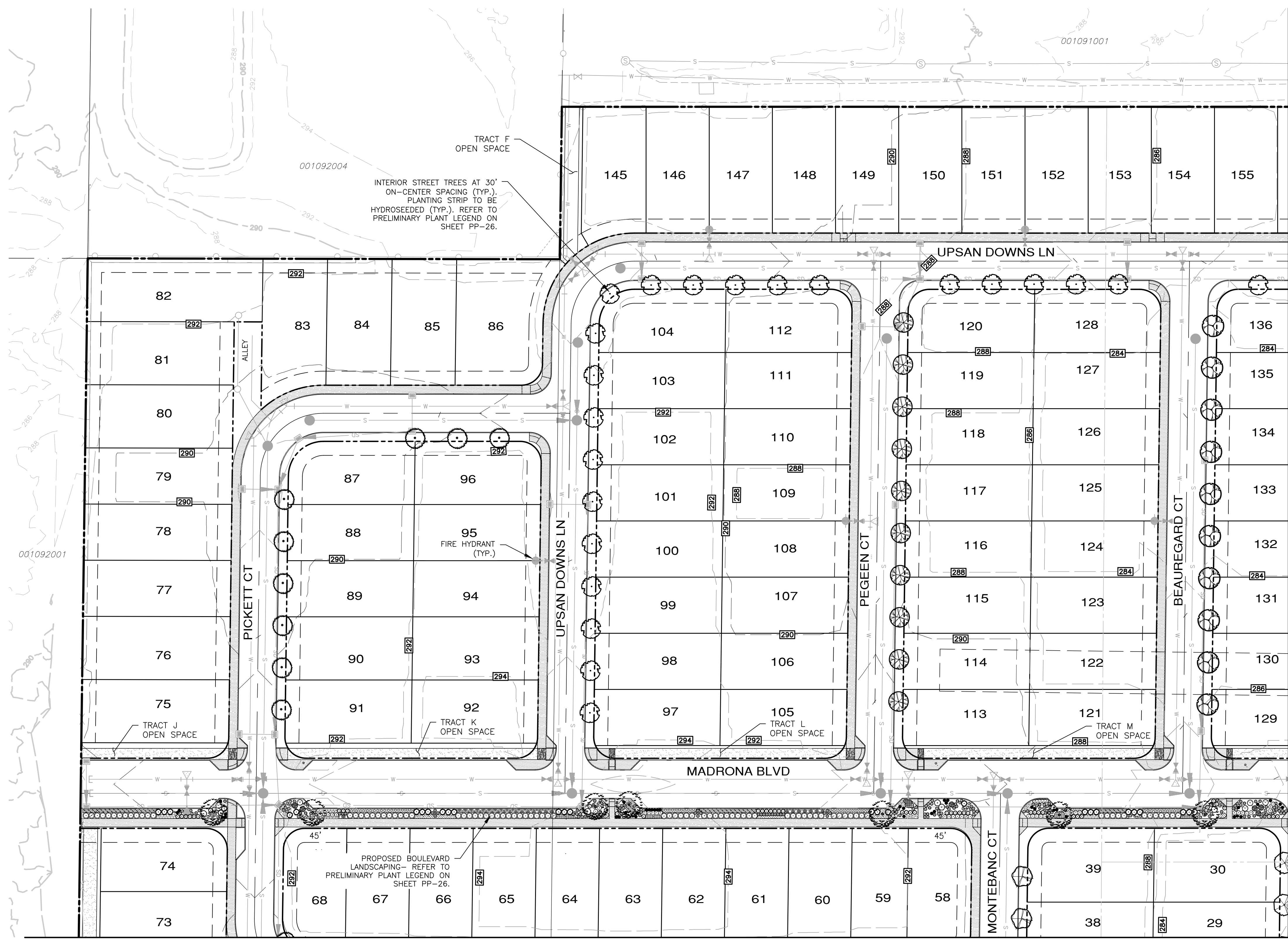
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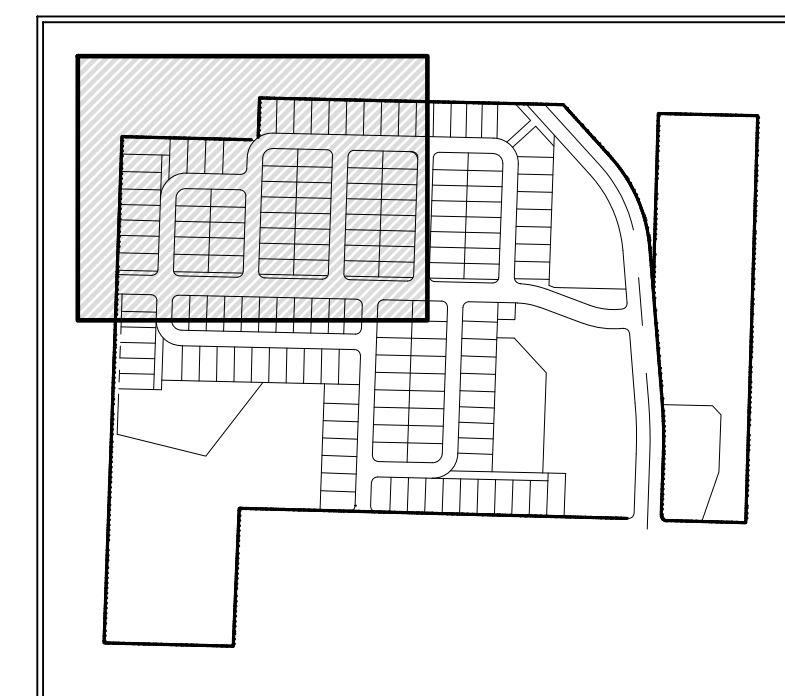


A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM



SCALE: 1" = 40'

CONTOUR INTERVAL = 2'



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

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LEANNE D. KUHLMAN  
 CERTIFICATE No. 743

ESM CONSULTING ENGINEERS, LLC  
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PRELIMINARY LANDSCAPE PLAN

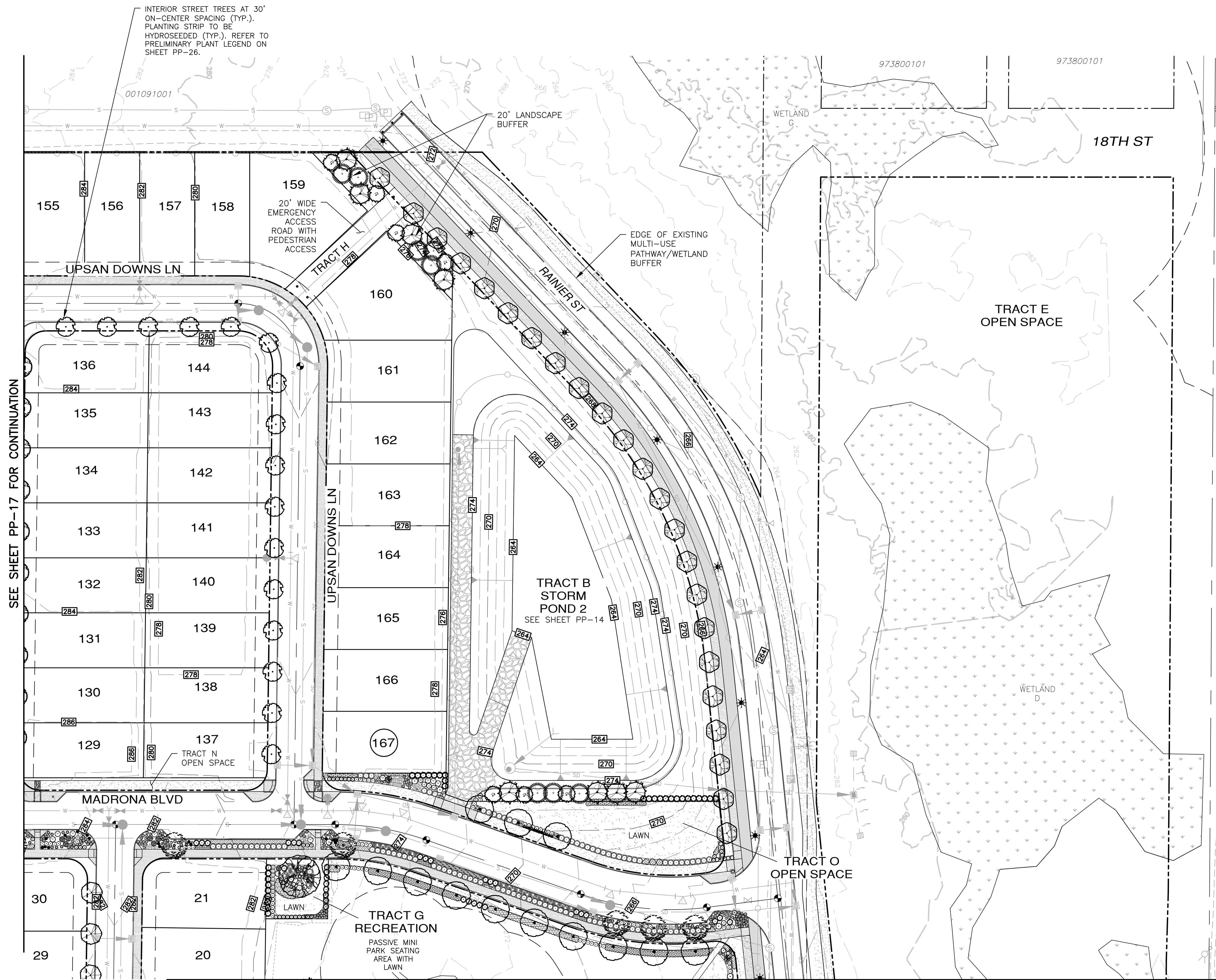
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| DRAWN BY:      | LDK          |
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PP-22  
 22 OF 27 SHEETS

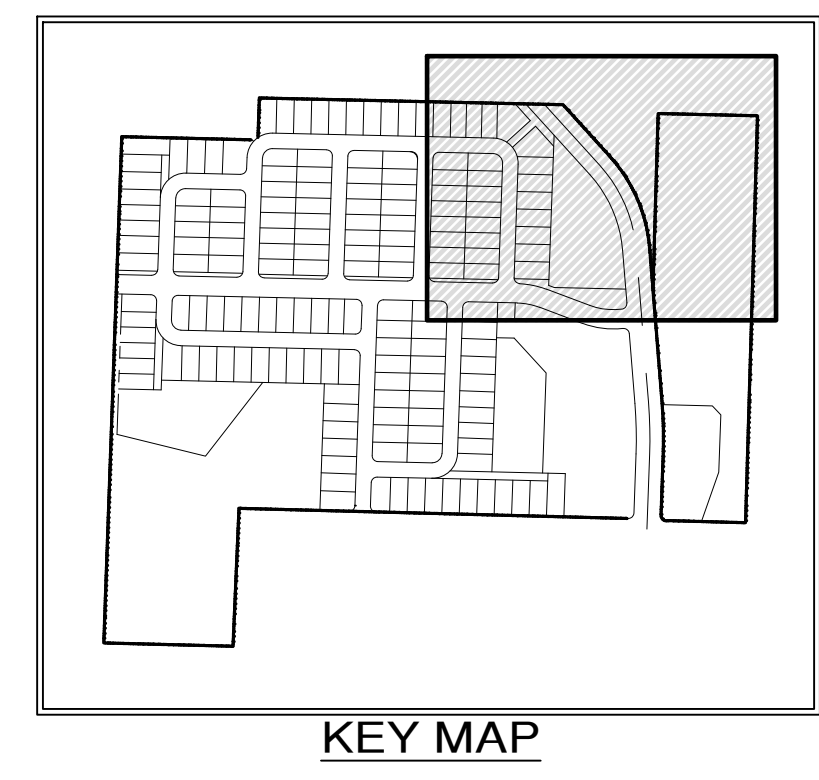
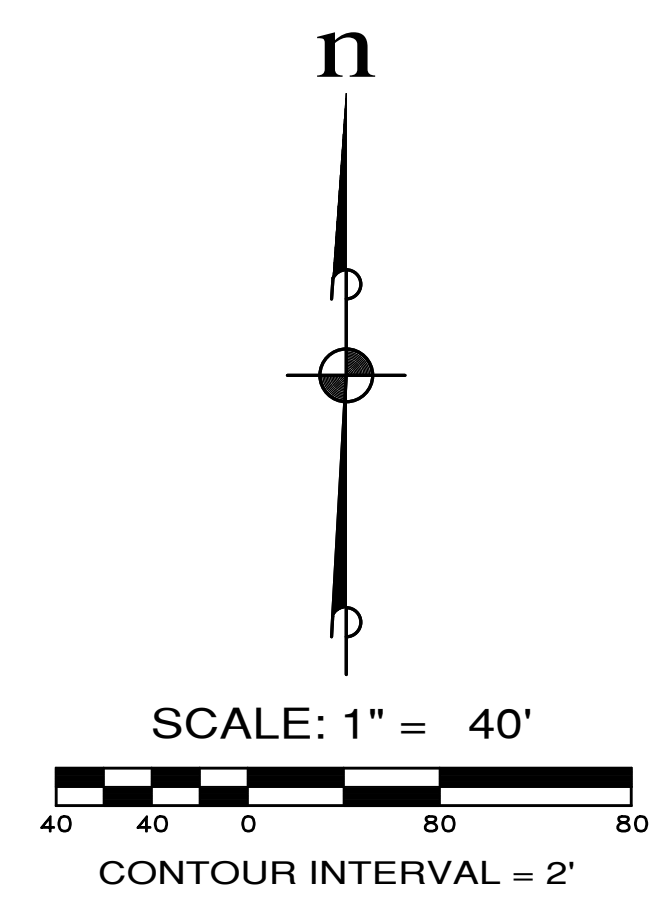


A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM



SEE SHEET PP-17 FOR CONTINUATION

SEE SHEET PP-25 FOR CONTINUATION



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

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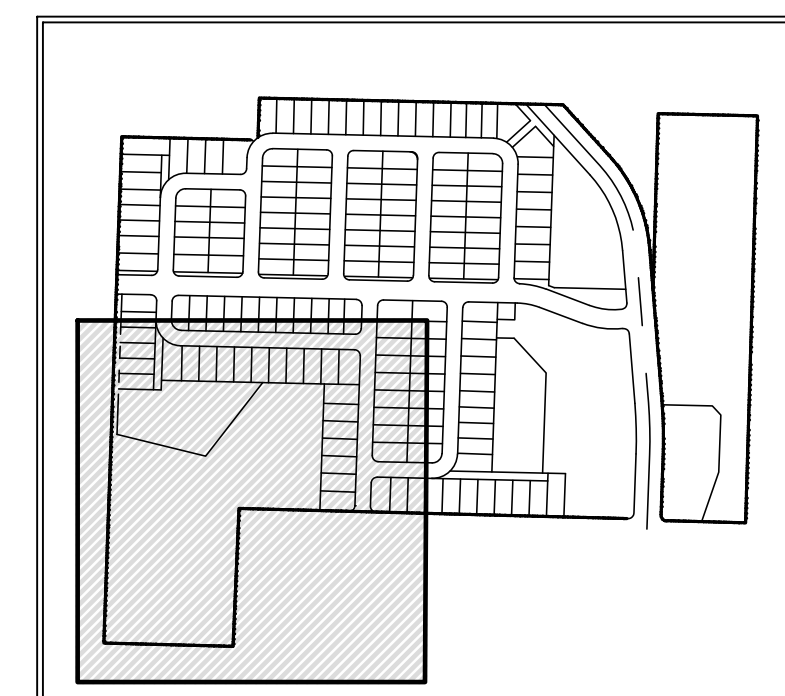
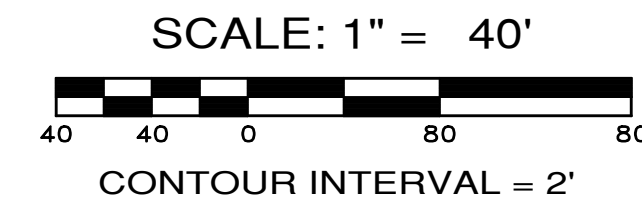
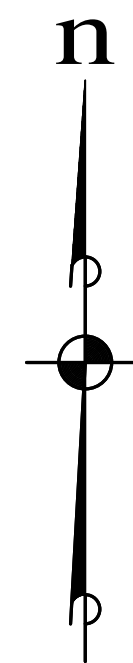
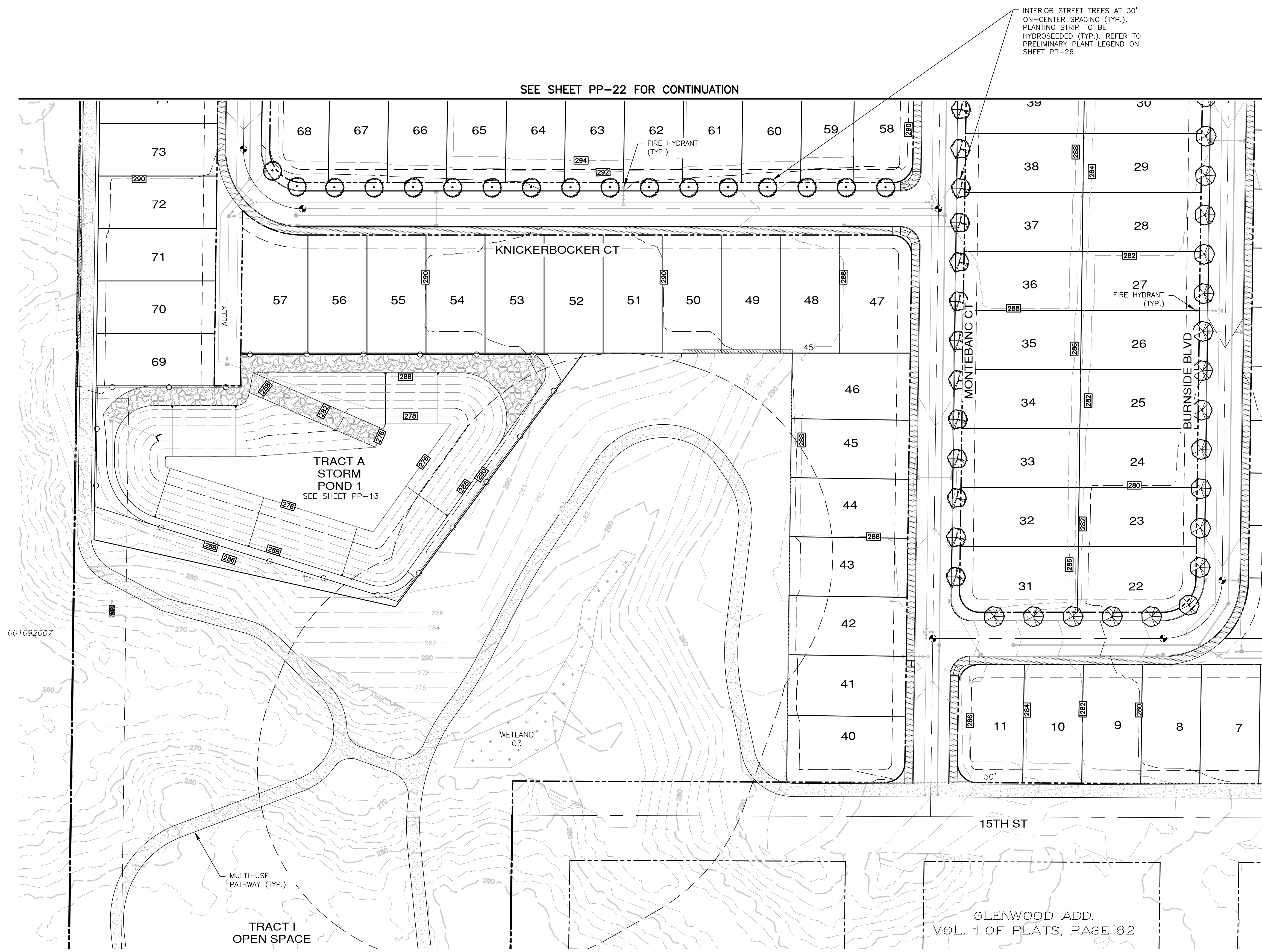
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PRELIMINARY LANDSCAPE PLAN  
CITY OF PORT TOWNSEND WASHINGTON

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| DWG. NAME:     | PP-23        |
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A PORTION OF THE NE 1/4 OF SECTION 9, TWP. 30 N., RGE. 1 W., WM



KEY MAP

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

| REVISIONS |                  |    |
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CERTIFICATE No. 743

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Federal Way, WA 98003  
www.esmcivil.com

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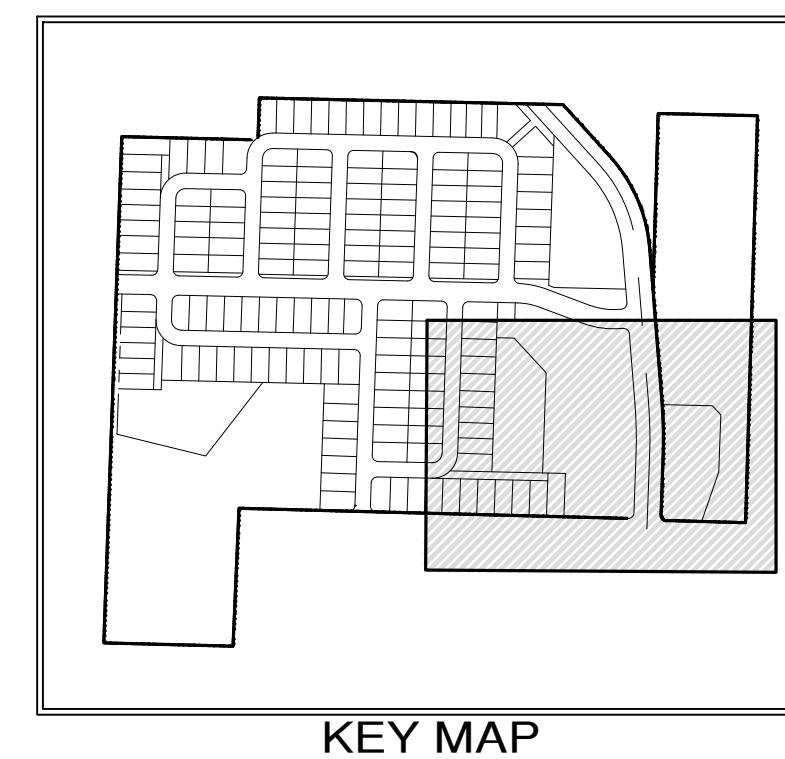
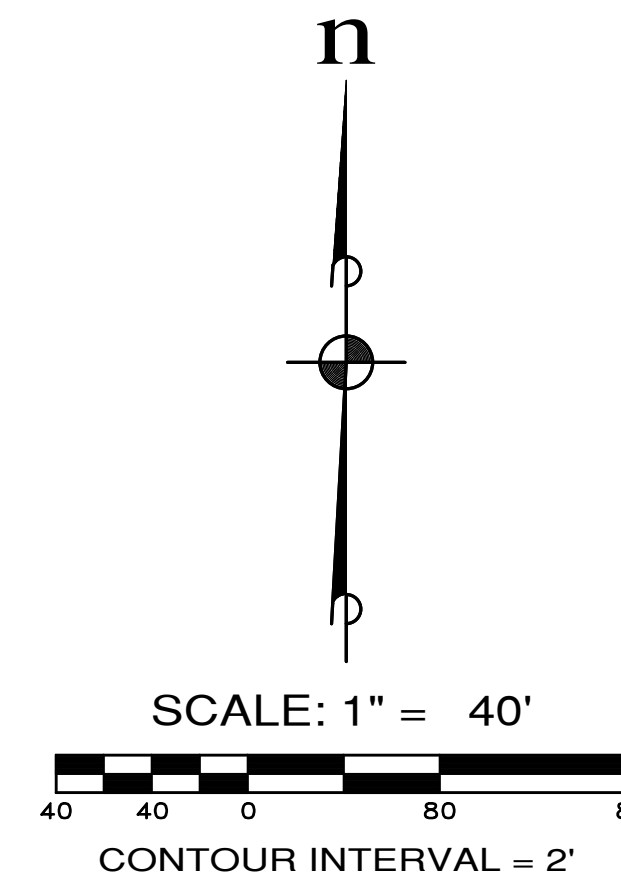
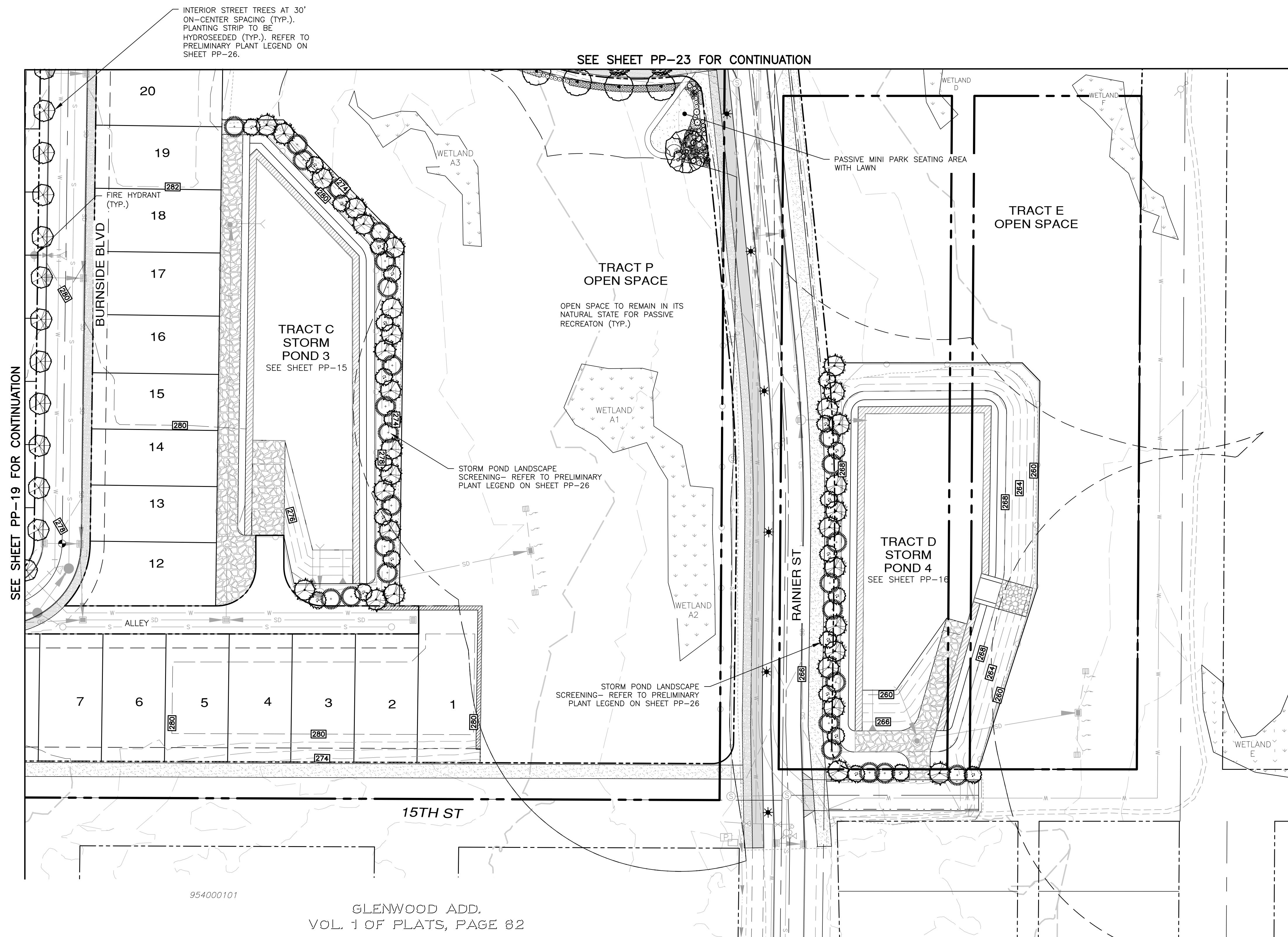
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CITY OF PORT TOWNSEND

JOB NO.: 2090-003-021  
DWG. NAME: PP-24  
DESIGNED BY: LDK  
DRAWN BY: LDK  
CHECKED BY:  
DATE: 12/22/2021  
DATE OF PRINT:

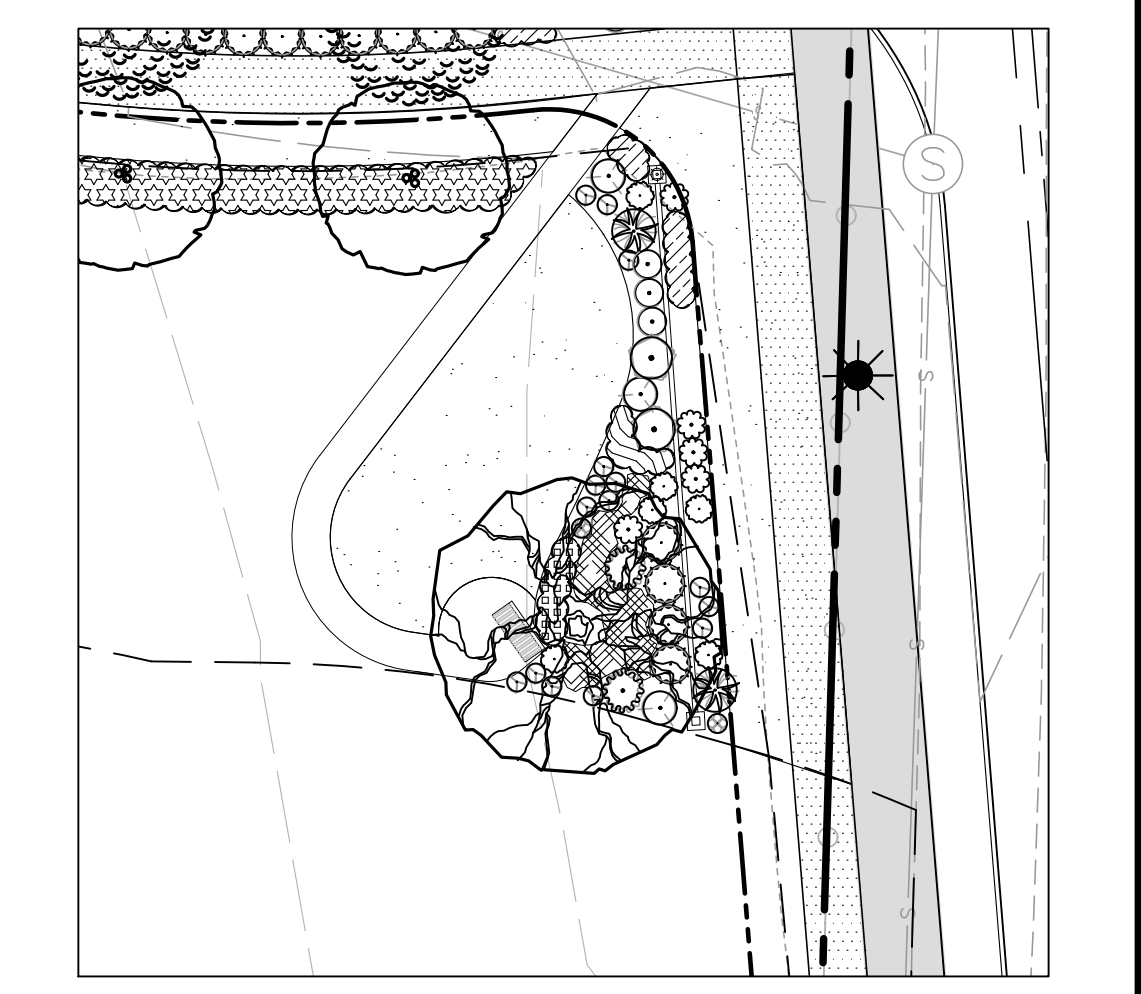


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Plotted By: Cori Roberts



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



SCALE 1" = 20'  
 PROPOSED SEATING AREA WITH LAWN AND (1) BENCH ADJACENT TO WALKING TRAIL

| REVISIONS |                  |    |
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ESM CONSULTING ENGINEERS, LLC  
 5000 15th St SW, Ste 305  
 Federal Way, WA 98003  
 (206) 838-6113  
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| JOB NO.:       | 2090-003-021 |
| DWG. NAME:     | PP-25        |
| DESIGNED BY:   | LDK          |
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PRELIMINARY PLANT LEGEND - SPECIES SELECTION SUBJECT TO CITY APPROVAL

| 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.                        |                                      |
|        | Styax japonicus / JAPANESE SNOWBELL  | 10       | 2 1/2" CAL.                        |                                      |
|        | Pirus calleryana 'Cleveland Select' / FLOWERING PEAR   | 23       | 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   | 32       | 3 STEM MIN. 6' MIN. HT.            | B4B, FIELD GROWN IN SUNNY CONDITIONS |
|        | Thuja plicata 'Virescens' / WESTERN RED CEDAR  | 39       | 6' MIN. HT.                        | B4B                                  |
|        | Calocedrus decurrens / INCENSE CEDAR   | 34       | 6' MIN. HT.                        | B4B                                  |
|        | Juniperus scopulorum 'Wichita Blue' / WICHITA BLUE UPRIGHT JUNIPER   | 32       | 6' MIN. HT.                        | CONTAINER OR B4B                     |
|        | Canna 'Phasion' / 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  | 3        | 5 GAL., 24" MIN.                   |                                      |
|        | Ilex glabra / INKBERRY   | 201      | 5 GAL., 24" MIN.                   |                                      |
|        | Rosa 'Radrazz' / RADRAZZ KNOCKOUT ROSE   | 86       | 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  | 11       | 5 GAL., 24" MIN.                   |                                      |
|        | Mahonia nervosa / CASCADE OREGON GRAPE   | 51       | 1 GAL., FULL                       |                                      |
|        | Festuca ovina 'Glauca' / BLUE FESCUE   | 61       | 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  | 136      | 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   |          |                                    |                                      |

| REVISIONS |                  |    |
|-----------|------------------|----|
| NO.       | DESCRIPTION/DATE | BY |
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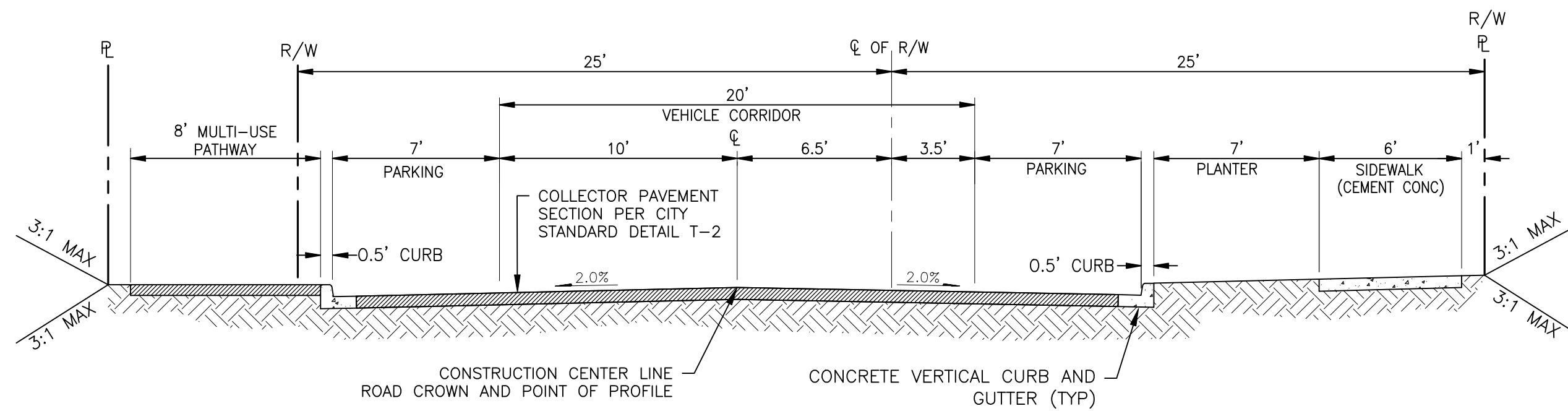
**ESM CONSULTING ENGINEERS LLC**  
 5000 Federal Way, Suite 205  
 Federal Way, WA 98003  
 (206) 838-6113  
 (206) 297-9900  
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**MADRONA RIDGE P.U.D.**  
 PRELIMINARY LANDSCAPE DETAILS & NOTES  
 CITY OF PORT TOWNSEND WASHINGTON

|                |              |
|----------------|--------------|
| JOB NO.:       | 2090-003-021 |
| DWG. NAME:     | PP-26        |
| DESIGNED BY:   | LDK          |
| DRAWN BY:      | LDK          |
| CHECKED BY:    |              |
| DATE:          | 12/22/2021   |
| DATE OF PRINT: |              |

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 Plotted By: Cori Roberts

## ON-SITE STREET SECTIONS

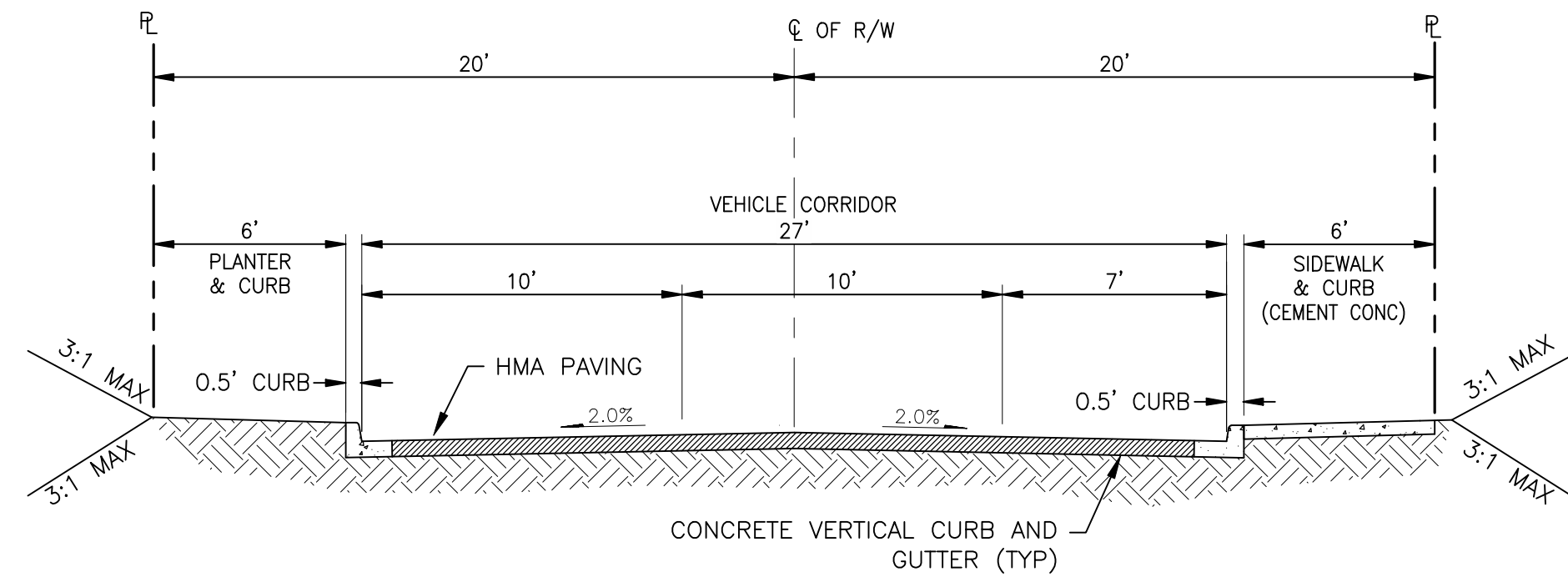


**50' RIGHT OF WAY COLLECTOR STREET SECTION - LOOKING EAST**

SCALE: = 1" = 5'

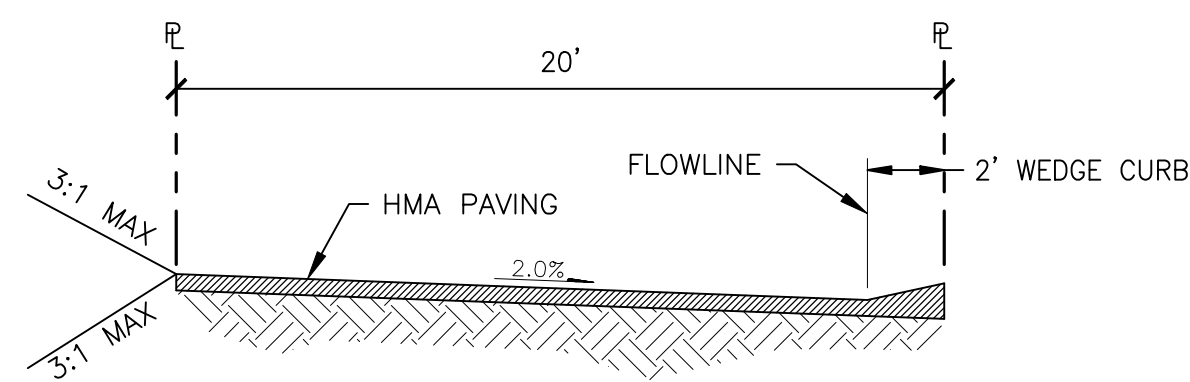
**NOTES:**

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



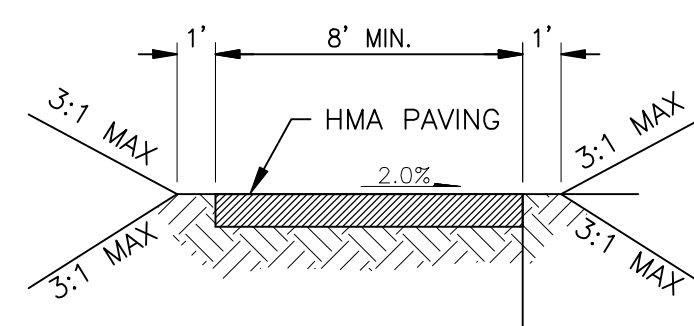
**40' RIGHT OF WAY LOCAL ACCESS STREET SECTION**

SCALE: = 1" = 5'



**20' ALLEY SECTION**

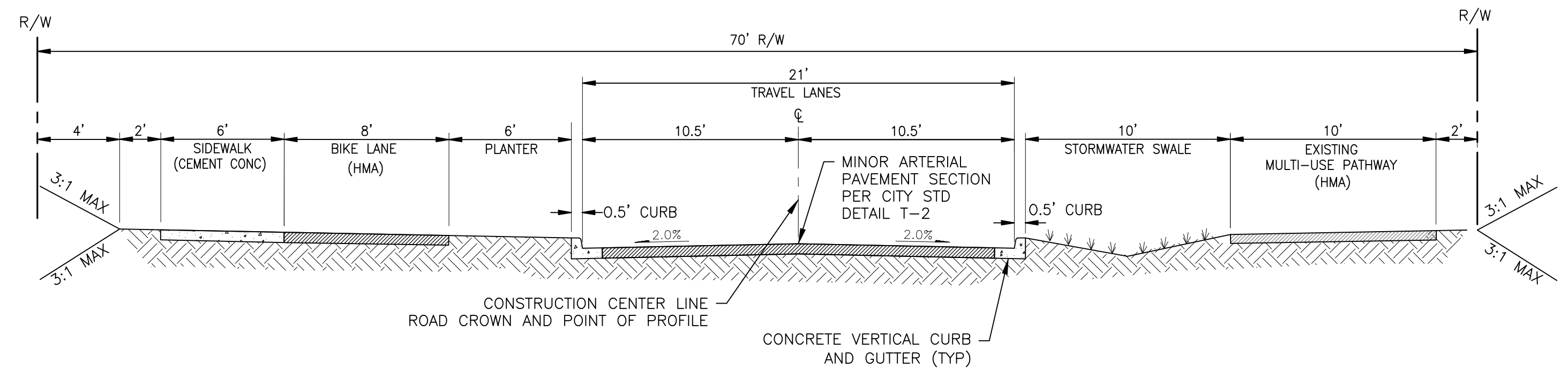
SCALE: = 1" = 5'



**MULTI-USE PATHWAY SECTION**

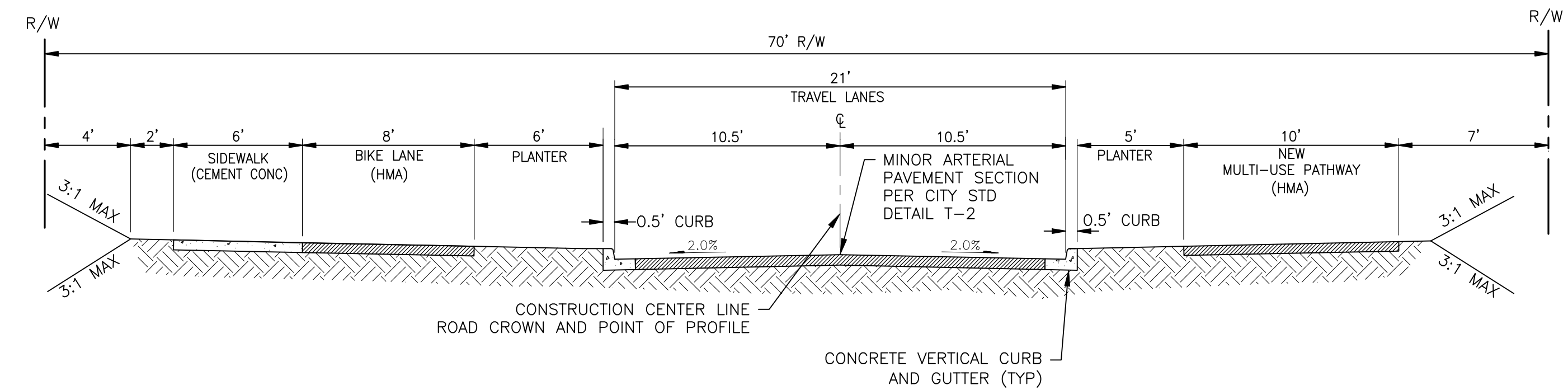
SCALE: = 1" = 5'

## OFF-SITE STREET SECTIONS



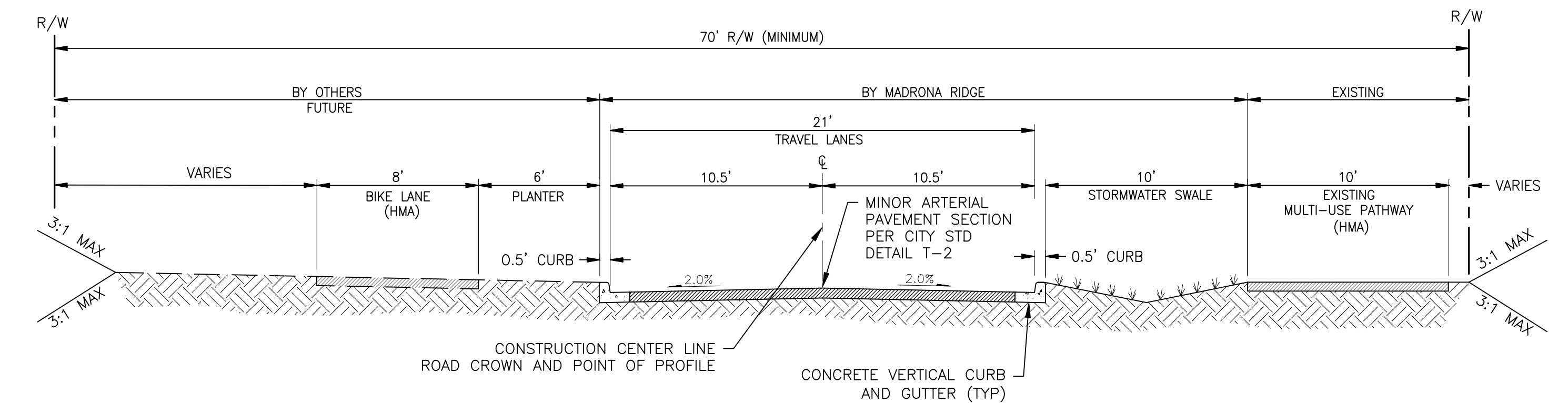
**RAINIER STREET - 16TH STREET TO 18TH STREET - LOOKING NORTH**

SCALE: = 1" = 5'



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

SCALE: = 1" = 5'



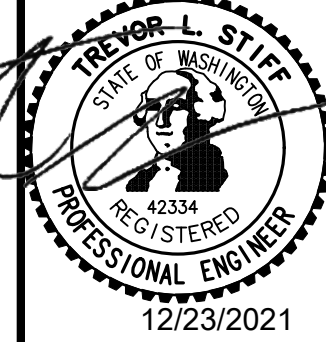
**RAINIER STREET - DISCOVERY ROAD TO 15TH STREET - LOOKING NORTH**

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.

| REVISIONS |                  |    |
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 5000 15th Ave S, Ste 305  
 Federal Way, WA 98003  
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 (206) 251-9900  
[www.esmcivil.com](http://www.esmcivil.com)

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 STREET SECTIONS  
 CITY OF PORT TOWNSEND  
 WASHINGTON

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