

SAN JUAN DISCOVERY

PORT TOWNSEND, WA (JEFFERSON COUNTY)

PROJECT DESCRIPTION:

A PLANNED MIXED-USE DEVELOPMENT FEATURING SINGLE-FAMILY HOMES, COTTAGES, MIXED-USE AND COMMERCIAL BUILDINGS AND A MULTI-GENERATIONAL CARE CENTER, USING LOW IMPACT DEVELOPMENT AND OTHER SUSTAINABLE BUILDING METHODS AND TECHNIQUES.

SITE ADDRESS:

363 DISCOVERY ROAD
PORT TOWNSEND, WA 98368

OWNER:

PORT TOWNSEND PRESERVATION ALLIANCE LLC.
3229 HIGHWAY 20
PORT TOWNSEND, WA 98368
PHONE: 360-774-0062

PROJECT MANAGER:

WALLYWORKS/MALCOLM DORN
PHONE: 360-385-2771

EXISTING ZONING:

1.0 ACRE C-1/MU, 5.7 ACRES R-III, 6.1 ACRES R-11

PROPOSED ZONING:

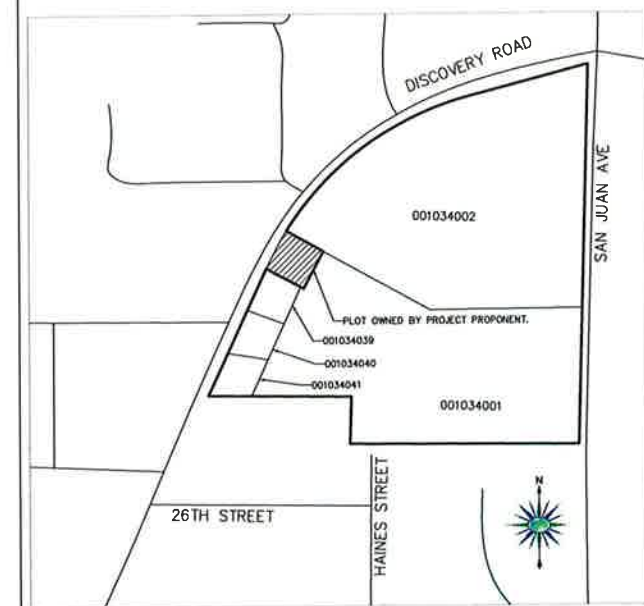
PLANNED UNIT DEVELOPMENT

LEGAL DESCRIPTION:

001034001: S3 T30 R1W TAX 1 (LS R.SHORT S/P) LS R/W #96270
001034002: S3 T30 R1W TAX 1 (LS S PIN) LS R/W #96270
001034039: RUTH SHORT SHORT PLAT LOT 2
001034040: RUTH SHORT SHORT PLAT LOT 3
001034041: RUTH SHORT SHORT PLAT LOT 4

TAX PARCEL #:

001034001, 001034002, 001034039, 001034040, 001034041



VICINITY MAP

ARCHITECT TEAM:

TERRAPIN ARCHITECTURE
RICHARD BERG, ARCHITECT
727 TAYLOR STREET
PORT TOWNSEND, WA 98368
PHONE: 360-379-8090

STUDIO STL

SIMON LITTLE, AIA
1044 LAWRENCE STREET
PORT TOWNSEND, WA 98368
PHONE: 360-640-8814

ENGINEER:

2020 ENGINEERING
MARK BUEHRER, PE
NICK PALEWCZ, PE
1010 C STREET
BELLINGHAM, WA 98225
PHONE: 360-671-2020

DEVELOPMENT SUMMARY

11 SINGLE-FAMILY RESIDENCE W/ ADU:
LOT AREA: VARIES: 4,000 - 5,000 SF
HOUSE FOOTPRINT: 1,100 SF
ADU FOOTPRINT: 500 SF
28 OFF-STREET PARKING SPACES
(14 IN GARAGES, 14 IN DRIVEWAYS)
LOT COVERAGE: 40% +/-

8 ZERO-LOT-LINE DUPLEXES: 16 UNITS W/ 16 ADUs
LOT AREA: 2,500 SF
UNIT FOOTPRINT (1/2 OF DUPLEX) = 800 SF
ADU FOOTPRINT: 350 SF
16 OFF-STREET PARKING SPACES (8 GARAGE, 8 DRIVEWAY)
LOT COVERAGE: 50%

10 COTTAGES ON SMALL LOTS:
TYP LOT AREA: 2,000 SF
COTTAGE FOOTPRINT: 600 SF
10 OFF-STREET PARKING SPACES, ON-SITE PARKING LOT
LOT COVERAGE: 30%

CO-HOUSING LOT: 16 UNITS:
LOT AREA: 33,235 SF
BUILDING FOOTPRINT: 10,900 SF
10 OFF-STREET PARKING SPACES, 6 SPACES IN FARM LOT
LOT COVERAGE: 33%

COMMON HOUSE LOT:
LOT AREA: 4,832 SF
HOUSE FOOTPRINT: 1,600 SF
LOT COVERAGE: 33%
FOR USE BY RESIDENTS WITHIN WALKING DISTANCE;
6 STREET GUEST SPACES

PARKING IN RESIDENTIAL AREA:
REQUIRED:
SFR + DUPLEX: 27 X 2 SPACES/UNIT = 54 SPACES
COTTAGES + COHOUSING: 26 X 1 SPACE/UNIT = 26 SPACES
ADUs: 27 X 1 SPACE/UNIT = 27 SPACES
54 + 26 + 27 = 107 SPACES
PROVIDED:
OFF-STREET PARKING: 28 + 16 + 10 + 16 = 70 SPACES
STREET PARKING: 43 SPACES (6 GUEST SPACES)
TOTAL PARKING SPACES = 113 SPACES

BUILDING 1:
LOT AREA: 14,443 SF
BUILDING FOOTPRINT: 4,200 SF
COVERED PORCHES: 1,040 SF
LOT COVERAGE: 36.2%
FLOOR AREA RATIO: 73%
1ST FLOOR: 4,200 SF RETAIL/CAFE
2ND + 3RD FLOOR: 6,300 SF HOUSING (8 UNITS)
PARKING REQUIRED:
RETAIL: 4200 SF @ 1/400 = 10 OFF-STREET SPACES
RESIDENTIAL: 8 UNITS X 1 SPACE/UNIT = 8 OFF-STREET SPACES
PARKING PROVIDED UNDER PHASE 2A = 9 STREET SPACES
OFF-STREET PARKING REDUCTION = (9 X 2) = 18 SPACES
OFF-STREET PARKING PROVIDED = 0 SPACES
OFF-STREET PARKING REQUIRED = 0 SPACES

BUILDING 2:
LOT AREA: 10,121 SF
BUILDING FOOTPRINT: 3,840 SF
COVERED PORCHES: 1,088 SF
LOT COVERAGE: 49%
FLOOR AREA RATIO: 95%
1ST FLOOR: 3,840 SF RETAIL/PUB
2ND + 3RD FLOOR: 5,760 SF HOUSING (6 UNITS)
PARKING REQUIRED:
RETAIL: 3840 SF @ 1/400 = 10 OFF-STREET SPACES
RESIDENTIAL: 6 UNITS X 1 SPACE/UNIT = 6 OFF-STREET SPACES
PARKING PROVIDED UNDER PHASE 2A = 8 STREET SPACES
OFF-STREET PARKING REDUCTION = (8 X 2) = 16 SPACES
OFF-STREET PARKING PROVIDED = 0 SPACES
OFF-STREET PARKING REQUIRED = 0 SPACES

BUILDING 3:
LOT AREA: 11,038 SF
BUILDING FOOTPRINT: 6,720 SF
COVERED PORCH: 1,120 SF
LOT COVERAGE: 71%
FLOOR AREA RATIO: 182%
1ST FLOOR: 6,720 RETAIL/OFFICE
2ND + 3RD FLOOR: 14,400 SF HOUSING (30 STUDIO APARTMENTS)
PARKING REQUIRED:
RETAIL: 6720 SF @ 1/400 = 16 OFF-STREET SPACES
RESIDENTIAL: 30 UNITS X 1 SPACE/UNIT = 30 OFF-STREET SPACES
PARKING PROVIDED UNDER PHASE 2A = 10 STREET SPACES
PARKING PROVIDED BY FUTURE DEVELOPMENT OF SAN JUAN AVENUE, PHASE 2E = 13 STREET SPACES
OFF-STREET PARKING REDUCTION = (23 X 2) = 46 SPACES
OFF-STREET PARKING PROVIDED = 0 SPACES
OFF-STREET PARKING REQUIRED = 0 SPACES

BUILDING 4:
LOT AREA: 13,713 SF
BUILDING FOOTPRINT: 5,760 SF
COVERED PORCH: 960 SF
LOT COVERAGE: 49%
FLOOR AREA RATIO: 126%
BASEMENT: 23 OFF-STREET PARKING SPACES
1ST FLOOR (SAN JUAN GRADE): 4,320 SF HOUSING (5 UNITS)
+ 1,440 SF MECHANICAL/STORAGE
2ND FLOOR (FARM GRADE): 5,760 SF CULINARY/FARM INSTITUTE
3RD FLOOR: 5,760 SF HOUSING (8 UNITS)
PARKING REQUIRED:
CULINARY INSTITUTE: 5,760 SF @ 1/600 = 10 OFF-STREET SPACES
RESIDENTIAL: 13 UNITS X 1 SPACE/UNIT = 13 OFF STREET SPACES
OFF-STREET PARKING PROVIDED = 23 SPACES

BUILDING 5:
LOT AREA: 11,755 SF
BUILDING FOOTPRINT: 5,760 SF
COVERED PORCH: 960 SF
LOT COVERAGE: 57%
FLOOR AREA RATIO: 147%
1ST FLOOR (SAN JUAN GRADE): 4,320 SF HOUSING (5 UNITS)
2ND FLOOR (FARM GRADE): 5,760 SF COMMUNITY ARTS INSTITUTE
3RD FLOOR: 5,760 SF HOUSING (8 UNITS)
PARKING REQUIRED:
COMMUNITY ARTS: 5,760 SF @ 1/600 = 10 OFF-STREET SPACES
RESIDENTIAL: 13 UNITS X 1 SPACE/UNIT = 13 SPACES
PARKING PROVIDED BY FUTURE DEVELOPMENT OF SAN JUAN AVENUE (PHASE 2F) = 16 STREET SPACES
OFF-STREET PARKING REDUCTION = (16X2) = 32 SPACES
OFF-STREET PARKING PROVIDED = 0 SPACES

BUILDINGS 6 & 7:
LOT AREA: 31,533 SF
BUILDING FOOTPRINT: 15,440 SF
COVERED PORCH: 1,760 SF
LOT COVERAGE: 54.51%
FLOOR AREA RATIO: 102%
BASEMENT (COMMONS GRADE):
47 PARKING SPACES + 4,833 SF RETAIL
1ST FLOOR (ENTRY STREET GRADE):
14,890 SF INTERGENERATIONAL CARE CENTER
2ND & 3RD FLOORS:
22,200 SF ELDER HOUSING (45 UNITS)
PARKING REQUIRED:
RETAIL: 4,833 SF @ 1/400 = 12 SPACES
CARE CENTER: 1/ STAFF = 10 SPACES + DROP-OFF
RESIDENTIAL @ 0.5 SPACES/UNIT = 45/2 = 23 SPACES
OFF-STREET PARKING PROVIDED = 45 SPACES + 1 DROP-OFF
OFF-STREET PARKING PROVIDED: 45 SPACES + 2 GUEST = 47 OFF-STREET, + 4 DROP-OFF

BUILDING 8:
LOT AREA: 10,496 SF
BUILDING FOOTPRINT: 5,000 SF
8 PARKING SPACES
LOT COVERAGE: 48%
(4) LIVE/WORK TOWNHOUSES
FIRST FLOOR STUDIOS: 1,250 SF EACH
SECOND FLOOR LIVING UNITS: 1,000 SF EACH
PARKING REQUIRED:
2 OFF-STREET SPACES/UNIT = 8 SPACES
OFF-STREET PARKING PROVIDED: 0 SPACES
STREET PARKING PROVIDED: 8 SPACES

BUILDING 9:
LOT AREA: 12,798 SF
BUILDING FOOTPRINT: 5,000 SF
LOT COVERAGE: 39%
LIVE/WORK: TOWNHOUSES
FIRST FLOOR STUDIOS: 1,250 SF EACH
SECOND FLOOR LIVING UNITS: 1,000 SF EACH
PARKING REQUIRED:
2 OFF-STREET SPACES/UNIT REQUIRED = 8 SPACES
STREET PARKING PROVIDED IN PHASE 2A = 4 SPACES
OFF-STREET PARKING REDUCTION = (4 X 2) = 8 SPACES
OFF-STREET SPACES PROVIDED: 0 SPACES

BUILDING 10:
LOT AREA: 15,401 SF
BUILDING FOOTPRINT: 5,000 SF
LOT COVERAGE: 32%
LIVE/WORK: TOWNHOUSES
FIRST FLOOR STUDIOS: 1,250 SF EACH
SECOND FLOOR LIVING UNITS: 1,000 SF EACH
PARKING REQUIRED:
2 OFF-STREET SPACES/UNIT REQUIRED = 8 SPACES
STREET PARKING PROVIDED IN PHASE 2A = 4 SPACES
OFF-STREET PARKING REDUCTION = (4 X 2) = 8 SPACES
OFF-STREET SPACES PROVIDED: 0 SPACES

FARM LOT:
LOT AREA: 50,560 SF
FARMHOUSE FOOTPRINT: 1,180 SF
EDUCATIONAL BUILDING FOOTPRINT: 1,350 SF
LOT COVERAGE: 3%
PARKING REQUIRED:
EDUCATIONAL BUILDING: 1350 SF @ 1/400 = 4 SPACES
OFF-STREET PARKING PROVIDED = 5 SPACES
FARMHOUSE: 2 SPACES REQUIRED
OFF-STREET PARKING PROVIDED = 2 SPACES

OPEN SPACE:
PARK: 24,390 SF
MULTI-USE COMMONS: 46,040 SF
PEACE SIGN PLAZA: 11,375 SF
FARM: 43,089 SF
TOTAL = 124,895 SF
= 2.87 ACRES
= 22% OF TOTAL SITE AREA



CONCEPTUAL ARCHITECTURAL FORM



CONCEPTUAL SITE RENDERING

SHEET LIST

- 0.0 - COVER
- 1.0 - P.U.D. BOUNDARIES & SURROUNDING PROPERTIES
- 2.0 - CRITICAL AREAS
- 3.0 - EXISTING CONDITIONS
- 4.0 - MASTER PLAN
- 5.0 - PRELIMINARY P.U.D. PLAT
- 6.0 - PARKS, TRAILS & WALKWAYS ROUTES
- 6.1 - BIKE ROUTES
- 7.0 - ROAD AND WALK SECTIONS
- 7.1 - ROAD AND WALK SECTIONS
- 7.2 - ROAD AND WALK SECTIONS
- 7.3 - ROAD AND WALK DETAILS
- 8.0 - STORMWATER PLAN
- 8.1 - STORMWATER TYPICAL STREET SECTION
- 8.2 - STORMWATER TYPICAL LOT PLAN
- 8.3 - STORMWATER TYPICAL DETAILS
- 9.0 - WATER & SEWER PLAN
- 10.0 - ELECTRICAL & COMMUNICATIONS PLAN
- 11.0 - LANDSCAPING & URBAN FARM PLAN
- 12.0 - ARCHITECTURAL SITE PLAN
- 12.1 - SIGHT STOPPING DISTANCE
- 12.2 - BUILDING PROFILES
- 13.0 - PROJECT PHASING

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MAR 25 2022

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DATE:
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SCALE:
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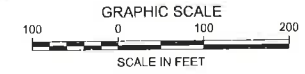
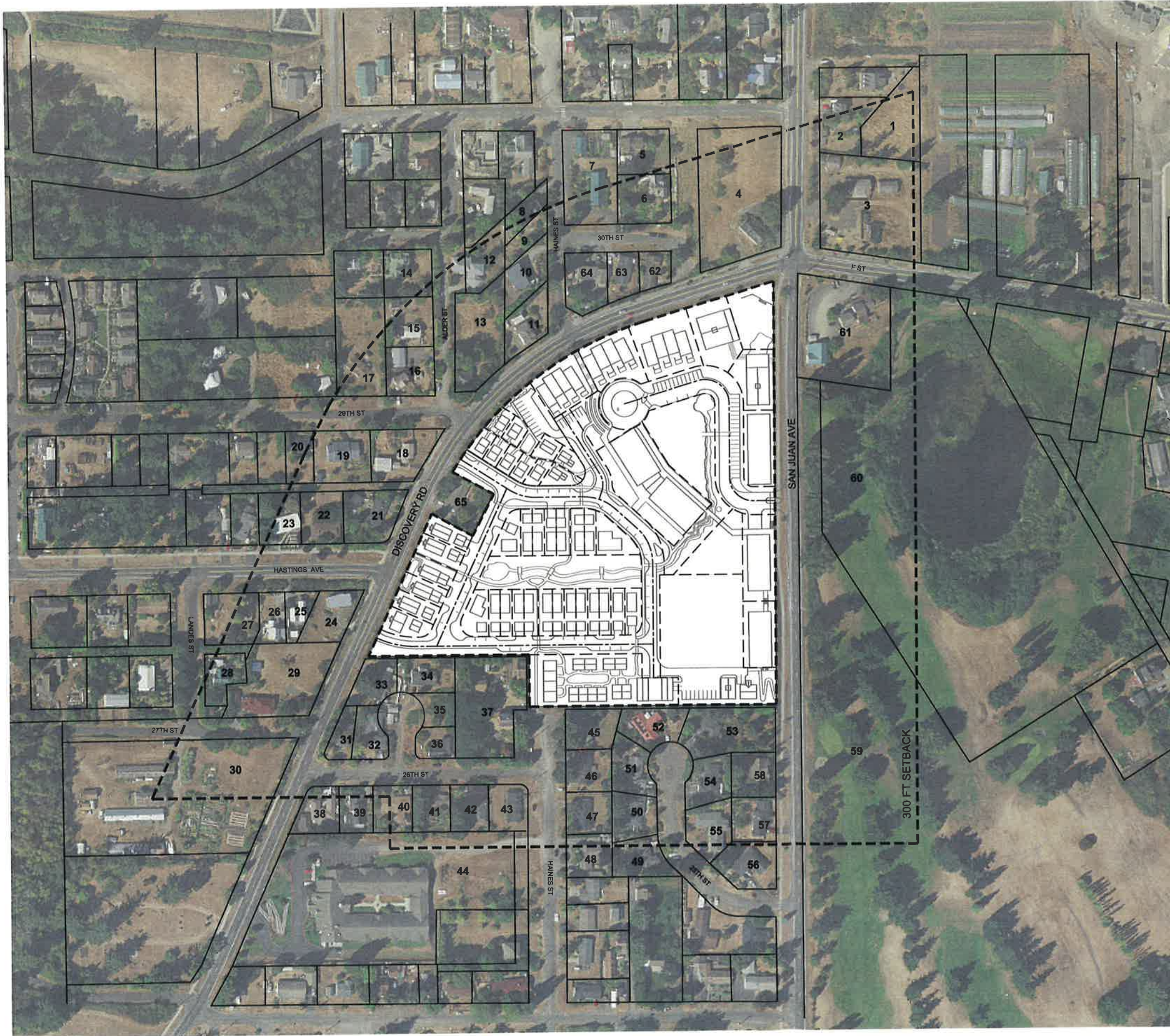
TERRAPIN ARCHITECTURE PC
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PORT TOWNSEND, WA 98368
PHONE: (360) 379-8090



COVER

PLANNED UNIT DEVELOPMENT SUBMITTAL
PT PRESERVATION ALLIANCE
SAN JUAN AND DISCOVERY ROADS
PORT TOWNSEND, WA 98368

SHEET:
0.0



SURROUNDING PROPERTIES

1	001022016
2	001022018
3	001022015
4	001031001
5	968100703
6	968100701
7	968100702
8	001031002
9	001034013
10	001034029
11	001034014
12	001034015
13	001034017
14	001034018
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16	001034030
17	001034022
18	957901801
19	957901802
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24	957900101
25	957900112
26	957900111
27	957900102
28	957900103
29	001034005
30	001034025
31	984300012
32	984300011
33	984300010
34	984300009
35	984300008
36	984300007
37	001034003
38	984300006
39	984300005
40	984300004
41	984300003
42	984300002
43	984300001
44	001034004
45	949200003
46	949200004
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52	949200010
53	949200011
54	949200012
55	949200013
56	949200014
57	949200015
58	949200016
59	001023005
60	001023007
61	001023003
62	968100801
63	968100802
64	968100803
65	001023003

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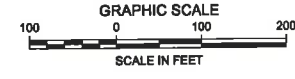
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727 TAYLOR STREET
PORT TOWNSEND, WA 98368
PHONE: (360) 379-8050



P.U.D. BOUNDARIES &
SURROUNDING PROPERTIES

PLANNED UNIT DEVELOPMENT SUBMITTAL
PT PRESERVATION ALLIANCE
SAN JUAN AND DISCOVERY ROADS
PORT TOWNSEND, WA 98368

SHEET:
1.0



- LEGEND**
- LANDSLIDE HAZARD AREA (SLIGHT)
 - SEISMIC HAZARD
 - FEMA FLOOD ZONE
 - WETLANDS
 - DNR FISH HABITAT

NOTES
CRITICAL AREA BOUNDARIES FROM JEFFERSON COUNTY LAND RECORDS GIS

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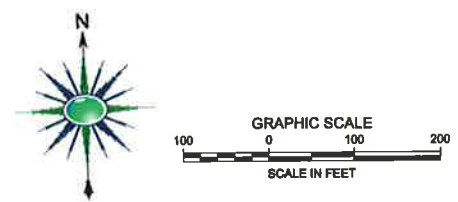
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ARCHITECTURE PC
727 TAYLOR STREET
PORT TOWNSEND, WA 98366
PHONE: (360) 379-8090



CRITICAL AREAS

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PORT TOWNSEND, WA 98368

SHEET:
2.0



- LEGEND: (EXCEPT AS OTHERWISE INDICATED)
- STREET RIGHT-OF-WAY
 - RIGHT OF WAY CENTERLINE
 - PROPERTY LINE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - GUTTER/FLOW LINE
 - EDGE OF DIRT DRIVEWAY
 - TOP BACK OF CURB LINE
 - BUILDING LINE
 - EDGE OF CONCRETE
 - EDGE OF BRUSH/SHRUB
 - PARCEL LINE
 - FENCE LINE
 - EDGE OF ROCKERY
 - INDEX CONTOUR (10 FOOT INTERVAL)
 - CONTOUR (2 FOOT INTERVAL)

- 2" DIAM. BRASS CAP INSIDE STEEL CASE CITY OF PORT TOWNSEND STREET MONUMENT
- 1/2" DIAM. REBAR WITH PLASTIC SURVEY CAP MARKED "VAN ALLER PLS 35986"
- ⊙ DECIDUOUS TREE, (TRUNK DIAMETER AND SPECIES IF KNOWN)
- ⊙ CONIFEROUS TREE, (TRUNK DIAMETER AND SPECIES IF KNOWN)
- BUSH/SHRUB
- SANITARY SEWER MANHOLE
- ⊙ SURVEY MONUMENT (AS NOTED)
- ⊙ STORM MANHOLE
- ⊙ WATER METER
- UTILITY POLE
- ⊙ GUY WIRE ANCHOR
- ⊙ TELEPHONE RISER
- ⊙ WATER VALVE
- ⊙ TELEPHONE MANHOLE
- ⊙ SIGN
- ⊙ STORM CATCH BASIN
- ⊙ POWER METER

NOTES
 SURVEY PERFORMED BY VAN ALLER SURVEYING,
 NOVEMBER 2015.

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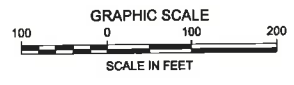
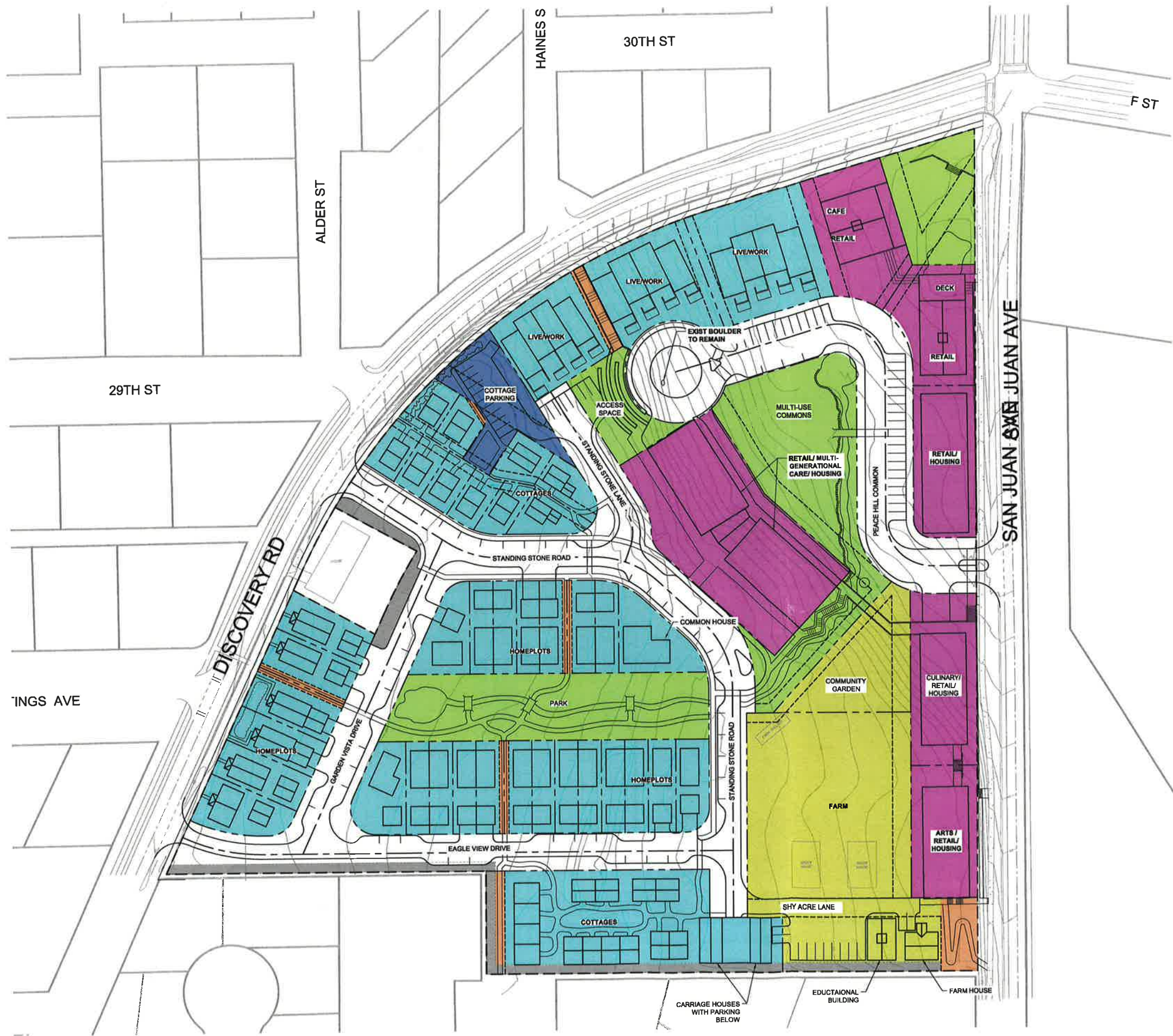
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EXISTING CONDITIONS

PLANNED UNIT DEVELOPMENT SUBMITTAL
 PT PRESERVATION ALLIANCE
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SHEET:
 3.0



- LEGEND**
- RESIDENTIAL
 - COMMERCIAL W/ RESIDENTIAL ABOVE
 - FARM
 - PUBLIC GREENSPACE
 - RESIDENTIAL PARKING
 - PUBLIC ACCESS EASEMENT
 - LANDSCAPE BUFFER

BUILDING SETBACKS

	RESIDENTIAL	COMMERCIAL
PROPERTY LINES	5'	0'
LANDSCAPE EASEMENT	0'	0'
UTILITY EASEMENT	0'	0'
R.O.W.	10'	0'
P.U.D. BOUNDARIES	10'	10'
GARAGE DOOR TO R.O.W.	20'	20'
GARAGE DOOR TO R.O.W. WHERE THERE IS NO SIDEWALK	10'	AS SHOWN

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MASTER PLAN

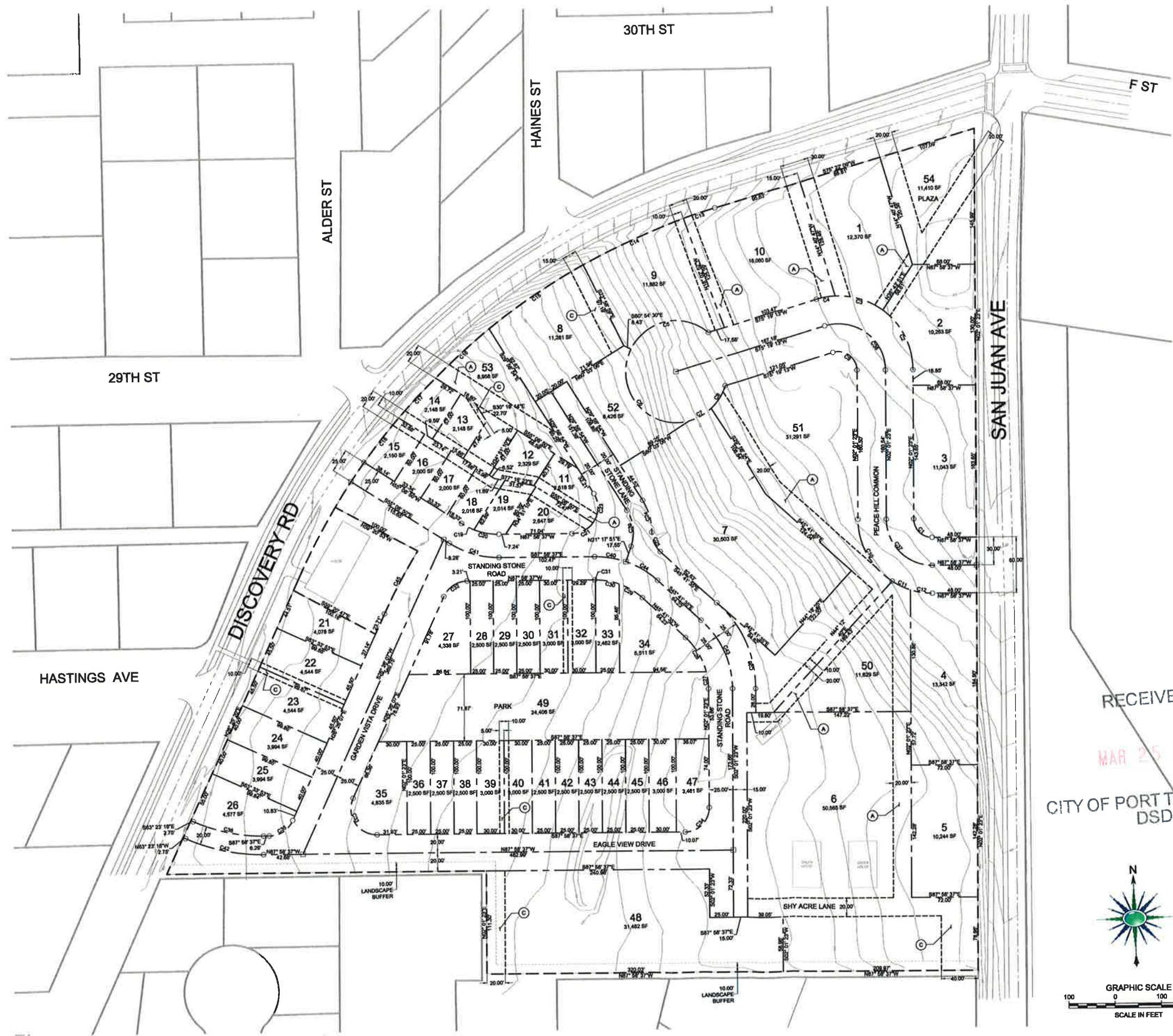
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SHEET:
4.0



Curve Table: Parcels

Curve #	Radius	Length	Chord Direction	Chord Length
C1	20.00'	31.42'	N42° 58' 37"W	28.28'
C2	80.00'	74.84'	N24° 48' 38"W	72.14'
C3	80.00'	63.66'	N70° 48' 55"W	62.69'
C4	80.00'	20.66'	S82° 41' 01"W	20.51'
C5	65.00'	99.60'	S80° 28' 17"W	86.47'
C6	65.00'	128.82'	S37° 20' 28"E	100.45'
C7	65.00'	27.21'	N62° 32' 02"E	26.95'
C8	65.00'	28.79'	N33° 22' 07"E	28.48'
C9	20.00'	37.25'	N61° 18' 42"W	32.00'
C10	80.00'	79.08'	N28° 17' 41"W	75.90'
C11	80.00'	22.21'	N82° 34' 01"W	22.14'
C12	80.00'	24.37'	N78° 14' 57"W	24.28'
C13	720.00'	35.65'	S73° 57' 17"W	35.54'
C14	720.00'	119.32'	S67° 47' 35"W	118.19'
C15	720.00'	122.30'	S58° 10' 48"W	122.15'
C16	720.00'	78.58'	S50° 11' 11"W	78.55'
C17	720.00'	87.65'	S44° 48' 24"W	87.86'
C18	720.00'	80.27'	S40° 03' 21"W	80.25'
C19	75.00'	15.11'	N80° 55' 02"W	15.09'
C20	75.00'	27.87'	N77° 19' 55"W	27.71'
C21	28.00'	28.28'	S65° 08' 03"W	25.33'
C22	28.00'	33.33'	S04° 08' 54"W	31.39'
C23	85.00'	38.44'	S13° 53' 14"E	35.97'
C24	28.00'	23.39'	S21° 45' 38"E	22.72'
C25	125.00'	104.10'	S21° 50' 08"E	101.12'
C26	75.00'	18.40'	N65° 00' 13"W	18.35'
C27	75.00'	44.08'	N28° 51' 41"W	43.43'
C28	75.00'	29.11'	N58° 48' 43"W	28.93'
C29	75.00'	25.83'	N77° 41' 00"W	25.41'
C30	75.00'	0.71'	N87° 42' 23"W	0.71'
C31	28.00'	32.05'	S58° 13' 45"W	30.33'
C32	28.00'	55.91'	S30° 48' 18"E	47.07'
C33	28.00'	40.84'	N47° 01' 23"E	38.77'
C34	28.00'	32.05'	N50° 13' 45"E	30.33'
C35	180.00'	77.25'	S75° 40' 58"E	78.85'
C45	820.11'	76.33'	N28° 57' 43"E	76.29'

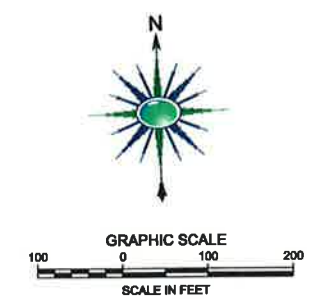
Curve Table: ROW

Curve #	Radius	Length	Chord Direction	Chord Length
C37	60.00'	76.54'	N42° 58' 38.7"W	70.71'
C38	49.97'	93.00'	N61° 18' 41.8"W	80.18'
C39	45.00'	40.25'	N04° 19' 31.1"W	38.92'
C40	100.00'	33.94'	S78° 20' 22.78"E	33.48'
C41	100.00'	57.30'	S71° 33' 43.42"E	55.52'
C42	200.00'	65.83'	N70° 40' 58.20"W	65.18'
C43	100.00'	83.28'	S21° 50' 05.79"E	80.89'
C44	100.00'	40.18'	S57° 11' 51.57"E	39.58'

- LEGEND**
- PARCEL BOUNDARY
 - EXISTING PROPERTY BOUNDARY
 - R.O.W. CENTERLINE
 - R.O.W. EDGE
 - EASEMENT (LANDSCAPE AND UTILITIES)
 - Ⓐ UTILITY EASEMENT DEDICATED TO PUBLIC
 - Ⓑ LANDSCAPE EASEMENT DEDICATED TO PUBLIC
 - Ⓒ ACCESS EASEMENT DEDICATED TO PUBLIC
 - POINT OF INTERSECTION
 - END OF CURVE

- NOTES**
- ALL PARCEL BOUNDARY SEGMENTS NOT LABELED WITH BEARING DIMENSIONS ARE PARALLEL TO ADJACENT SEGMENTS WITH BEARING LABELS DISPLAYED
 - R.O.W. EDGES ARE PARALLEL TO R.O.W. CENTERLINES
 - EASEMENT LINES ARE PARALLEL TO ADJACENT PARCEL BOUNDARIES

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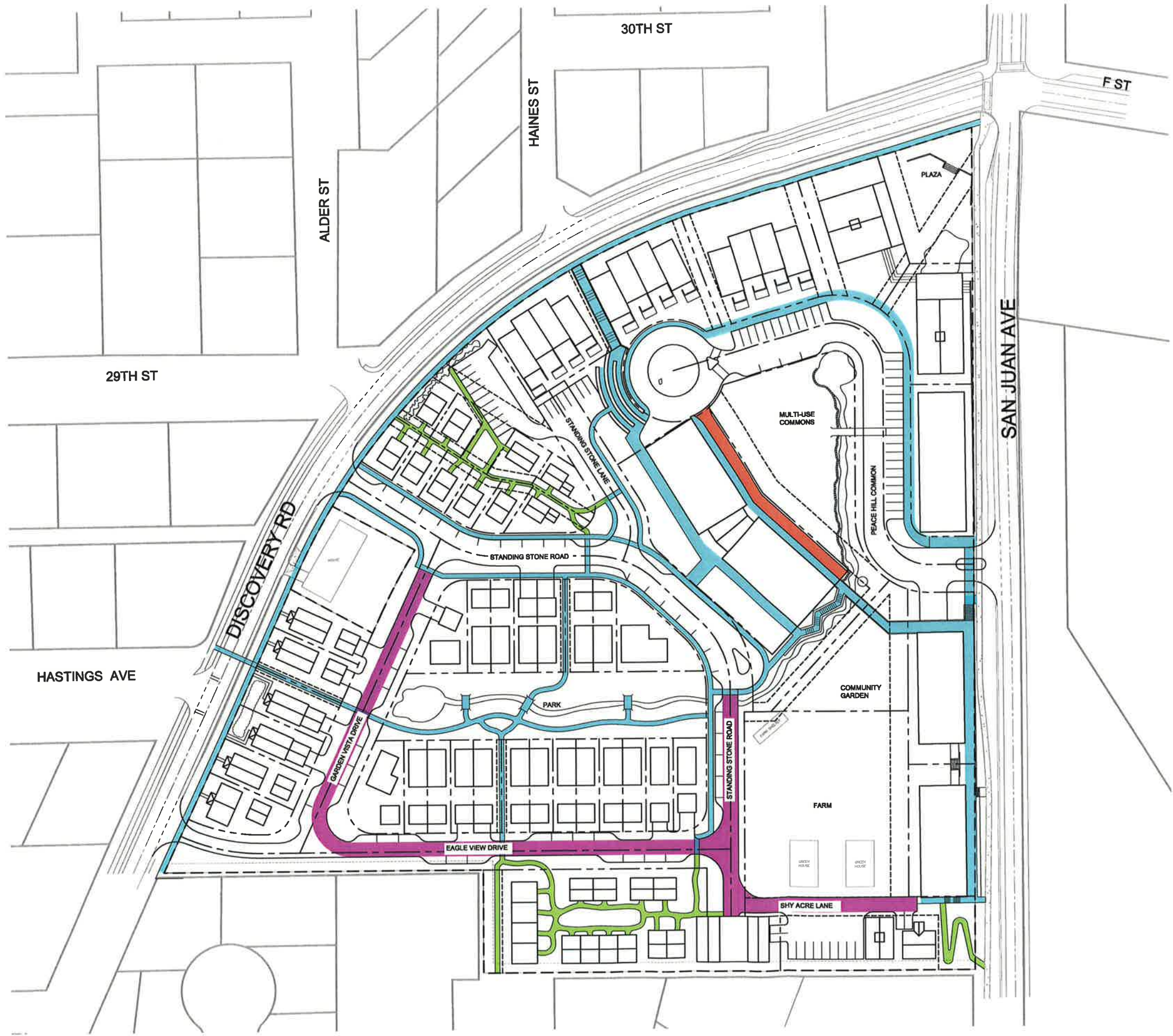
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PRELIMINARY P.U.D. PLAT

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SHEET:
 5.0



- LEGEND**
- PEDESTRIAN SIDEWALK
 - PEDESTRIAN TRAIL
 - SHARED PEDESTRIAN, CAR & BIKE ACCESS
 - EMERGENCY VEHICLE ACCESS

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PARKS, TRAILS &
WALKWAYS ROUTES

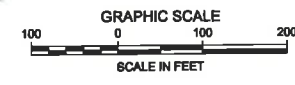
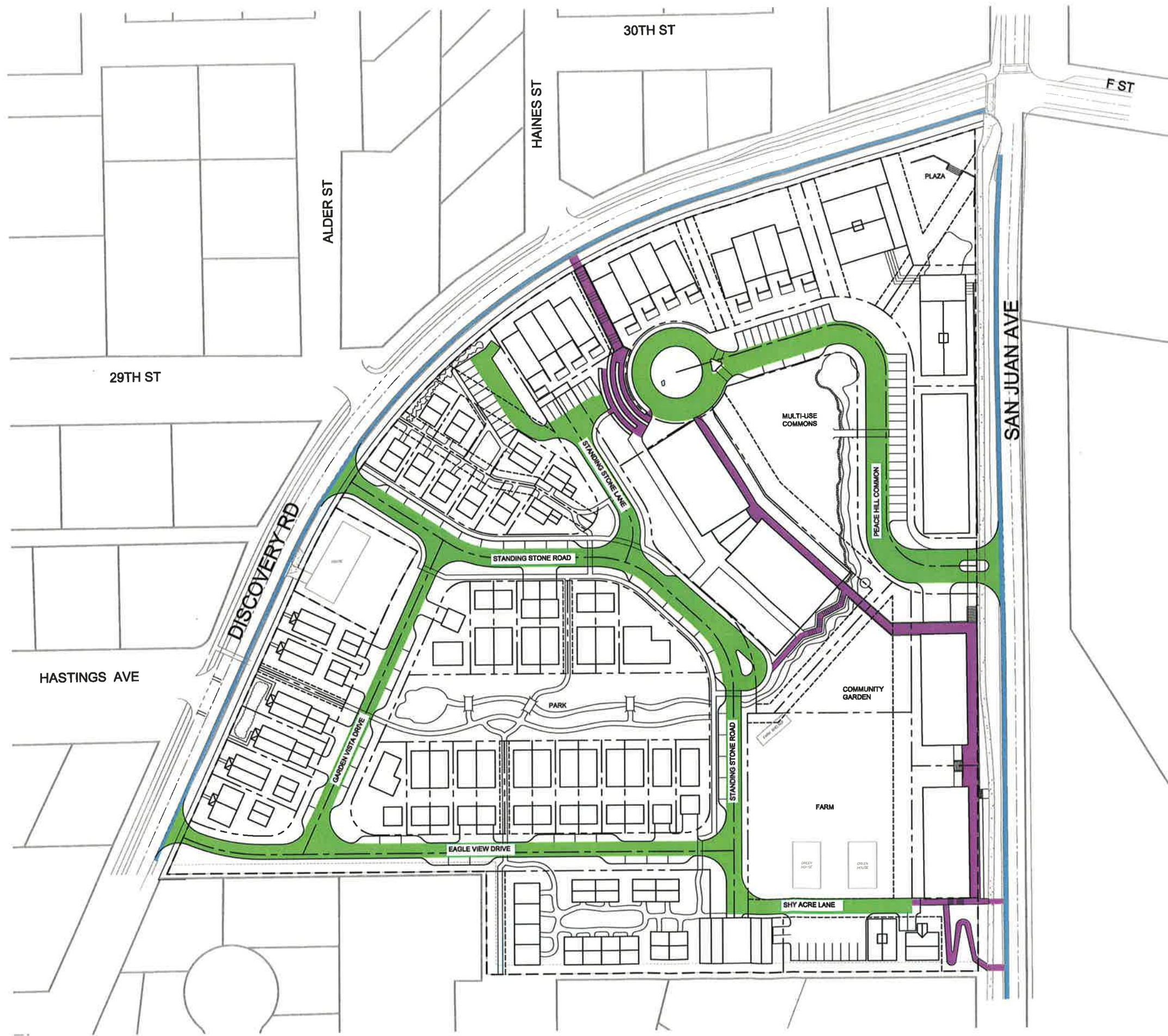
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SHEET:
6.0



LEGEND

- █ BIKE RIDING ROUTE (SHARED W/ TRAFFIC)
- █ BIKE WALKING ROUTE (SHARED W/ PEDESTRIANS)
- █ DEDICATED BIKE RIDING ROUTE

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BIKE ROUTES

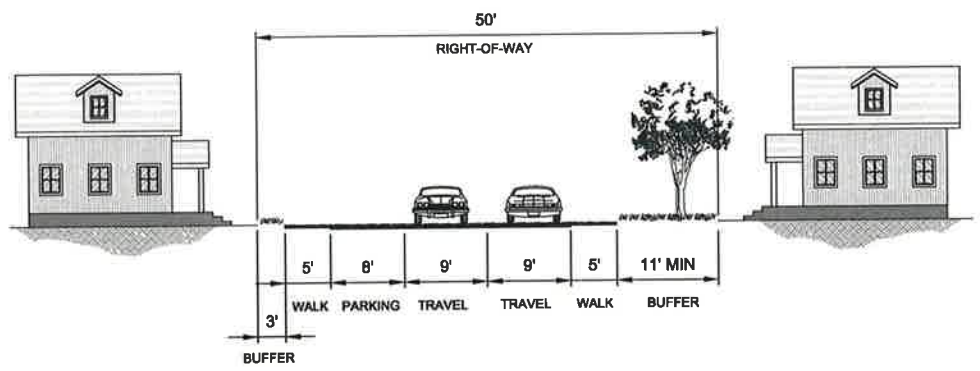
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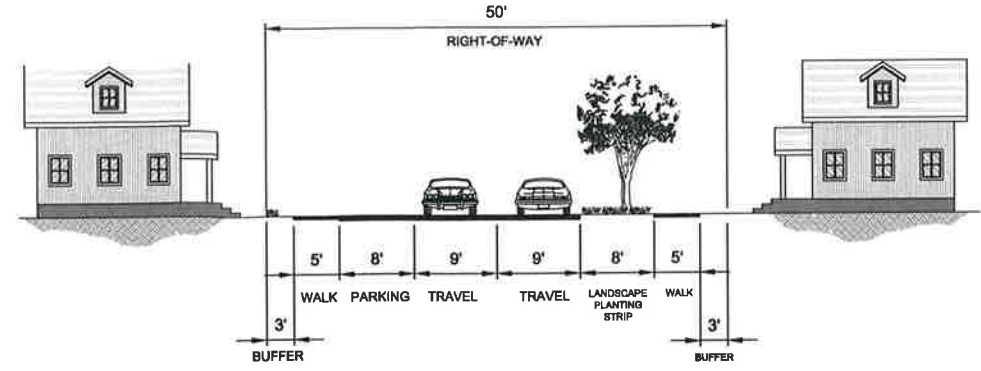
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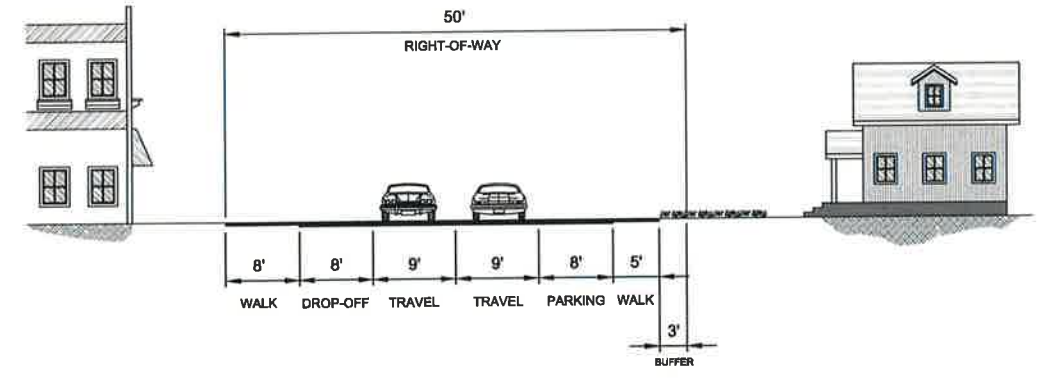
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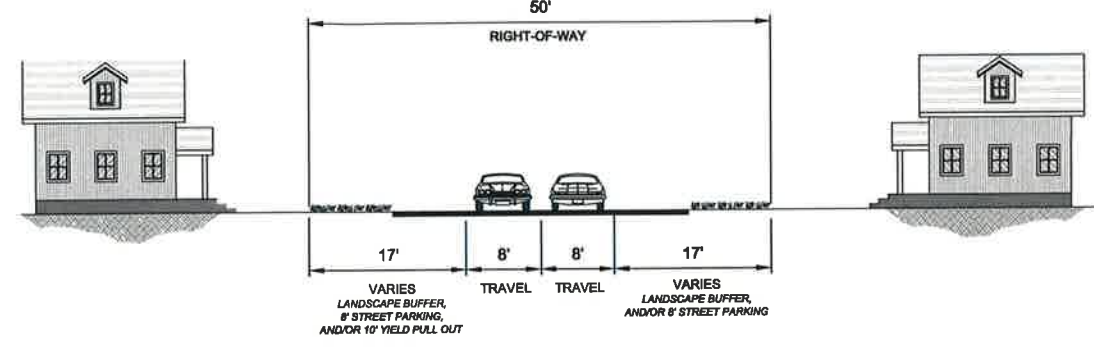
1 STANDING STONE ROAD
7.0



2 STANDING STONE ROAD
7.0



3 STANDING STONE ROAD AT CARE CENTER DROP-OFF
7.0

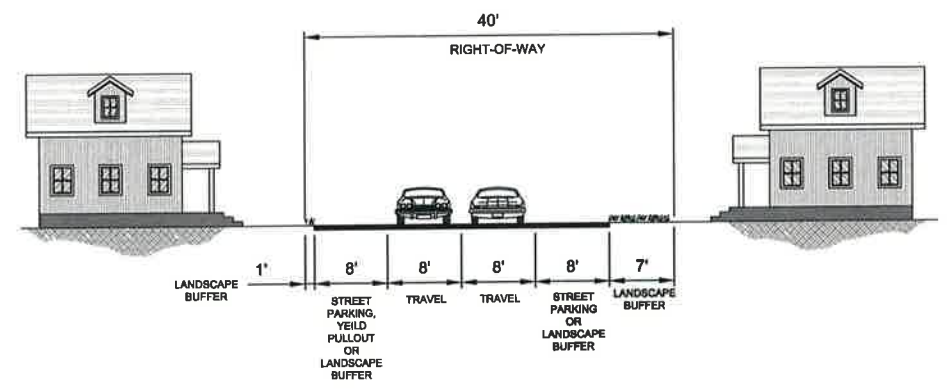


4 GARDEN VISTA DRIVE
7.0

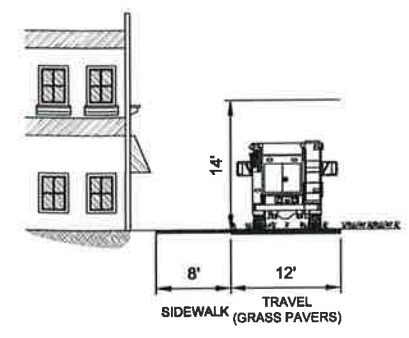
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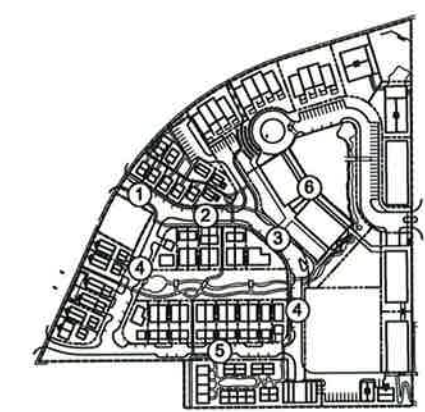
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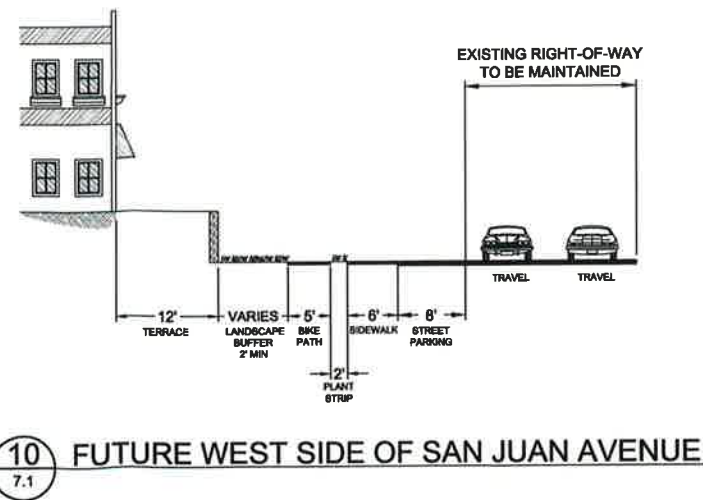
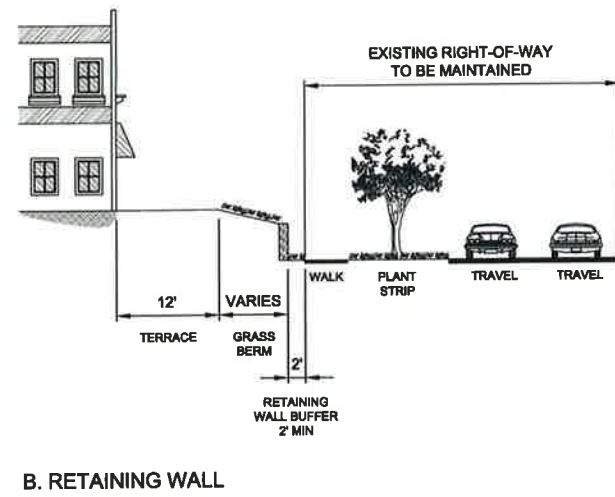
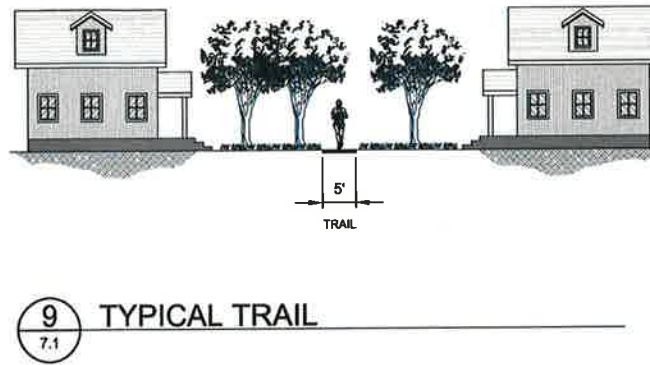
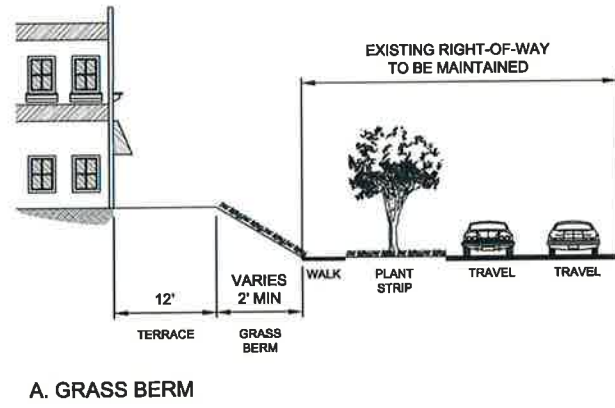
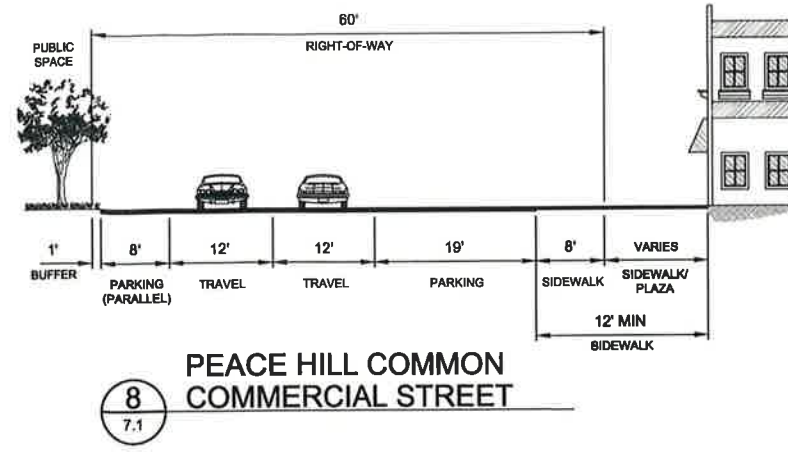
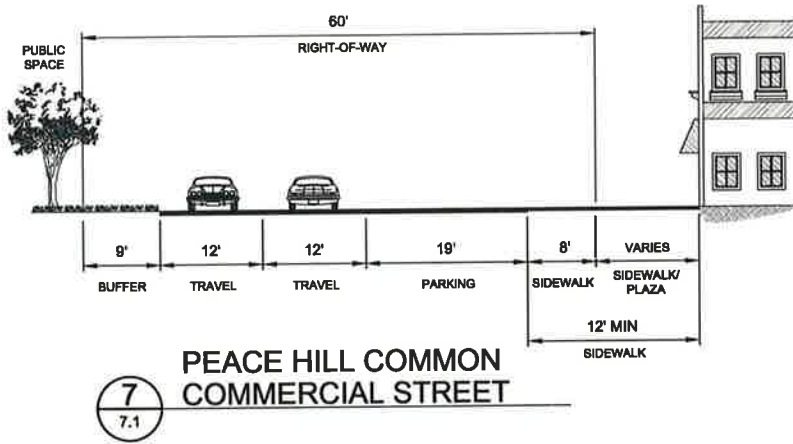
5 EAGLE VIEW DRIVE SKINNY STREET
7.0



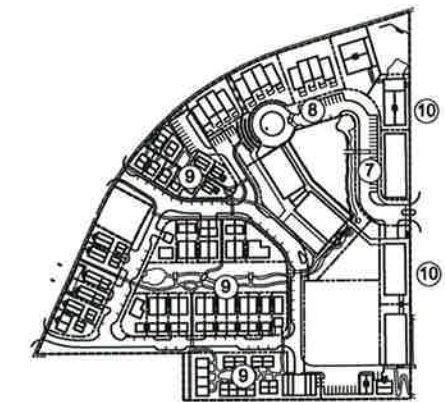
6 EMERGENCY VEHICLE ACCESS
7.0



KEY MAP



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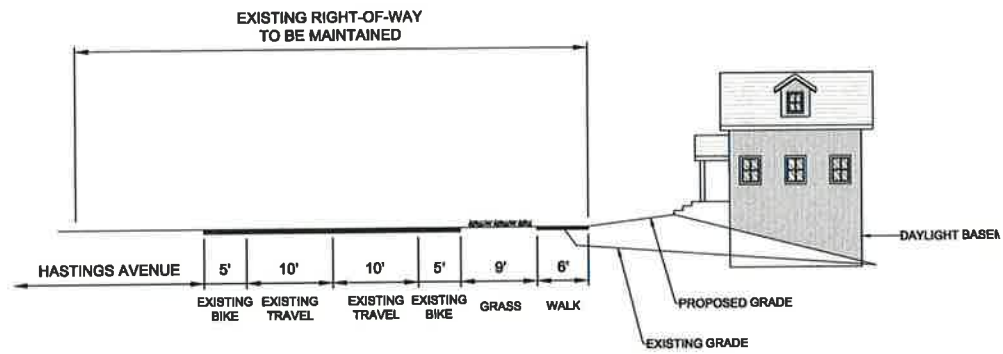


ROAD AND WALK SECTIONS

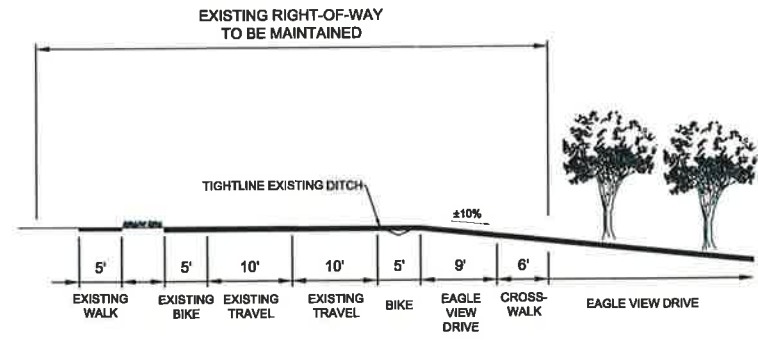
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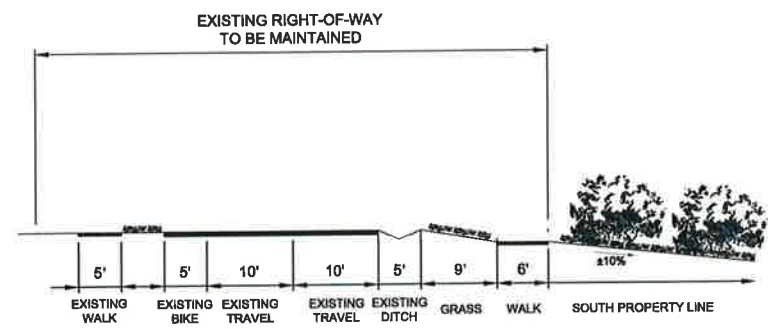
7.1



11 DISCOVERY ROAD AT HASTINGS AVENUE
7.2



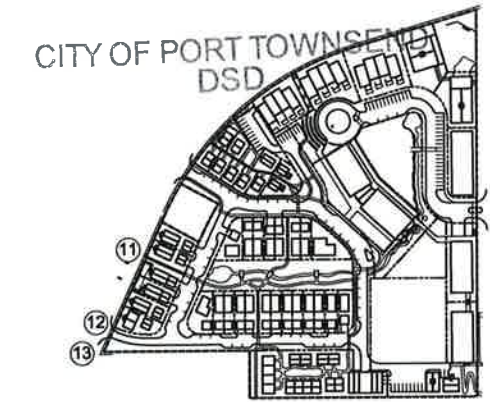
12 DISCOVERY ROAD AT EAGLE VIEW DRIVE
7.2



13 DISCOVERY ROAD AT SOUTH PROPERTY LINE
7.2

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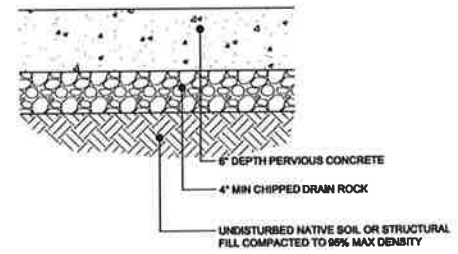
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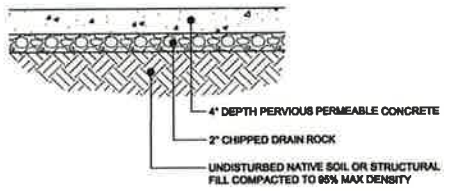
ROAD AND WALK DETAILS

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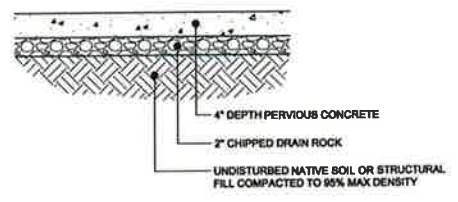
SHEET:
7.3



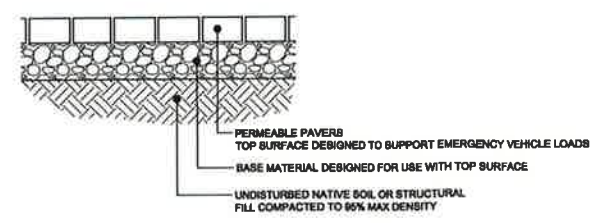
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7.3
**VEHICULAR PERVIOUS
CONCRETE PAVEMENT**



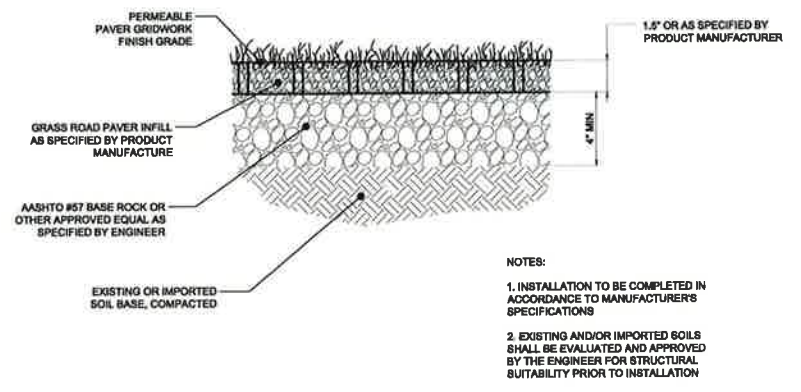
2
7.3
**PEDESTRIAN PERVIOUS
CONCRETE PAVEMENT**



3
7.3
**PEDESTRIAN PERVIOUS
CONCRETE TRAIL**



4
7.3
EMERGENCY VEHICLE ACCESS

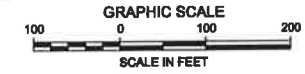
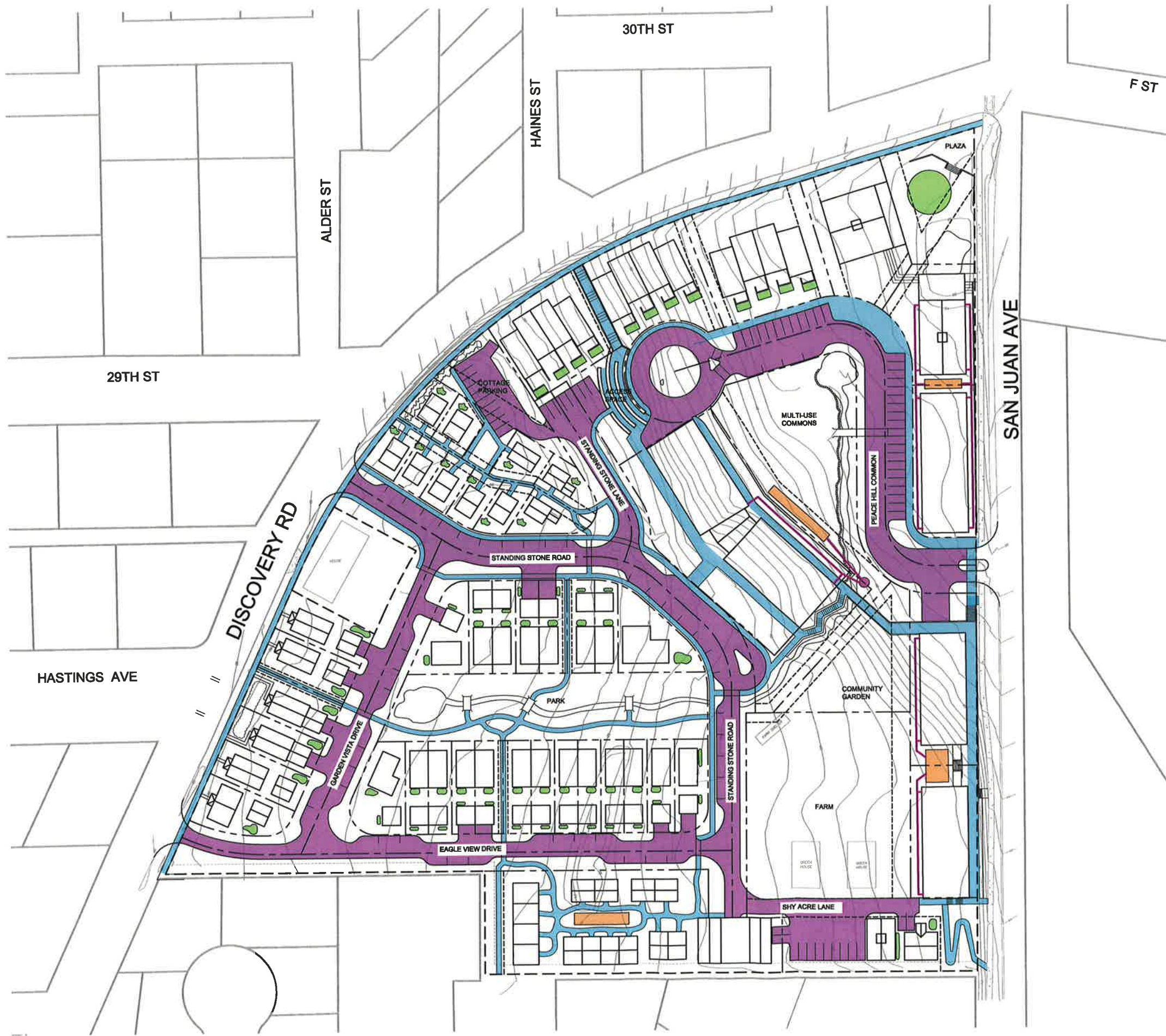


5
7.3
TYPICAL GRASS PAVEMENT SECTION

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LEGEND

- PERVIOUS CONCRETE ROAD
- PERVIOUS CONCRETE SIDEWALK/TRAIL
- BIORETENTION CELL
- INFILTRATION GALLERY
- RAINWATER CISTERN W/ PUMP
- STORM PIPE

NOTES

1. SITE STORMWATER SYSTEM FEATURES LOW IMPACT DEVELOPMENT (L.I.D.) DESIGN WITH 100% INFILTRATION GOAL. L.I.D. FEATURES ARE LOCATED IN EACH LOT AND IN R.O.W.'s.

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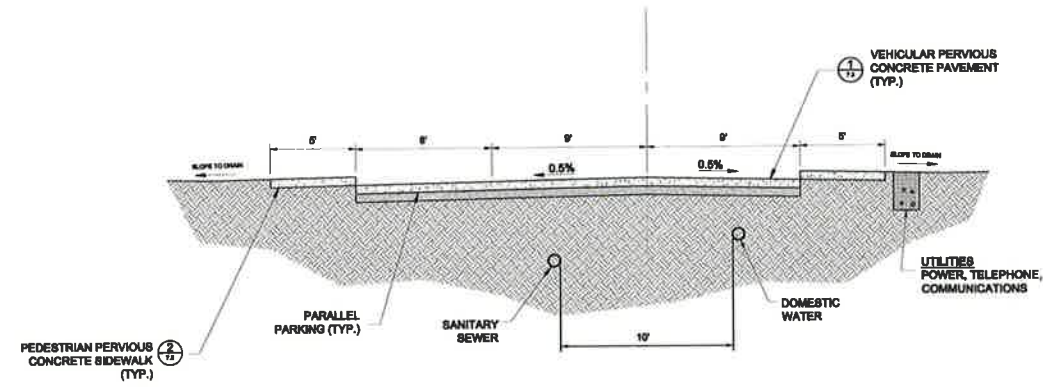


STORMWATER PLAN

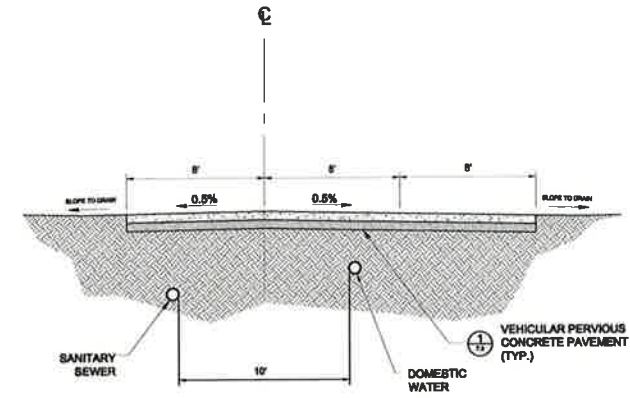
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8.0

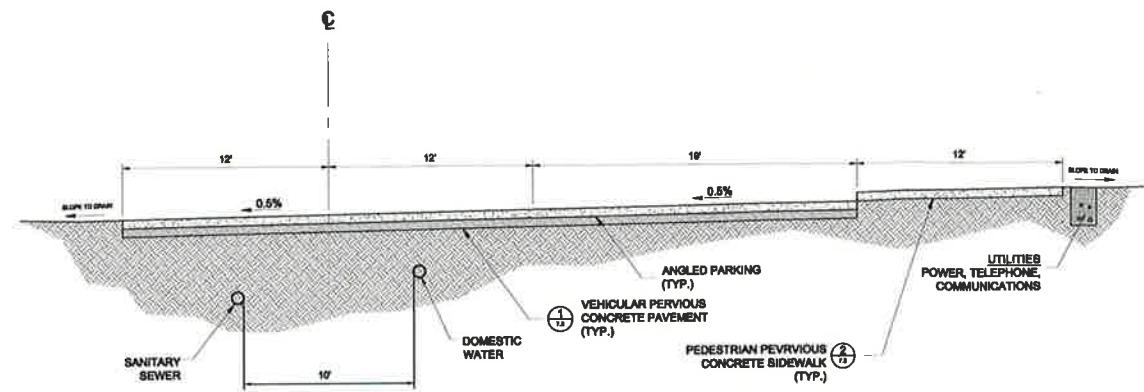


1 TYPICAL STREET STORMWATER SECTION - ENTRY ROAD
8.1 SCALE: 1:5



2 TYPICAL STREET STORMWATER SECTION - RESIDENTIAL
8.1 SCALE: 1:5

NOTE
STORMWATER SECTIONS ON THIS PAGE ARE INTENDED TO SHOW TYPICAL CONDITIONS THAT WILL BE PRESENT DURING FINAL DESIGN.



3 TYPICAL STREET STORMWATER SECTION - COMMERCIAL
8.1 SCALE: 1:5

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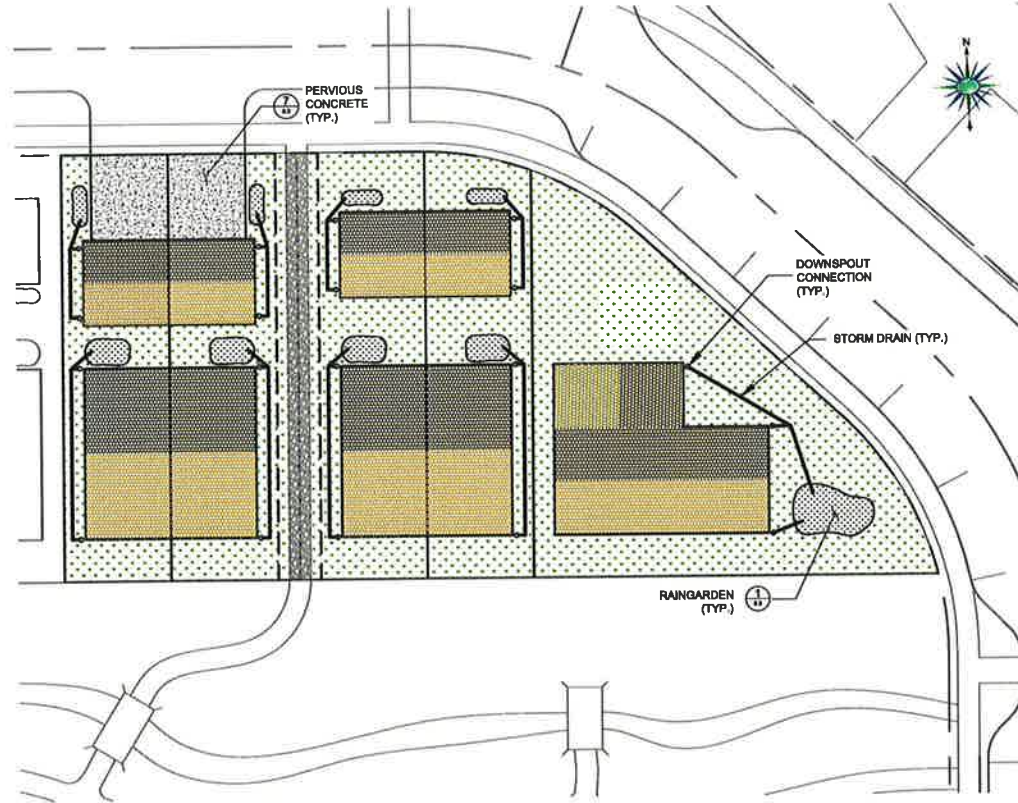
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STORMWATER TYPICAL
LOT PLAN

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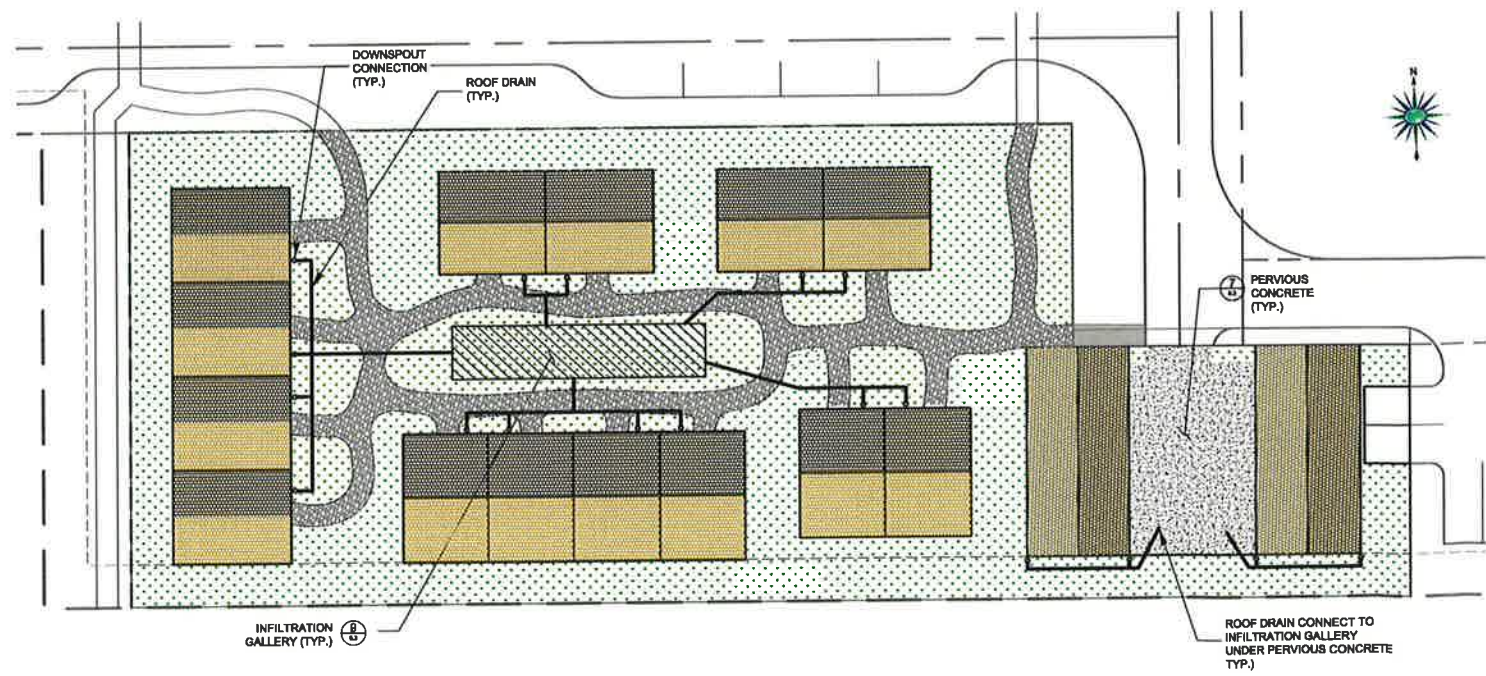
SHEET:
8.2



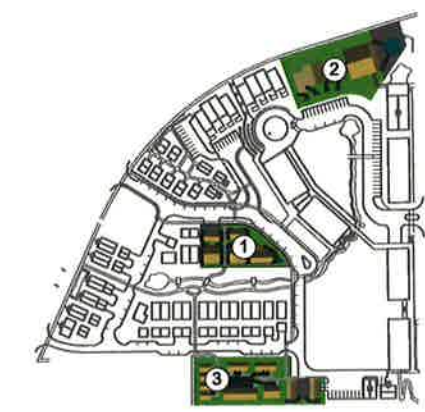
1 TYPICAL SINGLE FAMILY RESIDENTIAL LOT STORMWATER PLAN
8.2 SCALE: 1:20



2 TYPICAL COMMERCIAL LOT STORMWATER PLAN
8.2 SCALE: 1:20

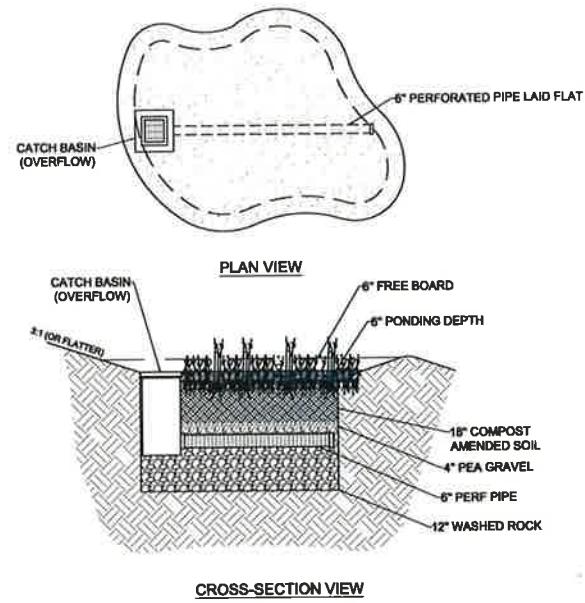


3 TYPICAL RESIDENTIAL VILLAGE LOT STORMWATER PLAN
8.2 SCALE: 1:20



KEY MAP

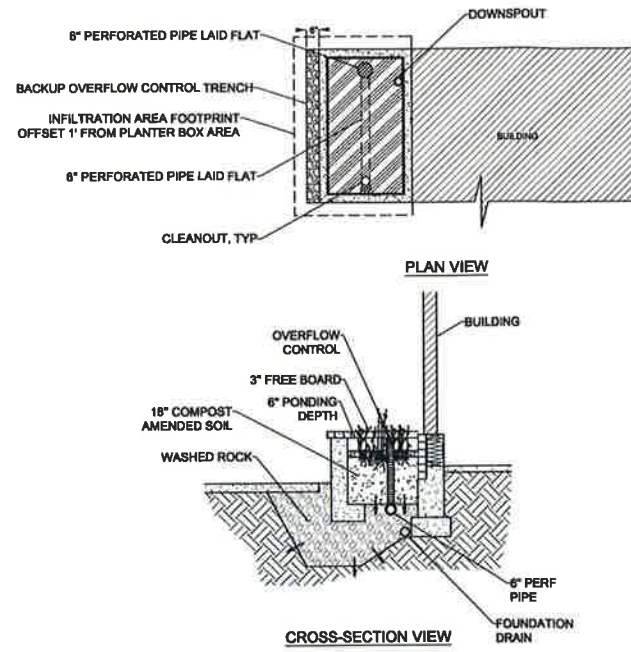
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NOTES:
1. RAINGARDENS SHALL BE SIZED TO AT MINIMUM MEET DEPARTMENT OF ECOLOGY REQUIREMENTS.
2. ESTIMATED SIZES LISTED BELOW.

		Raingarden Sizing Chart					
Impervious Surface Area (SF)		100	500	1000	2500	5000	7500
Raingarden Area (SF)		5	25	55	150	310	460

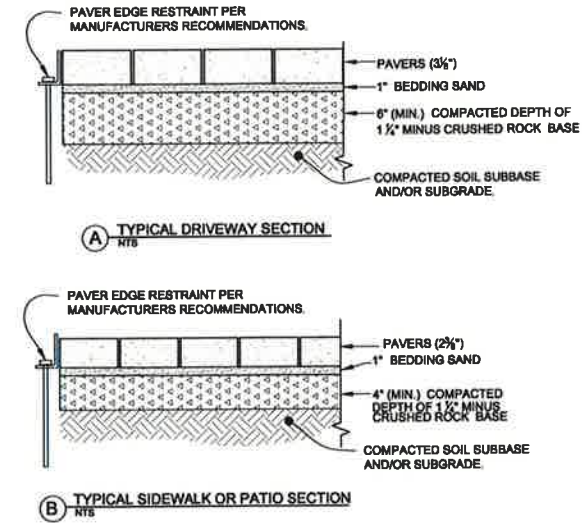
1 TYPICAL LOT RAINGARDEN
8.3



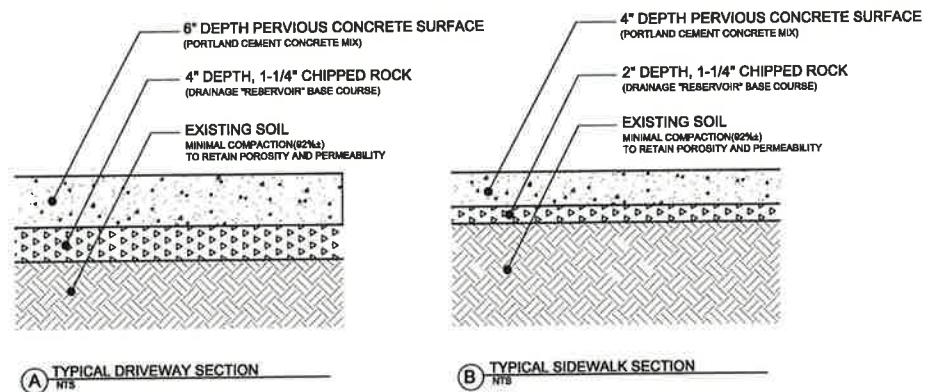
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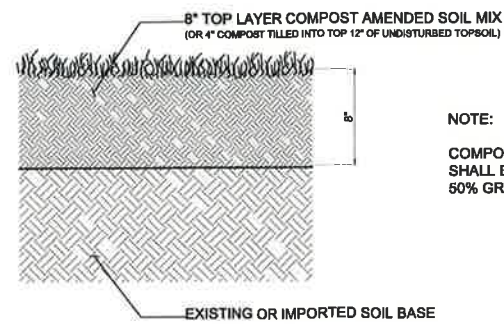
2 TYPICAL LOT RAINGARDEN PLANTER BOX
8.3



6 TYPICAL POROUS PAVER SECTION
8.3

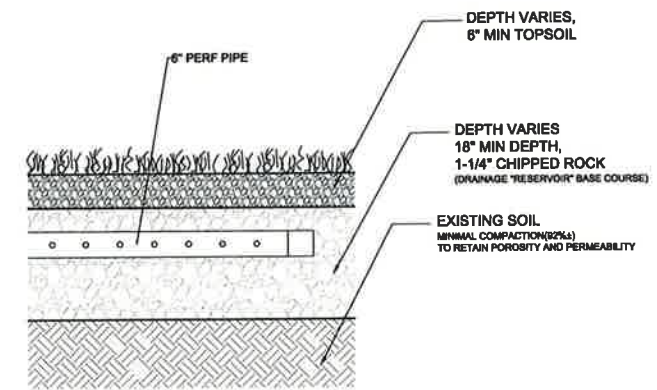


7 TYPICAL PERVIOUS CONCRETE SECTION
8.3



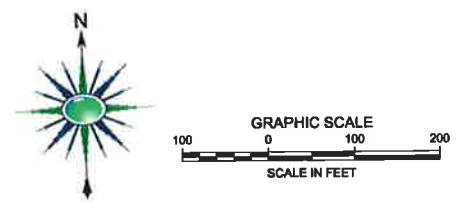
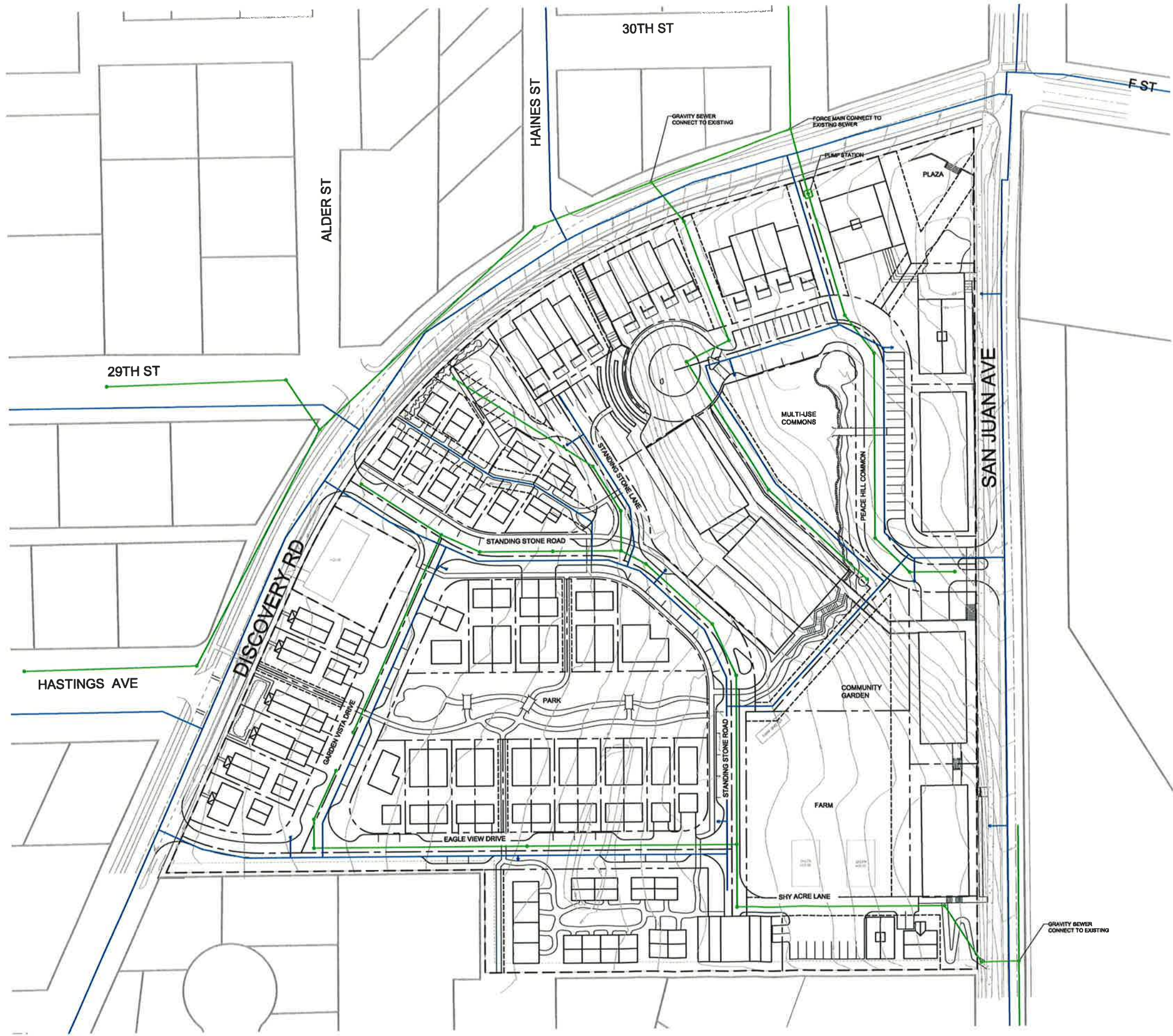
NOTE:
COMPOST AMENDED SOIL MIX SHALL BE 50% C33 SAND AND 50% GRADE A COMPOST

8 TYPICAL COMPOST AMENDED SOIL SECTION
8.3



9 INFILTRATION GALLERY
8.3

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LEGEND

	EXISTING SEWER MAIN
	PROPOSED SEWER MAIN
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	SEWER MANHOLE
	FIRE HYDRANT

- NOTES**
1. EXISTING WATER MAINS SURROUNDING THE SITE ARE 12" DIAMETER.
 2. PROPOSED WATER MAINS WITHIN THE SITE SHALL BE 8" DIAMETER.
 3. PROPOSED SANITARY SEWER MAIN WITHIN SITE SHALL BE 8" DIAMETER.
 4. APPROXIMATE LOCATION OF EXISTING UTILITIES DETERMINED FROM CITY OF PORT TOWNSEND G.I.S.

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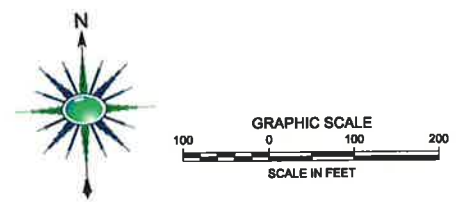
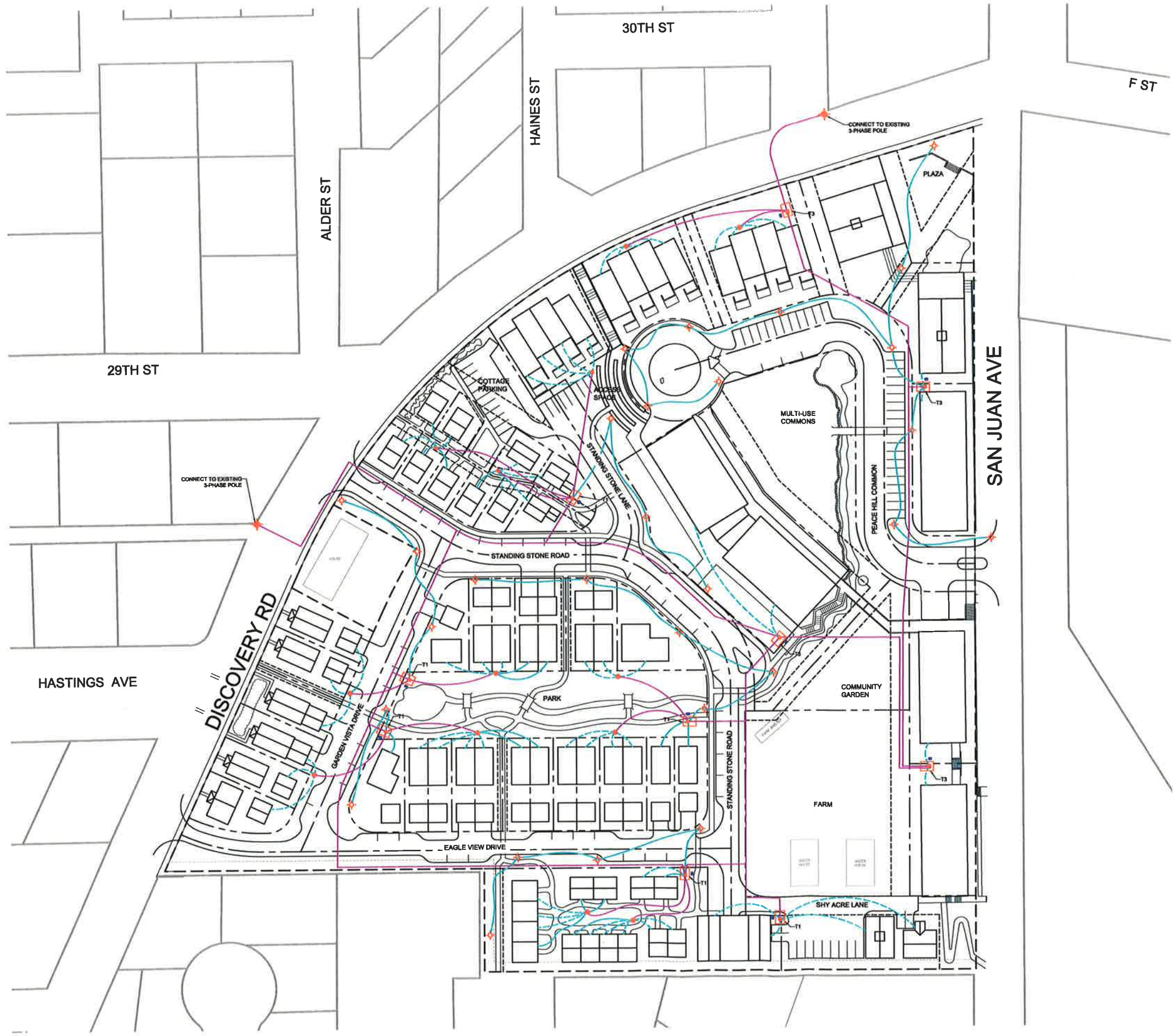
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WATER & SEWER
 PLAN

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LEGEND

	UNDERGROUND SINGLE AND 3-PHASE POWER
	UNDERGROUND POWER FEED TO HOUSES AND STREET LIGHTS
	SINGLE-PHASE TRANSFORMER
	3-PHASE TRANSFORMER
	EXISTING 3-PHASE POLE
	STREET LIGHT
	HAND HOLE
	COMMUNICATIONS PEDISTALS

- NOTES**
1. UNDERGROUND COMMUNICATION LINES SHALL BE LAID PARALLEL TO ELECTRICAL LINES.
 2. LOCATION AND SIZE OF POWER AND ELECTRICAL INFRASTRUCTURE ARE ENLARGED FOR DIAGRAMMATIC PURPOSES.

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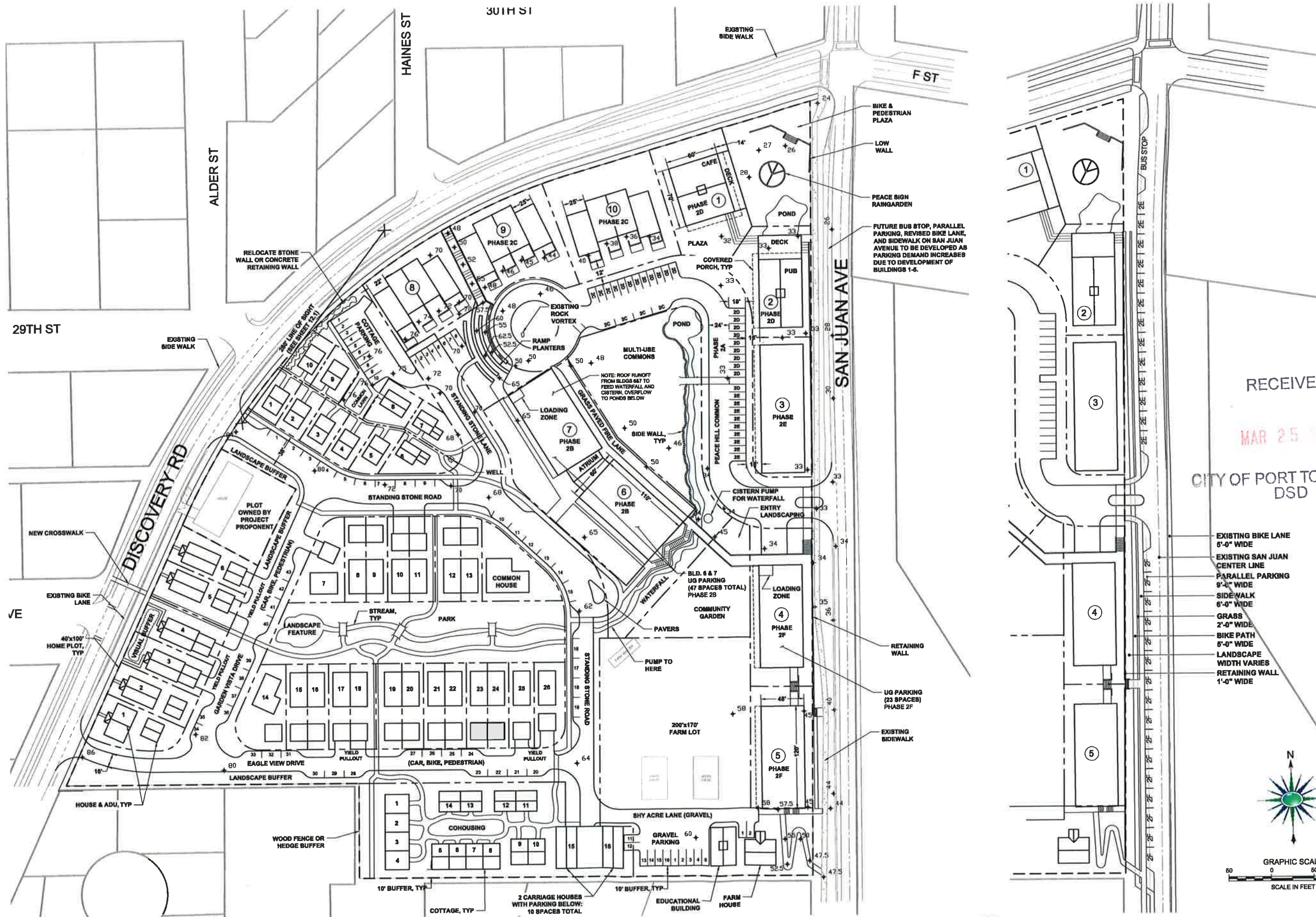


ELECTRICAL &
COMMUNICATIONS PLAN

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29TH ST

30TH ST

F ST

SAN JUAN AVE

ALDER ST

HAINES ST

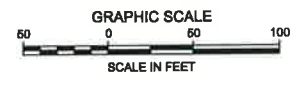
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- EXISTING BIKE LANE 6'-0" WIDE
- EXISTING SAN JUAN CENTER LINE
- PARALLEL PARKING 9'-0" WIDE
- SIDEWALK 6'-0" WIDE
- GRASS 2'-0" WIDE
- BIKE PATH 6'-0" WIDE
- LANDSCAPE WIDTH VARIES
- RETAINING WALL 1'-0" WIDE



1 FUTURE SAN JUAN AVE
12.0

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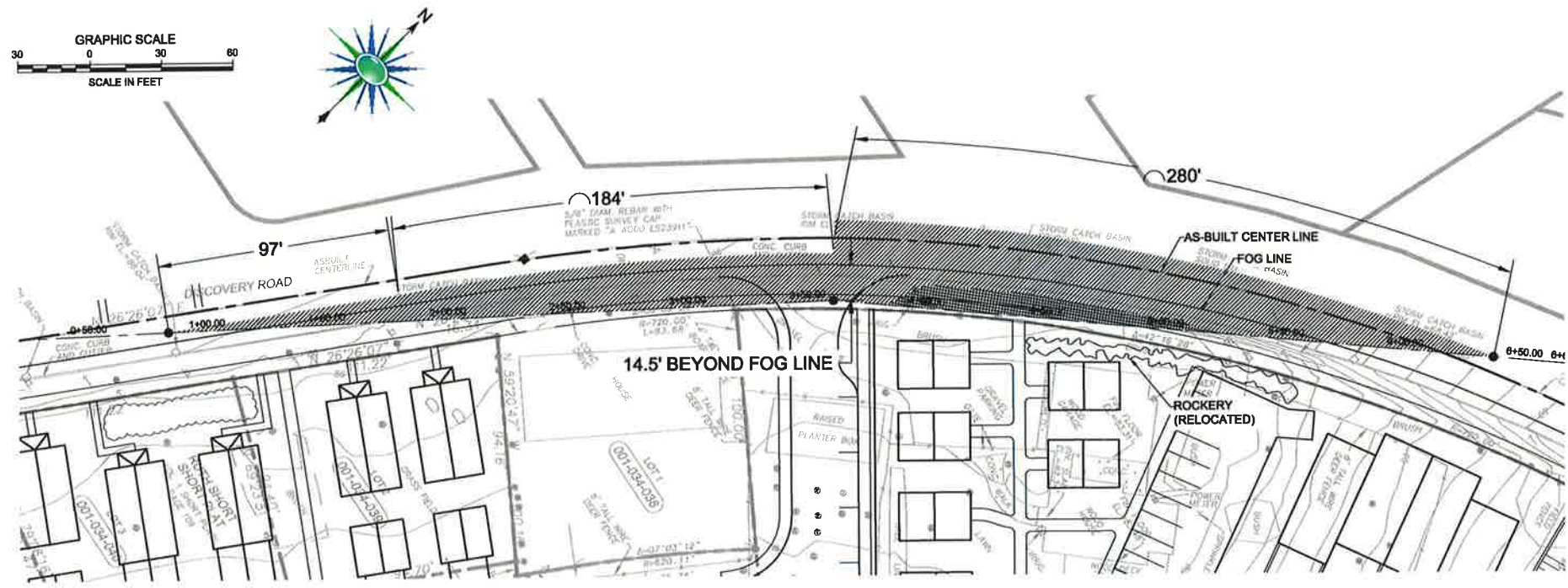
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ARCHITECTURAL SITE PLAN

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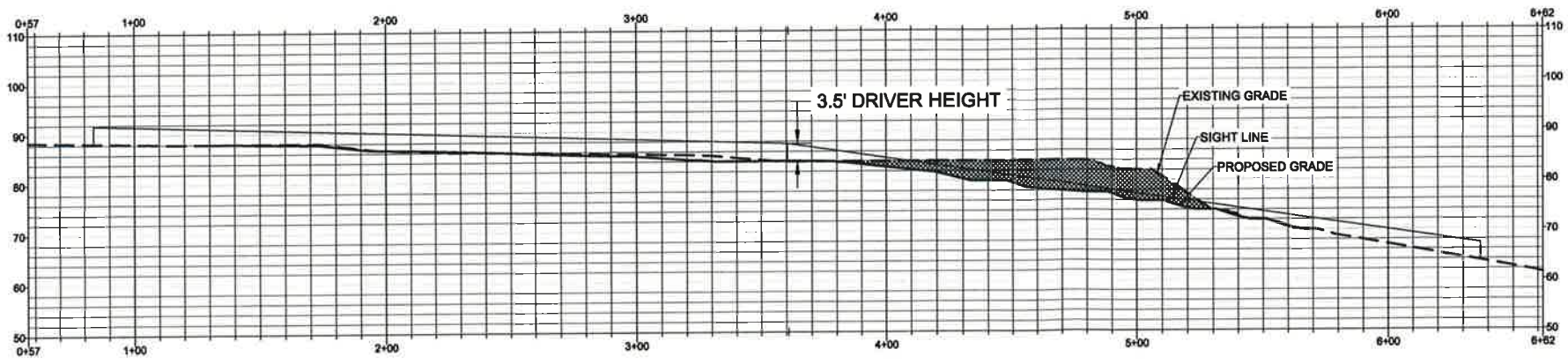


LEGEND

- DRIVER'S FIELD OF SIGHT
- AREA REQUIRING RE-GRADING
- LOCATION OF DRIVER AND CAR

NOTES

1. DRIVER'S EYE SIGHT DISTANCE DRAWN 3.5' ABOVE GRADE AND 14.5' FROM FOG LINE TO ONCOMING CARS 280' ARC LENGTH AWAY.
2. RE-GRADING WILL BE REQUIRED IN THE R.O.W. TO THE EAST. A ROCKERY WALL IS PROPOSED TO RETAIN IN THAT AREA.

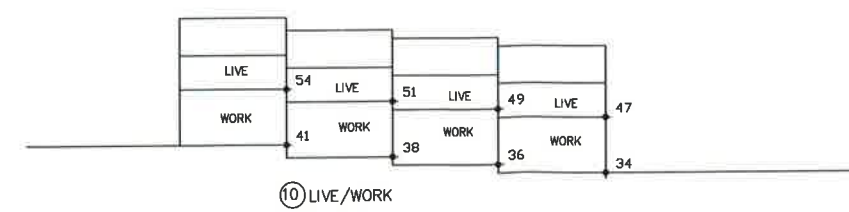
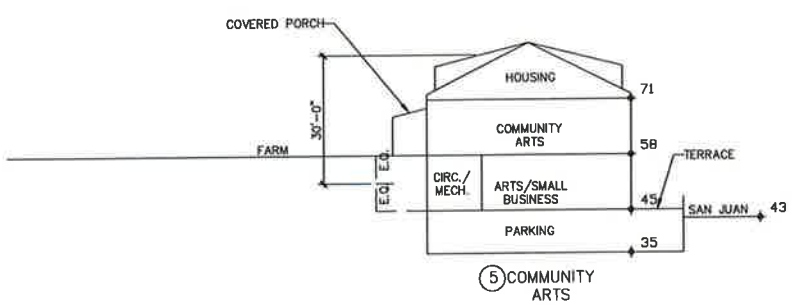
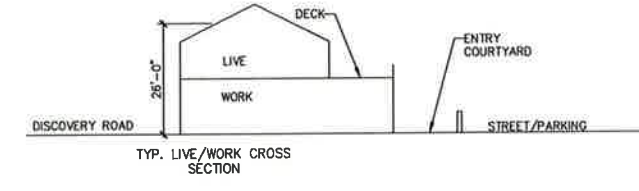
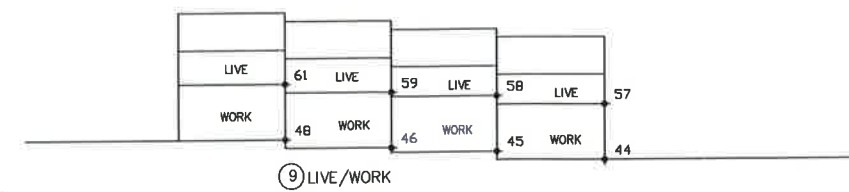
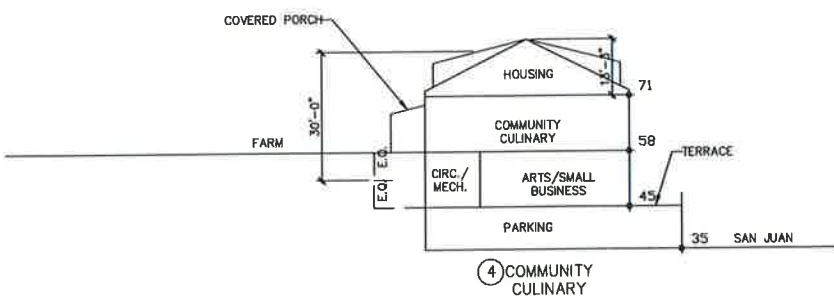
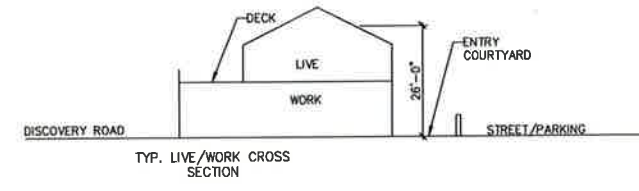
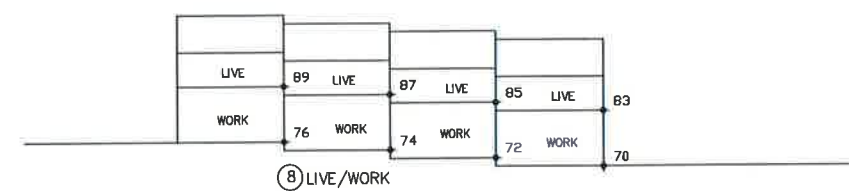
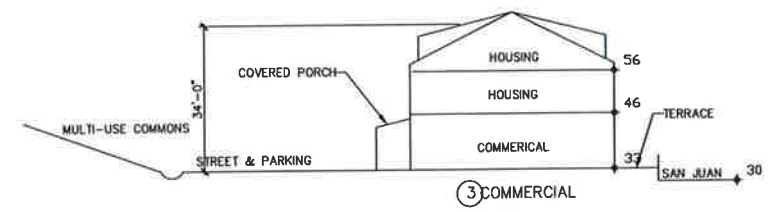
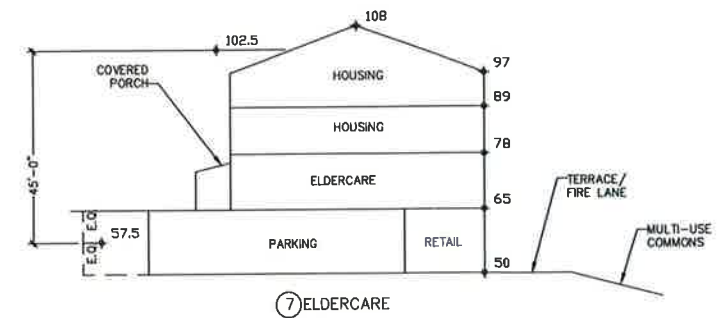
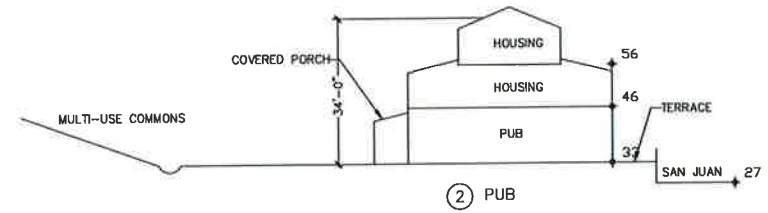
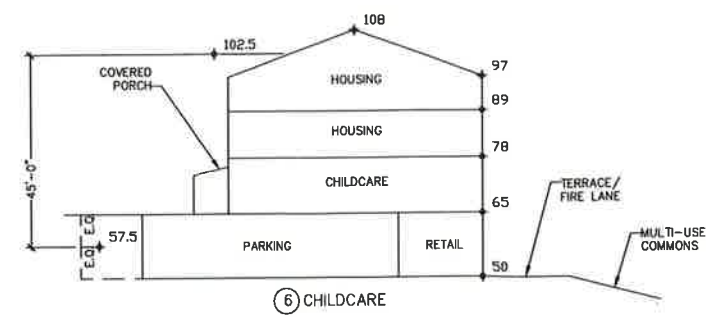
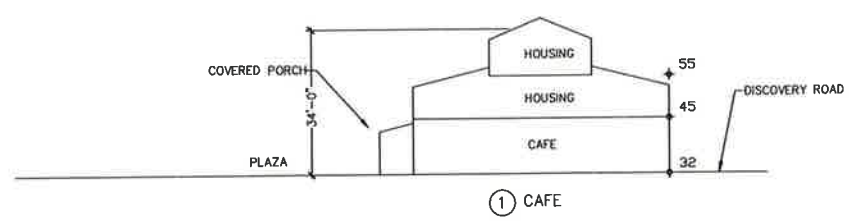


DISCOVERY WAY PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 15'

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TYPICAL BUILDING PROFILES

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DRAWN BY:
MK, RB, SL
DATE:
3/8/22
SCALE:
AS NOTED

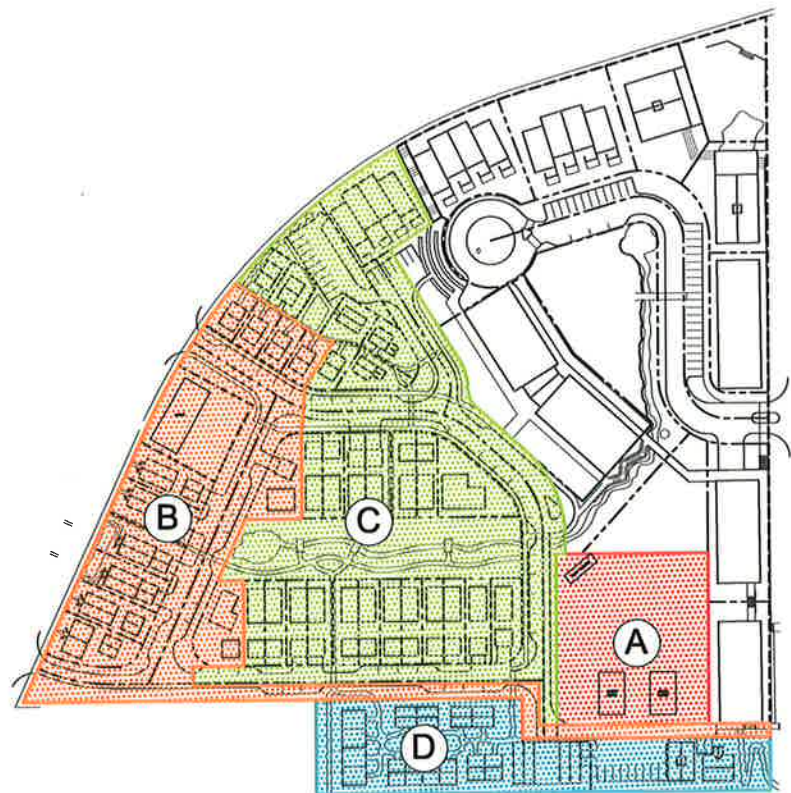
TERRAPIN
ARCHITECTURE PC
727 TAYLOR STREET
PORT TOWNSEND, WA 98368
PHONE: (360) 379-8090



PROJECT PHASING

PLANNED UNIT DEVELOPMENT SUBMITTAL
PT PRESERVATION ALLIANCE
SAN JUAN AND DISCOVERY ROADS
PORT TOWNSEND, WA 98368

SHEET:
13.0



PHASE 1

- A. FARMING ON-GOING
- B. UPPER ROAD, HOUSES; GRAVITY SEWER CONNECTION; UPPER WATER LOOP
- C. HOUSES AND LIVE-WORK
- D. COTTAGES, EDUCATIONAL BUILDING, AND FARMHOUSE



PHASE 2

- A. ROAD AND UTILITY MAINS
- B. CARE CENTER BUILDING AND MULTI-USE COMMONS
- C. LIVE-WORK
- D. COMMERCIAL BUILDINGS AND PLAZA
- E. COMMERCIAL BUILDING
- F. COMMERCIAL BUILDINGS

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