

NOTES

- BMP TS.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH TO BE APPLIED AT ALL DISTURBED LAWN AND LANDSCAPE AREAS ON ALL LOTS AND TRACTS. IMPLEMENTATION OF BMP TS.13 ON INDIVIDUAL LOTS SHALL BE CONDUCTED IN CONJUNCTION WITH FINISH LANDSCAPING DURING BUILD-OUT PHASE OF EACH LOT.
- BMP TS.10C PERFORATED STUB-OUT CONNECTIONS TO BE IMPLEMENTED DURING BUILD-OUT OF INDIVIDUAL LOTS.
- SEE SHEET CR-06, CR-07 AND CR-09 FOR INTERSECTION AND CURB RAMP DETAILS.
- STREET LIGHTS TO BE DIMMABLE 40 WATT LED WITH FULL CUTOFF LENS, EVLUMA MODEL AX-40-27-3-C-P OR EQUAL APPROVED BY CITY.

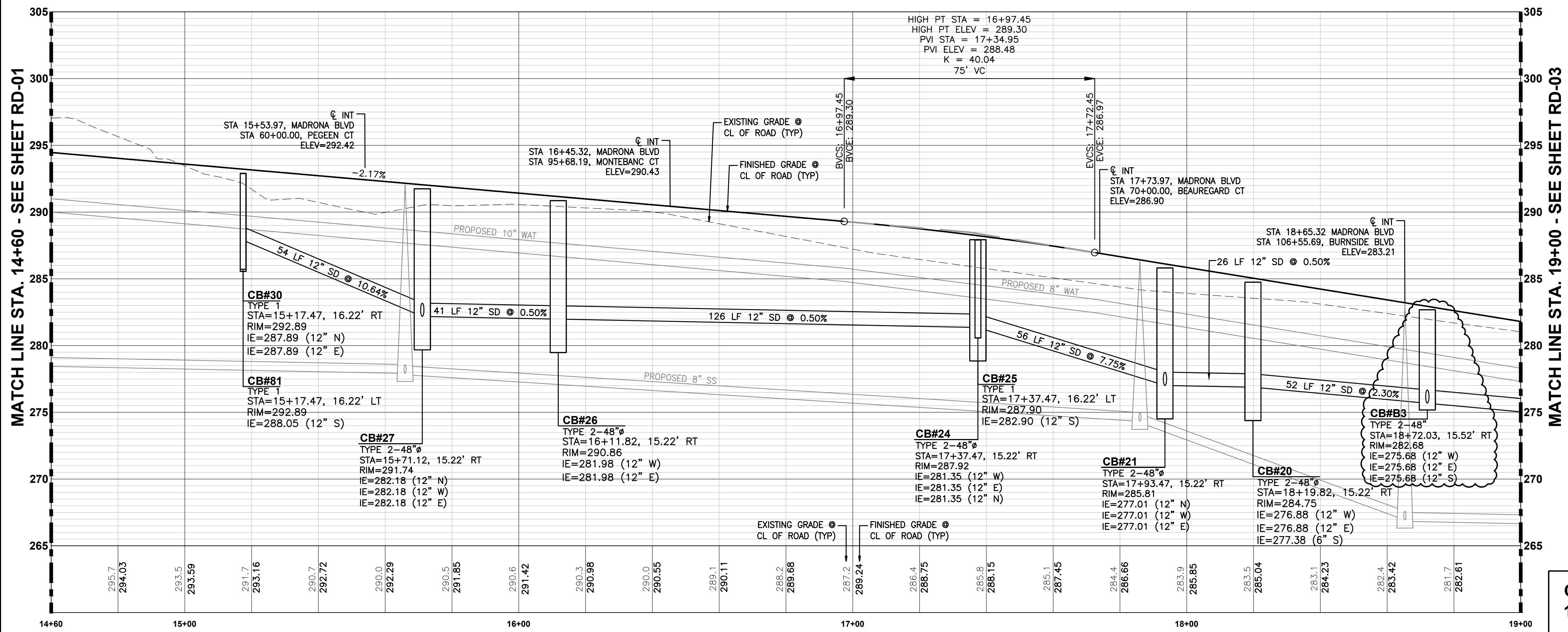
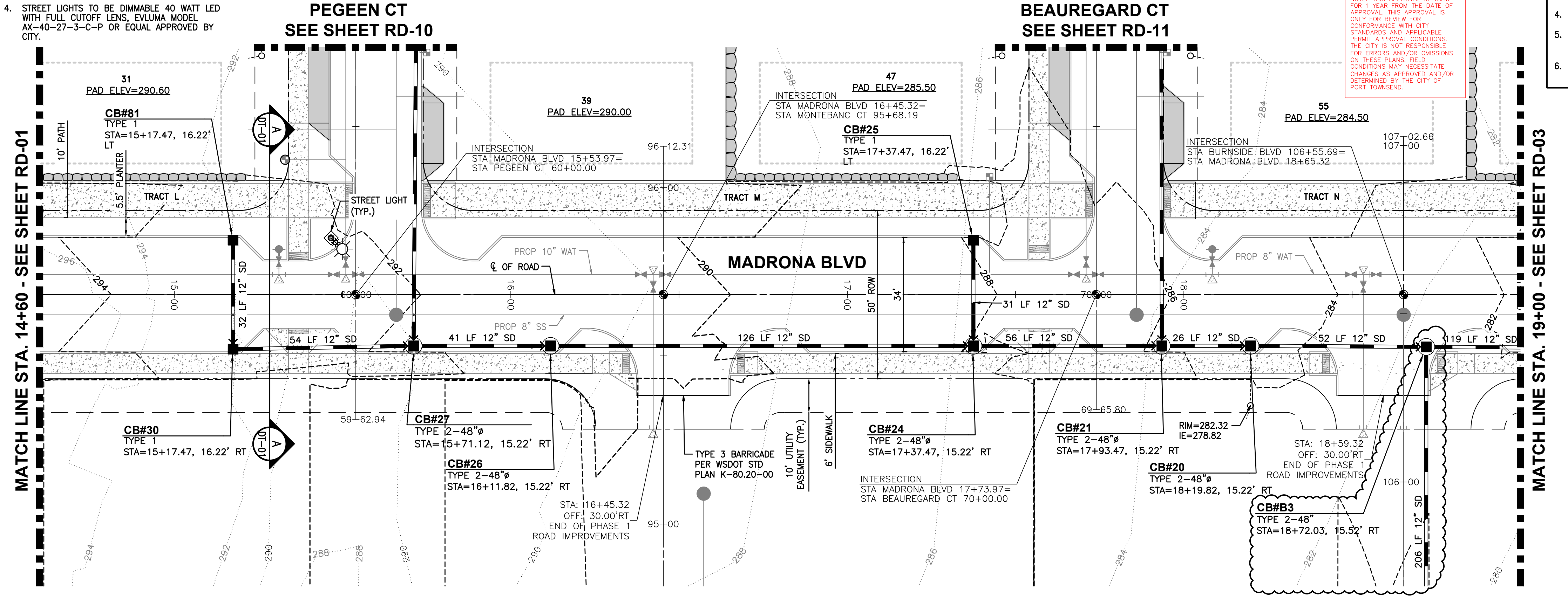
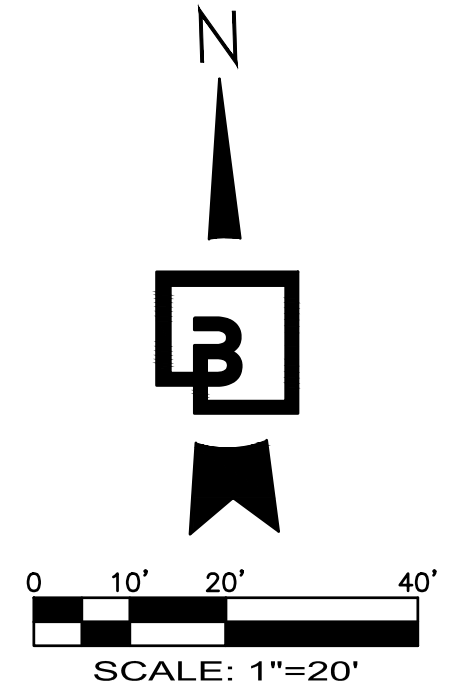
DISCLAIMER NOTE: THE MADRONA RIDGE PUD CIVIL ENGINEERING PLANS WERE INITIALLY PREPARED BY ESM CONSULTING ENGINEERS AND APPROVED BY THE CITY OF PORT TOWNSEND ON 6/13/24 UNDER PERMIT #SDP24-043. BARGHAUSEN CONSULTING ENGINEERS ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ORIGINAL DESIGN PLANS. THE DESIGN PLAN CHANGES COMPLETED BY BARGHAUSEN CONSULTING ENGINEERS ARE LIMITED TO THE INFORMATION SHOWN ON THIS SHEET.

ROAD AND STORM DRAINAGE PLAN AND PROFILE

FOR
MADRONA RIDGE PUD
 A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 30 N., RANGE 1 W.,
 W.M. CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON

APPROVED
 Jimmy Kosobok PE
 BY: *[Signature]*
 CITY OF PORT TOWNSEND
 PUBLIC WORKS DEPARTMENT
 DATE: 10/22/2024
 NOTE: THIS APPROVAL IS VALID FOR 1 YEAR FROM THE DATE OF APPROVAL. THIS APPROVAL IS ONLY FOR REVIEW FOR CONFORMANCE WITH CITY STANDARDS AND APPLICABLE PERMIT APPROVAL CONDITIONS. THE CITY IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY NECESSITATE CHANGES AS APPROVED AND/OR DETERMINED BY THE CITY OF PORT TOWNSEND.

- STORM NOTES:**
- ALL CATCH BASIN LOCATIONS ARE TO CENTER OF GRATE (NOT CENTER OF STRUCTURE).
 - ALL PIPE "SD" MATERIAL, JOINTS, AND PROTECTIVE TREATMENTS SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE WSDOT/APWA STANDARD SPECIFICATIONS AND AASHTO AND ASTM TREATMENT STANDARDS. WSDOT STANDARD SPECIFICATION 9-05.
 - CATCH BASIN LIDS SHALL BE VANED GRATES UNLESS OTHERWISE NOTED.
 - ALL COVERS AND GRATES SHALL BE LOCKING.
 - ALL SLOPE CALLOUTS SHOWN ON THIS PLAN SET ARE IN PERCENT (%).
 - ALL CLEANOUTS LOCATED BENEATH PARKING SURFACES SHALL HAVE H-20 TRAFFIC RATED LIDS.



LEGEND:

EXISTING:	PROPOSED:
	POWER VAULT
	LUMINAIRE (LUM.)
	POWER METER
	POWER POLE
	JUNCTION BOX (AS NOTED)
	CATCH BASIN (CB)
	STORM MANHOLE (SDMH)
	SANITARY SEWER MANHOLE (SSMH)
	GAS VALVE
	WATER VALVE (WV)
	FIRE HYDRANT (FH)
	WATER METER
	SIGN
	GUARD POST (GP)
	SURVEY MONUMENT (AS NOTED)
	BENCHMARK
	SECTION CORNER (AS NOTED)
	FOUND REBAR/CAP (AS NOTED)
	FOUND LEAD/TACK
	CONCRETE
	GRAVEL
	PAVEMENT
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAINAGE LINE
	GAS LINE
	TELEPHONE UNDERGROUND
	POWER UNDERGROUND
	POWER OVERHEAD
	CHAIN LINK FENCE
	LOCK AND LOAD RETAINING WALL
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	SECTION LINE
	RIGHT-OF-WAY
	CENTERLINE
	PROPOSED LOT LINE
	EASEMENT LINE

UTILITY CONFLICT NOTE:
CAUTION:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

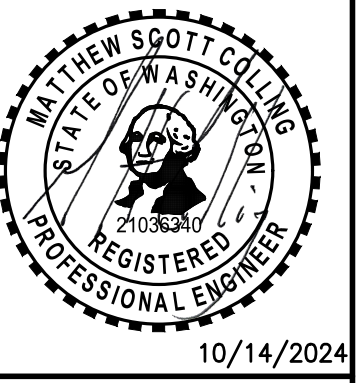
CALL BEFORE YOU DIG:
 1-800-424-5555

APPROVED:
 CITY OF PORT TOWNSEND
 DATE

Revision	No.	Date	By	Ckd.	Appr.
	1	10/17/24	TDM	MSC	MSC

Title:
ROAD AND STORM DRAINAGE PLAN AND PROFILE FOR MADRONA RIDGE PUD

For:
LENNAR
 33455 6th Ave S, Unit 1-B, Federal Way, WA 98003
 (253) 590-2200 lennar.seattle@lennar.com
 Everything's included by LENNAR
 Leading homebuilder of new homes



Date: 10/14/2024
 Scale:
 Horizontal: 1" = 20'
 Vertical: 1" = 5'

Designed: TDM
 Drawn: TDM
 Checked: MSC
 Approved: MSC
 Date: 10/14/24

Job Number: 23202
 Sheet: RD-2 of 74
 Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222
 barghausen.com

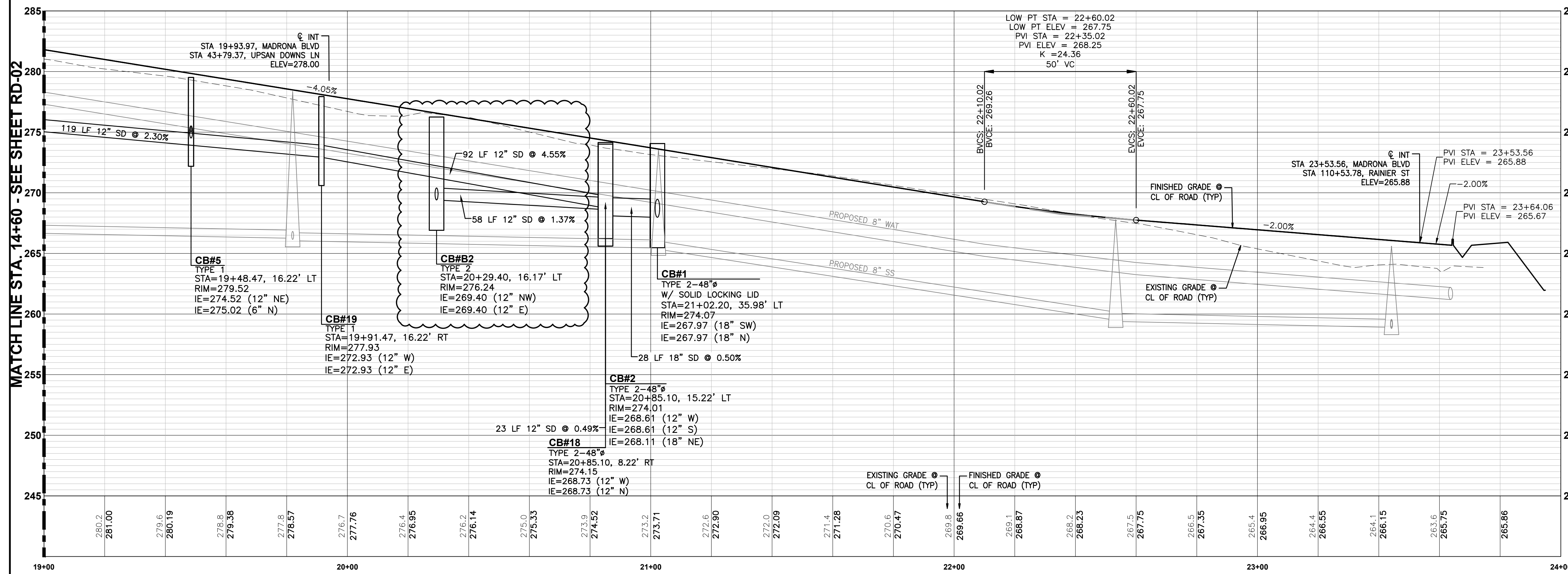
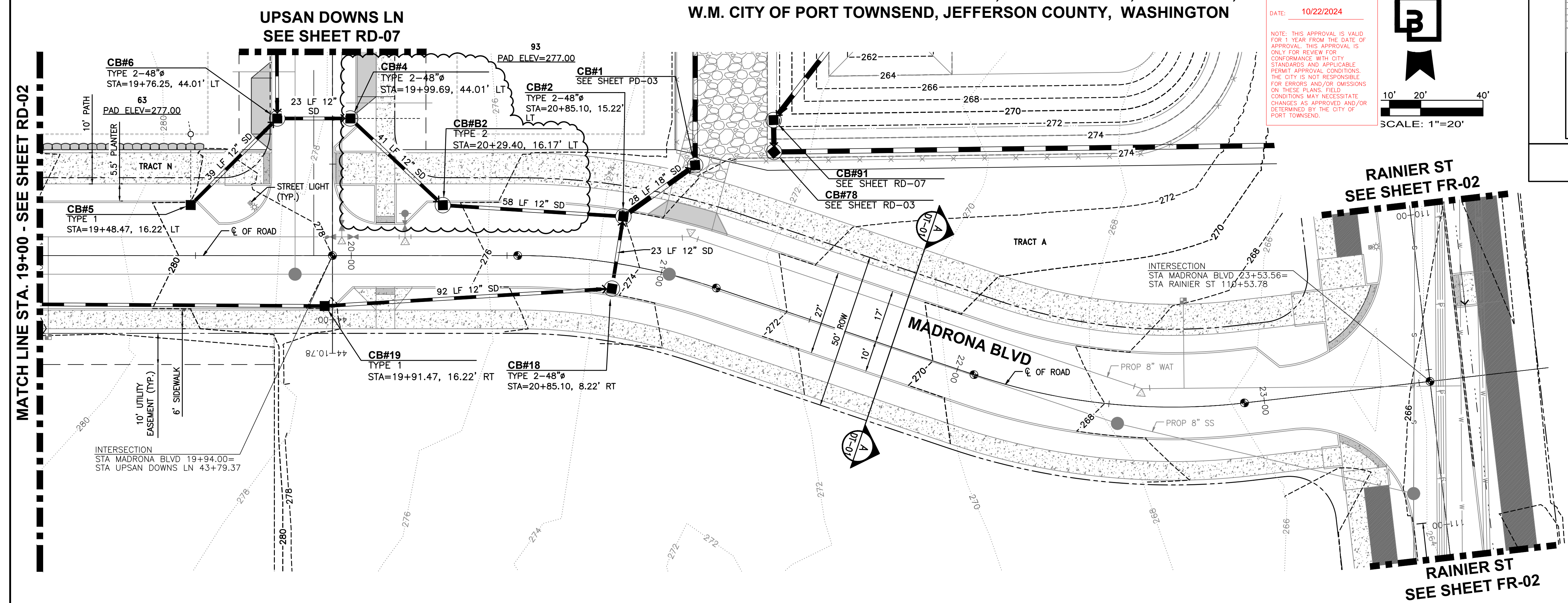
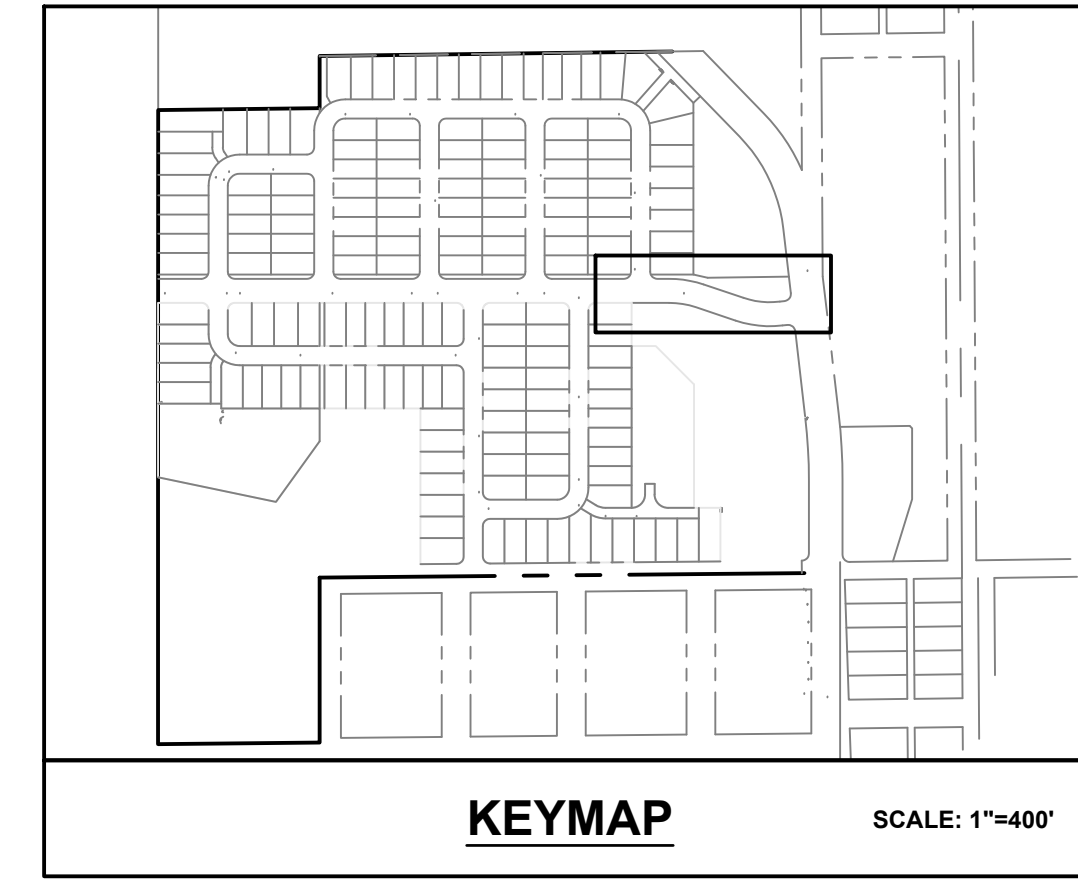
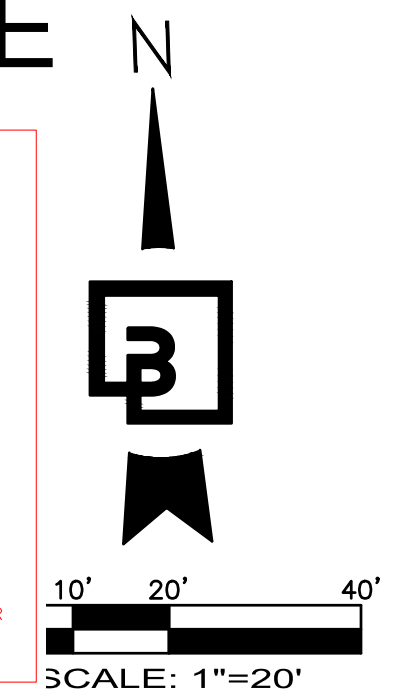
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ROAD AND STORM DRAINAGE PLAN AND PROFILE

FOR
MADRONA RIDGE PUD
 A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 30 N., RANGE 1 W.,
 W.M. CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON

APPROVED
 Jeffrey Kosobok, PE
 BY: *[Signature]*
 CITY OF PORT TOWNSEND
 PUBLIC WORKS DEPARTMENT
 DATE: 10/22/2024

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- NOTES**
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 3. SEE SHEET CR-06, CR-07 AND CR-09 FOR INTERSECTION AND CURB RAMP DETAILS.
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NOTE: SEE RD-2 FOR BCE LEGEND

CALL BEFORE YOU DIG:
 1-800-424-5555

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APPROVED:
 CITY OF PORT TOWNSEND
 DATE

Revision	No.	Date	By	Check	Appr.
1	10/1/24	TDM	MSC	MSC	MSC

Title:
ROAD AND STORM DRAINAGE PLAN AND PROFILE FOR MADRONA RIDGE PUD

For:
LENNAR
 33455 6th Ave S, Unit 1-B, Federal Way, WA 98003
 (253) 590-2200 lennar.seattle@lennar.com
 Everything's included by LENNAR
 Leading homebuilder of new homes



Designed	TDM	Drawn	TDM	Checked	MSC	Approved	MSC	Date	10/14/24
Scale:	Horizontal	1" = 20'	Vertical	1" = 5'					

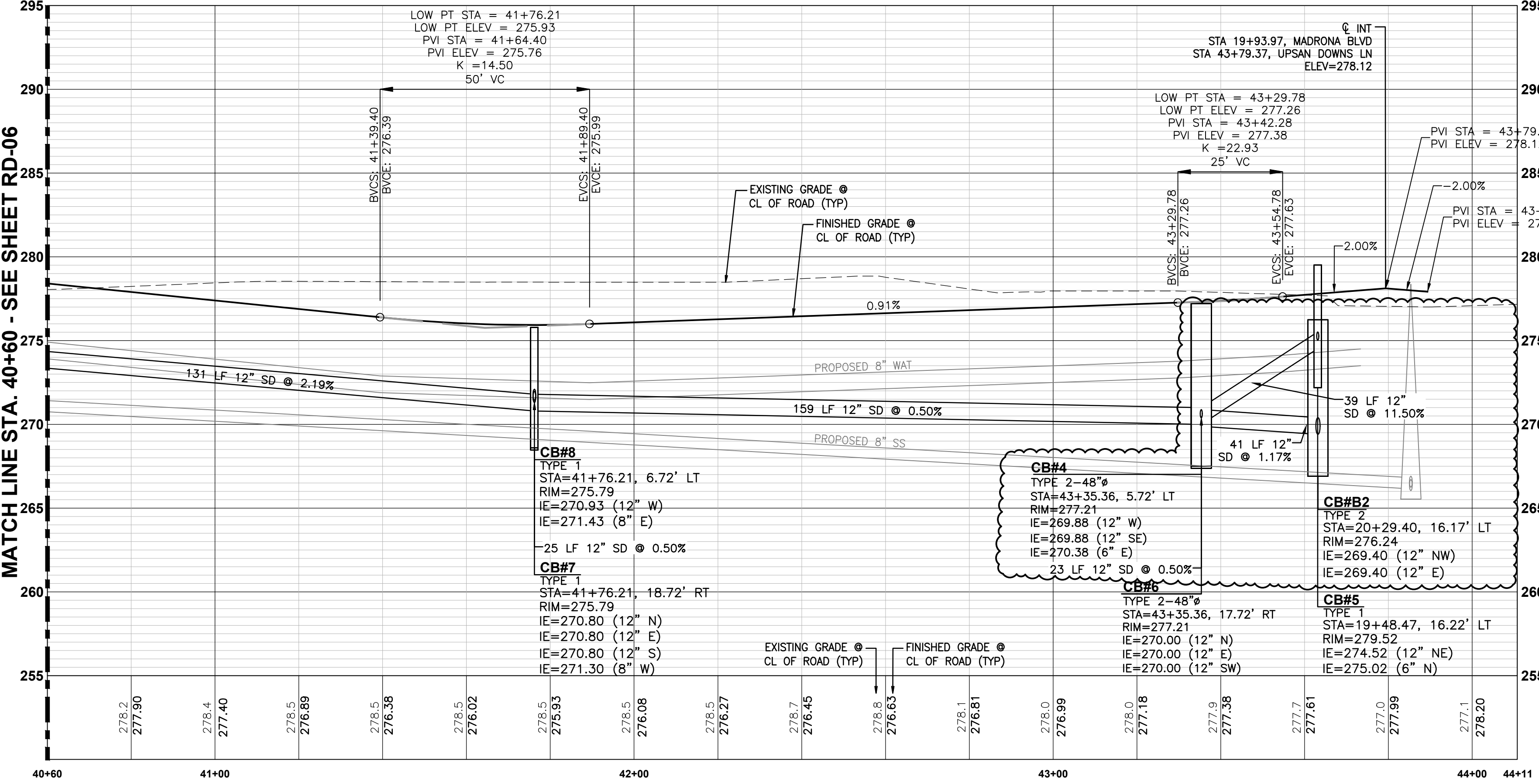
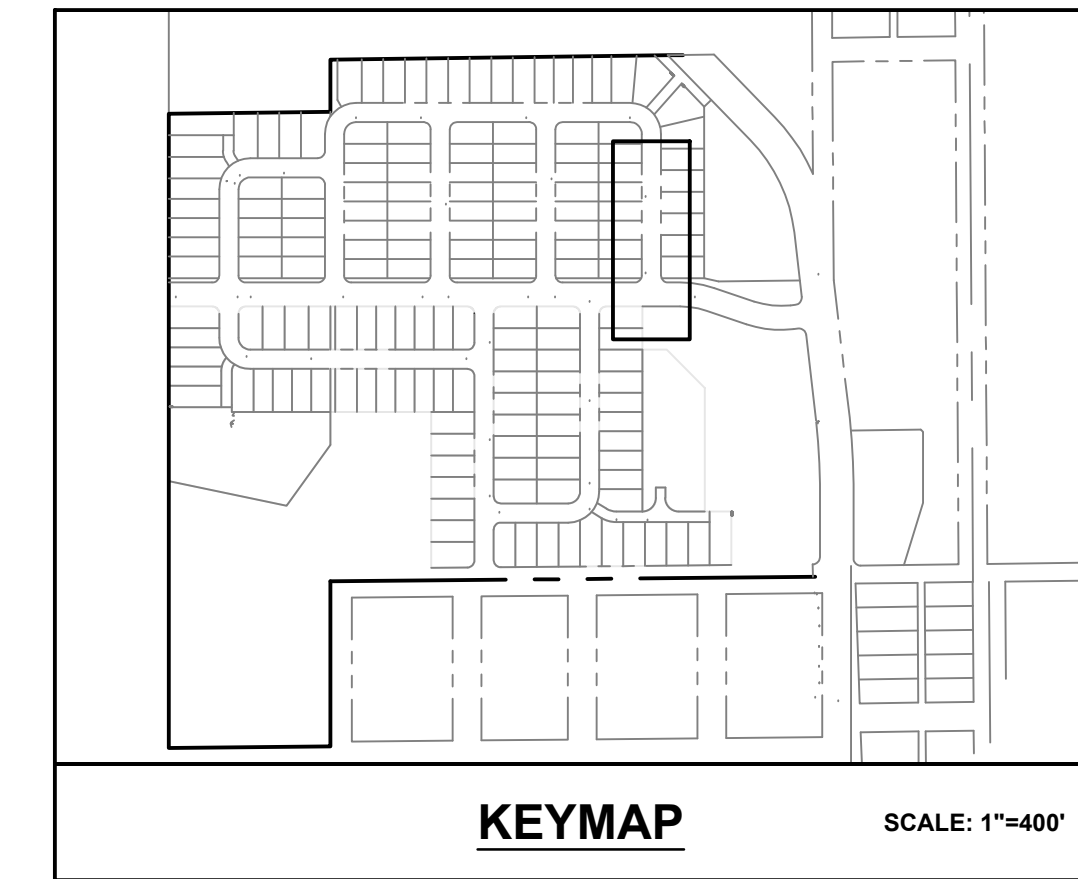
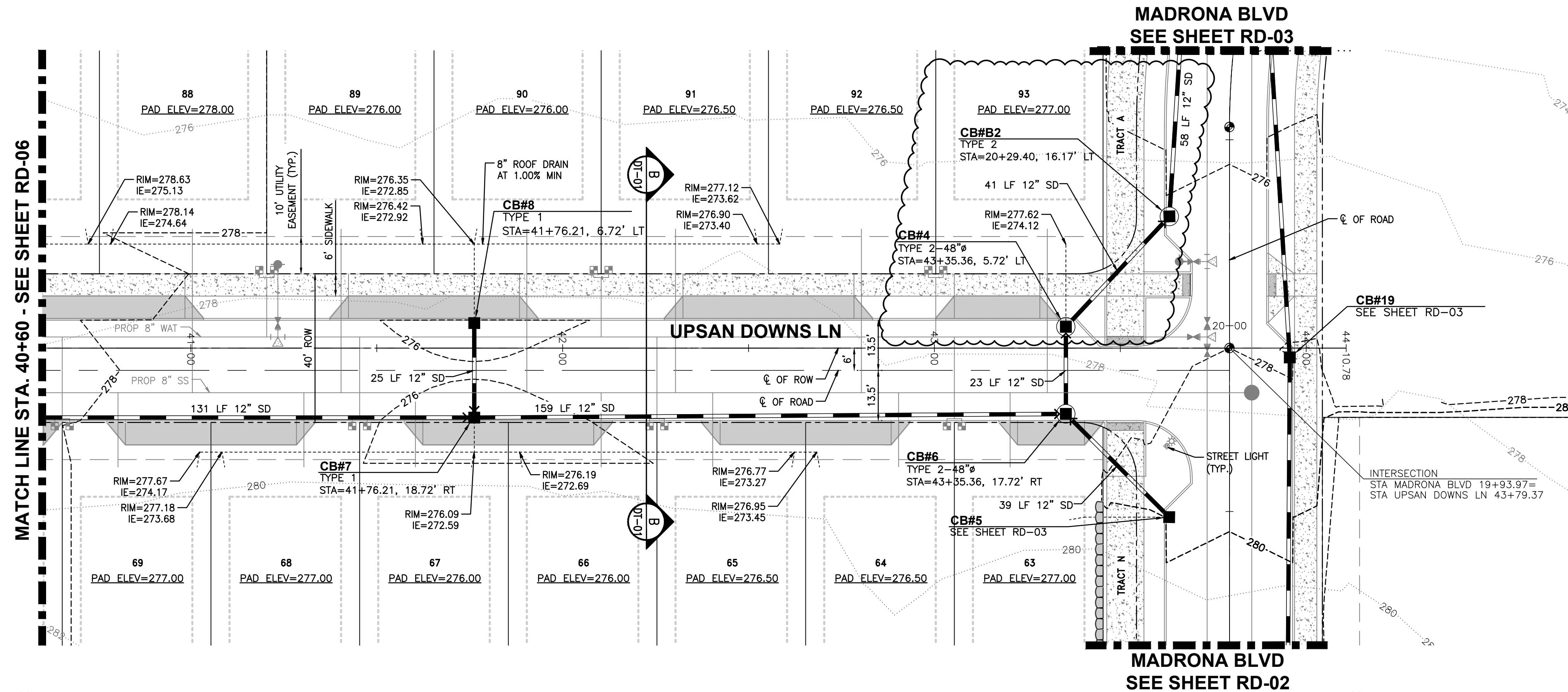
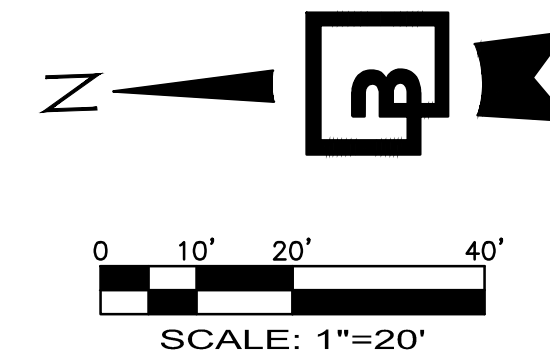
Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 barghausen.com

Job Number
23202
 Sheet
RD-3 of 74

ROAD AND STORM DRAINAGE PLAN AND PROFILE

FOR
MADRONA RIDGE PUD
 A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 30 N., RANGE 1 W.,
 W.M. CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON

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APPROVED

By: *Jeffrey Kottucha, PE*
 CITY OF PORT TOWNSEND
 PUBLIC WORKS DEPARTMENT
 DATE: 10/22/2024

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APPROVED:
 CITY OF PORT TOWNSEND
 DATE

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	1	10/1/24	TDM	MSC	MSC

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ROAD AND STORM DRAINAGE PLAN AND PROFILE FOR MADRONA RIDGE PUD

For:
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 (253) 590-2200 lennar@seattle.lennar.com
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Scale:
 Horizontal 1" = 20'
 Vertical 1" = 5'

Designed	Drawn	Checked	Approved	Date
TDM	TDM	MSC	MSC	10/14/24

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222
barghausen.com

Job Number
23202
 Sheet
RD-7 of 74

POND 1 DETAILS

FOR

MADRONA RIDGE PUD

A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 30 N., RANGE 1 W.,
W.M. CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON

POND 1 DATA

DETENTION AND WATER QUALITY POND:
 TOP OF POND EL = 287.00
 MAX WATER SURFACE EL = 285.50
 WATER QUALITY EL = 277.00
 DEAD STORAGE SURFACE EL = 273.00
 BOTTOM OF POND EL = 272.50

POND VOLUME REQUIRED = 175,860 CF
 POND VOLUME PROVIDED = 203,130 CF
 POND VOLUME CONSTRUCTED =

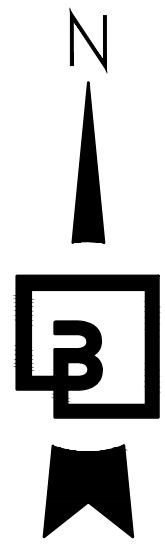
WATER QUALITY VOLUME REQUIRED = 22,124 CF
 WATER QUALITY VOLUME PROVIDED = 30,153 CF
 WATER QUALITY VOLUME CONSTRUCTED =

ROCK PROTECTION AT OUTFALLS

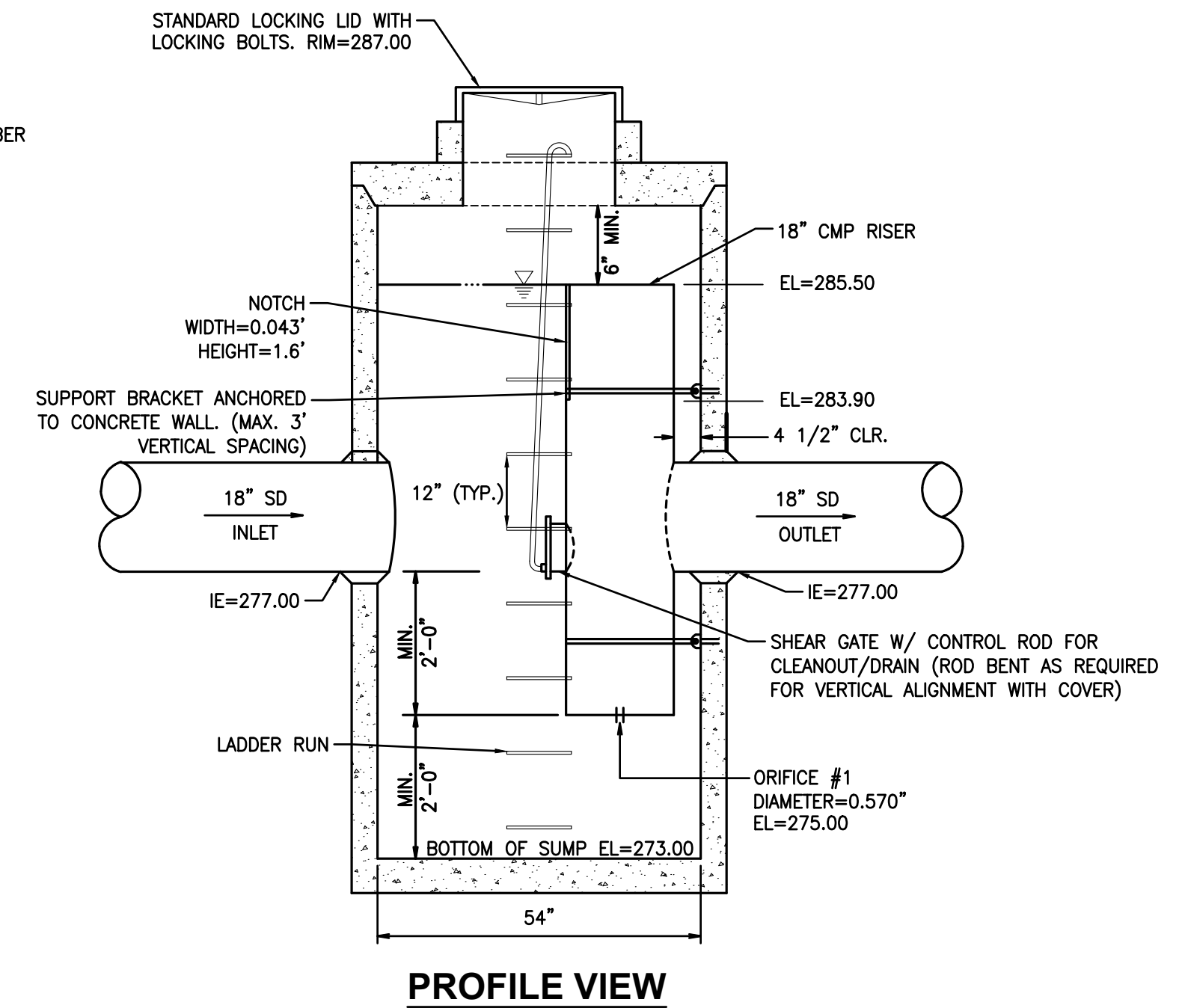
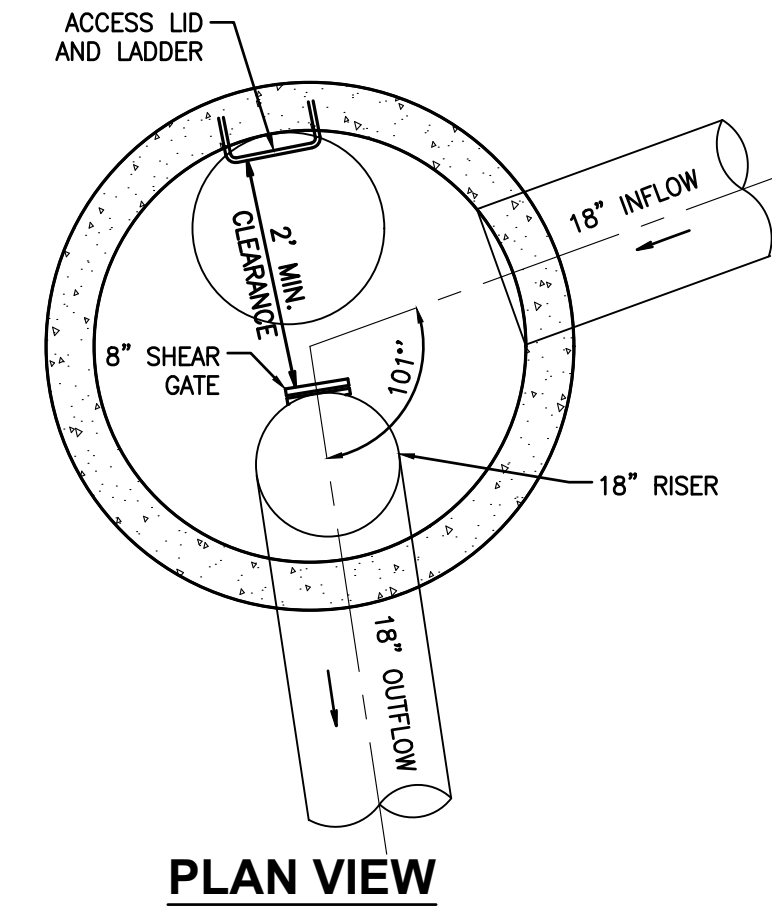
OUTFALL SPECIFICATIONS:
 OUTFALL SHALL BE REASONABLY WELL GRADED WITH GRADATION AS FOLLOWS:
 MAXIMUM STONE SIZE: 24 INCHES (NOMINAL DIAMETER)
 MEDIAN STONE SIZE: 16 INCHES
 MINIMUM STONE SIZE: 4 INCHES

ROCK LINING MINIMUM DIMENSIONS:
 THICKNESS: 1 FEET
 WIDTH: 7.5 FEET
 LENGTH: 8 FEET
 HEIGHT: CROWN + 1 FOOT

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NOTE:
 POND 1 TO BE CONSTRUCTED WITH PHASE 1



CB #89 TYPE 2-54"Ø - CONTROL STRUCTURE
 1"=2'

APPROVED
 BY: *Jeffrey Kozlowski, PE*
 CITY OF PORT TOWNSEND
 PUBLIC WORKS DEPARTMENT
 DATE: 10/22/2024

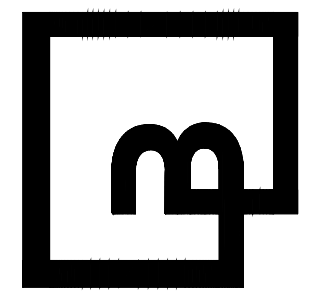
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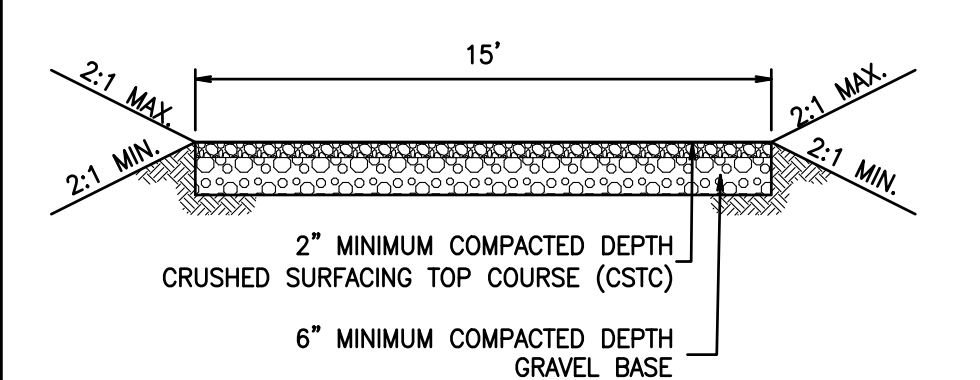
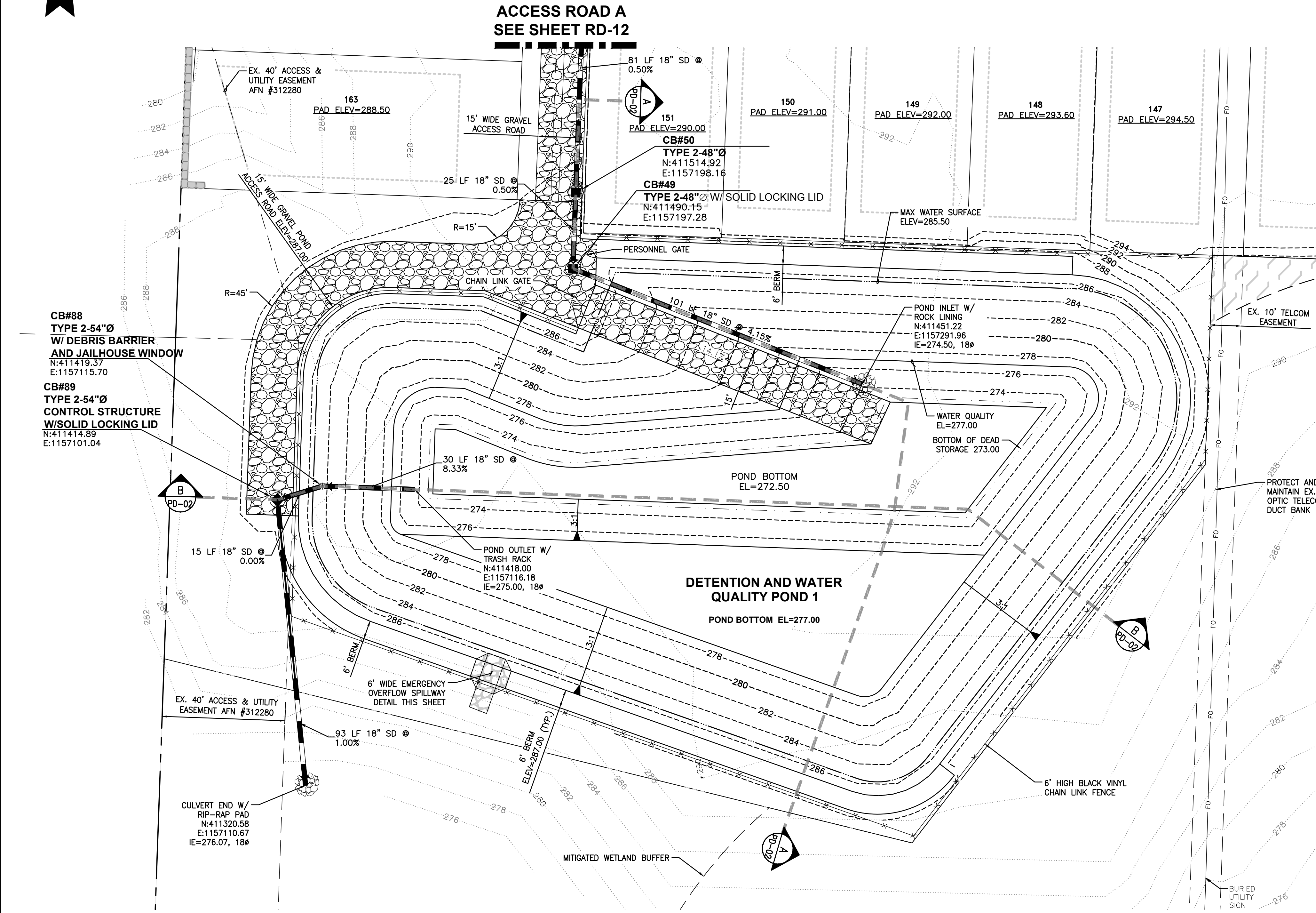


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Designed	TDM	MSC
Drawn	TDM	MSC
Checked	MSC	MSC
Approved	MSC	MSC
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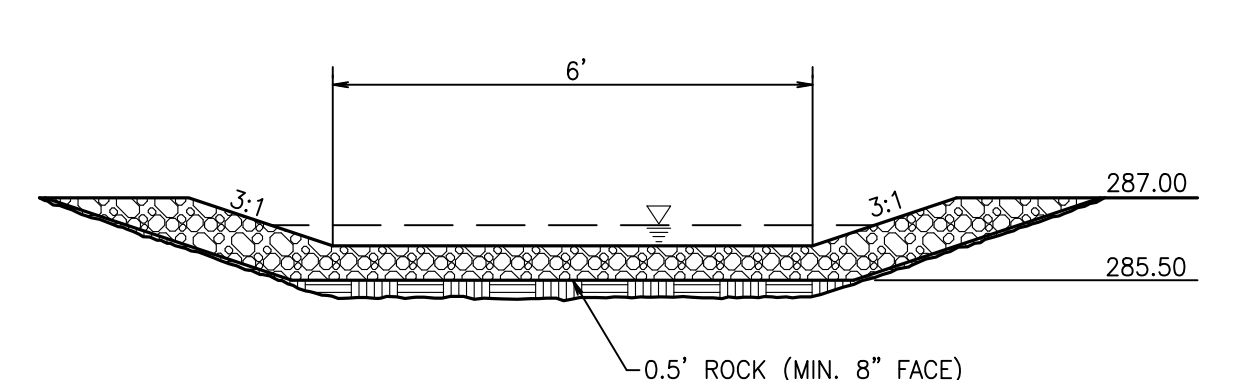
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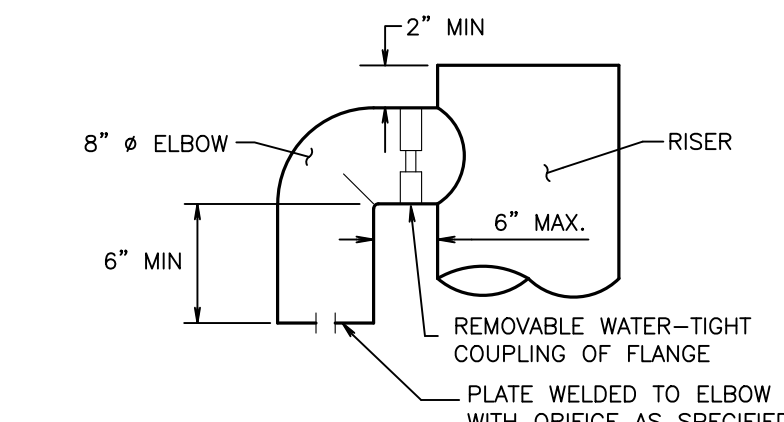
Job Number: 23202
 Sheet: PD-01 of 74



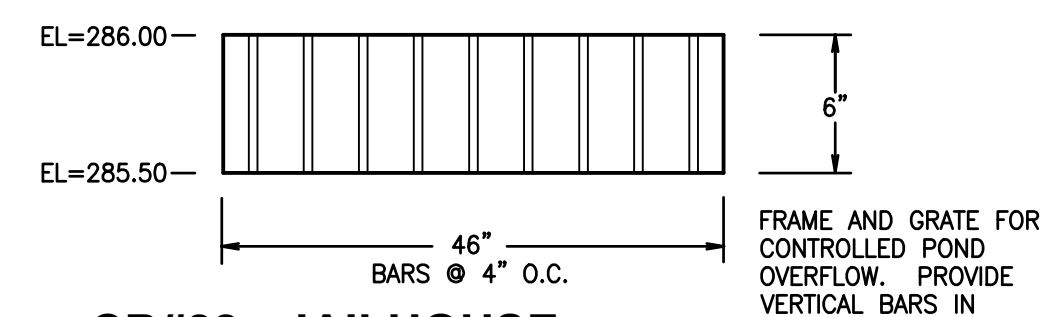
GRAVEL POND ACCESS ROAD SECTION
 NOT TO SCALE



EMERGENCY OVERFLOW SPILLWAY
 NOT TO SCALE



ELBOW RESTRICTOR DETAIL
 NOT TO SCALE



CB#88 - JAILHOUSE VERTICAL BAR GRATE DETAIL
 NOT TO SCALE

NOTE: SEE RD-2 FOR BCE LEGEND

CALL BEFORE YOU DIG:
 1-800-424-5555

APPROVED:
 CITY OF PORT TOWNSEND
 DATE

Revision	No.	Date	By	Chk.	Appr.	Comments
1	10/1/24	TDM	MSC	MSC	MSC	REVISED POND 4 PER CITY COMMENTS

Title: **POND 1 DETAILS**
 FOR **MADRONA RIDGE PUD**

POND 2 DETAILS

FOR

MADRONA RIDGE PUD

A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 30 N., RANGE 1 W., W.M. CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON

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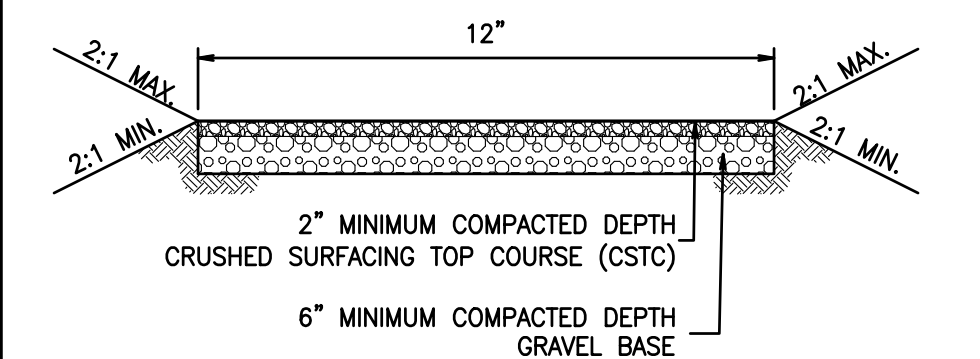
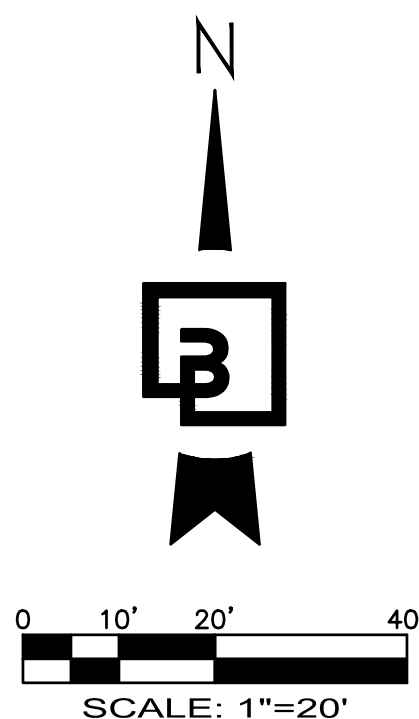
POND 2 DATA	
RETENTION AND WATER QUALITY POND:	
TOP OF POND EL =	274.00
MAX WATER SURFACE EL =	272.50
WATER QUALITY EL =	264.00
DEAD STORAGE SURFACE EL =	260.00
BOTTOM OF POND EL =	259.50
POND VOLUME REQUIRED = 221,910 CF	
POND VOLUME PROVIDED =	228,122 CF
POND VOLUME CONSTRUCTED =	
WATER QUALITY VOLUME REQUIRED = 26,340 CF	
WATER QUALITY VOLUME PROVIDED =	30,265 CF
WATER QUALITY VOLUME CONSTRUCTED =	

ROCK PROTECTION AT OUTFALLS
OUTFALL SPECIFICATIONS:
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ROCK LINING MINIMUM DIMENSIONS:
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 LENGTH: 8 FEET
 HEIGHT: CROWN + 1 FOOT

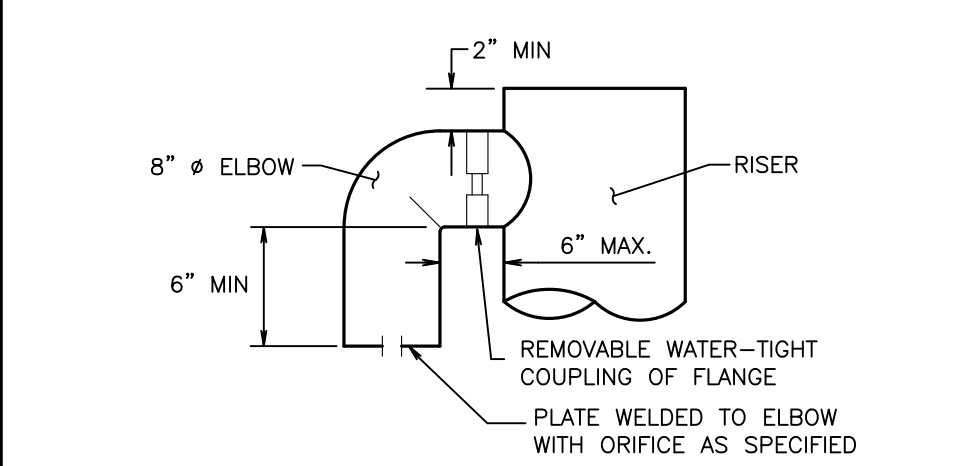
APPROVED

By: *[Signature]*
 CITY OF PORT TOWNSEND
 PUBLIC WORKS DEPARTMENT
 DATE: 10/22/2024

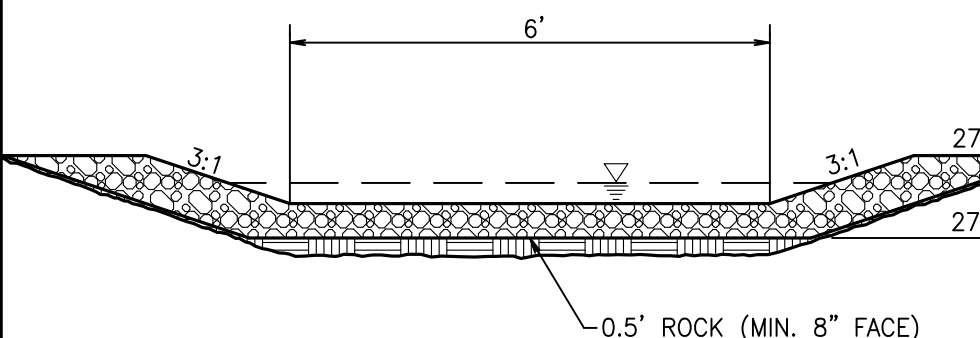
NOTE: THIS APPROVAL IS VALID FOR 1 YEAR FROM THE DATE OF APPROVAL. THIS APPROVAL IS ONLY FOR REVIEW FOR CONFORMANCE WITH CITY STANDARDS AND APPLICABLE PERMIT APPROVAL CONDITIONS. THE CITY IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY NECESSITATE CHANGES AS APPROVED AND/ OR DETERMINED BY THE CITY OF PORT TOWNSEND.



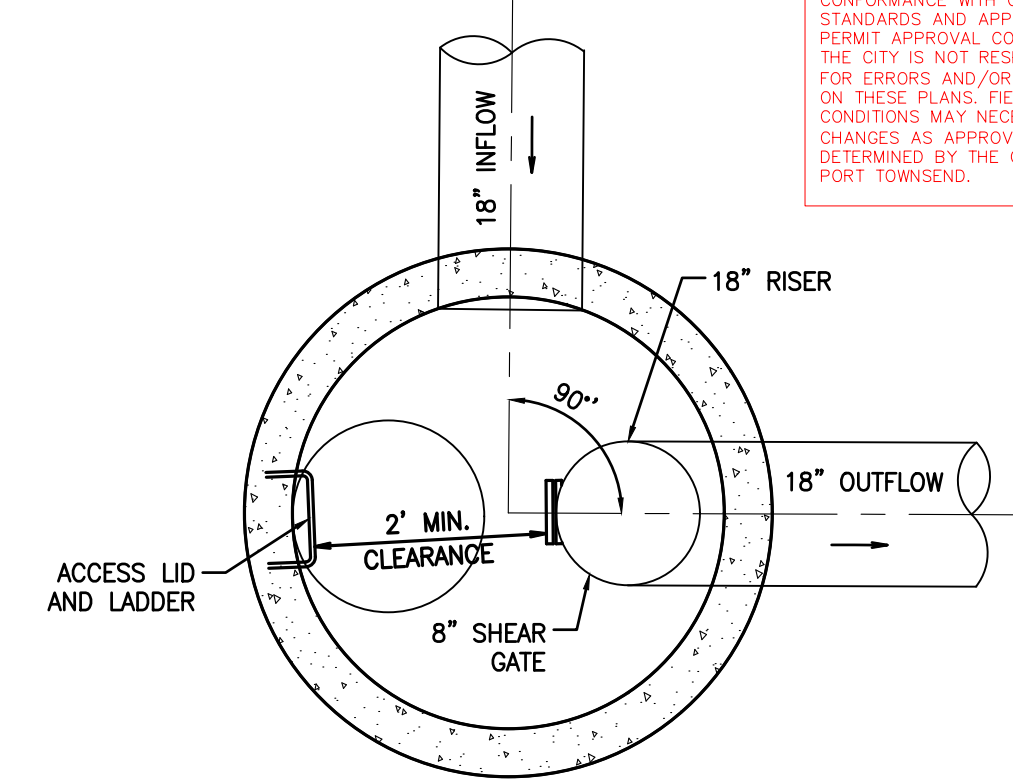
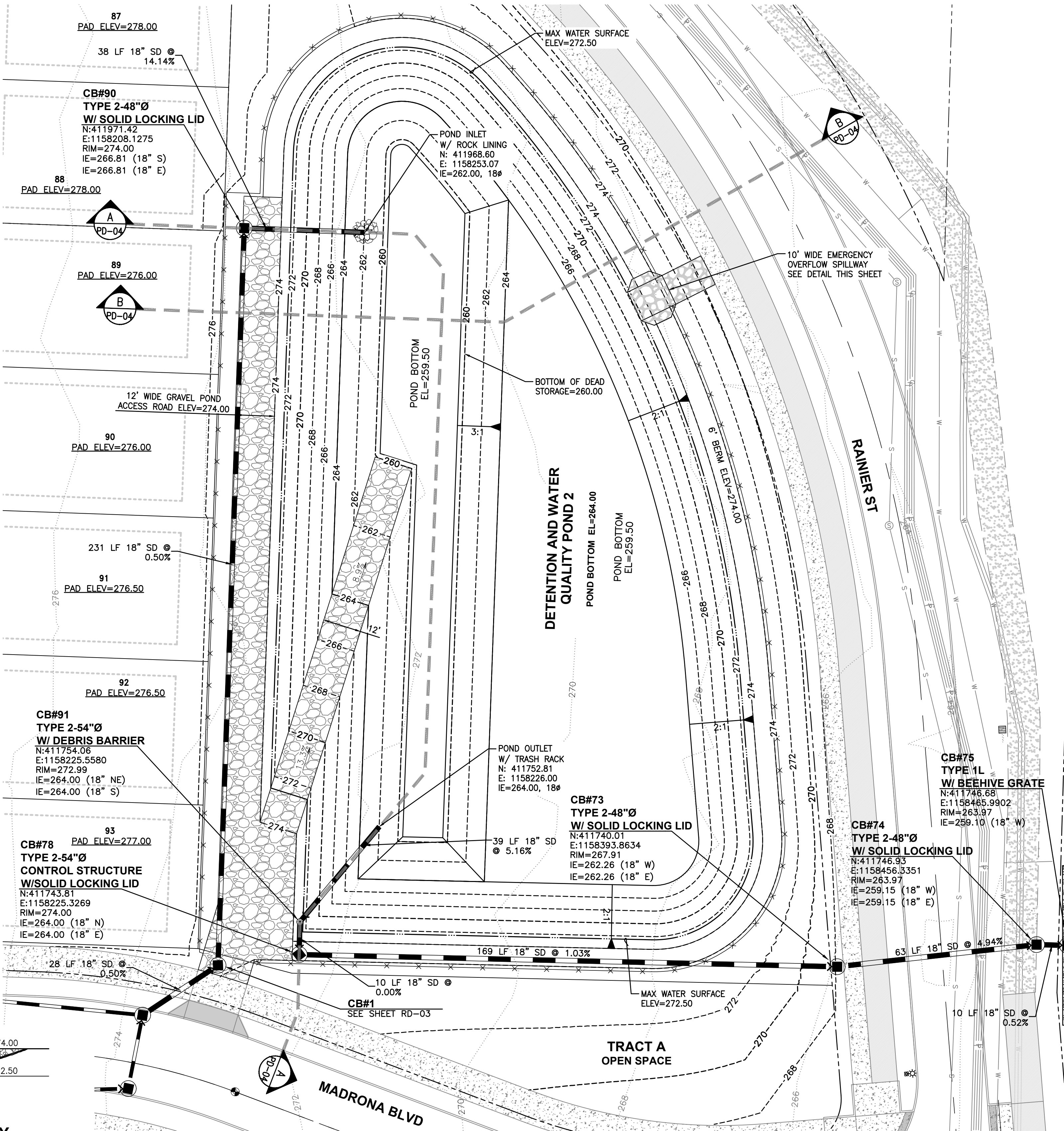
GRAVEL POND ACCESS ROAD SECTION
 NOT TO SCALE



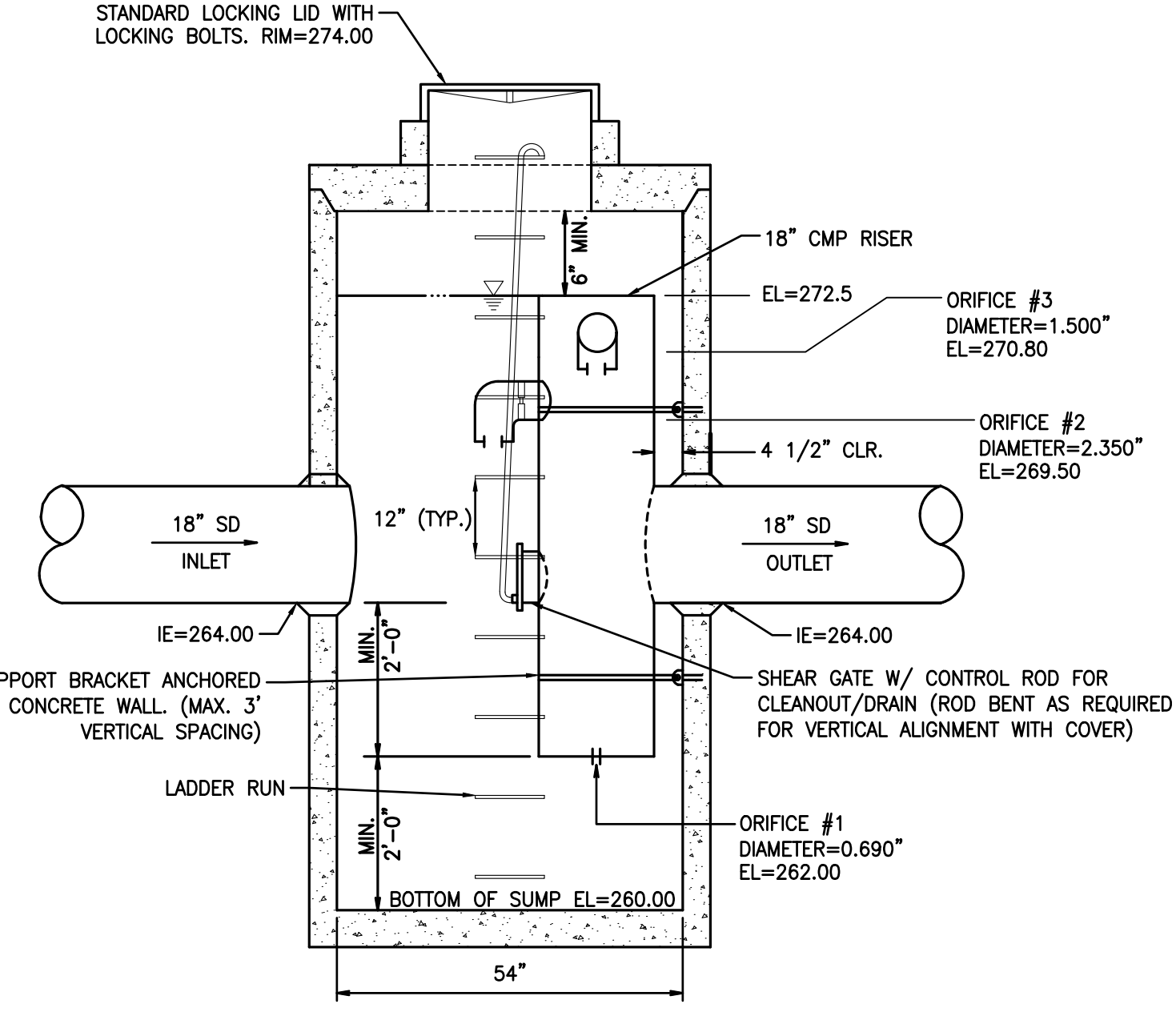
ELBOW RESTRICTOR DETAIL
 NOT TO SCALE



EMERGENCY OVERFLOW SPILLWAY
 NOT TO SCALE



PLAN VIEW



PROFILE VIEW

CB #78 TYPE 2-54"Ø - CONTROL STRUCTURE
 1"=2'

NOTE: SEE RD-2 FOR BCE LEGEND

CALL BEFORE YOU DIG:
 1-800-424-5555

APPROVED:

CITY OF PORT TOWNSEND DATE

Revision	No.	Date	By	Chk.	Appr.	Comments
1	10/1/24		TDM	MSC	MSC	REVISED POND 4 PER CITY COMMENTS

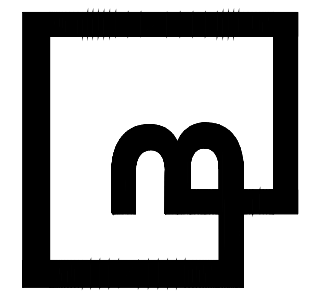
Title:
POND 2 DETAILS
 FOR
MADRONA RIDGE PUD

For: **LENNAR**
 33455 6th Ave S, Unit 1-B, Federal Way, WA 98003
 (253) 590-2200 lennar@lennar.com
 Everything's included by LENNAR
 Leading homebuilder of new homes



Scale:	Horizontal	Vertical
	1"=20'	1"

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 barghausen.com



Job Number: 23202
 Sheet: PD-03 of 74

P:\23000a\23202\engineering\23202-PD2.dwg 10/14/2024 5:35 PM TMURPHY

DISCLAIMER NOTE: THE MADRONA RIDGE PUD CIVIL ENGINEERING PLANS WERE INITIALLY PREPARED BY ESM CONSULTING ENGINEERS AND APPROVED BY THE CITY OF PORT TOWNSEND ON 6/13/24 UNDER PERMIT #SDP23-043. BARGHAUSEN CONSULTING ENGINEERS ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ORIGINAL DESIGN PLANS. THE DESIGN PLAN CHANGES COMPLETED BY BARGHAUSEN CONSULTING ENGINEERS ARE LIMITED TO THE INFORMATION SHOWN ON THIS SHEET.

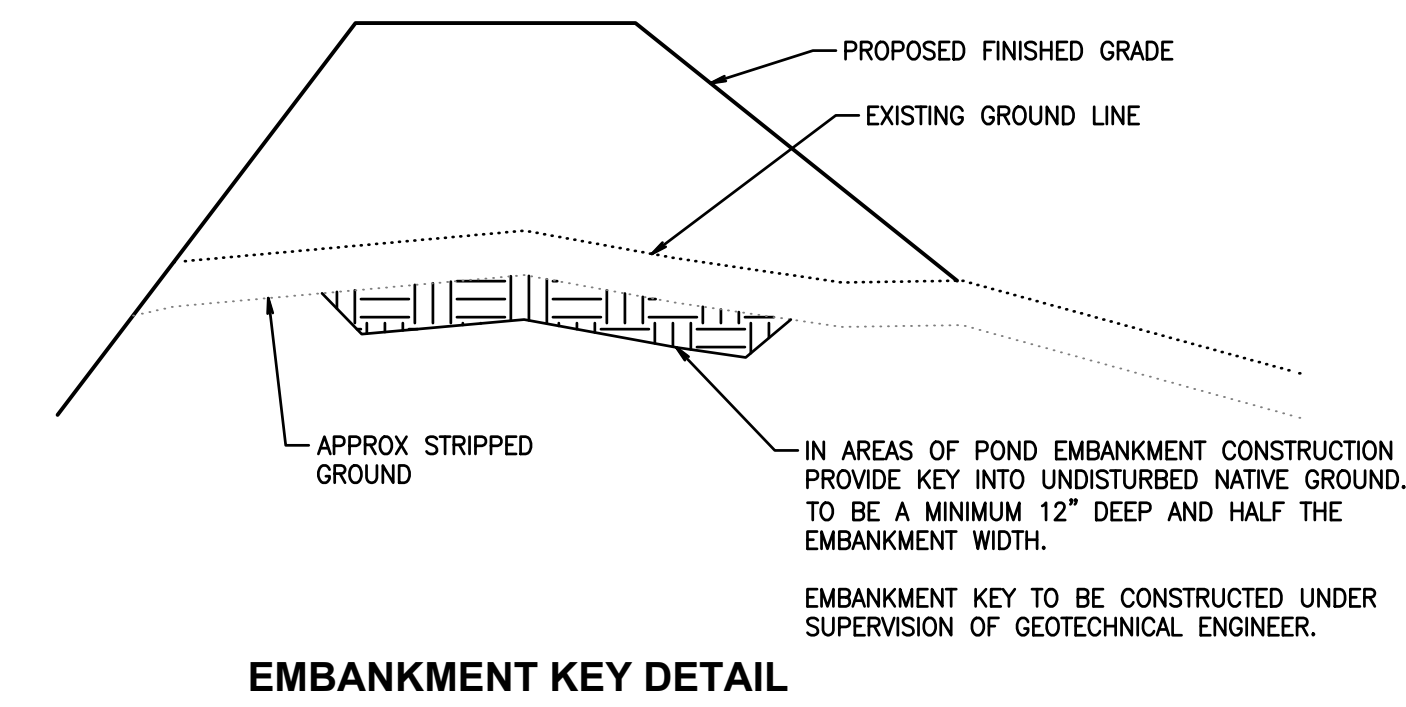
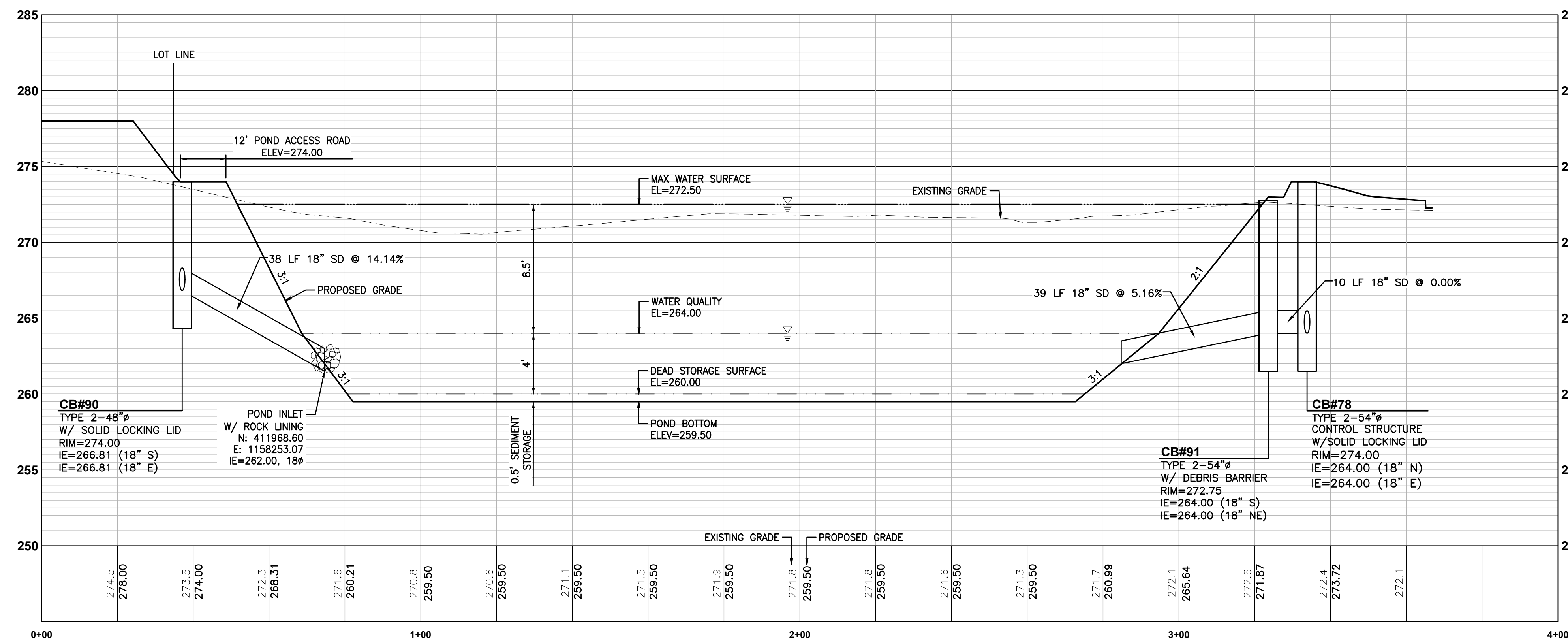
POND 2 DETAILS

FOR
MADRONA RIDGE PUD

A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 30 N., RANGE 1 W.,
W.M. CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON

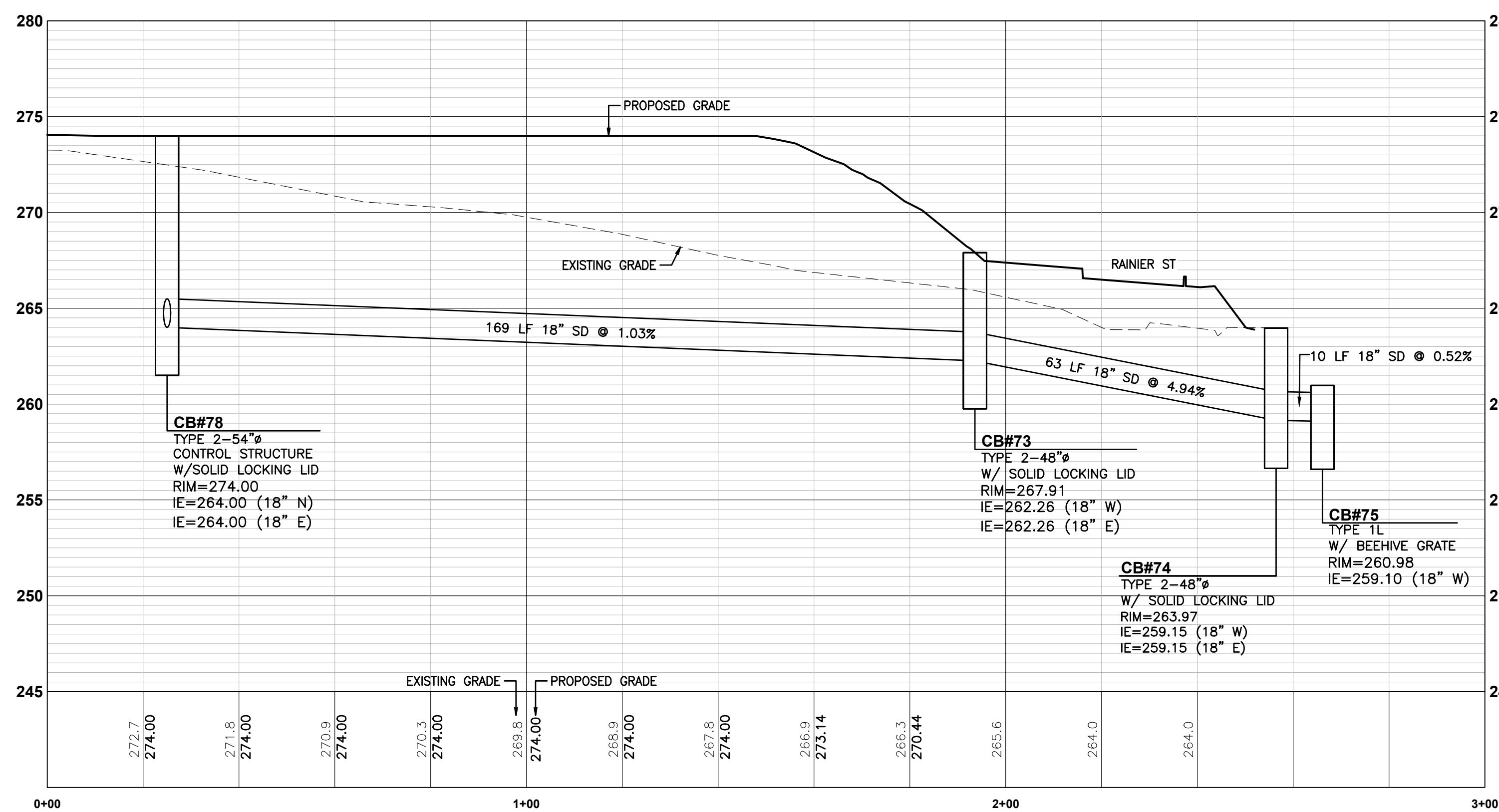
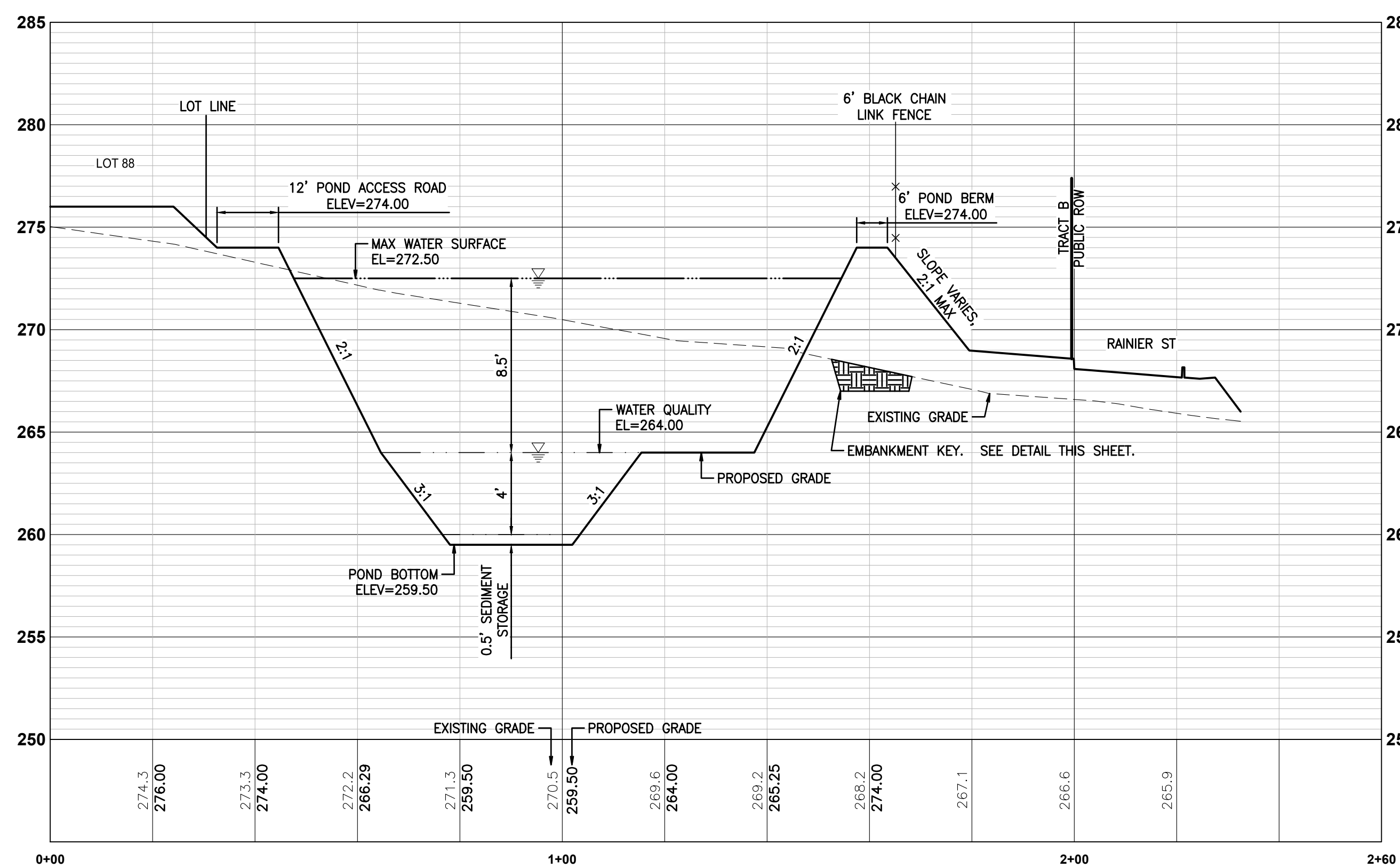
NOTE: SEE RD-2 FOR BCE LEGEND

**CALL BEFORE YOU DIG:
1-800-424-5555**



APPROVED
By: *Jeffrey Kosciuszko, PE*
DATE: 10/22/2024

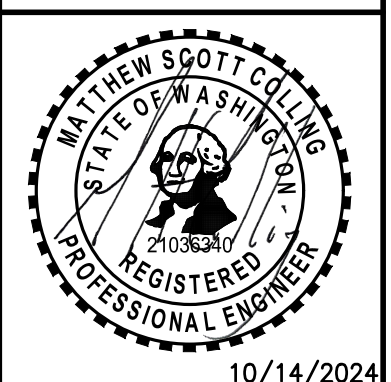
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Revision No.	Date	By	TDM	MSC	MSC	Appr.	Comments
1	10/1/24						REVISED POND 4 PER CITY COMMENTS

Title: **POND 2 DETAILS**
FOR **MADRONA RIDGE PUD**

For: **LENNAR**
33455 6th Ave S, Unit 1-B, Federal Way, WA 98003
(253) 590-2200 LennarSeattle@Lennar.com
Leading homebuilder of new homes



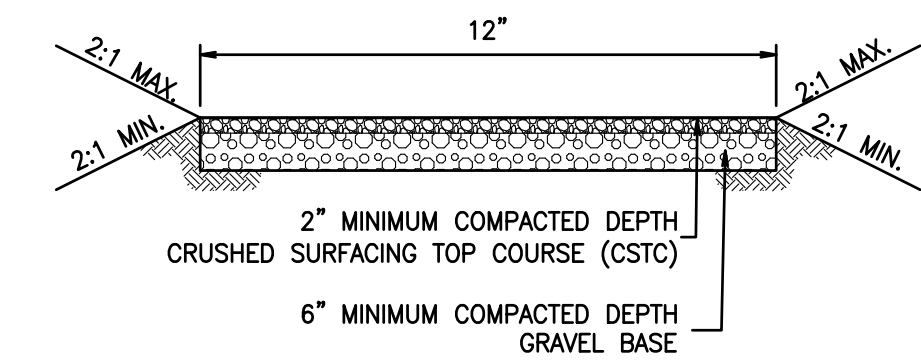
Date: 10/14/24
Scale: Horizontal 1"=20', Vertical 1"=5'

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number: 23202
Sheet: PD-04 74 of 74

APPROVED: _____
CITY OF PORT TOWNSEND _____ DATE _____

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GRAVEL POND ACCESS ROAD SECTION
NOT TO SCALE

POND 4 DETAILS

FOR

MADRONA RIDGE PUD

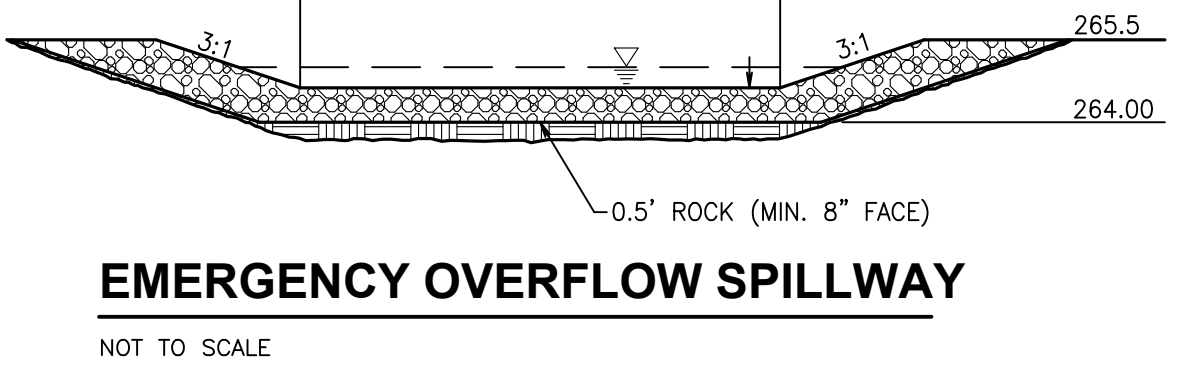
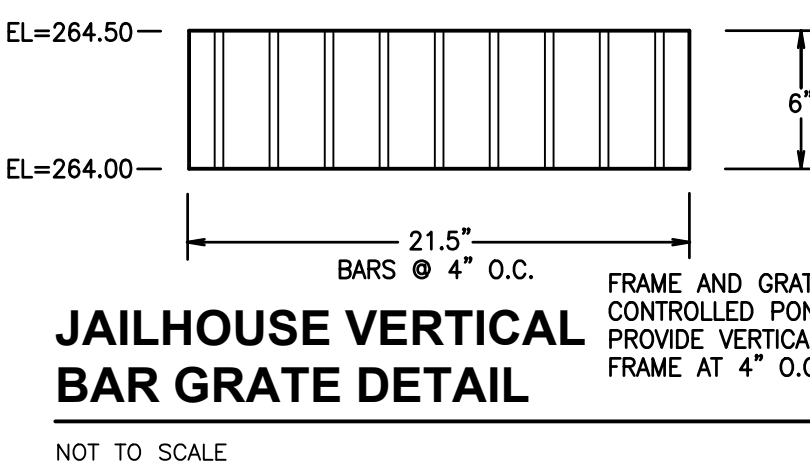
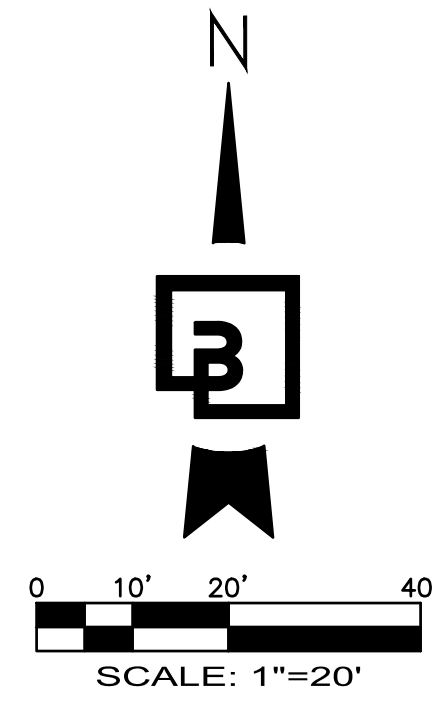
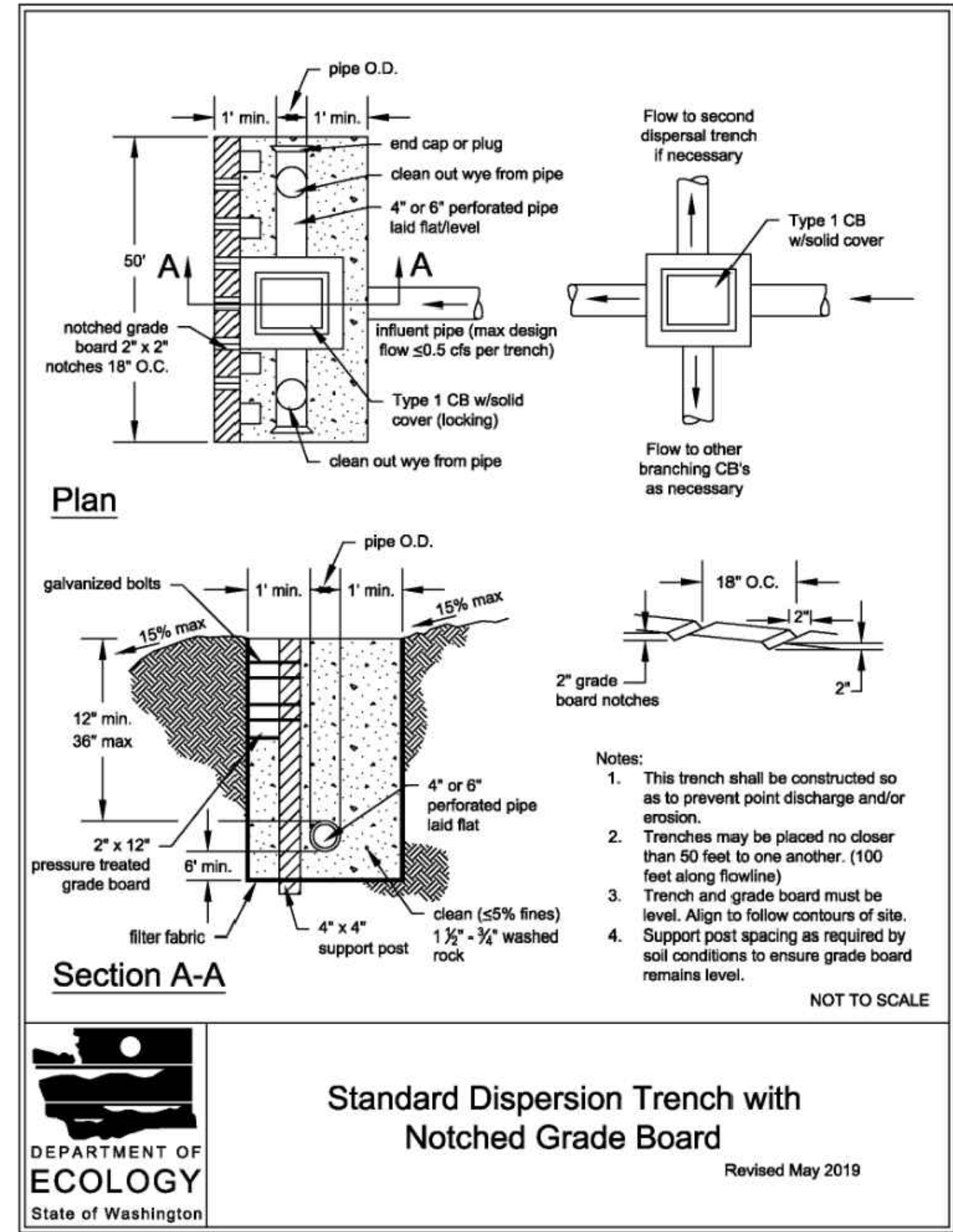
A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 30 N., RANGE 1 W.,
W.M. CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON

POND 4 DATA	
DETENTION AND WATER QUALITY POND:	
TOP OF POND EL =	265.50
MAX WATER SURFACE EL =	264.00
WATER QUALITY EL =	260.00
DEAD STORAGE SURFACE EL =	256.00
BOTTOM OF POND EL =	255.50
POND VOLUME REQUIRED = 52,620 CF	
POND VOLUME PROVIDED = 58,630 CF	
POND VOLUME CONSTRUCTED =	
WATER QUALITY VOLUME REQUIRED = 7,627 CF	
WATER QUALITY VOLUME PROVIDED = 14,858 CF	
VOLUME CONSTRUCTED =	

ROCK PROTECTION AT OUTFALLS
OUTFALL SPECIFICATIONS:
OUTFALL SHALL BE REASONABLY WELL GRADED WITH GRADATION AS FOLLOWS:
MAXIMUM STONE SIZE: 24 INCHES (NOMINAL DIAMETER)
MEDIAN STONE SIZE: 16 INCHES
MINIMUM STONE SIZE: 4 INCHES
RIPRAP MINIMUM DIMENSIONS:
THICKNESS: 2 FEET
WIDTH: DIAMETER + 6 FEET OR 3 X DIAMETER, WHICHEVER IS GREATER
LENGTH: 12 FEET OR 4 X DIAMETER, WHICHEVER IS GREATER
HEIGHT: CROWN + 1 FOOT

APPROVED
JAMES P. BARGHAUSEN, P.E.
BY: *[Signature]*
CITY OF PORT TOWNSEND
PUBLIC WORKS DEPARTMENT
DATE: 10/22/2024

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MONUMENT PROTECTION NOTE:
CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

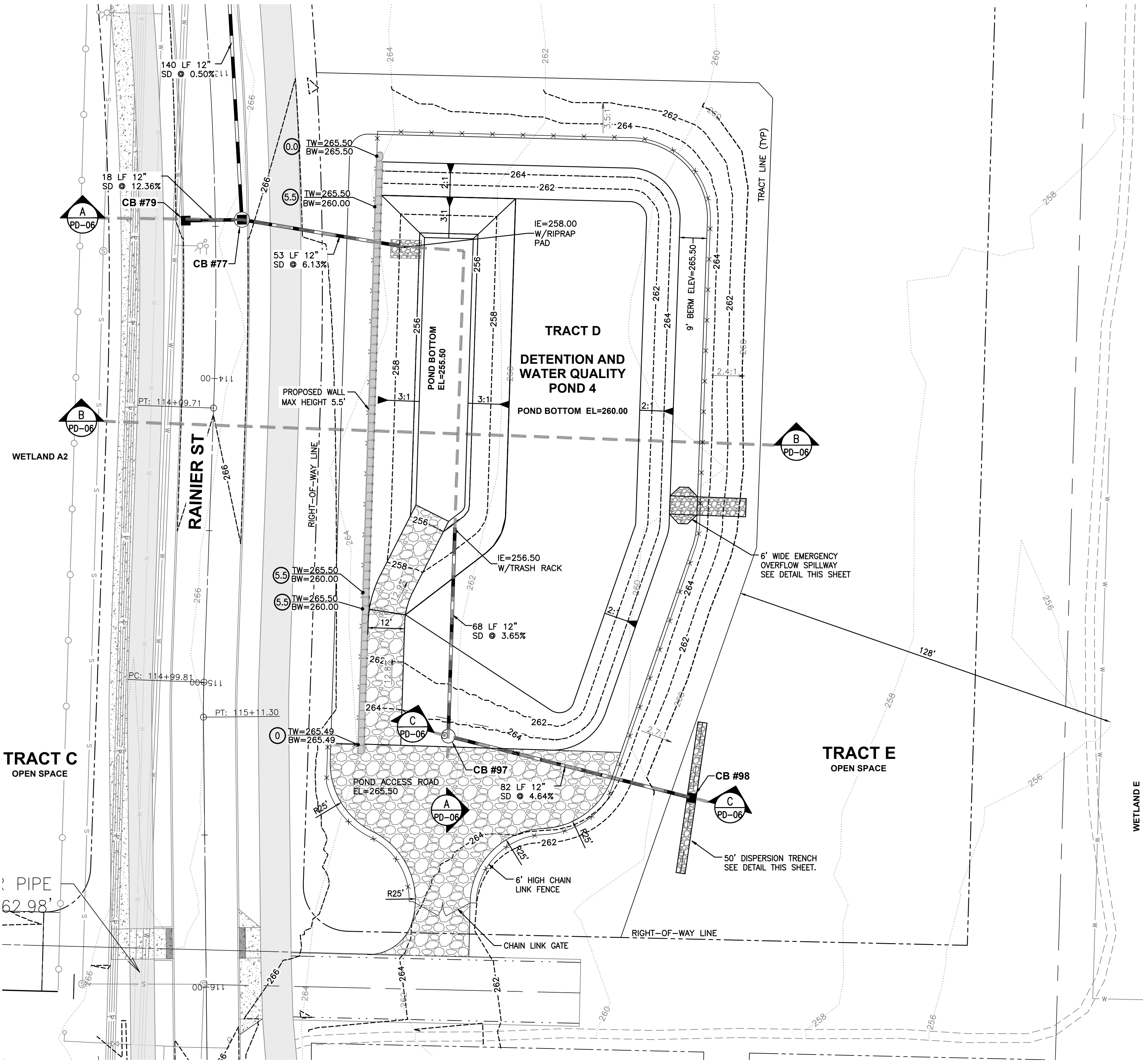
WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE 1111
WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST OF THE CONTRACTOR AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTE: SEE RD-2 FOR BCE LEGEND

CALL BEFORE YOU DIG:
1-800-424-5555

APPROVED:
CITY OF PORT TOWNSEND _____ DATE _____



Revision	No.	Date	By	Check	Appr.	Comments
1	10/1/24	TDM	MSC	MSC	MSC	REVISED POND 4 PER CITY COMMENTS

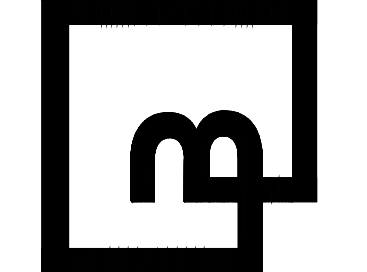
Title: **POND 4 DETAILS**
FOR **MADRONA RIDGE PUD**

FOR: **LENNAR**
33455 6th Ave S, Unit 1-B, Federal Way, WA 98003
(253) 590-2200 lennar.seattle@lennar.com
Everything's included by LENNAR
Leading homebuilder of new homes



Scale:	Horizontal	Vertical
1"=20'	1"=20'	1"=20'

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



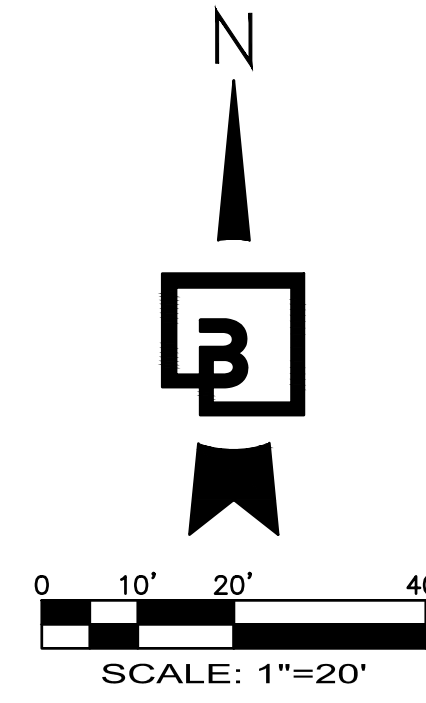
Job Number: **23202**
Sheet: **PD-05** of **74**

DISCLAIMER NOTE: THE MADRONA RIDGE PUD CIVIL ENGINEERING PLANS WERE INITIALLY PREPARED BY ESM CONSULTING ENGINEERS AND APPROVED BY THE CITY OF PORT TOWNSEND ON 6/13/24 UNDER PERMIT #SDP23-043. BARGHAUSEN CONSULTING ENGINEERS ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ORIGINAL DESIGN PLANS. THE DESIGN PLAN CHANGES COMPLETED BY BARGHAUSEN CONSULTING ENGINEERS ARE LIMITED TO THE INFORMATION SHOWN ON THIS SHEET.

POND 4 DETAILS

FOR
MADRONA RIDGE PUD

A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 30 N., RANGE 1 W.,
W.M. CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON



Revision	No.	Date	By	Check	Appr.	Comments
1	10/1/24		TDM	MSC	MSC	REVISED POND 4 PER CITY COMMENTS

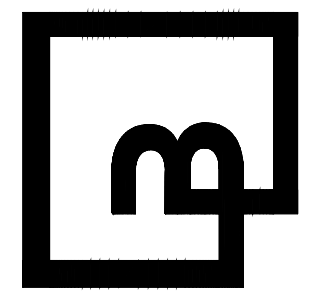
POND 4 DETAILS
FOR
MADRONA RIDGE PUD

FOR:
LENNAR
33455 6th Ave S, Unit 1-B, Federal Way, WA 98003
(253) 590-2200 LennarSeattle@Lennar.com
Everything's included by LENNAR
Leading homebuilder of new homes



10/16/2024

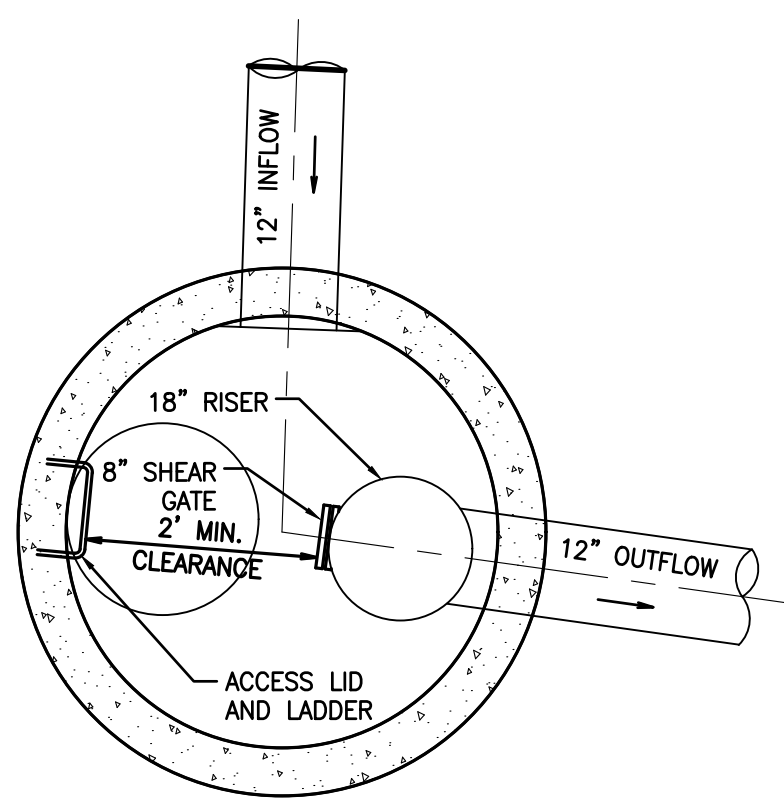
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**



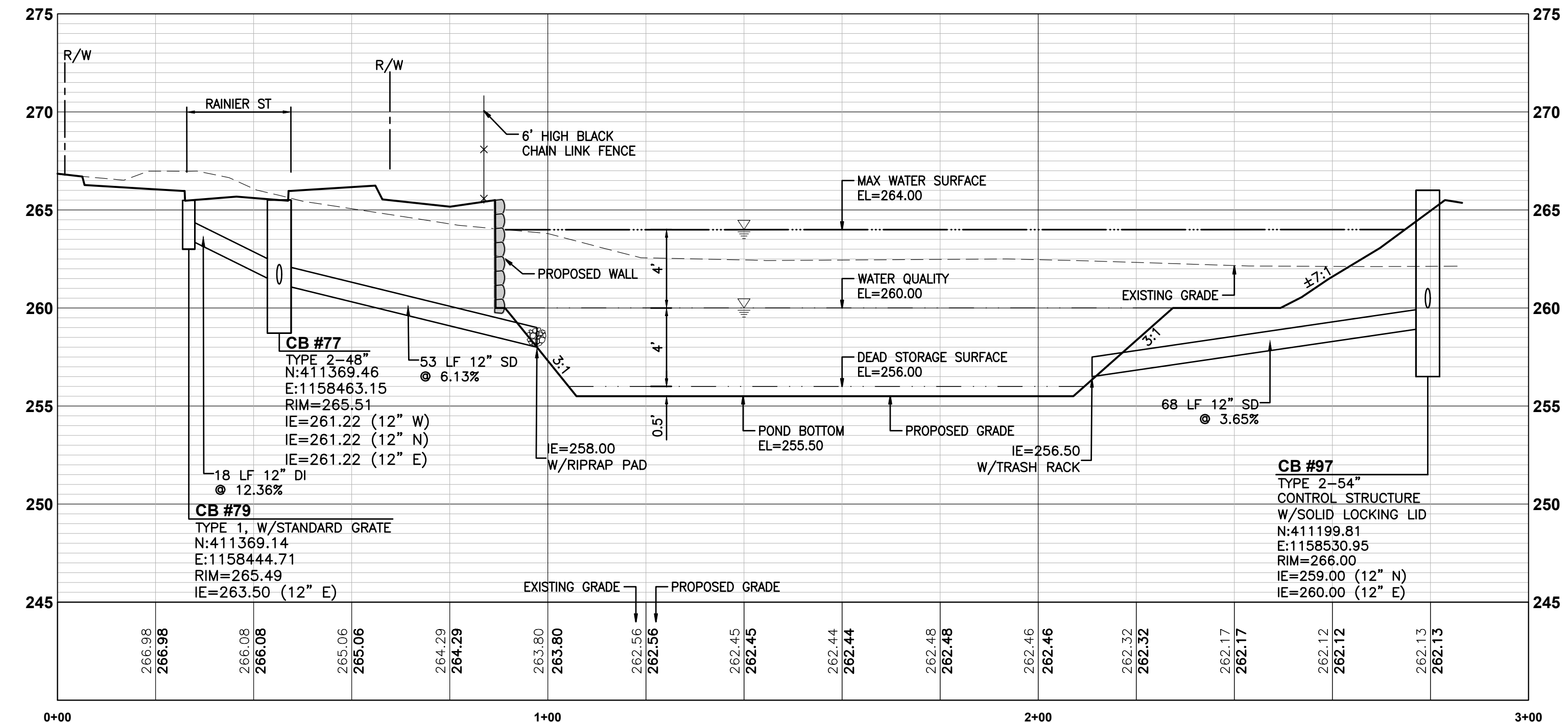
Job Number
23202

Sheet
PD-06 of 74

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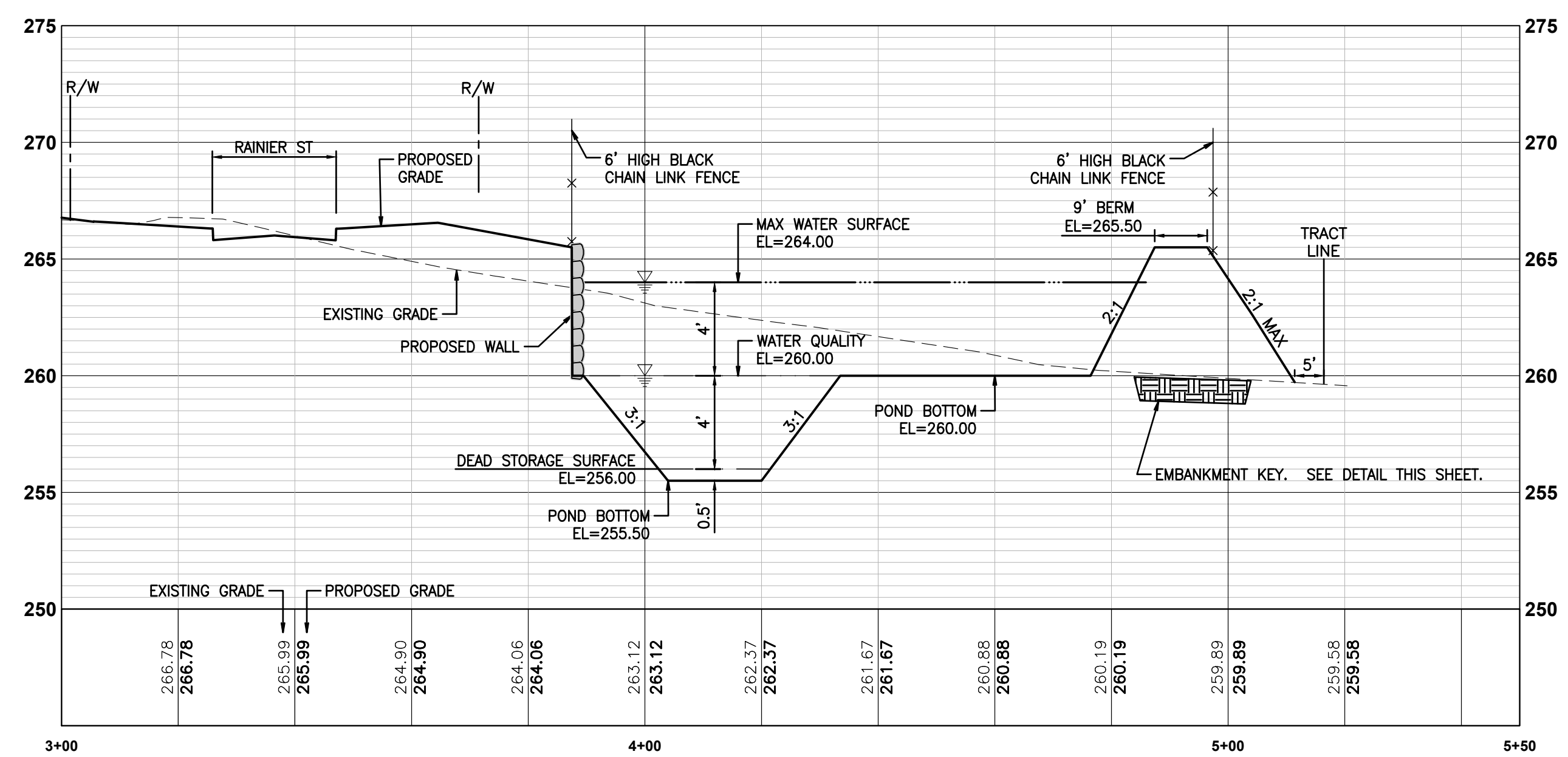


PLAN VIEW



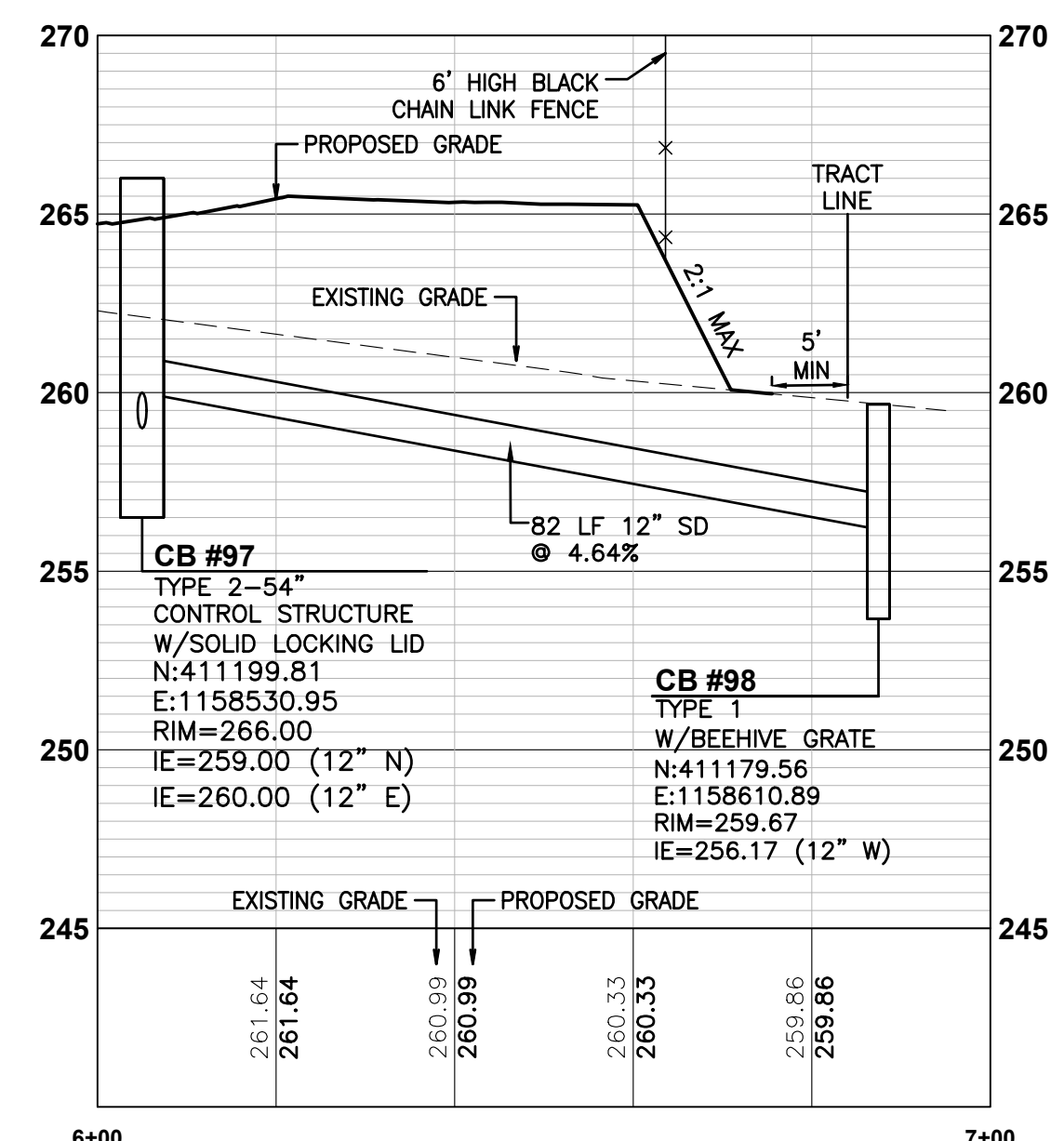
POND 4 SECTION A-A

SCALE: 1"=20' H, 1"=5' V



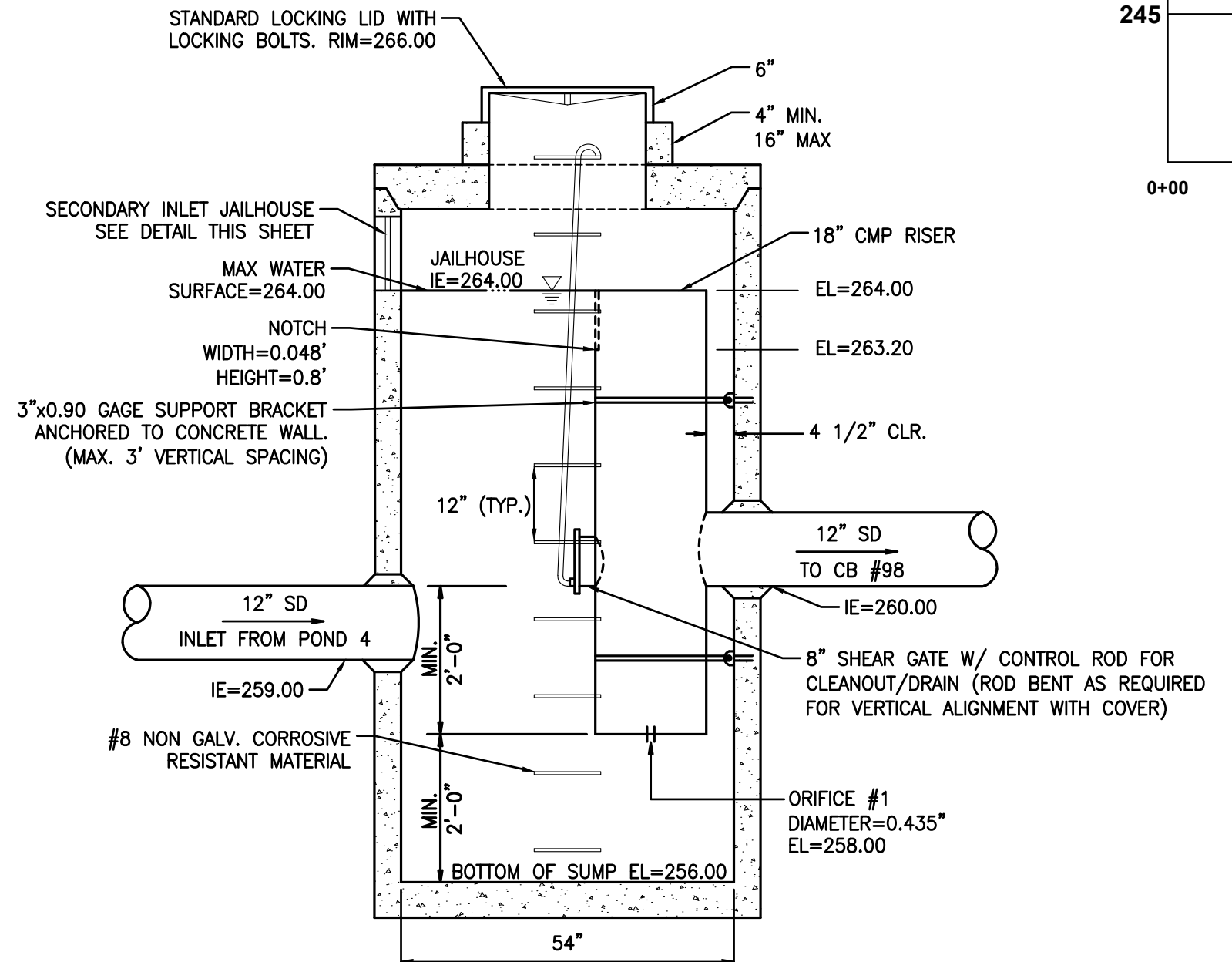
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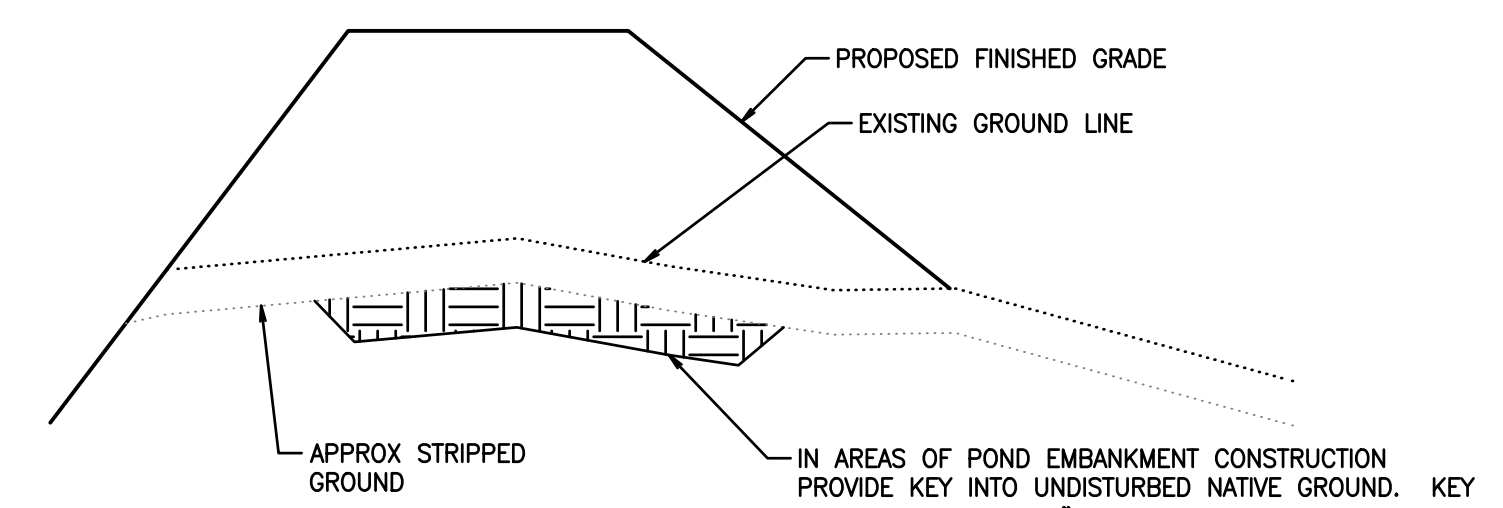
POND 4 SECTION C-C

SCALE: 1"=20' H, 1"=5' V



CB #97
TYPE II-54"

1"=2'



EMBANKMENT KEY DETAIL

NOTE: SEE RD-2 FOR BCE LEGEND

CALL BEFORE YOU DIG:
1-800-424-5555

APPROVED:

CITY OF PORT TOWNSEND

DATE

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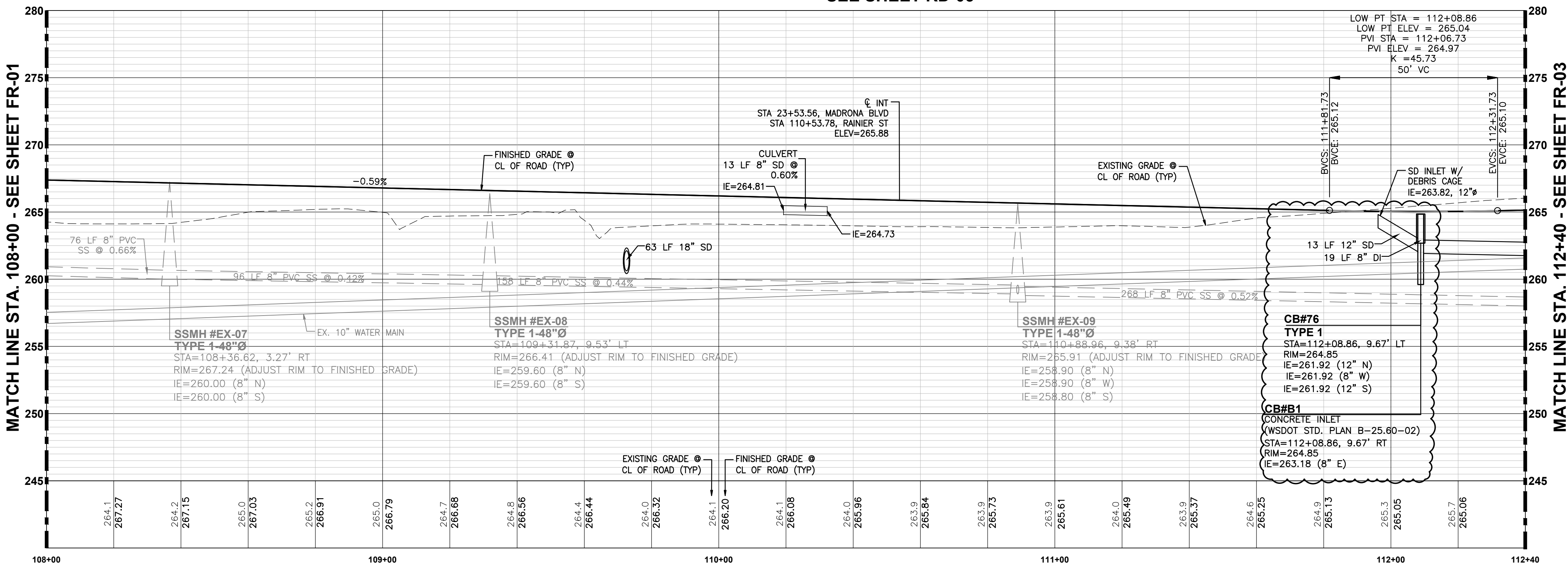
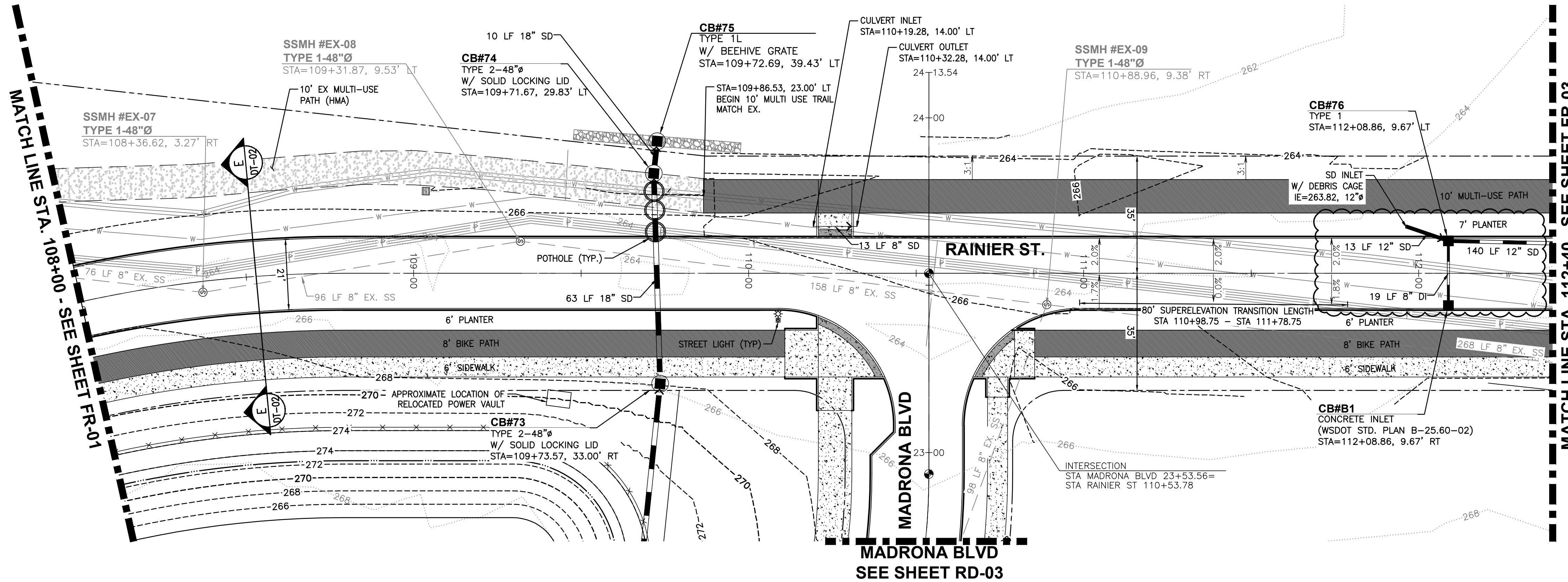
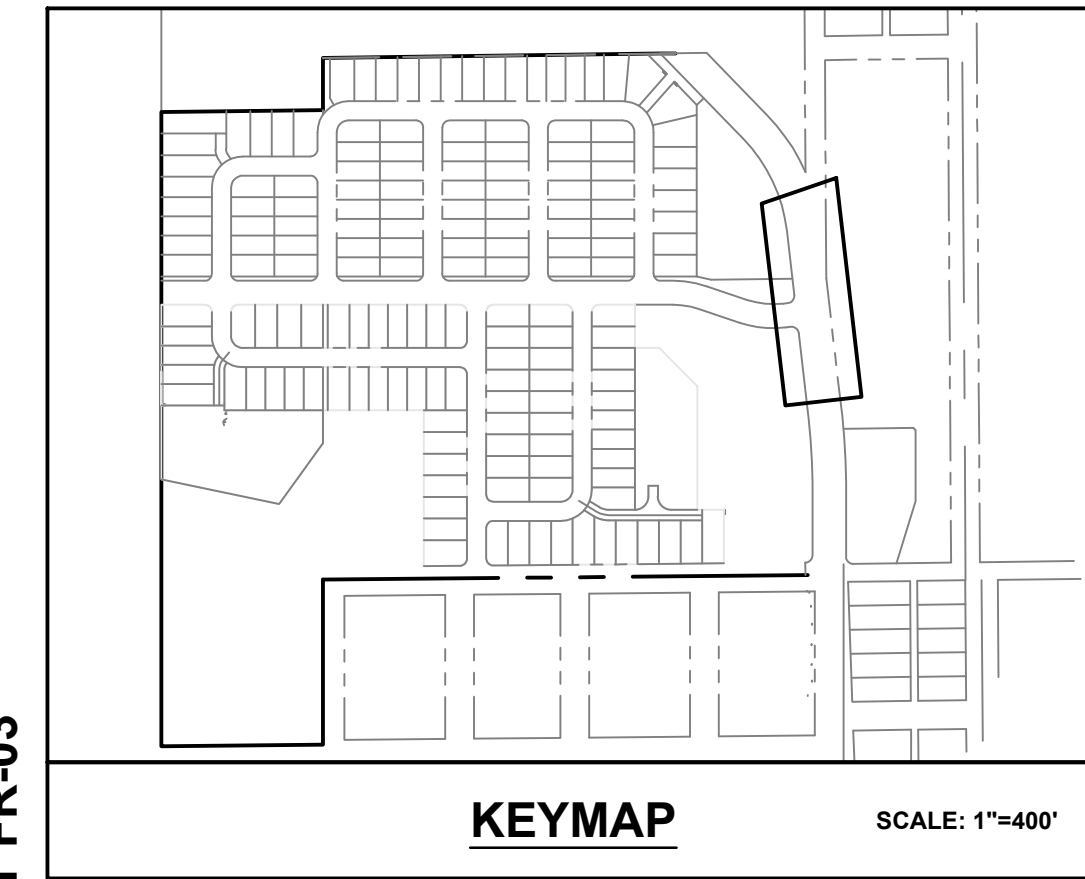
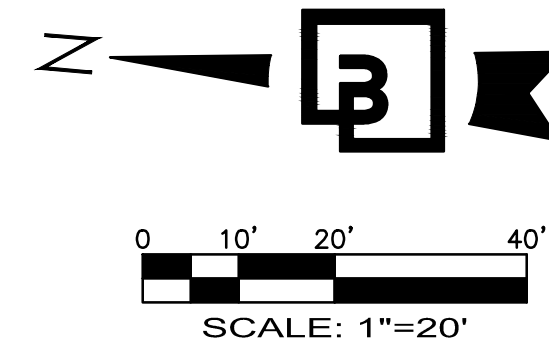
UTILITY POTHOLING NOTE:

THE CIRCLED LOCATIONS ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EXISTING UTILITIES. POTHOLING SHALL BE PERFORMED PRIOR TO INSTALLING ANY PROPOSED UTILITIES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

FRONTAGE PLAN AND PROFILE

FOR
MADRONA RIDGE PUD

A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 30 N., RANGE 1 W.,
W.M. CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON



- NOTES**
- SEE SHEET CR-11 FOR INTERSECTION DETAILS
 - STREET LIGHTS TO BE DIMMABLE 40 WATT LED WITH FULL CUTOFF LENS, EVLUMA MODEL AX-40-27-3-C-P OR EQUAL APPROVED BY CITY.

APPROVED
 BY: *[Signature]*
 CITY OF PORT TOWNSEND
 PUBLIC WORKS DEPARTMENT
 DATE: 10/22/2024

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NOTE: SEE RD-2 FOR BCE LEGEND

- STORM NOTES:**
- ALL CATCH BASIN LOCATIONS ARE TO CENTER OF GRATE (NOT CENTER OF STRUCTURE).
 - ALL PIPE "SD" MATERIAL, JOINTS, AND PROTECTIVE TREATMENTS SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE WSDOT/APWA STANDARD SPECIFICATIONS AND AASHTO AND ASTM TREATMENT STANDARDS. WSDOT STANDARD SPECIFICATION 9-05.
 - CATCH BASIN LIDS SHALL BE VANED GRATES UNLESS OTHERWISE NOTED.
 - ALL COVERS AND GRATES SHALL BE LOCKING.
 - ALL SLOPE CALLOUTS SHOWN ON THIS PLAN SET ARE IN PERCENT (%).
 - ALL CLEANOUTS LOCATED BENEATH PARKING SURFACES SHALL HAVE H-20 TRAFFIC RATED LIDS.

**CALL BEFORE YOU DIG:
1-800-424-5555**

UTILITY CONFLICT NOTE:

CAUTION:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

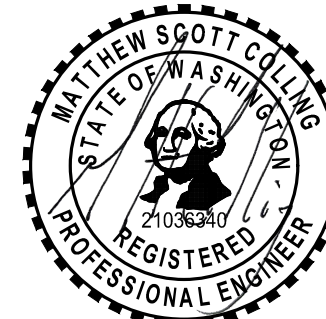
APPROVED:

CITY OF PORT TOWNSEND _____ DATE _____

Revision	No.	Date	By	Chk.	Appr.	MSC	MSC	MSC	REVISED POND	4 PER CITY COMMENTS
1	10/1/24									

Title: **FRONTAGE PLAN AND PROFILE**
 FOR **MADRONA RIDGE PUD**

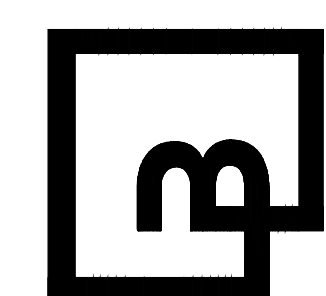
For: **LENNAR**
 33455 6th Ave S, Unit 1-B, Federal Way, WA 98003
 (253) 590-2200 lennar.seattle@lennar.com
 Everything's included by LENNAR
 Leading homebuilder of new homes



Scale:
 Horizontal 1" = 20'
 Vertical 1" = 5'

Designed	Drawn	Checked	Approved	Date
				10/18/24

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 **barghausen.com**

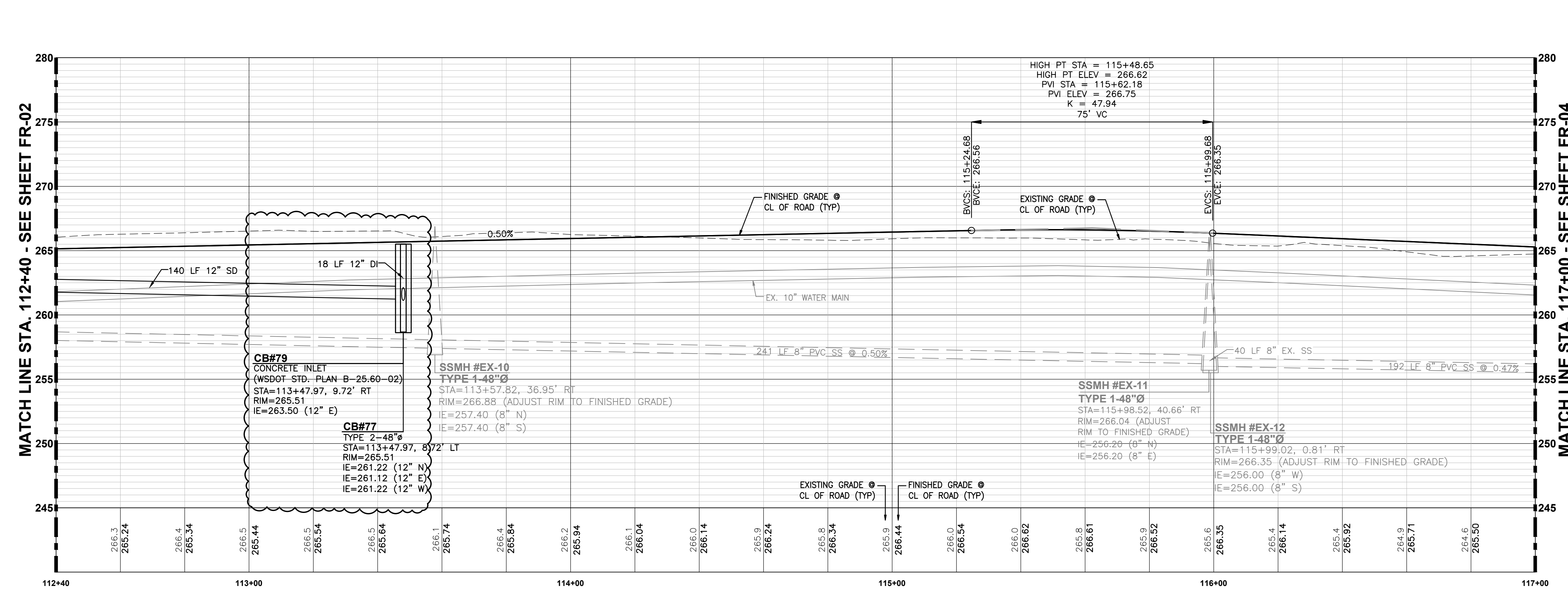
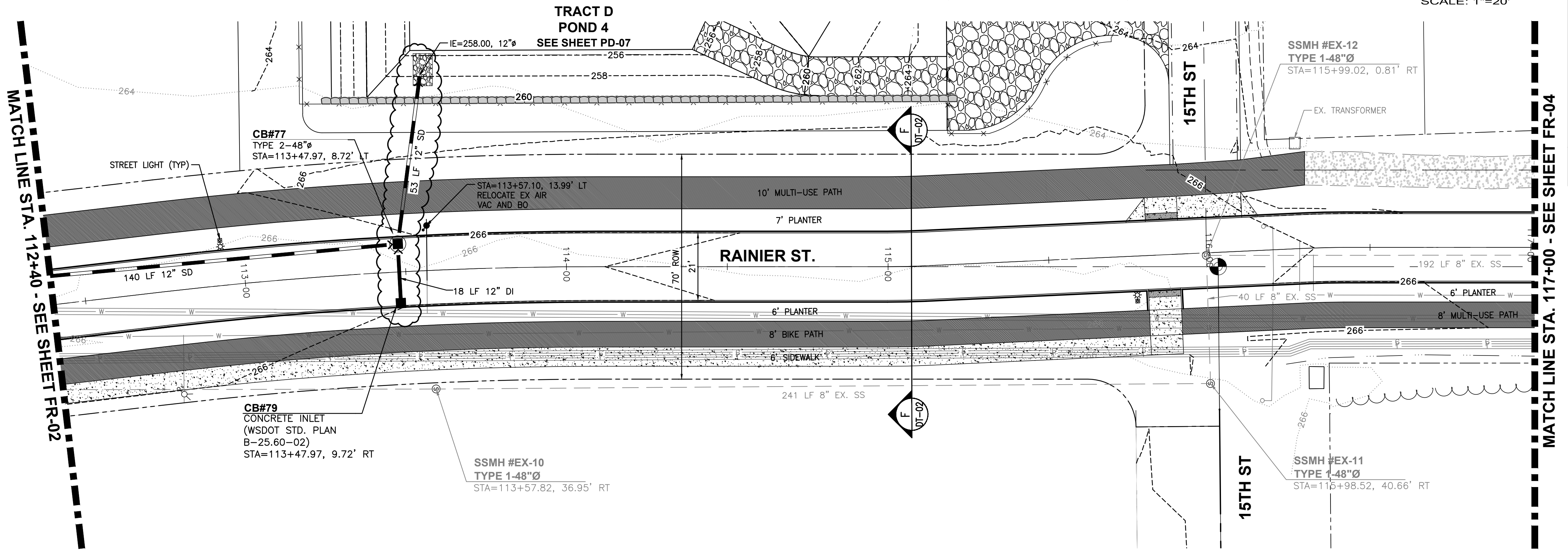
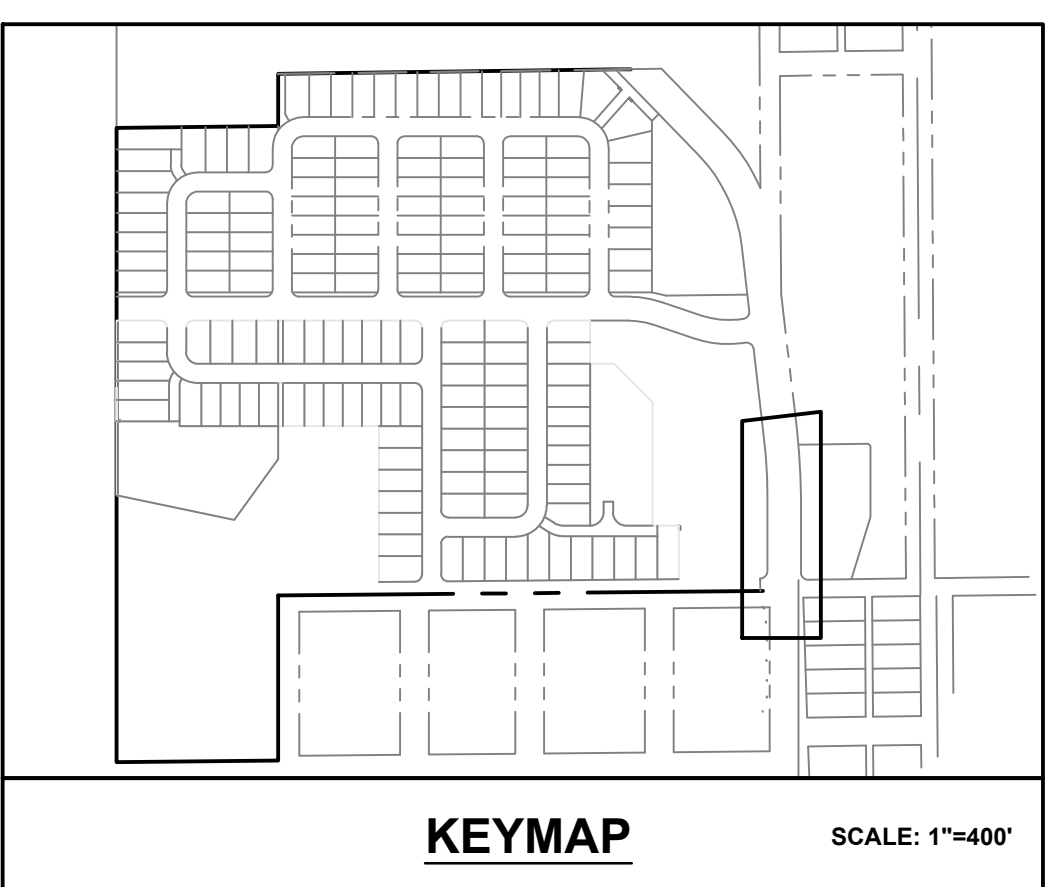
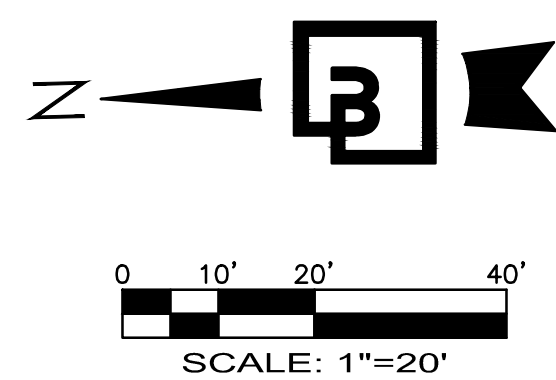


Job Number: **23202**
 Sheet: **FR-02** of **74**

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FRONTAGE PLAN AND PROFILE

FOR
MADRONA RIDGE PUD
A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 30 N., RANGE 1 W.,
W.M. CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON



- NOTES**
- SEE SHEET CR-11 FOR INTERSECTION DETAILS
 - STREET LIGHTS TO BE DIMMABLE 40 WATT LED WITH FULL CUTOFF LENS, EVLUMA MODEL AX-40-27-3-C-P OR EQUAL APPROVED BY CITY.

APPROVED

By: *[Signature]*
CITY OF PORT TOWNSEND
PUBLIC WORKS DEPARTMENT
DATE: 10/22/2024

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NOTE: SEE RD-2 FOR BCE LEGEND

STORM NOTES:

- ALL CATCH BASIN LOCATIONS ARE TO CENTER OF GRATE (NOT CENTER OF STRUCTURE).
- ALL PIPE "SD" MATERIAL, JOINTS, AND PROTECTIVE TREATMENTS SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE WSDOT/APWA STANDARD SPECIFICATIONS AND AASHTO AND ASTM TREATMENT STANDARDS. WSDOT STANDARD SPECIFICATION 9-05.
- CATCH BASIN LIDS SHALL BE VANED GRATES UNLESS OTHERWISE NOTED.
- ALL COVERS AND GRATES SHALL BE LOCKING.
- ALL SLOPE CALLOUTS SHOWN ON THIS PLAN SET ARE IN PERCENT (%).
- ALL CLEANOUTS LOCATED BENEATH PARKING SURFACES SHALL HAVE H-20 TRAFFIC RATED LIDS.

CALL BEFORE YOU DIG:
1-800-424-5555

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

No.	Date	By	TDM	MSC	MSC	Appr.	Comments
1	10/17/24						REVISED POND 4 PER CITY COMMENTS

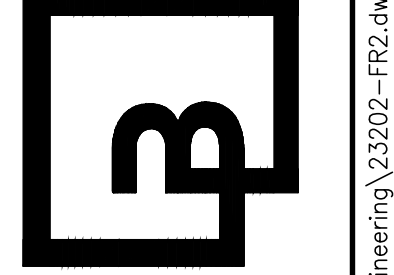
Title: **FRONTAGE PLAN AND PROFILE**
FOR
MADRONA RIDGE PUD

For: **LENNAR**
33455 6th Ave S, Unit 1-B, Federal Way, WA 98003
(253) 590-2200 LennarSeattle@Lennar.com
Everything's included by LENNAR
Leading homebuilder of new homes



Scale:	Horizontal 1" = 20'	Vertical 1" = 5'
Designed	TDM	MSC
Drawn	TDM	MSC
Checked	MSC	MSC
Approved	MSC	MSC
Date	10/17/24	

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



Job Number: **23202**
Sheet: **FR-03** of **74**

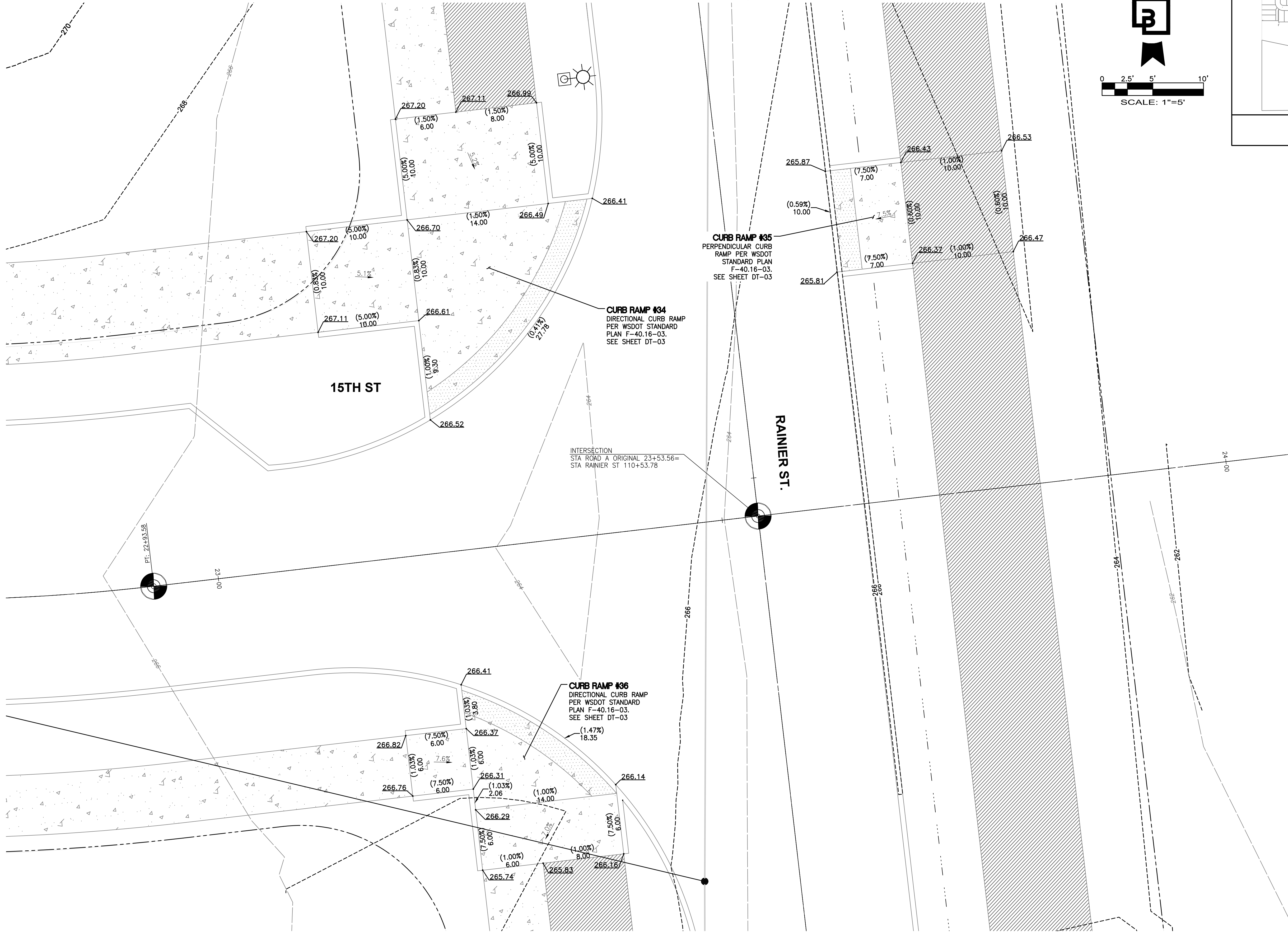
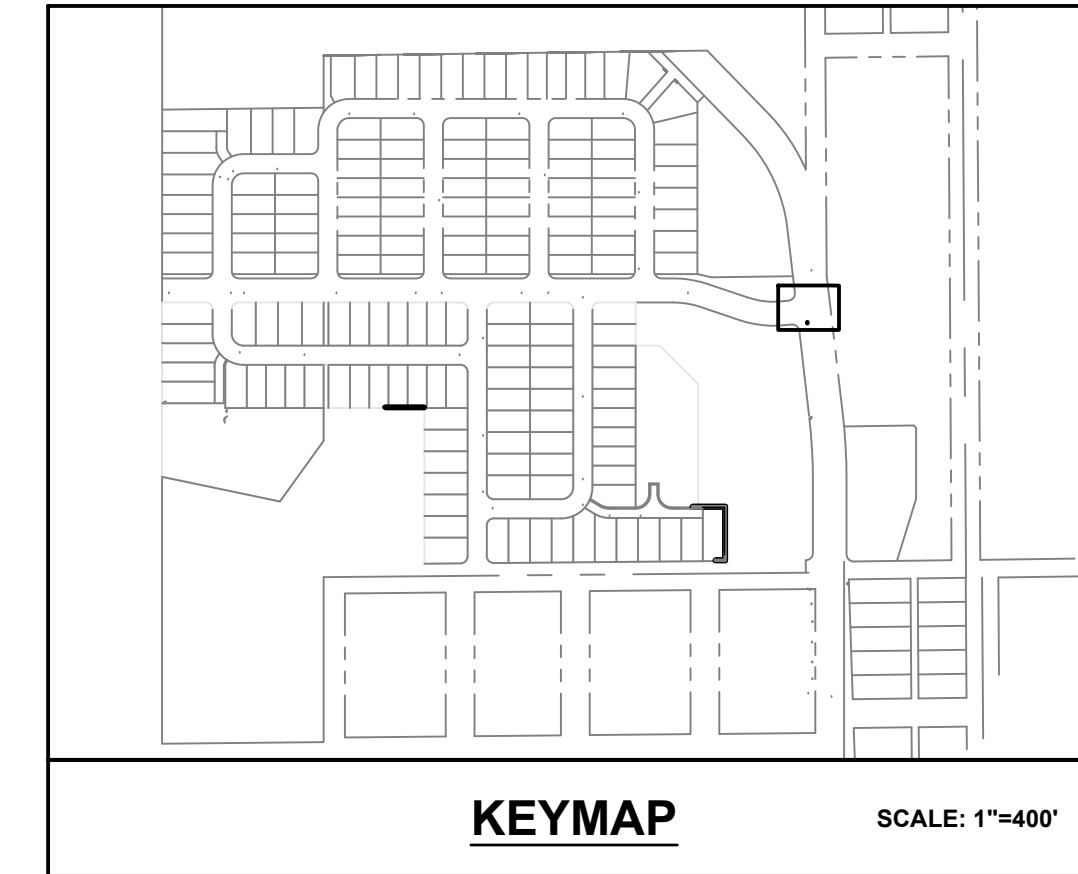
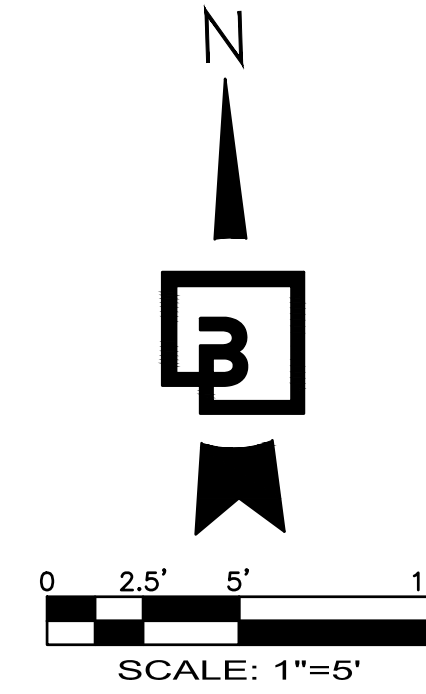
APPROVED:
CITY OF PORT TOWNSEND _____ DATE _____

DISCLAIMER NOTE: THE MADRONA RIDGE PUD CIVIL ENGINEERING PLANS WERE INITIALLY PREPARED BY ESM CONSULTING ENGINEERS AND APPROVED BY THE CITY OF PORT TOWNSEND ON 6/13/24 UNDER PERMIT #SDP24-043. BARGHAUSEN CONSULTING ENGINEERS ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ORIGINAL DESIGN PLANS. THE DESIGN PLAN CHANGES COMPLETED BY BARGHAUSEN CONSULTING ENGINEERS ARE LIMITED TO THE INFORMATION SHOWN ON THIS SHEET.

CURB RAMP DETAILS

FOR
MADRONA RIDGE PUD

A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 30 N., RANGE 1 W.,
W.M. CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON



APPROVED

By: *Jeffrey Scott Colling*
CITY OF PORT TOWNSEND
PUBLIC WORKS DEPARTMENT
DATE: 10/22/2024

NOTE: THIS APPROVAL IS VALID FOR 1 YEAR FROM THE DATE OF APPROVAL. THIS APPROVAL IS ONLY FOR REVIEW FOR CONFORMANCE WITH CITY STANDARDS AND APPLICABLE PERMIT APPROVAL CONDITIONS. THE CITY IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY NECESSITATE CHANGES AS APPROVED AND/OR DETERMINED BY THE CITY OF PORT TOWNSEND.

Revision	No.	Date	By	Check	Appr.	TDM	MSC	MSC	REVISED POND	4 PER CITY COMMENTS
	1	10/1/24								

Title: CURB RAMP DETAILS
FOR MADRONA RIDGE PUD

For: **LENNAR**
33455 6th Ave S, Unit 1-B, Federal Way, WA 98003
(253) 590-2200 LennarSeattle@Lennar.com
Leading homebuilder of new homes



Scale: Horizontal 1" = 5', Vertical -

Designed	TDM	Drawn	TDM	Checked	MSC	Approved	MSC	Date
								10/15/24

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18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

NOTE: SEE RD-2 FOR BGE LEGEND

**CALL BEFORE YOU DIG:
1-800-424-5555**

APPROVED: _____
CITY OF PORT TOWNSEND DATE _____

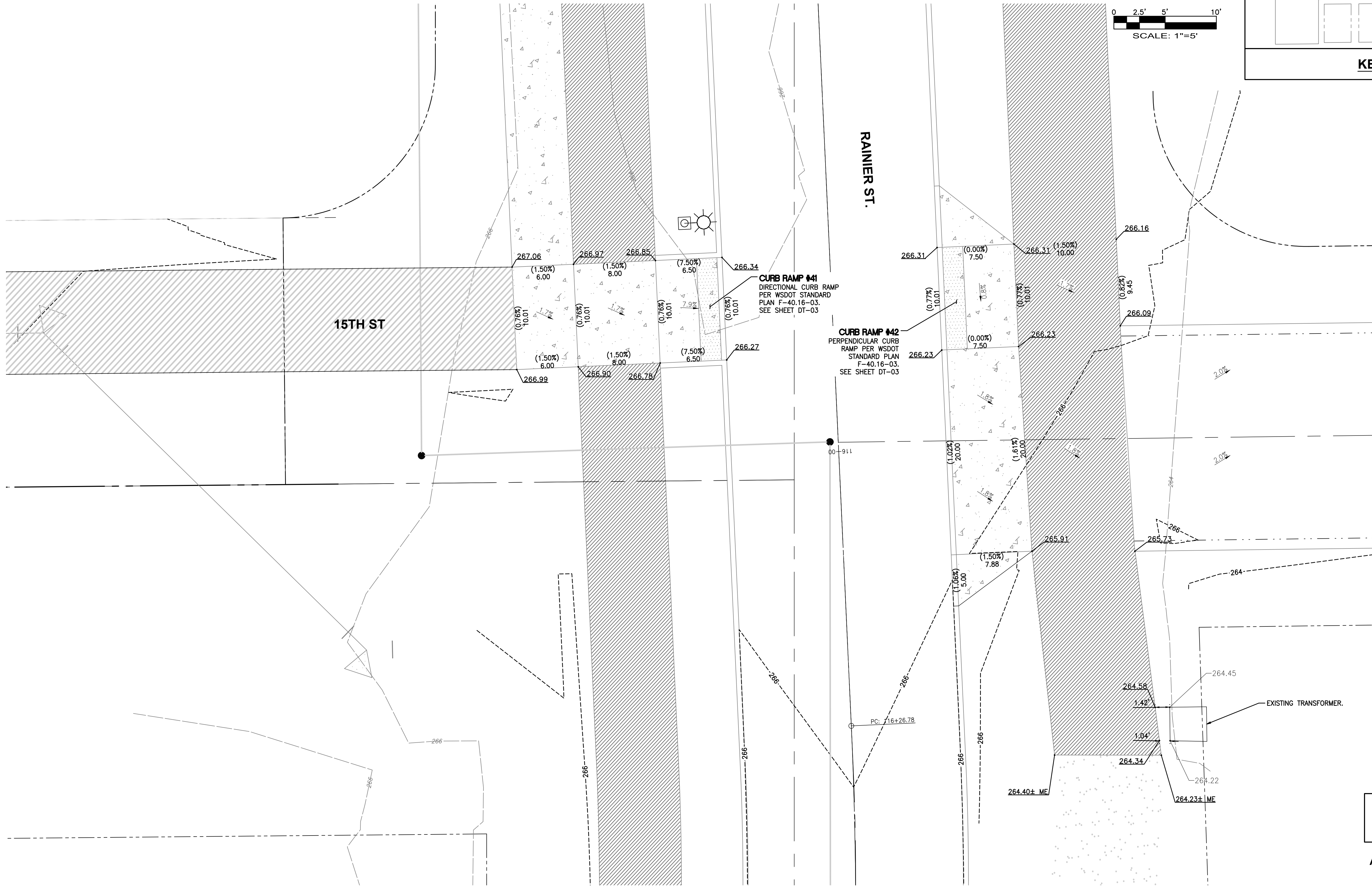
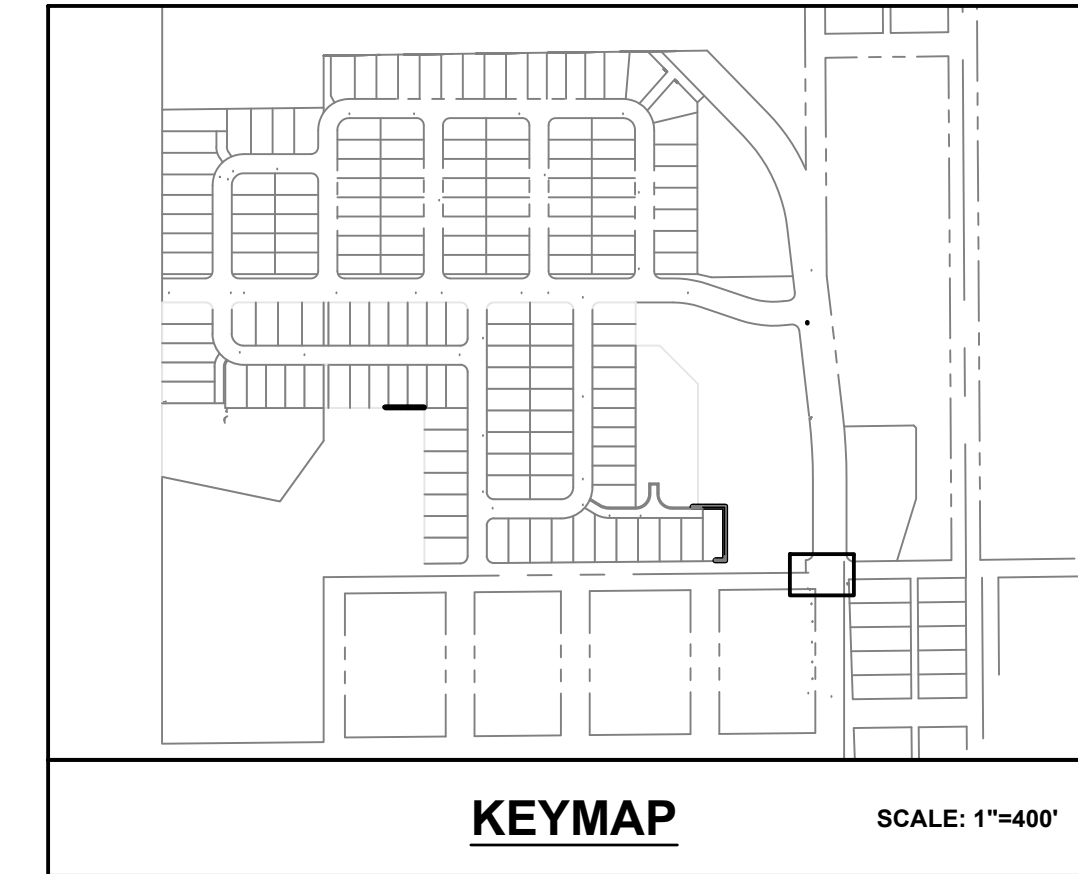
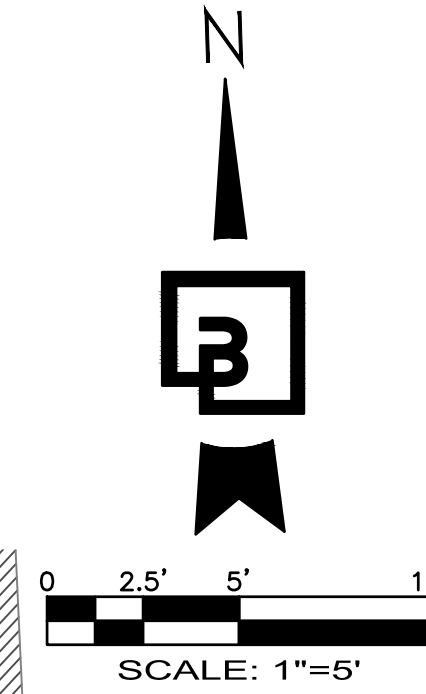
Job Number: 23202
Sheet: CR-05 of 74

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CURB RAMP DETAILS

FOR
MADRONA RIDGE PUD

A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 30 N., RANGE 1 W.,
W.M. CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON



APPROVED

By: *Jeffrey Kostochka, PE*

CITY OF PORT TOWNSEND
PUBLIC WORKS DEPARTMENT

DATE: 10/22/2024

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NOTE: SEE RD-2 FOR BCE LEGEND

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APPROVED:

CITY OF PORT TOWNSEND DATE

No.	Date	By	Chk.	Appr.	TDM	MSC	MSC	REVISED POND 4 PER CITY COMMENTS
1	10/1/24							

Title: **CURB RAMP DETAILS**
FOR **MADRONA RIDGE PUD**

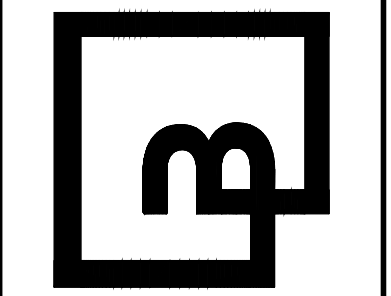
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Job Number: **23202**
Sheet: **CR-12 of 74**