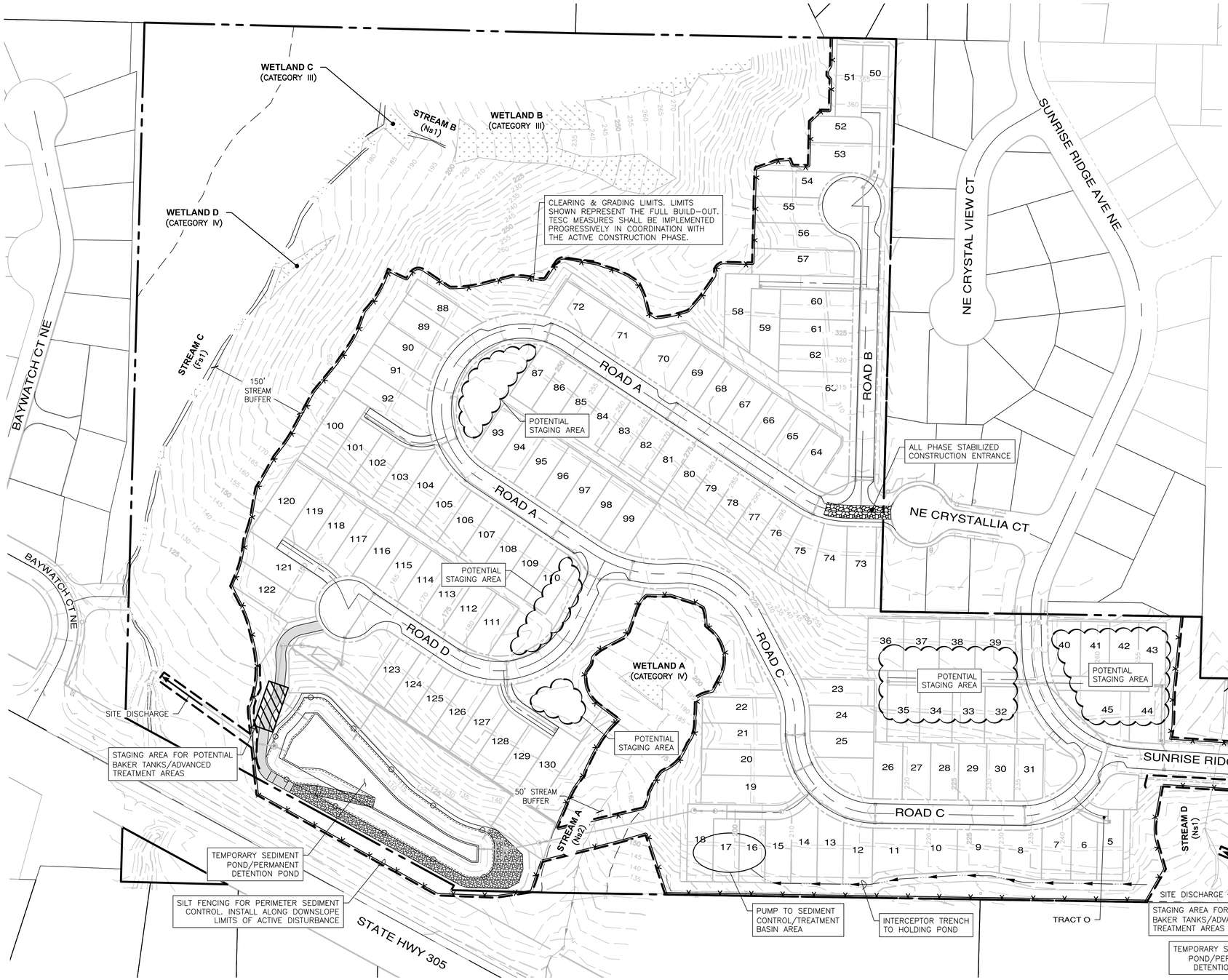
EXHIBIT 2.c Preliminary TESC Plan (9/16/26)

A PORTION OF THE SE 1/4 OF SECTION 23, TWP. 26 N., RGE. 1 E.,WM

SCALE: 1" = 80'

80 40 0 80 160

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PRELIMINARY TESC & CONSTRUCTION NARRATIVE

1. PHASED TESC IMPLEMENTATION STRATEGY THIS PROJECT WILL BE CONSTRUCTED IN THREE (3) DISTINCT PHASES. THE TESC DESIGN PROVIDED AT THE CONSTRUCTION STAGE WILL REFLECT THIS PHASING, ENSURING THAT EROSION CONTROLS ARE ACTIVE ONLY WHERE DISTURBANCE IS OCCURRING.

AS CONSTRUCTION PROGRESSES FROM PHASE 1 THROUGH PHASE 3, TESC MEASURES (SUCH AS SILT FENCING AND INTERCEPTOR SWALES) WILL BE RELOCATED TO MATCH THE ACTIVE LIMITS OF GRADING.

COMPLETED PHASES SHALL BE PERMANENTLY STABILIZED (PAVED OR HYDROSEEDED) PRIOR TO OR CONCURRENT WITH THE MASS GRADING OF SUBSEQUENT PHASES TO MINIMIZE THE TOTAL OPEN SOIL AREA.

2. SOIL AMENDMENT (CEMENT TREATMENT) THE ON-SITE SOILS ARE MAPPED LARGELY AS GLACIOLACUSTRINE SILT (ML), WHICH IS HIGHLY MOISTURE-SENSITIVE AND DIFFICULT TO COMPACT WHEN WET. TO FACILITATE GRADING DURING THE WET SEASON AND ENSURE STRUCTURAL STABILITY:

THE CONTRACTOR MAY UTILIZE SOIL AMENDMENT (SUCH AS A PORTLAND CEMENT OR KILN DUST MIXTURE) TO DRY AND STABILIZE SATURATED SOILS.

THE AMENDMENT SHALL BE TILLED INTO THE SOIL TO REDUCE MOISTURE CONTENT AND BRIDGE OVER SOFT SUBGRADES. THE SPECIFIC MIX RATIO (TYPICALLY 3-5% BY DRY WEIGHT) SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION BASED ON FIELD MOISTURE CONDITIONS.

3. PERCHED GROUNDWATER WAS ENCOUNTERED AT DEPTHS OF 2.0 TO 3.0 FEET BELOW GRADE. GRADING OPERATIONS THAT CUT INTO THESE ZONES WILL LIKELY VERIFY SEEPAGE.

TEMPORARY INTERCEPTOR TRENCHES OR "FRENCH DRAINS" SHALL BE INSTALLED IMMEDIATELY UPSLOPE OF CUT FACES AND ALONG THE LOWER PERIMETER OF DISTURBANCE TO INTERCEPT SEEPAGE AND SURFACE RUNOFF BEFORE IT FLOWS OVER EXPOSED SOIL OR OFF-SITE.

COLLECTED WATER SHALL BE CONVEYED TO THE SEDIMENT CONTROL SYSTEM. FOR AREAS BELOW THE SEDIMENT POND ELEVATION, WATER SHALL BE PUMPED TO A SEDIMENT BASIN OR BAKER TANK FOR TREATMENT PRIOR TO DISCHARGE.

4. PRIOR TO CLEARING IN ANY PHASE, THE BOUNDARIES OF ON-SITE CRITICAL AREAS (WETLANDS A-D) SHALL BE CLEARLY MARKED WITH HIGH-VISIBILITY FENCING.

5. WATER QUALITY & TURBIDITY CONTINGENCY A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) SHALL CONDUCT REGULAR SITE INSPECTIONS AND SAMPLING.

CONTINGENCY: GIVEN THE SENSITIVE RECEIVING WATERS AND STEEP TOPOGRAPHY, THE CONTRACTOR SHALL MAINTAIN THE ABILITY TO MOBILIZE ADVANCED TREATMENT SYSTEMS (E.G., BAKER TANKS OR CHITOSAN ENHANCED SAND FILTRATION) IF STANDARD GRAVITY SETTLING IS INSUFFICIENT TO MEET TURBIDITY STANDARDS.

6. STABILIZED CONSTRUCTION ENTRANCES SHALL BE ESTABLISHED AT THE ACTIVE ACCESS POINTS FOR EACH SPECIFIC PHASE.

ENTRANCES SHALL BE STABILIZED WITH IMPORTED ROCK (QUARRY SPALLS PER BMP C105) TO PREVENT SEDIMENT TRANSPORT. AMENDED SOIL MAY BE UTILIZED FOR INTERNAL HAUL ROUTES BUT SHALL NOT BE USED AT THE CONNECTION TO THE PAVED RIGHT-OF-WAY.

AS ACCESS POINTS CHANGE BETWEEN PHASE 1, 2, AND 3, OLD ENTRANCES SHALL BE REMOVED AND RESTORED, AND NEW STABILIZED ENTRANCES INSTALLED TO PREVENT TRACK-OUT ONTO PUBLIC RIGHTS-OF-WAY (SUNRISE RIDGE AVE NE, BAYWATCH CT, NE CRYSTALLIA CT, AND STATE HWY 305).

IF THE ROCK ENTRANCE IS INEFFECTIVE AT PREVENTING TRACK-OUT, A TIRE WASH FACILITY SHALL BE INSTALLED AND MAINTAINED.

PUBLIC ROADWAYS SHALL BE INSPECTED DAILY. IF SEDIMENT IS PRESENT, IT SHALL BE REMOVED IMMEDIATELY USING A HIGH-EFFICIENCY VACUUM SWEEPER. FLUSHING SEDIMENT INTO THE STORM DRAIN SYSTEM IS STRICTLY PROHIBITED.

REVISIONS

NO.	DESCRIPTION/DATE	BY

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MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY PRD

PRELIMINARY TESC PLAN

CITY OF POULSBO WASHINGTON

JOB NO.:	2090-004-022
DWG. NAME:	PP-11
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	09/16/2026
DATE OF PRINT:	

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11 OF 35 SHEETS

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