



City of Port Townsend
Development Services Department

250 Madison St Ste 3
Port Townsend, WA 98368
360-385-3000

www.cityofpt.us

GRD24-004

Grading

SITE ADDRESS: 1601 RAINIER ST PORT TOWNSEND
PARCEL: 001091002
PROJECT NAME: MADRONA 1 AND 2 GRADING

ISSUED: 06/14/2024
EXPIRES: 06/14/2025

APPLICANT: Prestridge, Shaun
33455 6th Ave. S., Unit 1-B
Seattle, WA 98144
2532595750

OWNER: MONTEBANC MANAGEMENT LLC
6230 HOLLYWOOD BLVD
SARASOTA, FL 34231-3006

UNKNOWN: TBD
x
PORT TOWNSEND, WA 98368

License: 000000000
Expires: 01/01/2028

FEES:	Paid	Due
Grading Permit Fee	\$297.00	\$0.00
2% Technology Fee	\$7.92	\$0.00
STAFF TIME FOR ANY WORK	\$99.00	\$0.00
Record Retention Fee for Grading Permit	\$10.00	\$0.00
Totals :	\$413.92	\$0.00

CONDITIONS

1. All sales tax paid to the State Dept. of Revenue on labor and materials used for construction within the Port Townsend city limits are to be reported under Location Code #1601. If you have any questions please contact the State Dept. of Revenue: <https://dor.wa.gov/>
2. All trees shown as being retained must be protected via fencing (e.g., snow fencing attached to t-posts). The protective fencing needs to extend from the base of each retained tree out to 3 ft. beyond the drip line. The tree protection measures must be installed & inspected by city staff prior to commencing with tree removal activities.
3. Place a large, project information sign near Rainier and Discovery. The sign shall:
 - be of materials that last the length of the project
 - be maintained as needed
 - include the applicant's project manager name and contact information
4. Prior to final plat, approved landscaping plan must be installed or bonded
5. No combustibles are allowed on site until water infrastructure is operational and adequate access to building lots to the satisfaction of East Jefferson Fire and Rescue (EJFR) is provided.
6. Temporary stormwater shall be installed and maintained per the approved stormwater plans
7. The stormwater pond located east of Rainier and north of 15th shall be maintained by the applicant during construction and until temporary construction erosion controls are no longer necessary, as determined by the city engineer, or city inspector. The city will maintain the above referenced pond thereafter.
8. All other stormwater facilities associated with this project shall be maintained, in perpetuity, by the applicant.
9. Before the clearing or grading work occurs, a revised Clearing and Grading Plan shall be submitted in the online portal, along with a revised Landscaping plan addressing city comments, and shall reflect the Hearing Examiner decision and staff comments as provided in the attached matrix, see notes page of permit.
10. After phase 2 grading, restore vegetation on phase 2 areas unless phase 2 SDP is issued for continued work. Vegetation shall be restored in phase 2 area where no additional ground-disturbing work is planned within one year after removal of temporary erosion control measured as directed by the city engineer or city inspector.
11. Clearing limits shall be marked in the field and approved by the city prior to any clearing work.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of Laws and Ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state/local law regulating construction or the performance of construction.

Shaun Prestridge

06/17/24

Contractor or Authorized Agent: _____ **Date:** _____






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Final Audit Report

2024-06-17

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By:	Amber Warren (awarren@cityofpt.us)
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