

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: 360-114-0062

PROJECT MANAGER:
WALL YUWORKS/MALCOLM DORN
PHONE: 360-385-2111

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

ENGINEER:
2020 ENGINEERING
MARK BUEHRER, PE
MATTHEW KULP, PE
1010 C STREET
BELLINGHAM, WA 98225
PHONE: 360-611-2020

EXISTING ZONING:
10 ACRE C-1(M), 5.1 ACRES R-III, 6.1 ACRES R-II

PROPOSED ZONING:
PLANNED UNIT DEVELOPMENT

LEGAL DESCRIPTION:
001034001: 63 T30 RIW TAX (1/5 RSHORT S/P) L5 R/W #36210
001034002: 63 T30 RIW TAX (1/5 S PTN) L5 R/W #36210
001034039: RUTH SHORT SHORT FLAT LOT 2
001034040: RUTH SHORT SHORT FLAT LOT 3
001034041: RUTH SHORT SHORT FLAT LOT 4

TAX PARCEL #: 001034001, 001034002, 001034039, 001034040, 001034041



VICINITY MAP

DEVELOPMENT SUMMARY
OPEN SPACE:
PARK: 24,390 SF
MULTI-USE COMMONS: 46,040 SF
PEACE SIGN PLAZA: 11,376 SF
FARM: 43,089 SF
TOTAL = 124,895 SF
= 2.87 ACRES
= 22% OF TOTAL SITE AREA

PHASE 1
12 DETACHED SINGLE-FAMILY RESIDENCE: 11 W/ 1 ADU + 1 W/ 2 ADU:
(INCLUDING FARMHOUSE AND RETAINED "WOOD GARAGE")
LOT AREA: VARIES: 4,000 - 5,000 SF
HOUSE FOOTPRINT: 1,100 SF
HOUSE FLOOR AREA: 2,200 SF
PARKING REQUIRED: 22 OFF-STREET SPACES
18 ON-SITE PARKING SPACES PROVIDED (SEE RESIDENTIAL PARKING SUMMARY BELOW)
TOTAL FOOTPRINT INCLUDING ADU: 1600 SF
LOT COVERAGE: 40% +/-

16 ZERO-LOT-LINE SINGLE-FAMILY RESIDENCES W/ ADU:
LOT AREA 2,500 SF
HOUSE FOOTPRINT = 800 SF
HOUSE FLOOR AREA: 2,000 SF
PARKING REQUIRED: 1 SPACE/UNIT FOR DUPLEXES = 16
8 ON-SITE PARKING SPACES PROVIDED (SEE RESIDENTIAL PARKING SUMMARY BELOW)
TOTAL FOOTPRINT INCLUDING ADU: 1240 SF
LOT COVERAGE: 50%

29 ADU ON SINGLE-FAMILY LOTS:
ADU FOOTPRINT: 440 - 500 SF
PARKING REQUIRED = 0

8 COTTAGES ON SMALL LOTS:
TYP LOT AREA: 2,000 SF
COTTAGE FOOTPRINT: 600 SF
PARKING REQUIRED: 10 ON-SITE PARKING SPACES
10 ON-SITE SPACES PROVIDED IN ON-SITE PARKING LOT
LOT COVERAGE: 30%

CO-HOUSING LOT: 16 UNITS:
LOT AREA: 33,239 SF
BUILDING FOOTPRINT: 10,900 SF
PARKING REQUIRED: 16 ON-SITE PARKING SPACES
10 ON-SITE PARKING SPACES PROVIDED + 6 SPACES IN FARM LOT
LOT COVERAGE: 33%

PARKING IN RESIDENTIAL AREA:
REQUIRED:
SFR OVER 1200 SF: 28 X 2 SPACES/ UNIT = 56 ON-SITE
COTTAGES + COHOUSING UNDER 1200 SF:
24 X 1 SPACE /UNIT = 24 ON-SITE SPACES
27 ADU: 0 SPACES REQUIRED
TOTAL STREET PARKING REQUIRED = 0
TOTAL ON-SITE SPACES REQUIRED = 80
PROVIDED:
ON-SITE PARKING: 18 + 8 + 10 + 16 = 52 SPACES
STREET PARKING: 37 SPACES
TOTAL PARKING SPACES = 89 SPACES

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:
1 ON-SITE SPACE/ UNIT = 4 SPACES
ON-SITE PARKING PROVIDED: 0 SPACES
STREET PARKING PROVIDED: 8 SPACES (4 EXTRA = GUEST SPACES FOR BUILDING 7)

COMMON HOUSE LOT:
LOT AREA: 4,832 SF
HOUSE FOOTPRINT: 1,600 SF
LOT COVERAGE: 33%
FOR USE BY RESIDENTS WITHIN WALKING DISTANCE;
STREET SPACES AVAILABLE FOR GUESTS
4-SPACE LOADING ZONE FOR MAIL AND DELIVERIES

FARM LOT:
LOT AREA: 43,089 SF
FARMHOUSE FOOTPRINT: 1,180 SF
(FARMHOUSE AND ADU ARE INCLUDED IN 11 SINGLE-FAMILY RESIDENCES W/ ADU ABOVE)
GARAGE/ADU FOOTPRINT: 1,350 SF
LOT COVERAGE: 3%
PARKING REQUIRED:
FARM EMPLOYEES = 5
ON-SITE PARKING PROVIDED = 5 SPACES
FARMHOUSE: 2 SPACES REQUIRED
ADU: 0 SPACES REQUIRED
ON-SITE PARKING PROVIDED = 4 SPACES (2 IN GARAGE)
(THESE SPACES ARE INCLUDED IN RESIDENTIAL PARKING SUMMARY ABOVE)

PHASE 2A
NO BUILDINGS
35 STREET PARKING SPACES PROVIDED ON PEACE HILL COMMON

PHASE 2B
BUILDING 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):
4716 SF RETAIL, 1425 SF CLINIC, 1958 SF ELDER CARE,
4432 SF CHILD CARE CENTER
2ND & 3RD FLOORS:
22, 200 SF ELDER HOUSING (45 UNITS)
PARKING REQUIRED:
RETAIL: 4,833 SF + 4716 @ 1/400 = 23 ON-SITE SPACES
CARE CENTERS + CLINIC: 1/ STAFF = 9 ON-SITE SPACES + DROP-OFF
RESIDENTIAL @ 0.5 SPACES/ UNIT = 45/2 = 23 SPACES
TOTAL PARKING REQUIRED = 55 ON-SITE SPACES + 1 DROP-OFF
REDUCTION FOR 8 STREET PARKING SPACES FOR BUILDINGS 9 AND 10 = 8 SPACES
ON-SITE PARKING REQUIRED: 47 ON-SITE SPACES + 1 DROP-OFF
ON-SITE PARKING PROVIDED: 47 IN GARAGE + 4 DROP-OFF @ BUILDING ENTRY
STREET PARKING PROVIDED: 4 GUEST SPACES @ BUILDING 8

PHASE 2C
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:
1 ON-SITE SPACE/ UNIT REQUIRED = 4 SPACES
STREET PARKING PROVIDED IN PHASE 2A = 4 SPACES
ON-SITE PARKING REDUCTION = (4 X 2) = 8 SPACES (4 EXTRA FOR BUILDING 7)
ON-SITE PARKING REQUIRED W/ REDUCTION = 0
ON-SITE 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:
1 ON-SITE SPACE/ UNIT REQUIRED = 4 SPACES
STREET PARKING PROVIDED IN PHASE 2A = 4 SPACES
ON-SITE PARKING REDUCTION = (4 X 2) = 8 SPACES (4 EXTRA FOR BUILDING 7)
ON-SITE PARKING REQUIRED W/ REDUCTION = 0
ON-SITE SPACES PROVIDED: 0 SPACES

PHASE 2D
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 ON-SITE SPACES
RESIDENTIAL: 8 UNITS X 1 SPACE/ UNIT = 8 ON-SITE SPACES
TOTAL 18 ON-SITE SPACES
PARKING PROVIDED UNDER PHASE 2A = 9 STREET SPACES
ON-SITE PARKING REDUCTION = (9 X 2) = 18 SPACES
ON-SITE PARKING REQUIRED = 0 SPACES
ON-SITE PARKING PROVIDED = 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 ON-SITE SPACES
RESIDENTIAL: 6 UNITS X 1 SPACE/ UNIT = 6 ON-SITE SPACES
TOTAL 16 ON-SITE SPACES
PARKING PROVIDED UNDER PHASE 2A = 8 STREET SPACES
ON-SITE PARKING REDUCTION = (8 X 2) = 16 SPACES
ON-SITE PARKING REQUIRED = 0 SPACES
ON-SITE PARKING PROVIDED = 0 SPACES

PHASE 2E
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
TOTAL 46 ON-SITE 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 REQUIRED = 0 SPACES
OFF-STREET PARKING PROVIDED = 0 SPACES

PHASE 2F
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): 5,000 SF CULINARY/FARM INSTITUTE + 760 SF CIRCULATION
3RD FLOOR: 5,760 SF HOUSING (8 UNITS)
PARKING REQUIRED:
CULINARY INSTITUTE: 5,760 SF @ 1/600 = 10 ON-SITE SPACES
RESIDENTIAL: 13 UNITS X 1 SPACE/ UNIT = 13 ON-SITE SPACES
TOTAL 23 ON-SITE SPACES
ON-SITE PARKING PROVIDED = 23 SPACES IN GARAGE

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)
1,440 SF MECHANICAL/STORAGE
2ND FLOOR (FARM GRADE): 5,000 SF COMMUNITY ARTS INSTITUTE + 760 SF CIRCULATION
3RD FLOOR: 5,760 SF HOUSING (8 UNITS)
PARKING REQUIRED:
COMMUNITY ARTS: 5,760 SF @ 1/600 = 10 ON-SITE SPACES
RESIDENTIAL: 13 UNITS X 1 SPACE/ UNIT = 13 ON-SITE SPACES
TOTAL 23 ON-SITE SPACES
PARKING PROVIDED BY FUTURE DEVELOPMENT OF SAN JUAN AVENUE (PHASE 2F) = 12 STREET SPACES
ON-SITE PARKING REDUCTION = (12X2) = 24 SPACES (ONE EXTRA CREDIT)
ON-SITE PARKING REQUIRED = 0 SPACES
ON-SITE PARKING PROVIDED = 0 SPACES



IMAGE BY TERRAPIN

CONCEPTUAL ARCHITECTURAL FORM



IMAGE BY STUDIO STL

CONCEPTUAL SITE RENDERING

SHEET LIST

- 00 - COVER
- 10 - PLAT BOUNDARIES & SURROUNDING PROPERTIES
- 20 - CRITICAL AREAS
- 30 - EXISTING CONDITIONS
- 31 - EXISTING CONDITIONS WITH SITE PLAN OVERLAY
- 40 - SLOPE ANALYSIS
- 50 - DEMO & TREE CONSERVATION PLAN
- 60 - MASTER PLAN
- 70 - PROPOSED LOT LAYOUT
- 80 - PARKS, TRAILS & WALKWAYS ROUTES
- 81 - BIKE ROUTES
- 82 - EMERGENCY VEHICLE ACCESS ROUTES
- 90 - ROAD AND WALK SECTIONS
- 91 - ROAD AND WALK SECTIONS
- 92 - ROAD AND WALK SECTIONS
- 93 - ROAD AND WALK DETAILS
- 94 - ROAD AND WALK PROFILES
- 100 - STORMWATER PLAN
- 101 - STORMWATER TYPICAL STREET SECTION
- 102 - STORMWATER TYPICAL LOT PLAN
- 103 - STORMWATER TYPICAL DETAILS
- 110 - WATER & SEWER PLAN
- 111 - SEWER PROFILE
- 112 - SEWER PROFILE
- 113 - SEWER PROFILE
- 120 - ELECTRICAL & COMMUNICATIONS PLAN
- 130 - LANDSCAPING & URBAN FARM PLAN
- 140 - ARCHITECTURAL SITE PLAN
- 141 - SIGHT STOPPING DISTANCE
- 142 - BUILDING PROFILES
- 150 - PROJECT PHASING

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SCALE:
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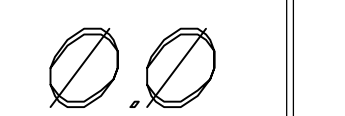
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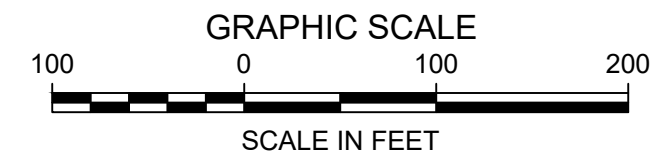
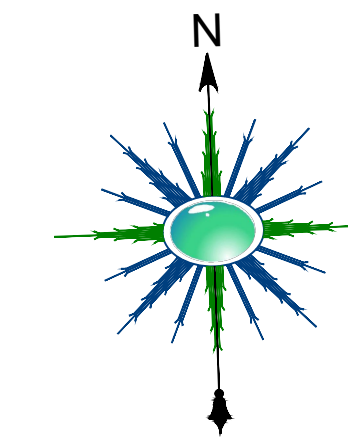
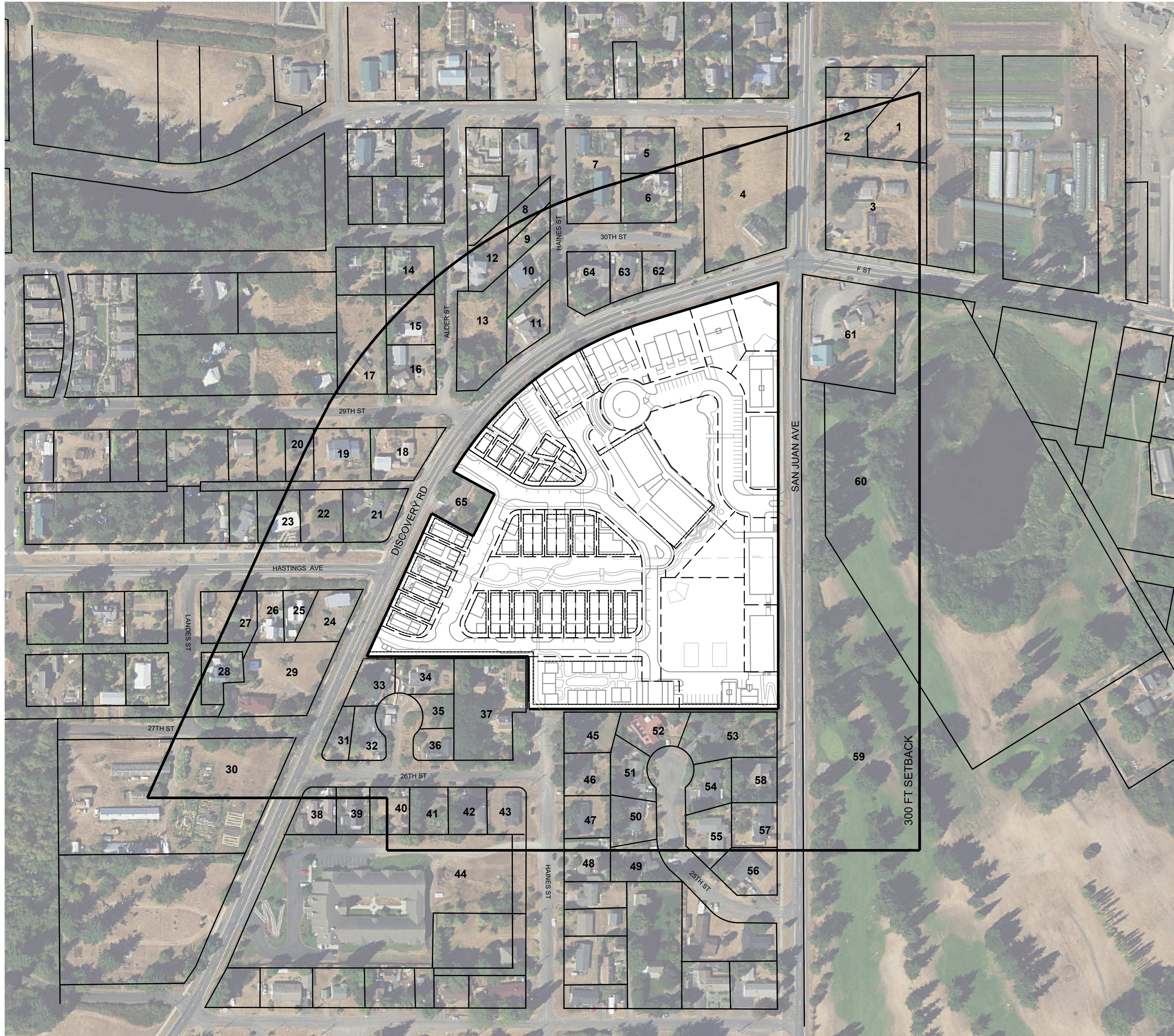


COVER

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

SHEET:





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
15	001034019
16	001034030
17	001034022
18	957901801
19	957901802
20	957901803
21	957901808
22	957901807
23	957901806
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
47	949200005
48	949200006
49	949200007
50	949200008
51	949200009
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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MK, RB, SL
DATE:
REV 3/4/24
SCALE:
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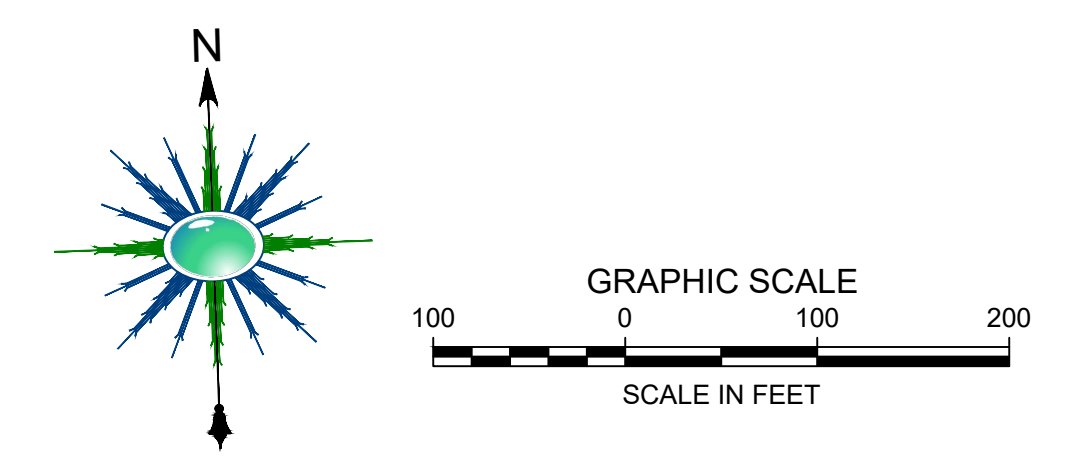
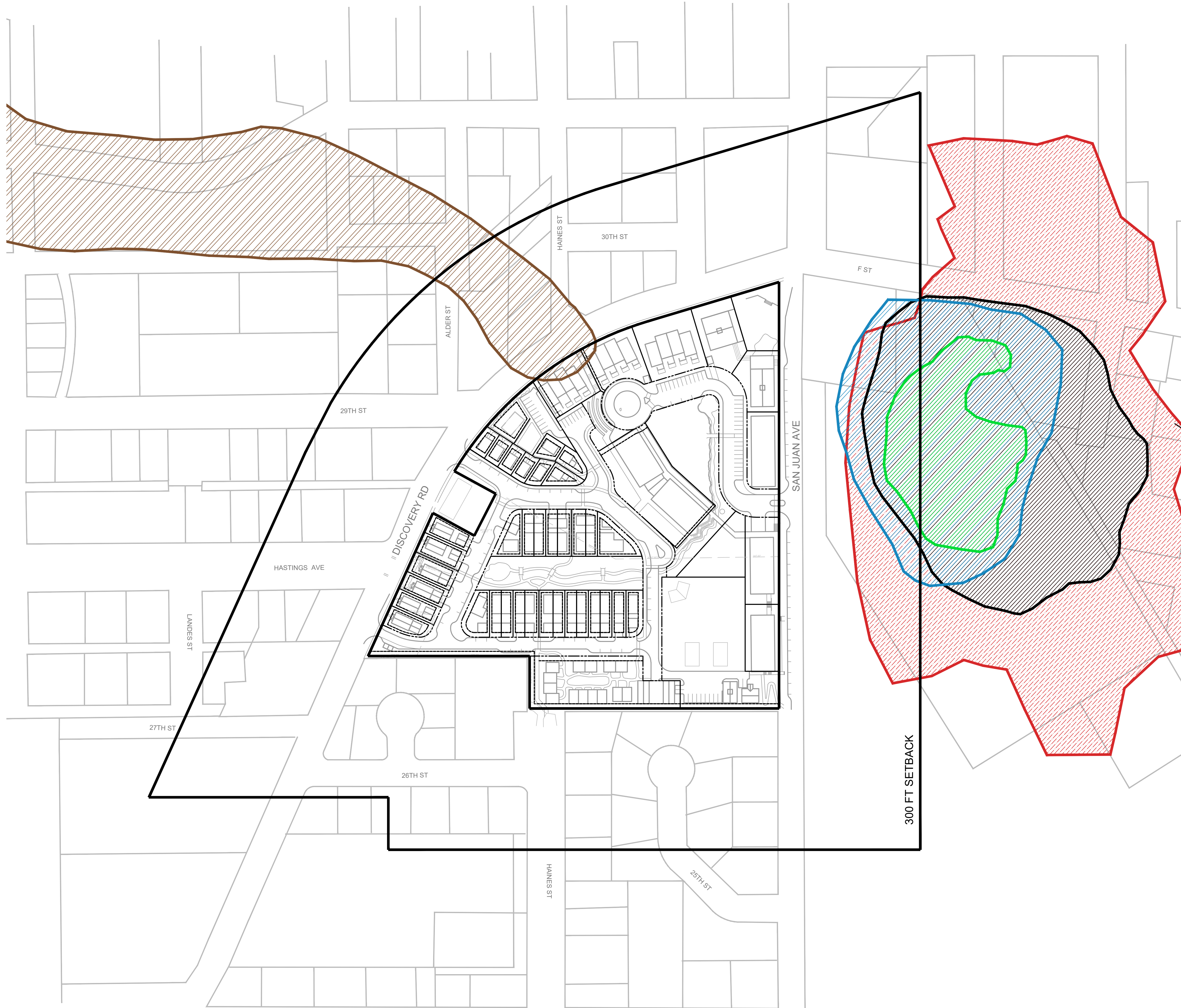
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**P.U.D. BOUNDARIES &
SURROUNDING PROPERTIES**

SHEET:
10



- 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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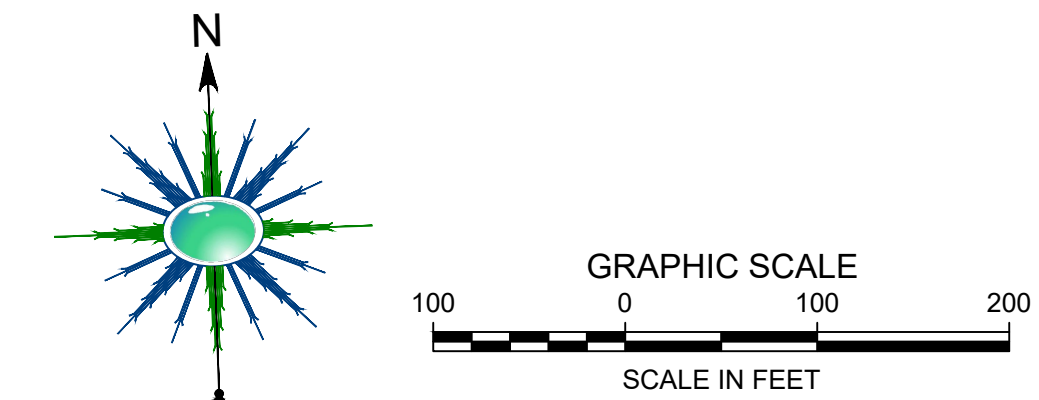
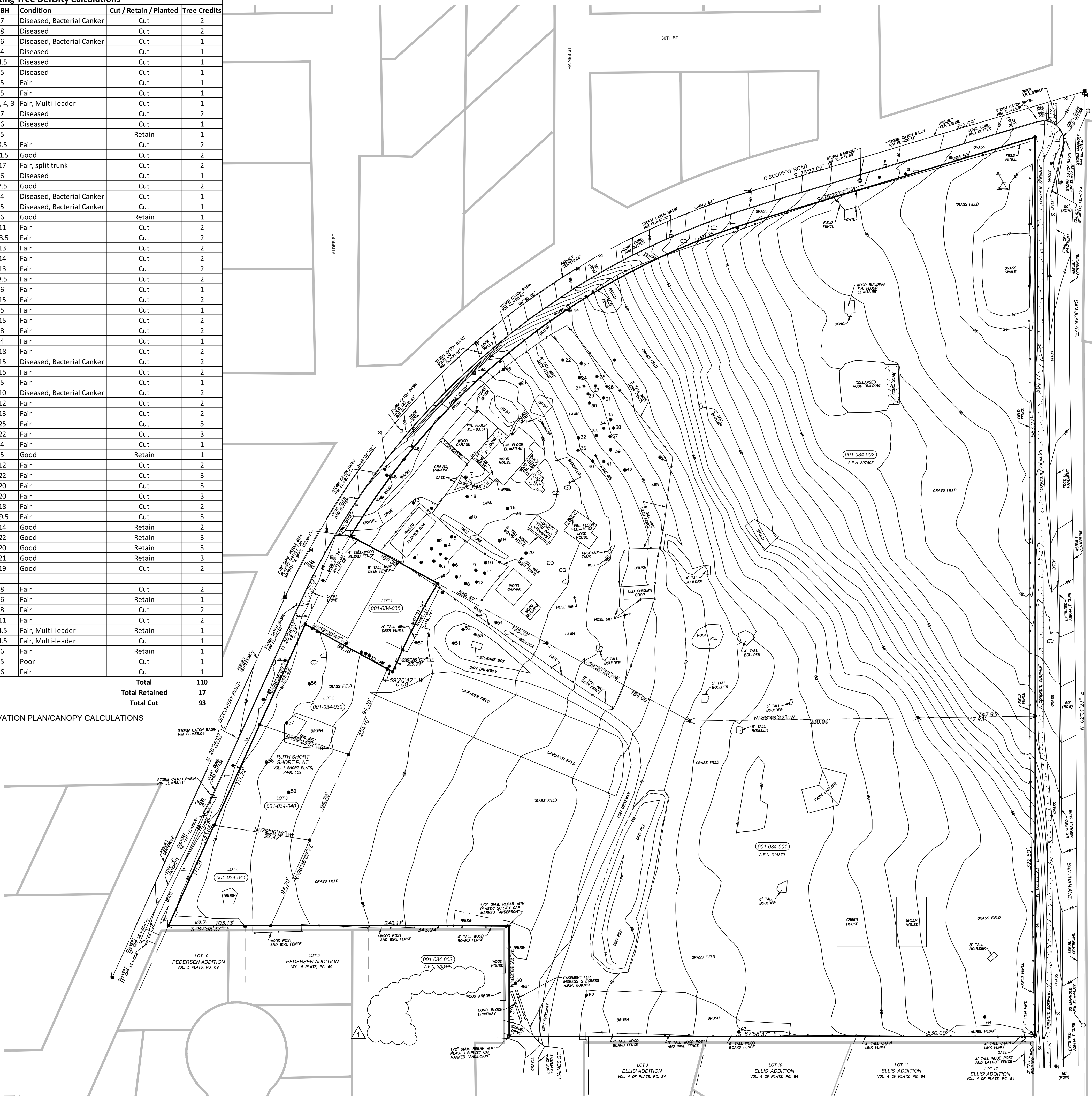
CRITICAL AREAS

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SHEET:
 20

Existing Tree Density Calculations					
Tree #	Type	DBH	Condition	Cut / Retain / Planted	Tree Credits
1	Cherry	7	Diseased, Bacterial Canker	Cut	2
2	Apricot	8	Diseased	Cut	2
3	Cherry	6	Diseased, Bacterial Canker	Cut	1
4	Pear	4	Diseased	Cut	1
5	Pear	4.5	Diseased	Cut	1
6	Pear	5	Diseased	Cut	1
7	Plum	5	Fair	Cut	1
8	Plum	5	Fair	Cut	1
9	Fig	3.5, 4, 3	Fair, Multi-leader	Cut	1
10	Apricot	7	Diseased	Cut	2
11	Pear	6	Diseased	Cut	1
12	Apple	5		Retain	1
13	Flowering Plum	8.5	Fair	Cut	2
14	Madrone	11.5	Good	Cut	2
15	Paper Birch	17	Fair, split trunk	Cut	2
16	Pear	6	Diseased	Cut	1
17	Monkey Tree	7.5	Good	Cut	2
18	Cherry	4	Diseased, Bacterial Canker	Cut	1
19	Plum	5	Diseased, Bacterial Canker	Cut	1
20	Apple	6	Good	Retain	1
21	Douglas Fir	11	Fair	Cut	2
22	Douglas Fir	13.5	Fair	Cut	2
23	Douglas Fir	13	Fair	Cut	2
24	Douglas Fir	14	Fair	Cut	2
25	Douglas Fir	13	Fair	Cut	2
26	Douglas Fir	8.5	Fair	Cut	2
27	Douglas Fir	6	Fair	Cut	1
28	Douglas Fir	15	Fair	Cut	2
29	Douglas Fir	5	Fair	Cut	1
30	Douglas Fir	15	Fair	Cut	2
31	Douglas Fir	8	Fair	Cut	2
32	Apple	4	Fair	Cut	1
33	Douglas Fir	18	Fair	Cut	2
34	Cherry	15	Diseased, Bacterial Canker	Cut	2
35	Douglas Fir	15	Fair	Cut	2
36	Apple	5	Fair	Cut	1
37	Cherry	10	Diseased, Bacterial Canker	Cut	2
38	Douglas Fir	12	Fair	Cut	2
39	Douglas Fir	13	Fair	Cut	2
40	Douglas Fir	25	Fair	Cut	3
41	Douglas Fir	22	Fair	Cut	3
42	Plum	4	Fair	Cut	1
43	Apple	5	Good	Retain	1
44	Douglas Fir	12	Fair	Cut	2
45	Douglas Fir	22	Fair	Cut	3
46	Madrone	20	Fair	Cut	3
47	Madrone	20	Fair	Cut	3
48	Madrone	18	Fair	Cut	2
49	Flowering Plum	19.5	Fair	Cut	3
50	Douglas Fir	14	Good	Retain	2
51	Cedar	22	Good	Retain	3
52	Cedar	20	Good	Retain	3
53	Cedar	21	Good	Retain	3
54	Cedar	19	Good	Cut	2
55	Void				
56	Hawthorne	8	Fair	Cut	2
57	Apple	6	Fair	Retain	1
58	Hawthorne	8	Fair	Cut	2
59	Hawthorne	11	Fair	Cut	2
60	Hazelnut	4.5	Fair, Multi-leader	Retain	1
61	Hazelnut	4.5	Fair, Multi-leader	Cut	1
62	Hawthorne	6	Fair	Retain	1
63	Cherry	5	Poor	Cut	1
64	Hawthorne	6	Fair	Cut	1
				Total	110
				Total Retained	17
				Total Cut	93

SEE SEPARATE TREE CONSERVATION PLAN/CANOPY CALCULATIONS



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
- ⊙ ...TELEPHONE MANHOLE
- ⊙ ...SIGN
- ⊙ ...STORM CATCH BASIN
- ⊙ ...POWER METER

NOTES
 SURVEY PERFORMED BY VAN ALLER SURVEYING,
 NOVEMBER 2015.

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TK, RB, SL
 DATE:
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 SCALE:
AS NOTED

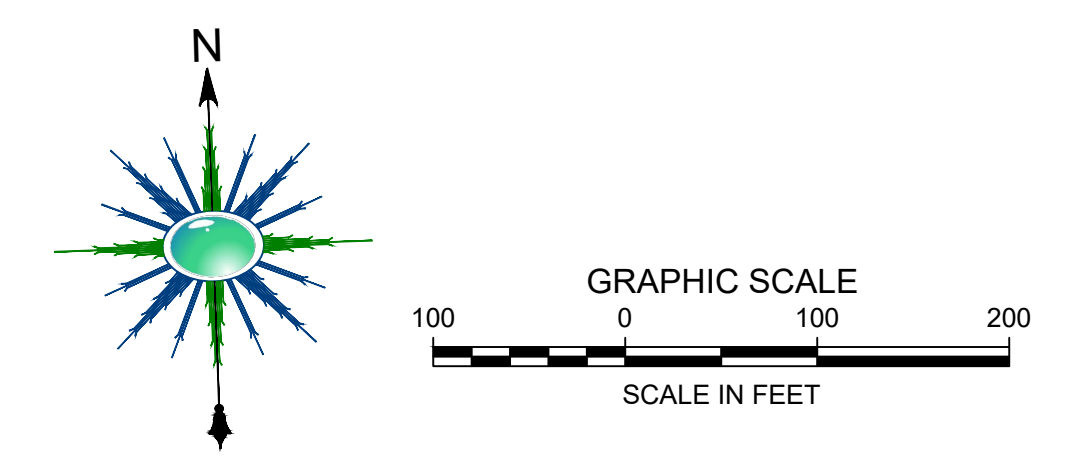
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EXISTING CONDITIONS

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 PT PRESERVATION ALLIANCE
 SAN JUAN AND DISCOVERY ROADS
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SHEET:
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EXISTING CONDITIONS WITH
SITE PLAN OVERLAY

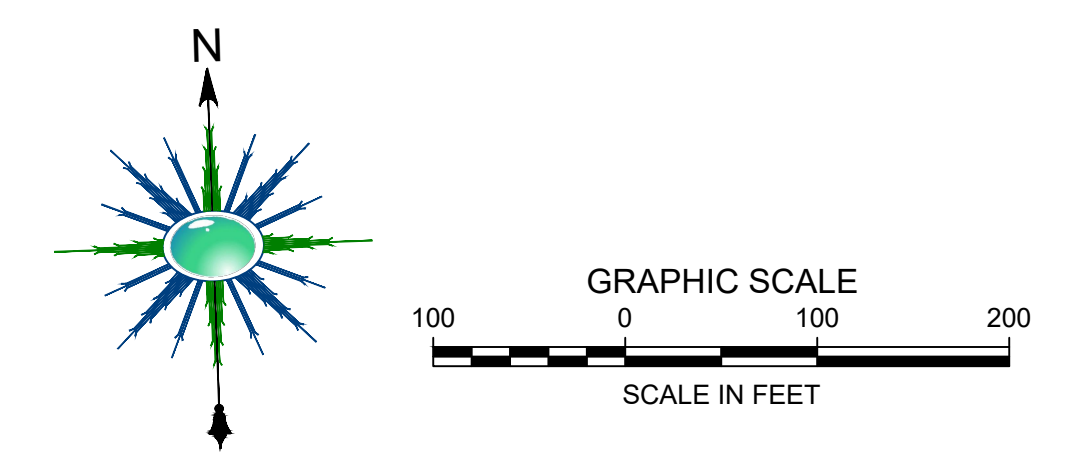
PLANNED UNIT DEVELOPMENT SUBMITTAL
PT PRESERVATION ALLIANCE
SAN JUAN AND DISCOVERY ROADS
PORT TOWNSEND, WA 98368

SHEET:
3.1

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.



Minimum Slope	Maximum Slope	Color
0.00%	15.00%	Light Green
15.00%	25.00%	Yellow-Green
26.00%	39.00%	Orange
40.00%	-	Red

NOTES
 SURVEY PERFORMED BY VAN ALLER SURVEYING,
 NOVEMBER 2015.

DRAIN BY:
 MK, RB, SL
 DATE:
 REV 3/4/24
 SCALE:
 AS NOTED

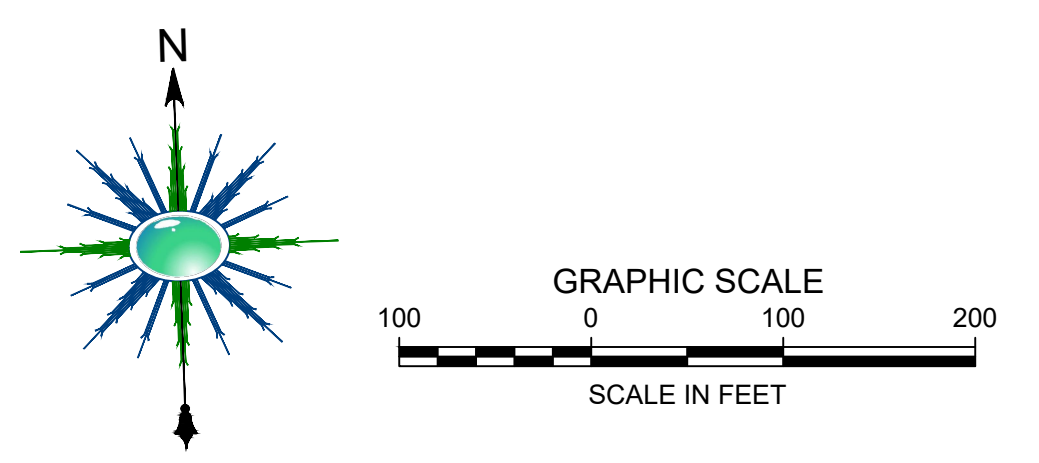
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 PORT TOWNSEND, WA 98368
 PHONE: (360) 379-8090



SLOPE ANALYSIS

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

SHEET:
 40



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SCALE:
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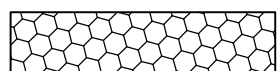

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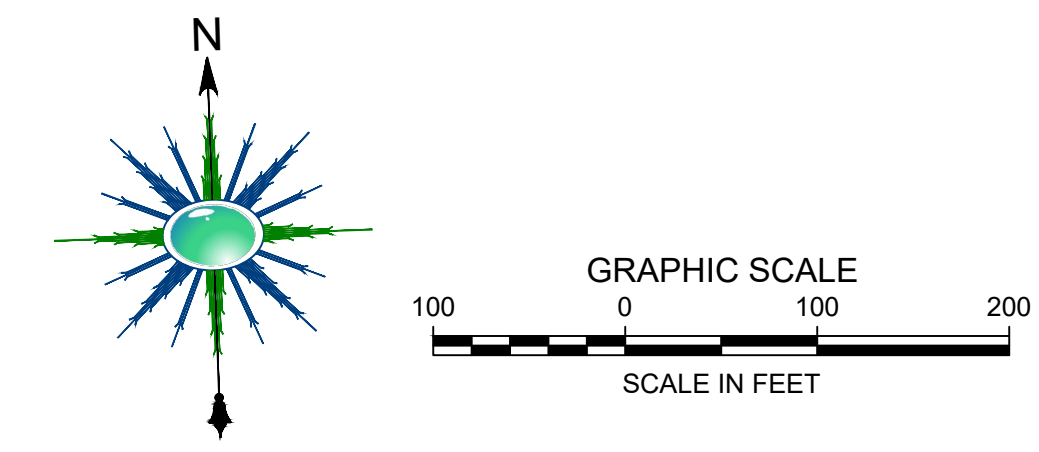
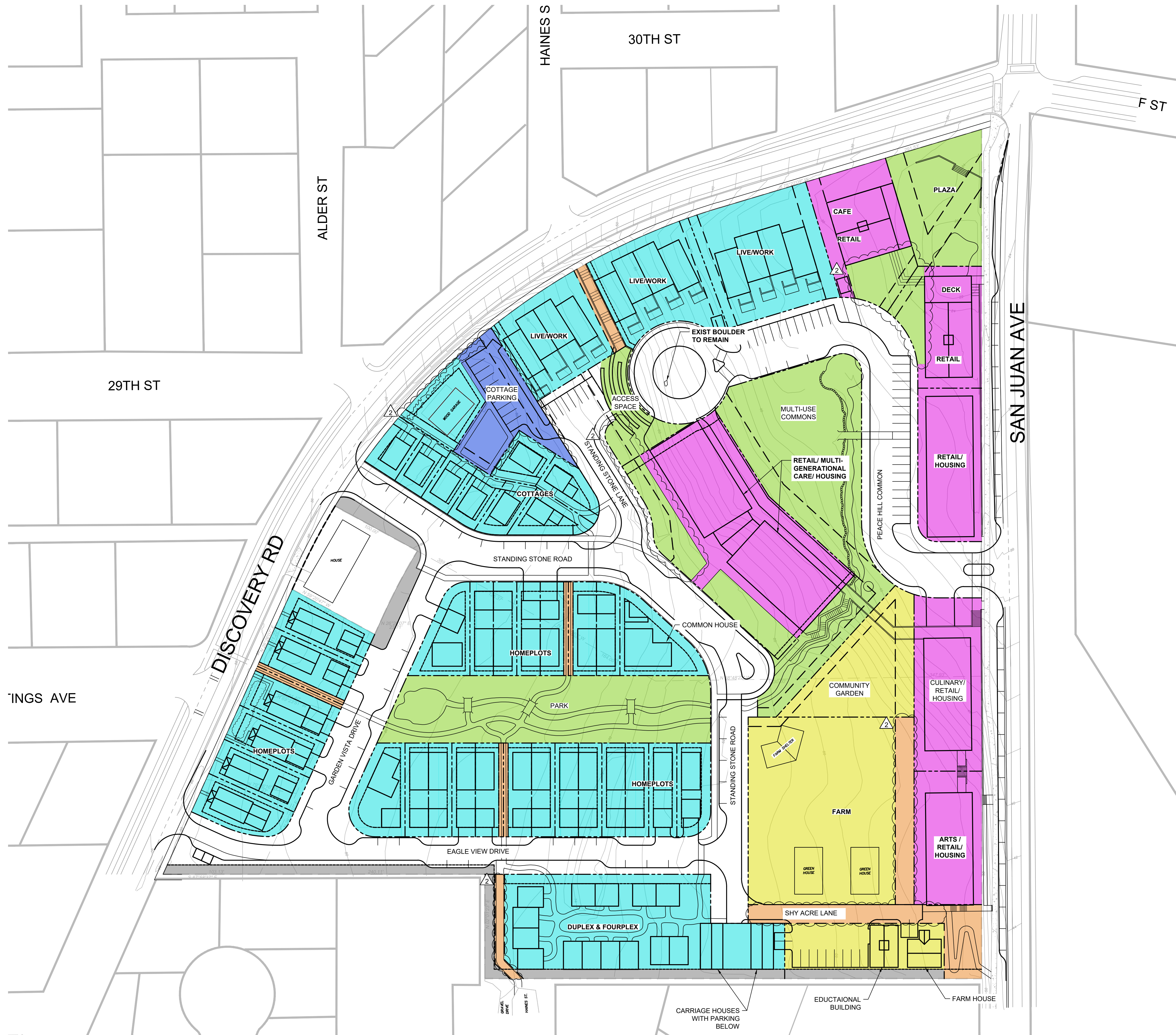
DEMO & TREE CONSERVATION
PLAN

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

SHEET:
50

LEGEND:
 STRUCTURE TO BE REMOVED
 TREE TO BE REMOVED (55 TOTAL)

NOTES
 SURVEY PERFORMED BY VAN ALLER SURVEYING,
 NOVEMBER 2015.
 TREES NOT SPECIFIED TO BE REMOVED SHALL BE
 CONSERVED ON THE SITE



- 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'
R.O.W. SIDE STREET AT CORNER LOT	5'	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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REV 3/4/24
SCALE:
AS NOTED

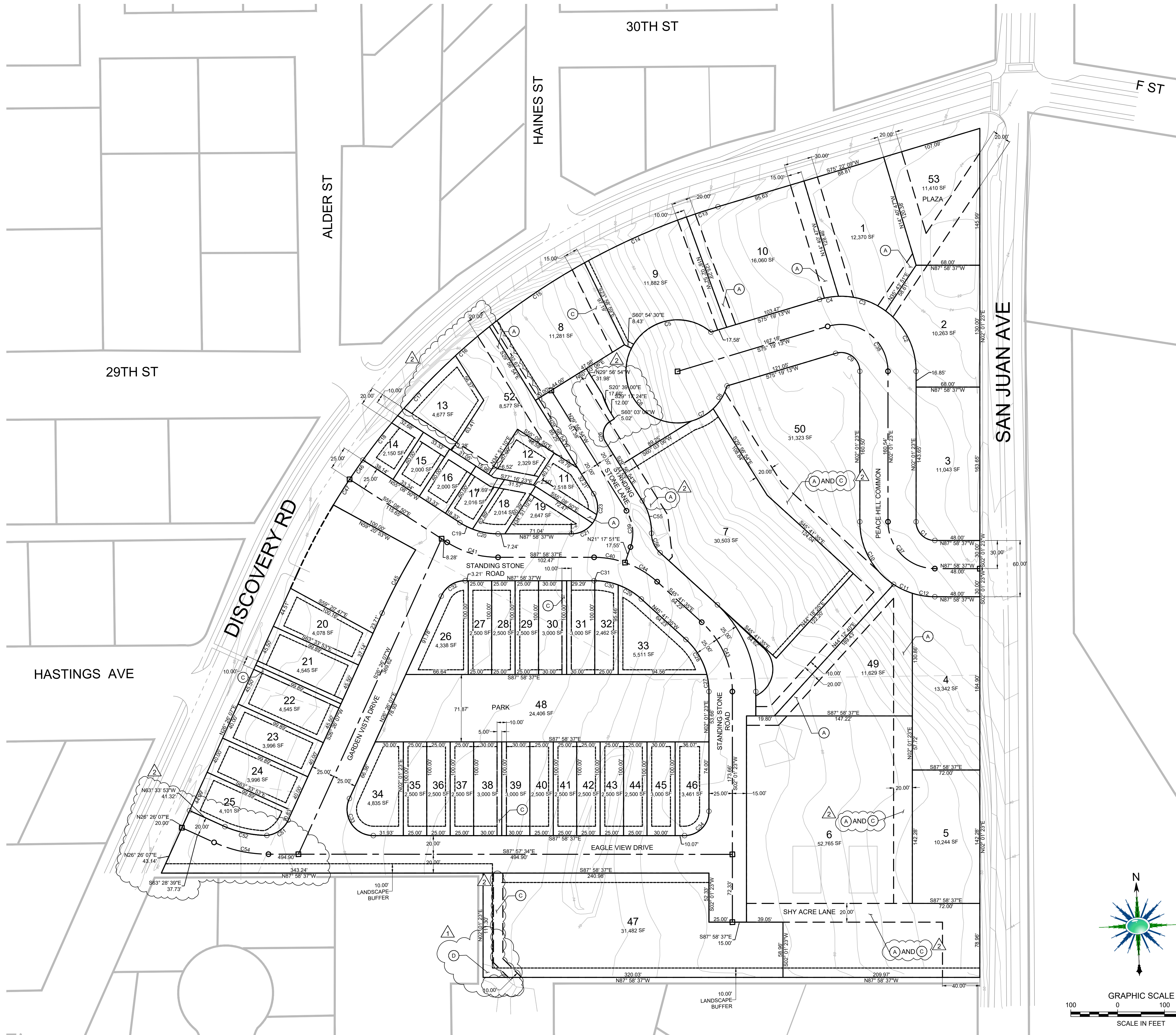
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MASTER PLAN

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

SHEET:
6.0



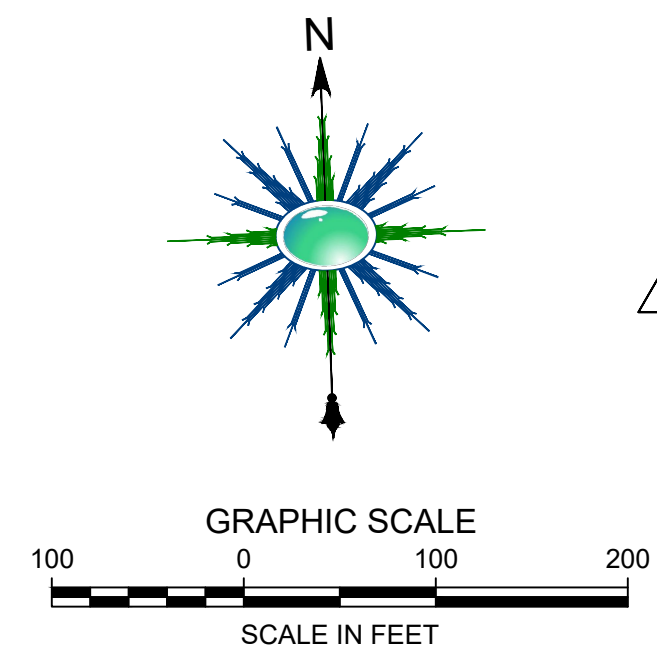
Curve #	Radius	Length	Chord Direction	Chord Length
C1	20.00'	31.42'	N42° 58' 37"W	28.28'
C2	80.00'	74.84'	N24° 46' 38"W	72.14'
C3	80.00'	53.58'	N70° 45' 55"W	52.59'
C4	80.00'	20.56'	S82° 41' 01"W	20.51'
C5	55.00'	99.50'	S80° 26' 17"W	86.47'
C6	55.00'	126.62'	S37° 20' 28"E	100.45'
C7	55.00'	27.21'	N62° 32' 02"E	26.93'
C8	55.00'	28.79'	N33° 22' 07"E	28.46'
C9	20.00'	37.25'	N51° 19' 42"W	32.09'
C10	80.00'	79.08'	N26° 17' 41"W	75.90'
C11	80.00'	22.21'	N62° 34' 01"W	22.14'
C12	80.00'	24.37'	N79° 14' 57"W	24.28'
C13	720.00'	35.55'	S73° 57' 17"W	35.54'
C14	720.00'	119.32'	S67° 47' 35"W	119.18'
C15	720.00'	122.30'	S58° 10' 46"W	122.15'
C16	720.00'	47.65'	S51° 25' 04"W	47.64'
C17	720.00'	88.82'	S45° 59' 16"W	88.76'
C18	720.00'	60.27'	S40° 03' 21"W	60.25'
C19	75.00'	15.11'	N60° 55' 02"W	15.08'
C20	75.00'	27.87'	N77° 19' 55"W	27.71'
C21	28.00'	26.28'	S65° 08' 03"W	25.33'
C22	28.00'	33.33'	S04° 08' 54"W	31.39'
C26	16.00'	25.13'	S15° 03' 06"W	22.63'
C27	75.00'	18.40'	N05° 00' 13"W	18.35'
C28	75.00'	44.06'	N28° 51' 41"W	43.43'
C29	75.00'	29.11'	N56° 48' 43"W	28.93'
C30	75.00'	25.53'	N77° 41' 00"W	25.41'
C31	75.00'	0.71'	N87° 42' 23"W	0.71'
C32	28.00'	32.05'	S59° 13' 45"W	30.33'
C33	28.00'	55.91'	S30° 46' 15"E	47.07'
C34	26.00'	40.84'	N47° 01' 23"E	36.77'
C45	620.11'	76.33'	N29° 57' 43"E	76.29'
C46	720.00'	25.01'	N36° 39' 46"E	25.01'
C47	720.00'	32.33'	S34° 22' 52"W	32.33'
C51	28.00'	29.21'	S58° 22' 57"W	27.90'
C52	120.00'	46.03'	N76° 09' 44"W	45.74'

Curve #	Radius	Length	Chord Direction	Chord Length
C37	50.00'	78.54'	N42° 58' 36.87"W	70.71'
C38	49.97'	93.06'	N51° 19' 41.87"W	80.18'
C54	140.00'	59.82'	S75° 43' 06.87"E	59.37'

LEGEND

- PARCEL BOUNDARY
- EXISTING PROPERTY BOUNDARY
- R.O.W. CENTERLINE
- R.O.W. EDGE
- EASEMENT (LANDSCAPE AND UTILITIES)
- POINT OF INTERSECTION
- END OF CURVE
- (A) UTILITY EASEMENT DEDICATED TO PUBLIC
- (B) LANDSCAPE EASEMENT DEDICATED TO PUBLIC
- (C) ACCESS EASEMENT DEDICATED TO PUBLIC
- (D) EXISTING EASEMENT OF INGRESS & EGRESS A.F.N. 609369 (SEE NOTE 4)

- NOTES**
- ALL PARCEL BOUNDARY SEGMENTS NOT LABELED WITH BEARING DIMENSIONS ARE PARALLEL TO ADJACENT SEGMENTS WITH BEARINGS DISPLAYED
 - R.O.W. EDGES ARE PARALLEL TO R.O.W. CENTERLINES
 - EASEMENT LINES ARE PARALLEL TO ADJACENT PARCEL BOUNDARIES
 - THE EXISTING EASEMENT ON THE SITE IS LEGALLY DESCRIBED PER JEFFERSON COUNTY RECORDS AS: "THE EXISTING GRAVEL DRIVE AND CONCRETE BLOCK DRIVEWAY LYING NORTH OF HAINES STREET AS SHOWN SHOWN ON SURVEY RECORDED 12/03/2015 UNDER AFN 595940, RECORD OF JEFFERSON COUNTY WASHINGTON."



DRAIN BY: NK, RB, SL
 DATE: REV 3/4/24
 SCALE: AS NOTED

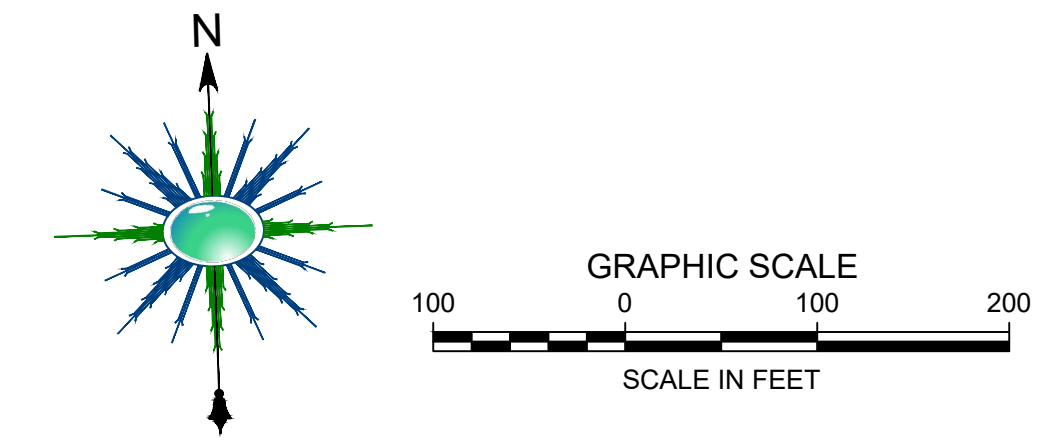
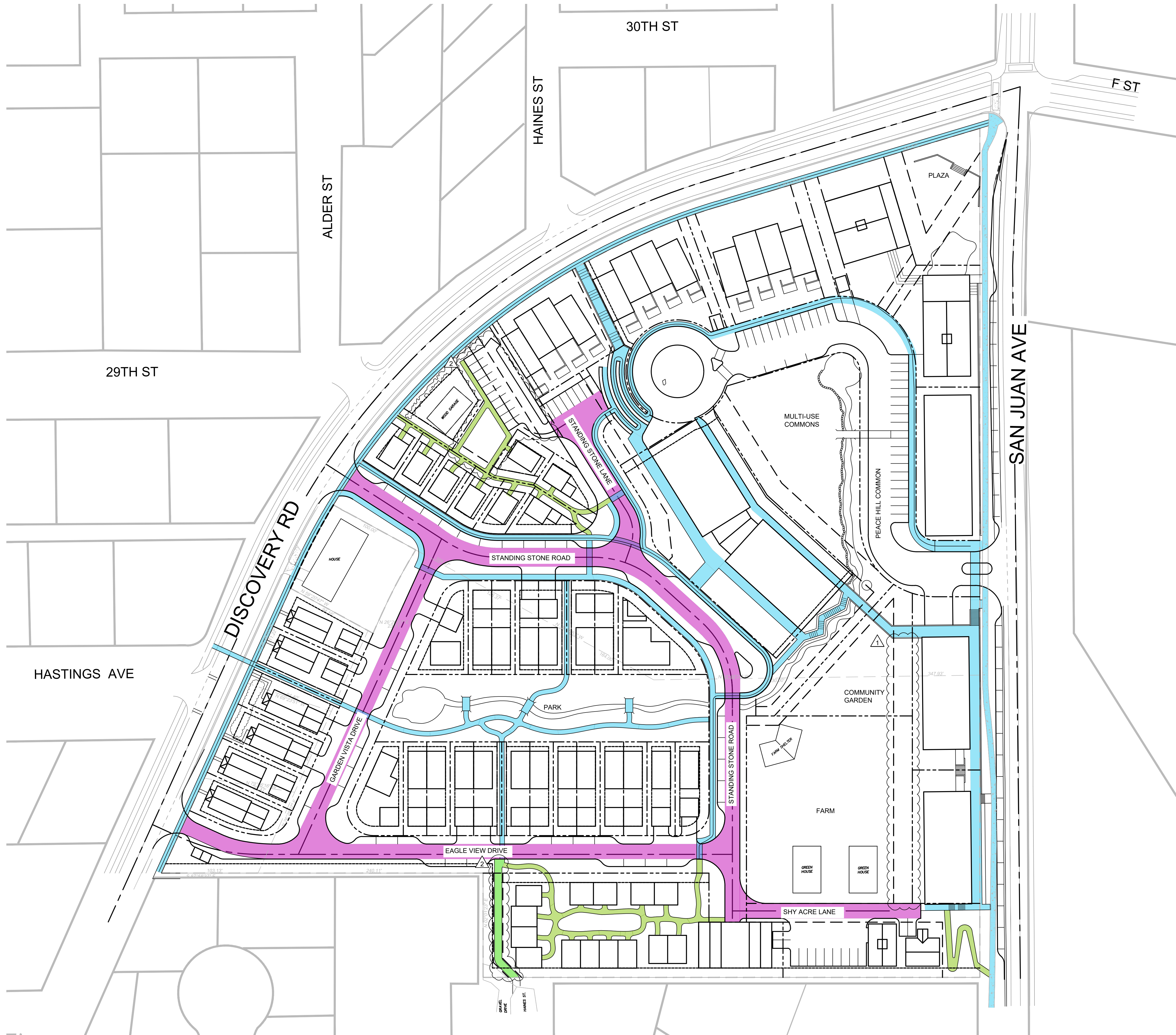
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PROPOSED LOT LAYOUT

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 PT PRESERVATION ALLIANCE
 SAN JUAN AND DISCOVERY ROADS
 PORT TOWNSEND, WA 98368

SHEET: 10



- LEGEND**
- PEDESTRIAN SIDEWALK (PUBLIC)
 - PEDESTRIAN TRAIL
 - SHARED BIKE/ PEDESTRIAN PATH
 - SHARED PEDESTRIAN, CAR & BIKE ACCESS (PUBLIC)
 - PEDESTRIAN ADA ACCESS ROUTE (PUBLIC)

DRAIN BY:
TK, RB, SL
DATE:
REV 3/4/24
SCALE:
AS NOTED

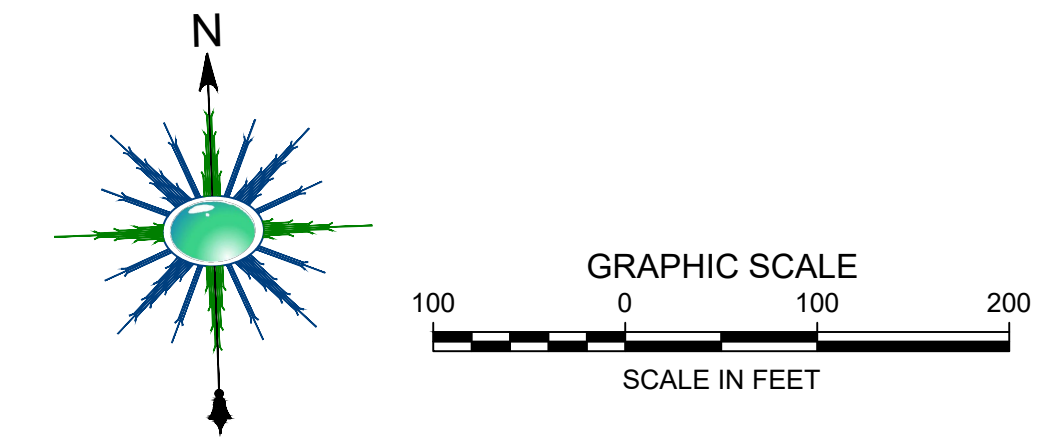
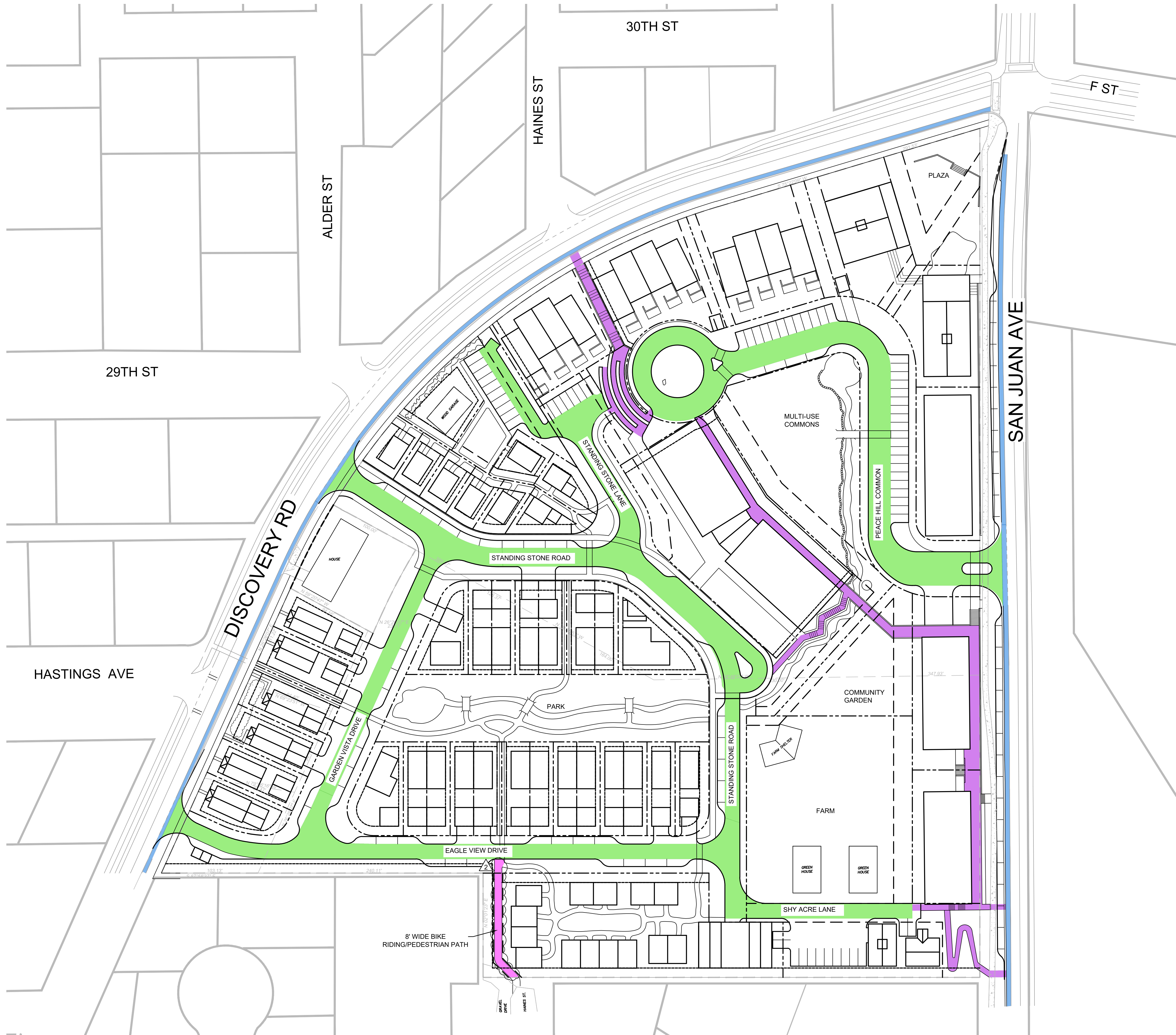
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PARKS, TRAILS & WALKWAYS ROUTES

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

SHEET:
80



LEGEND

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

DRAIN BY:
TK, RB, SL
DATE:
2 REV 3/4/24
SCALE:
AS NOTED

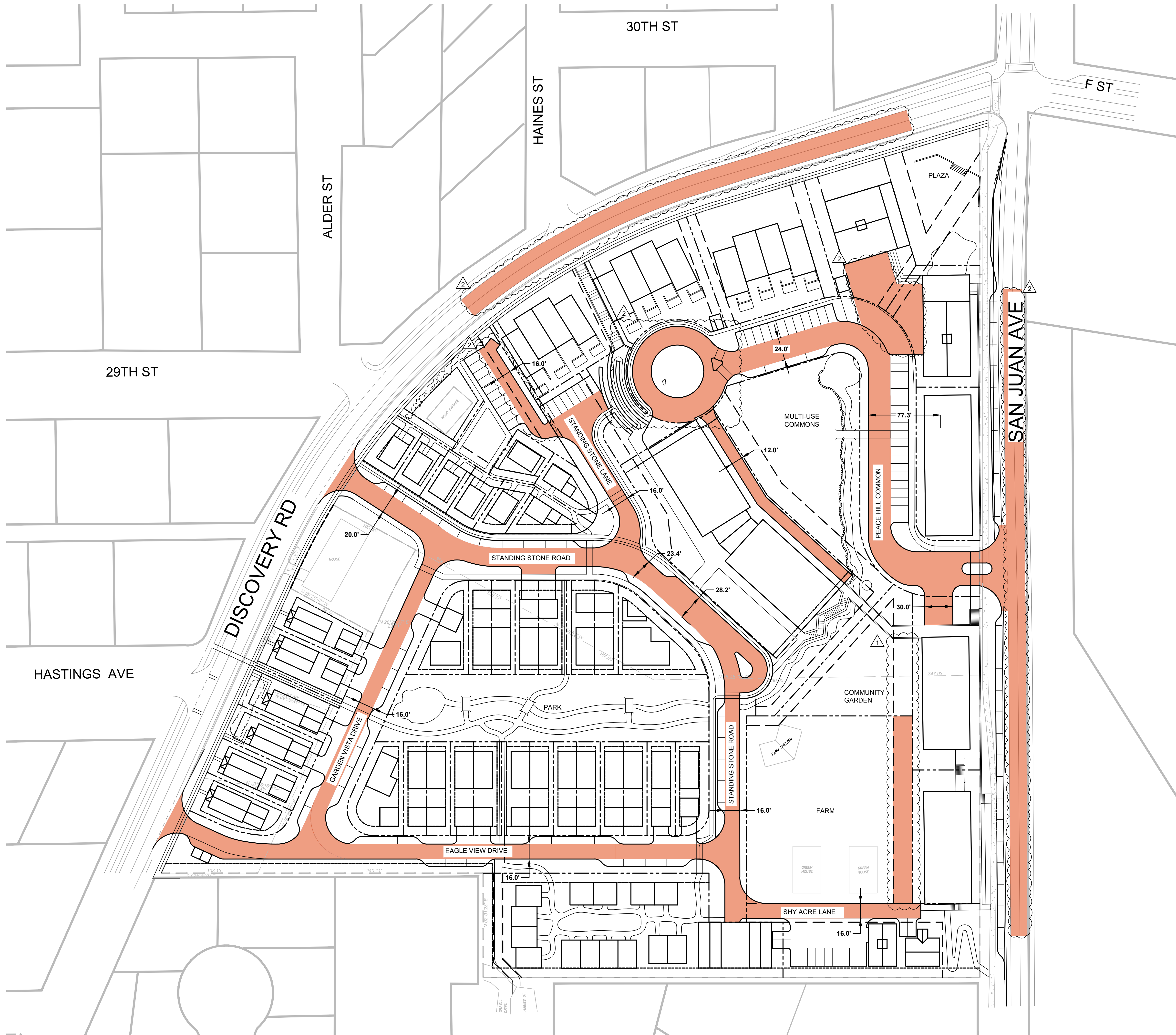
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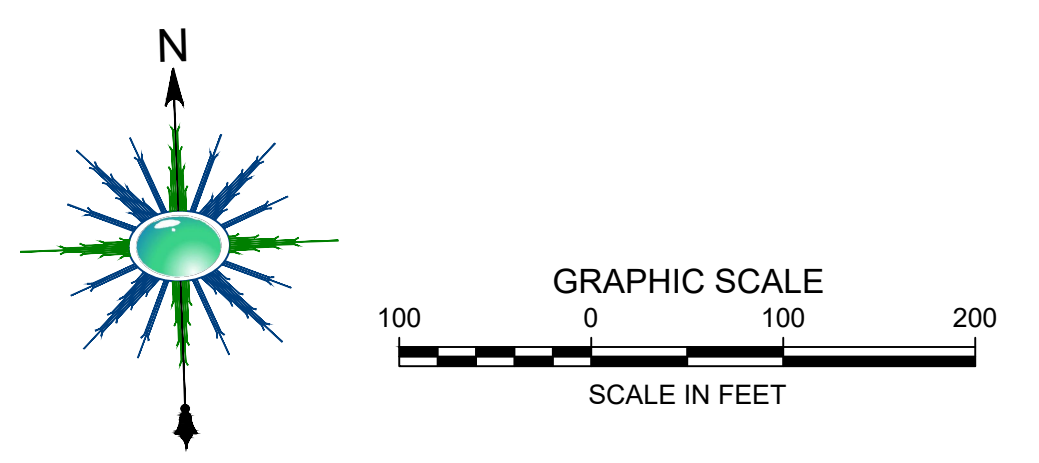
BIKE ROUTES

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

SHEET:
8.1



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DATE:
2 REV 3/4/24
SCALE:
AS NOTED



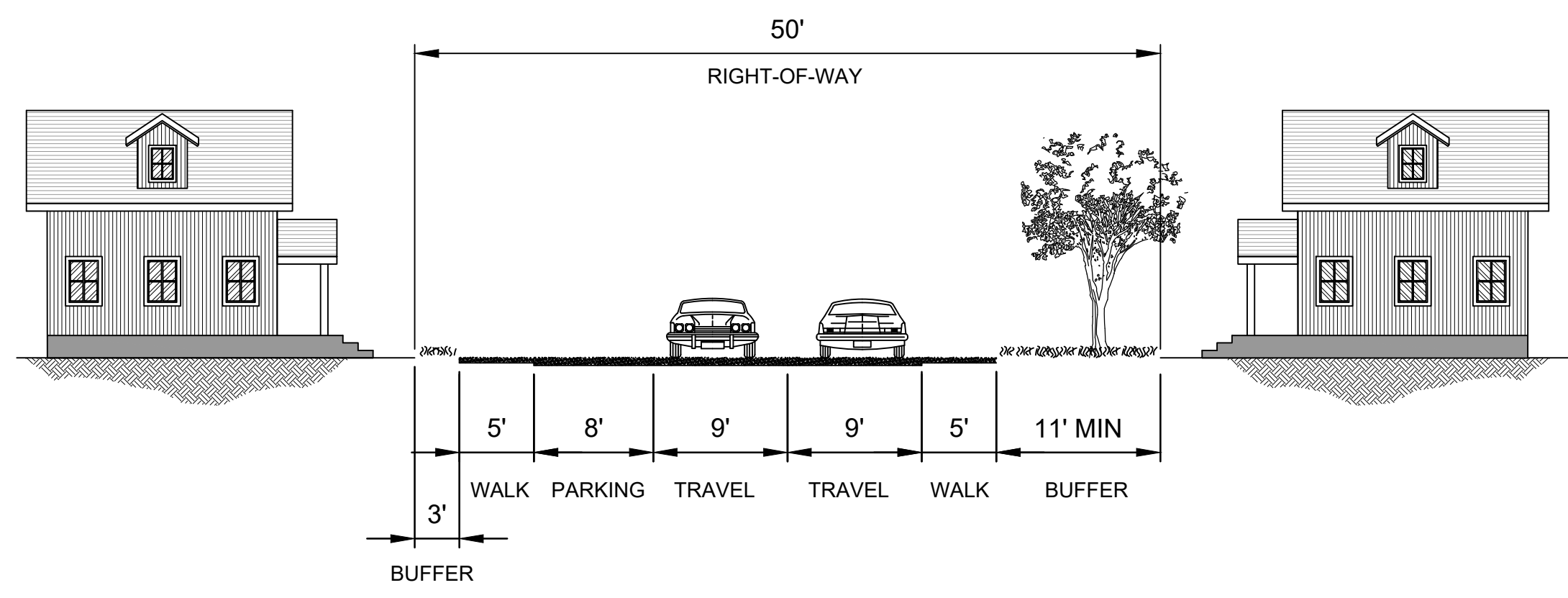
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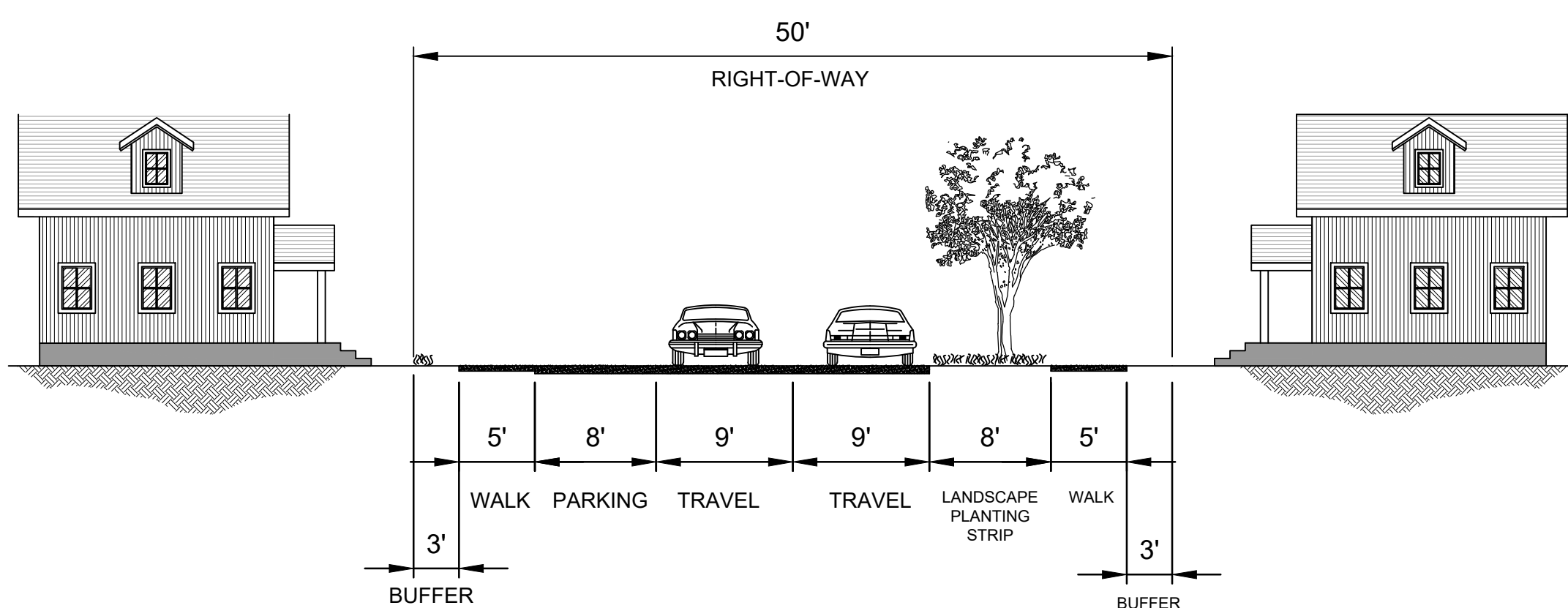
EMERGENCY VEHICLE ACCESS
ROUTES

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

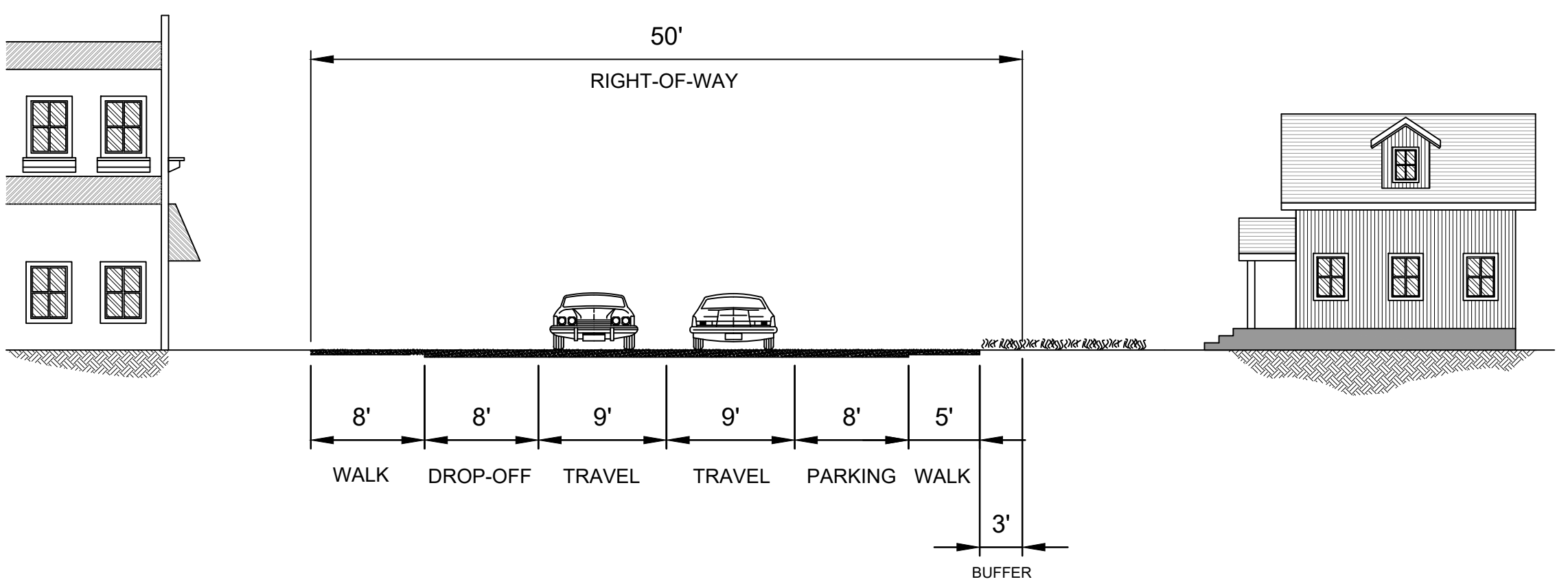
SHEET:
8.2



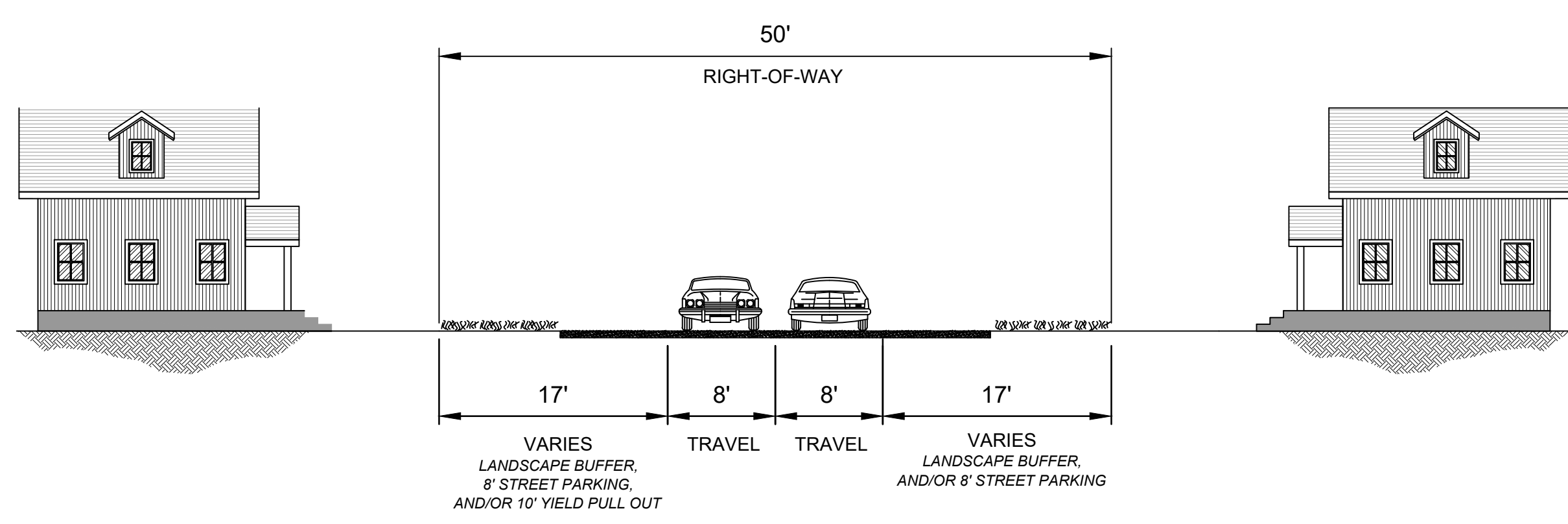
1 STANDING STONE ROAD
9.0



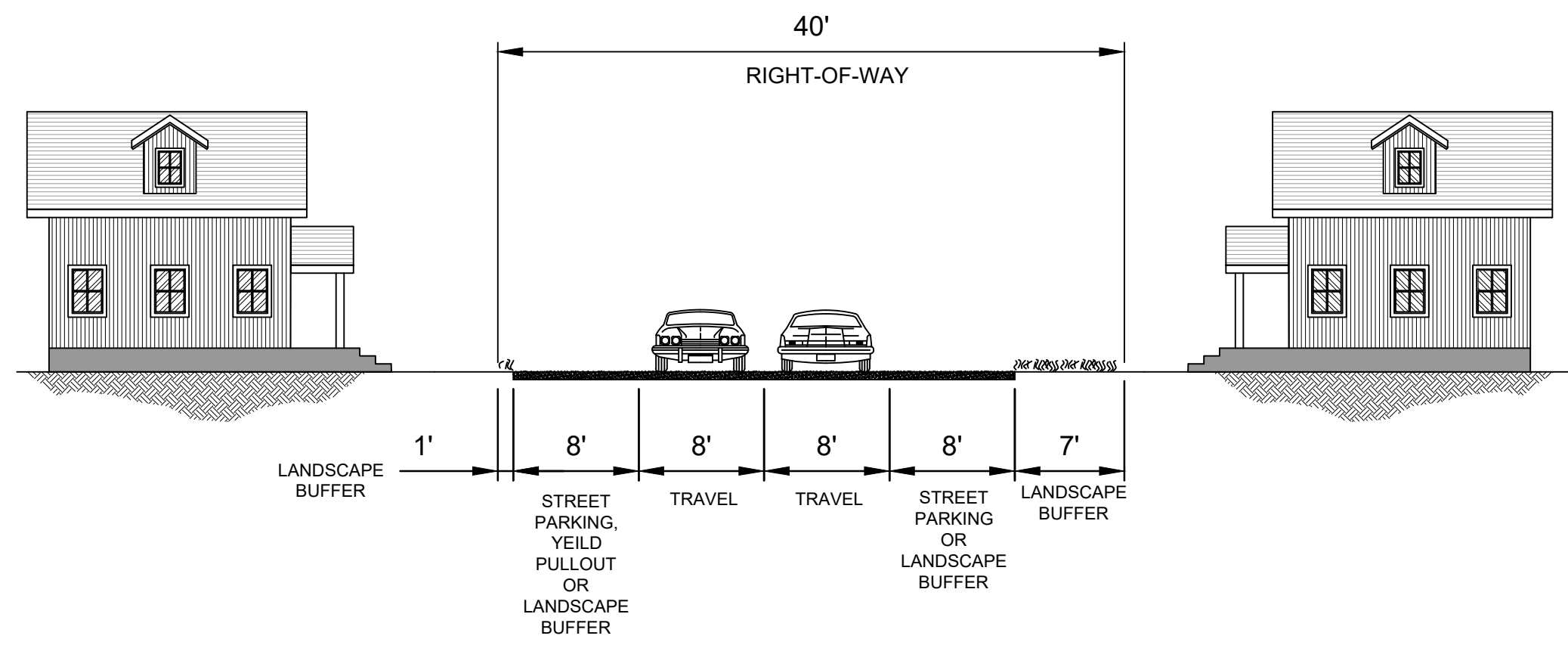
2 STANDING STONE ROAD
9.0



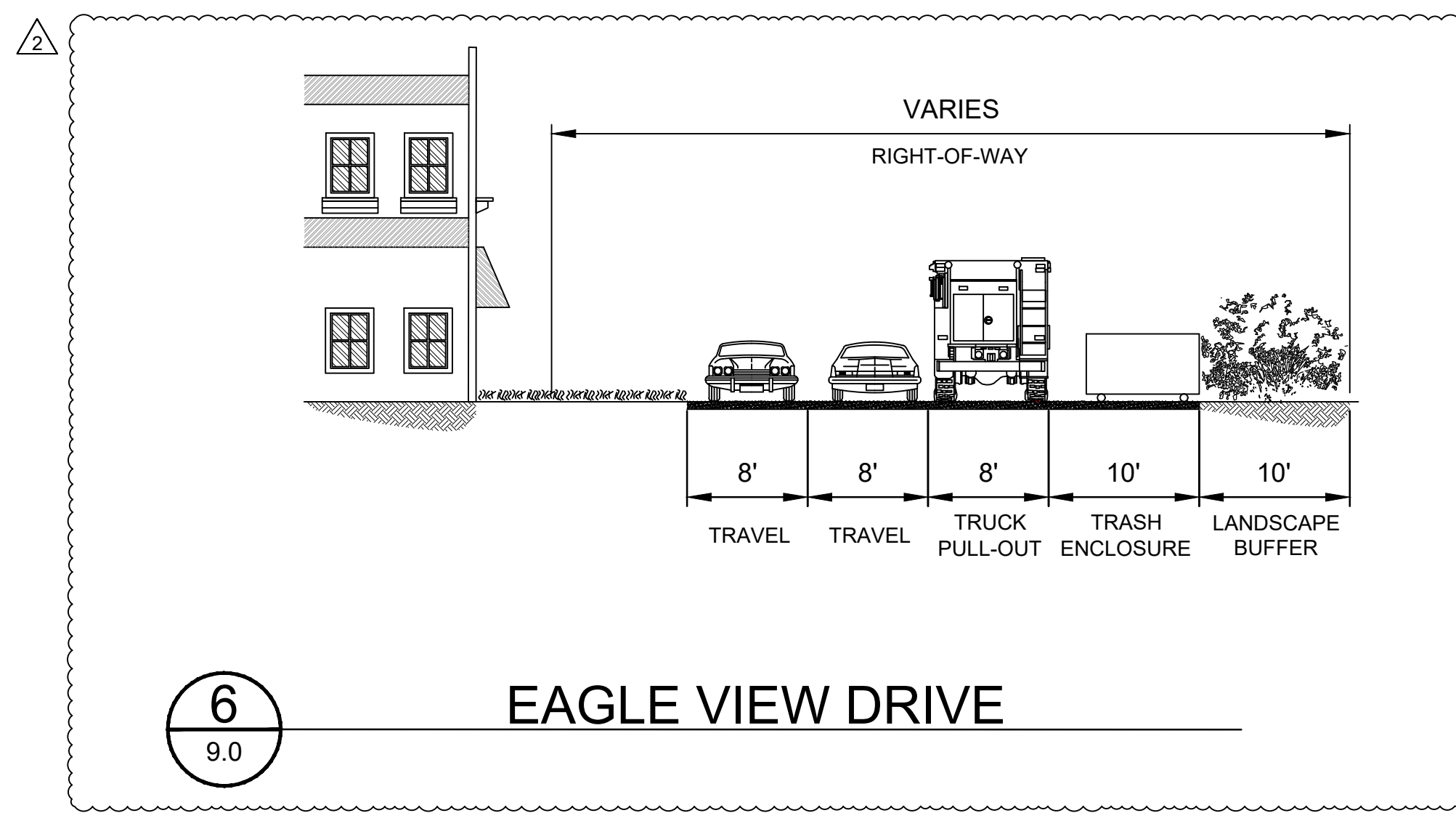
3 STANDING STONE ROAD AT CARE CENTER DROP-OFF
9.0



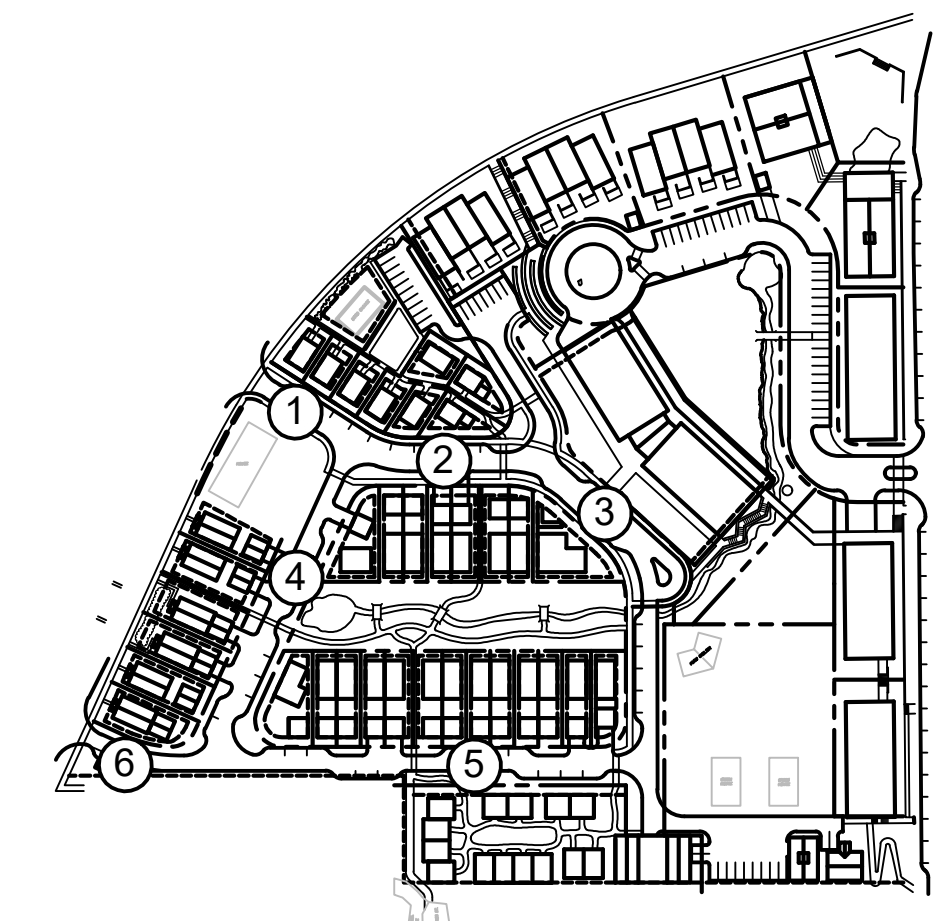
4 GARDEN VISTA DRIVE
9.0



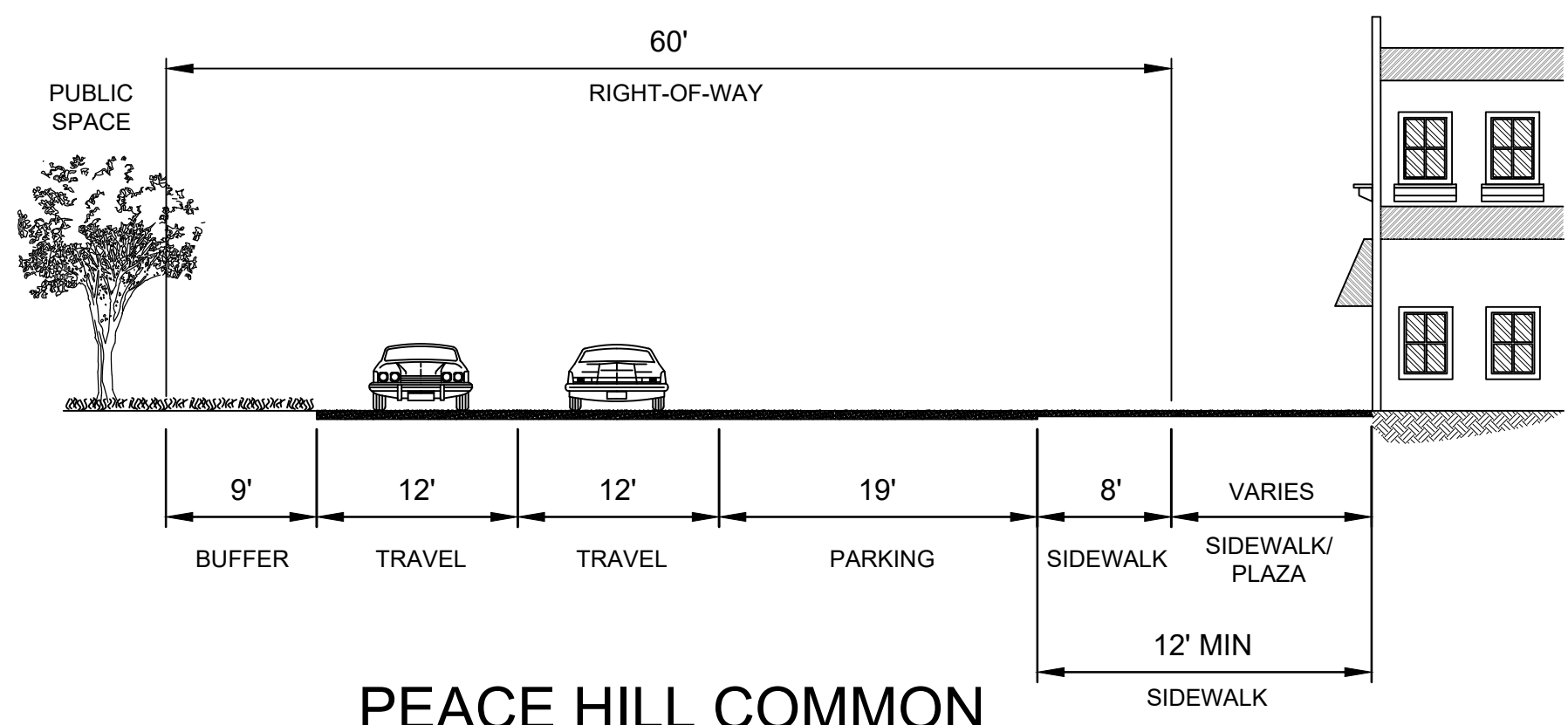
5 EAGLE VIEW DRIVE SKINNY STREET
9.0



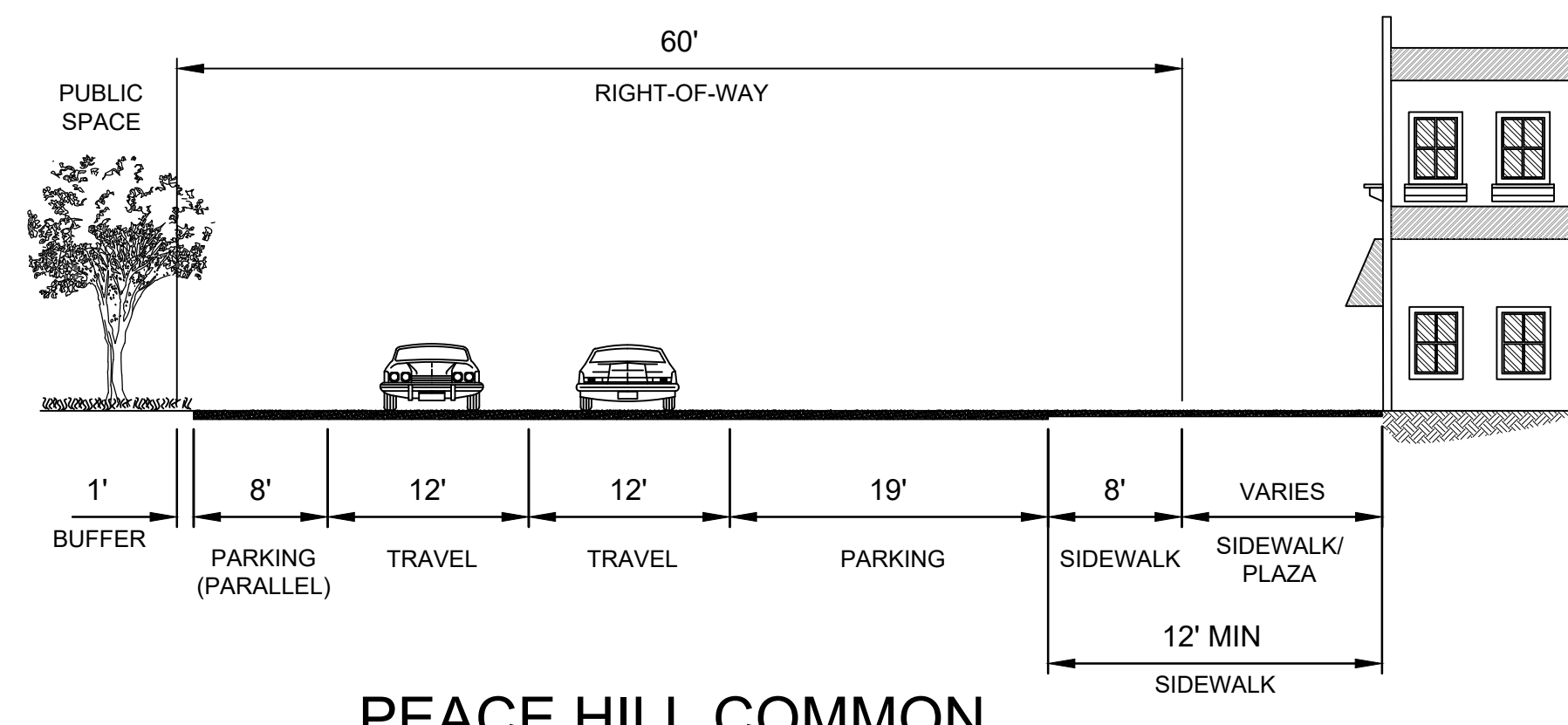
6 EAGLE VIEW DRIVE
9.0



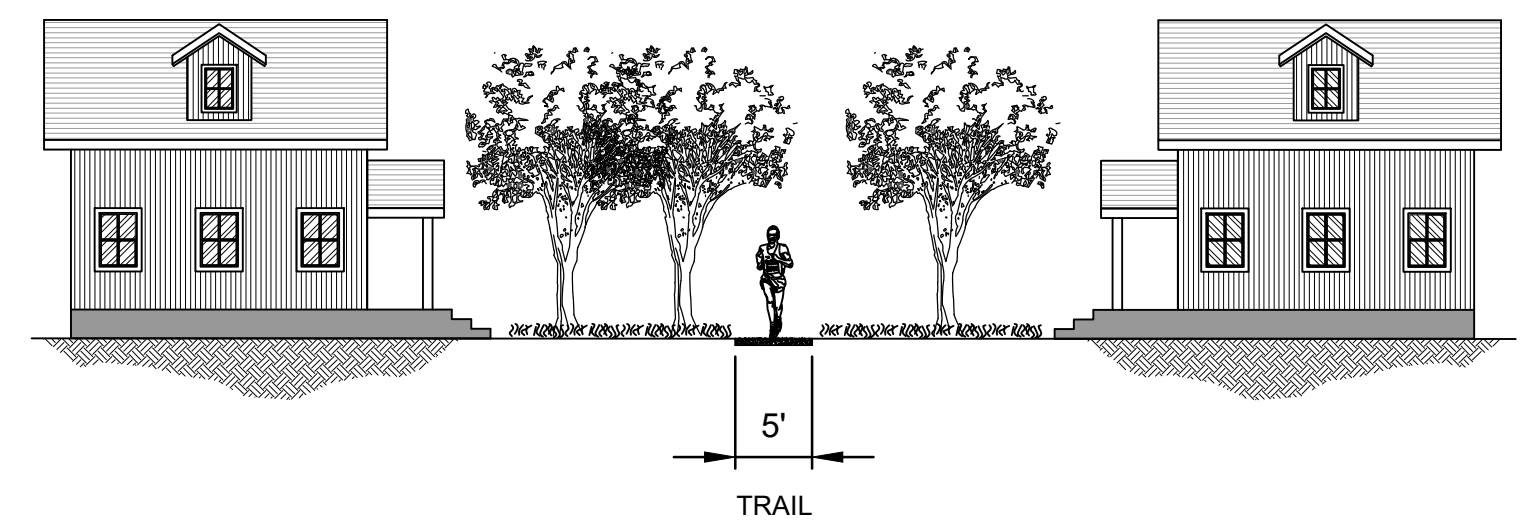
KEY MAP



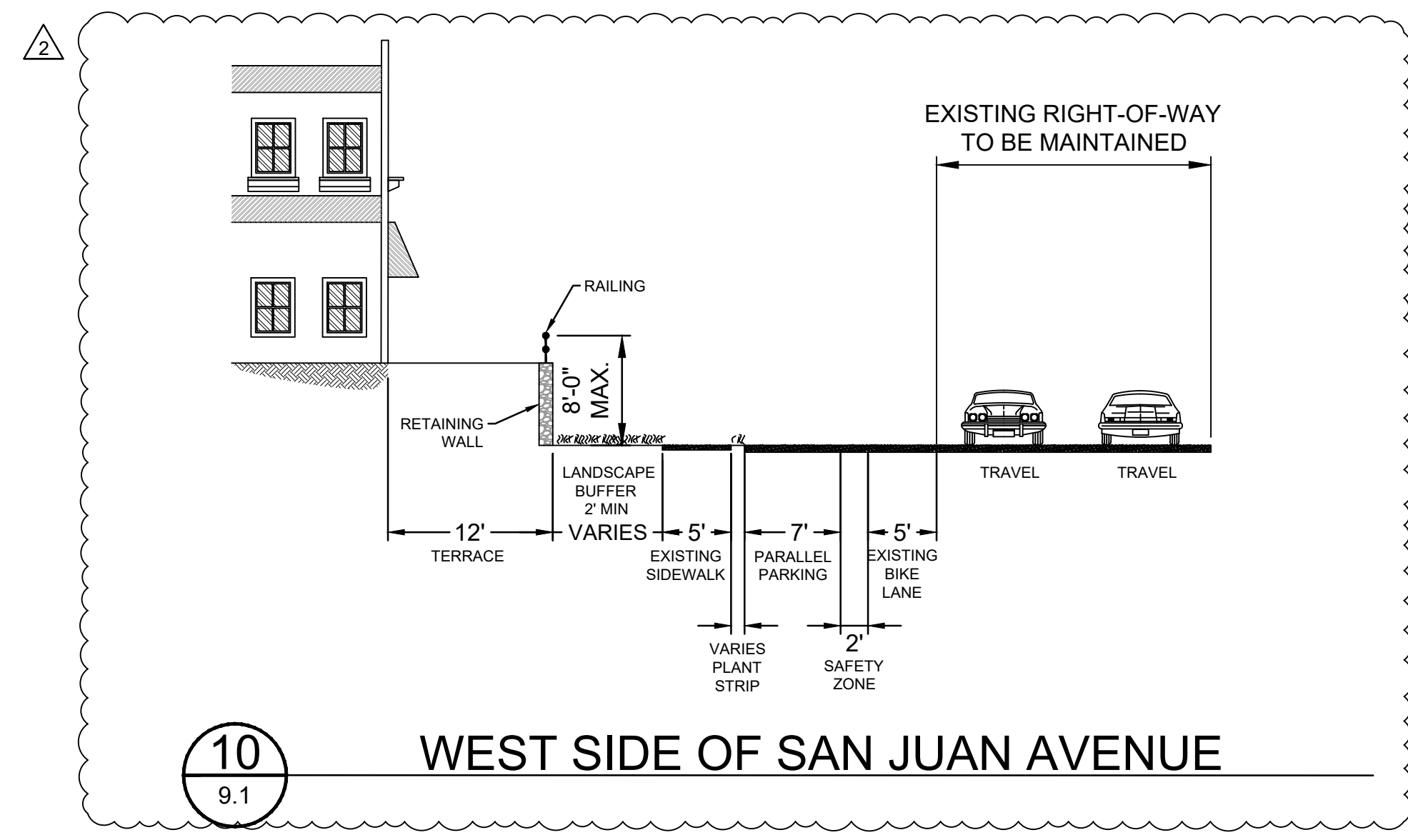
7
9.1 PEACE HILL COMMON
COMMERCIAL STREET



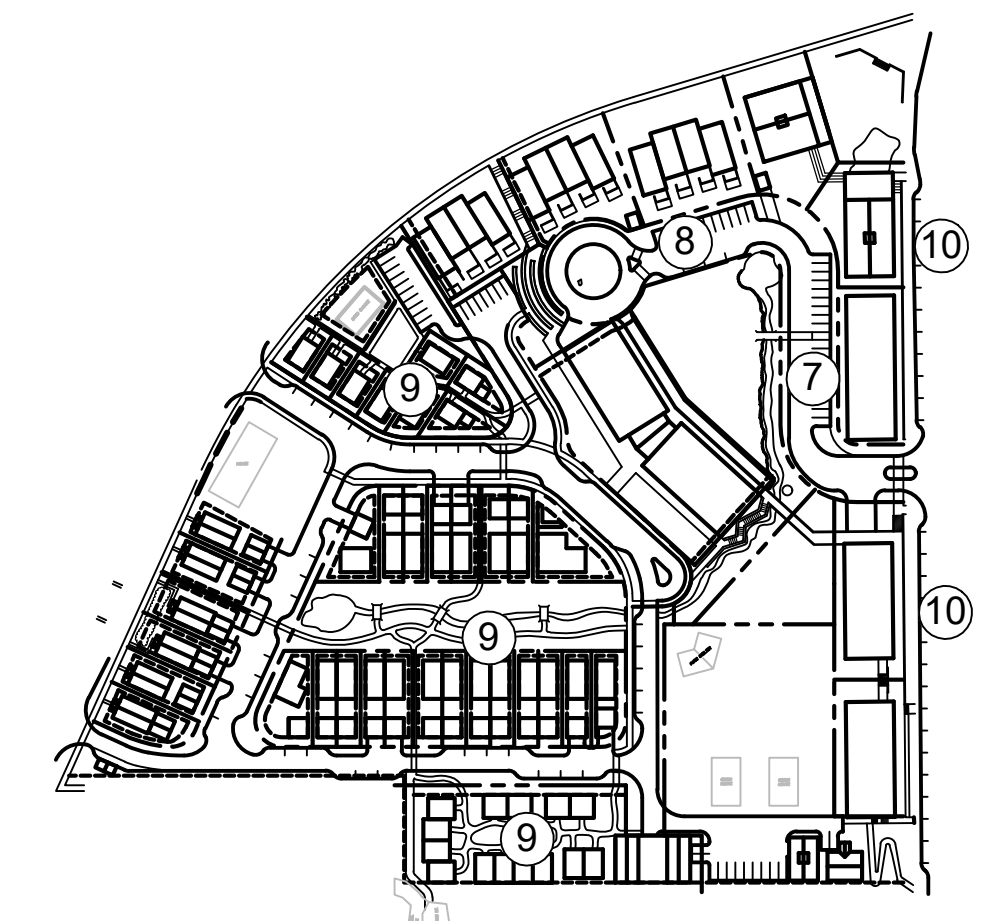
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9.1 PEACE HILL COMMON
COMMERCIAL STREET



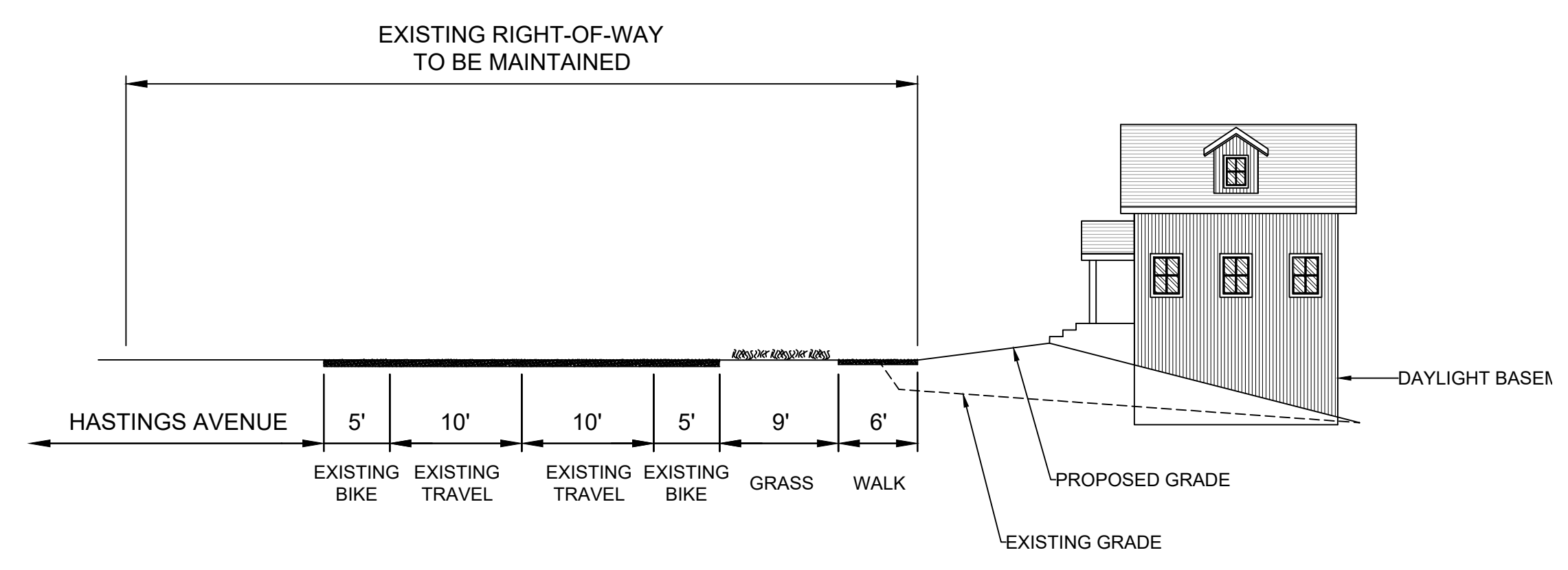
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9.1 TYPICAL TRAIL



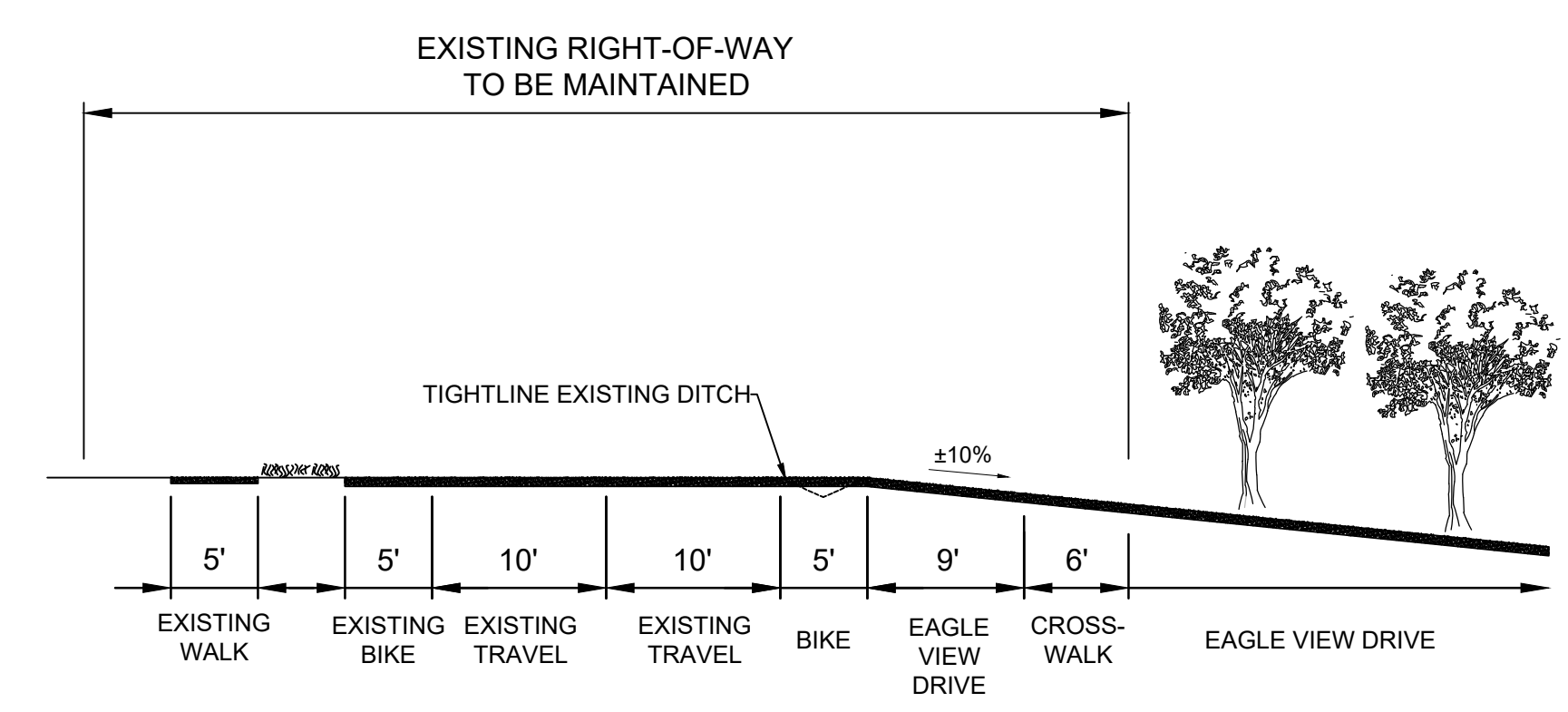
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9.1 WEST SIDE OF SAN JUAN AVENUE



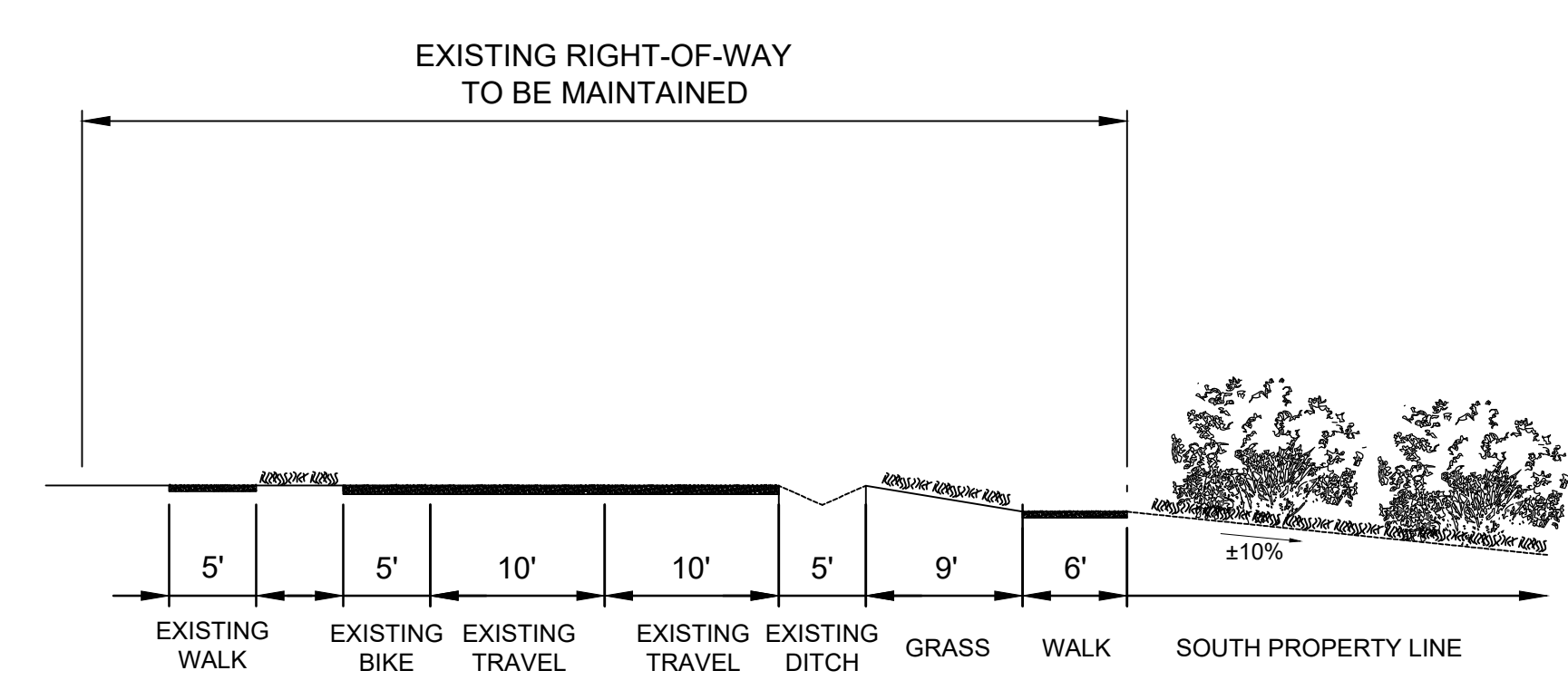
KEY MAP



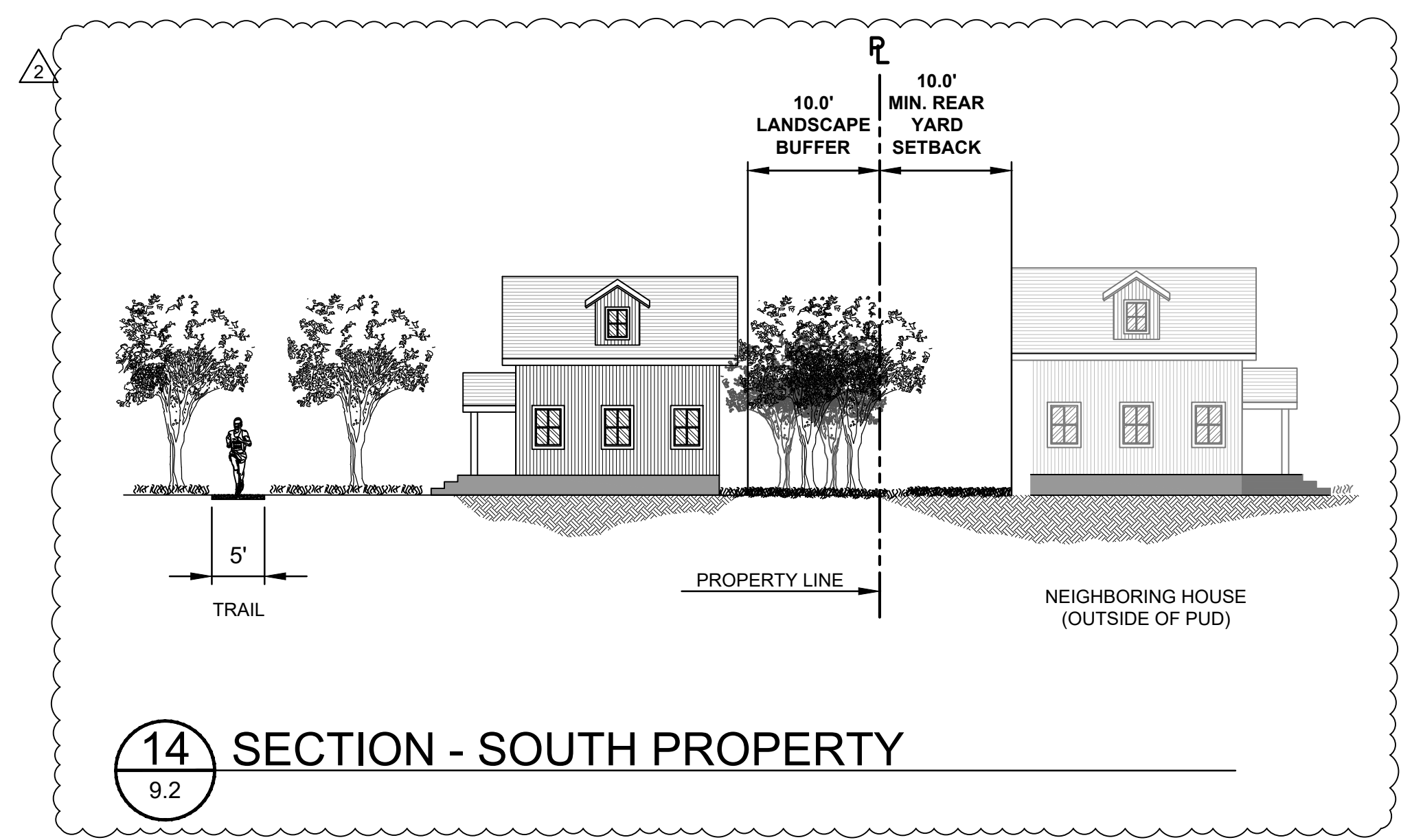
11 DISCOVERY ROAD AT HASTINGS AVENUE
9.2



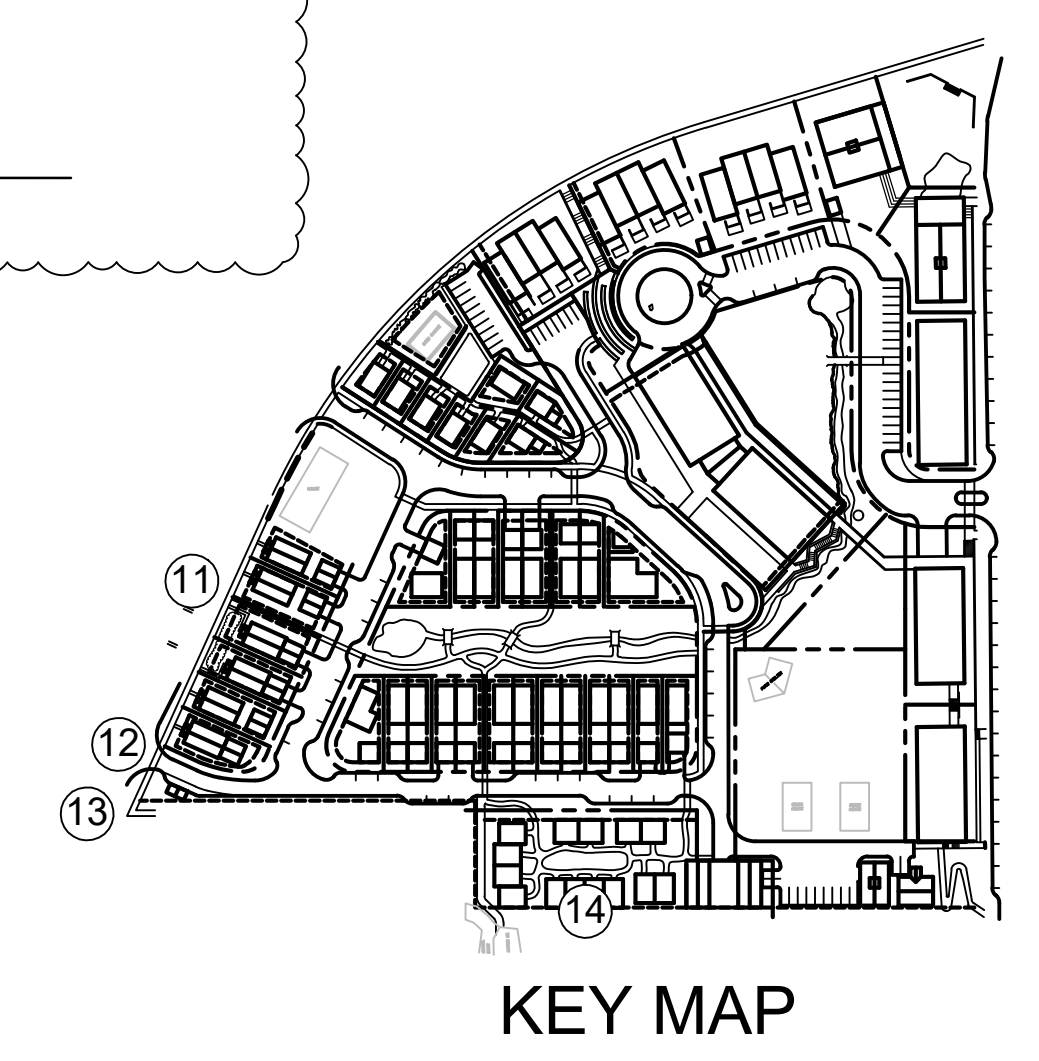
12 DISCOVERY ROAD AT EAGLE VIEW DRIVE
9.2

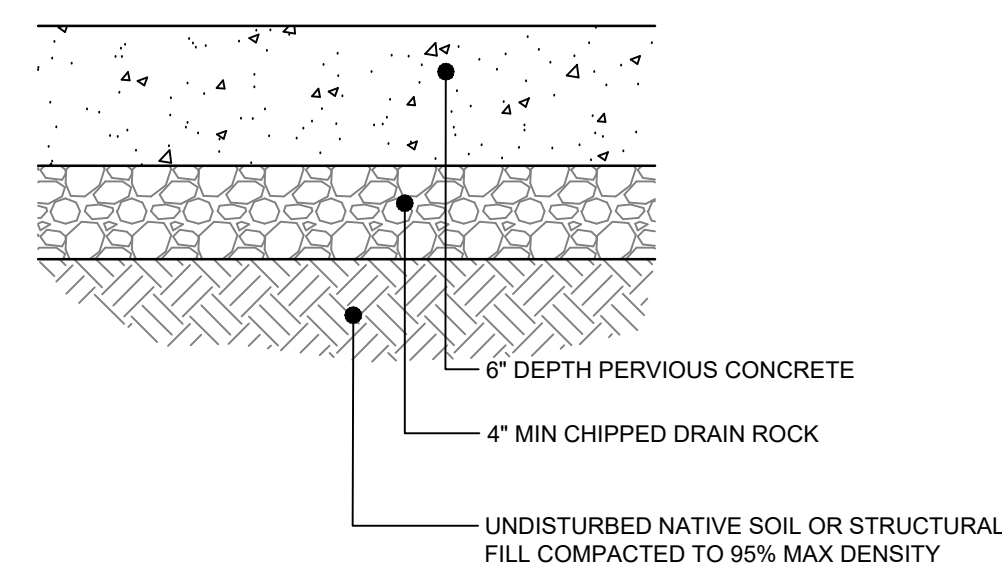


13 DISCOVERY ROAD AT SOUTH PROPERTY LINE
9.2

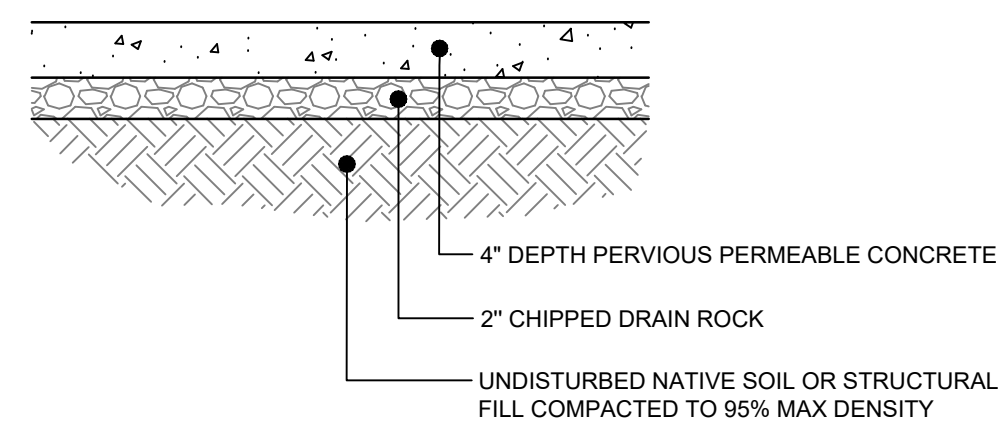


14 SECTION - SOUTH PROPERTY
9.2

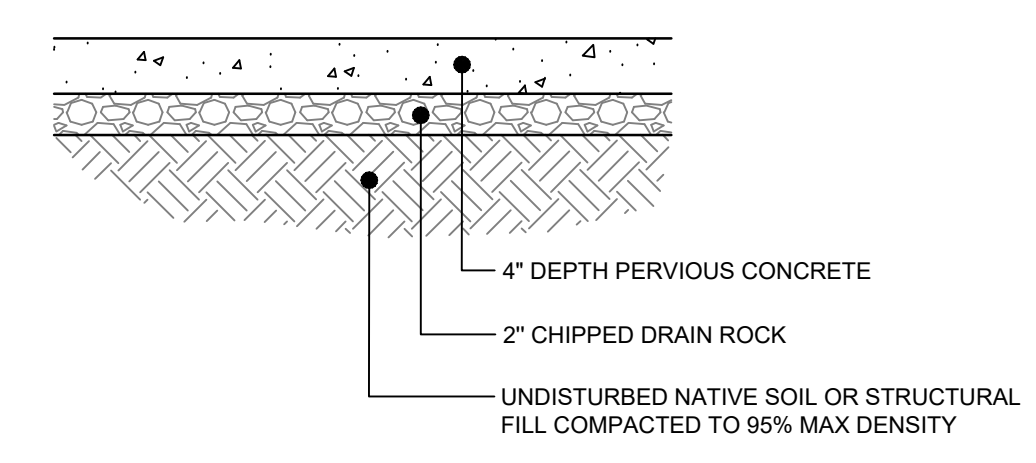




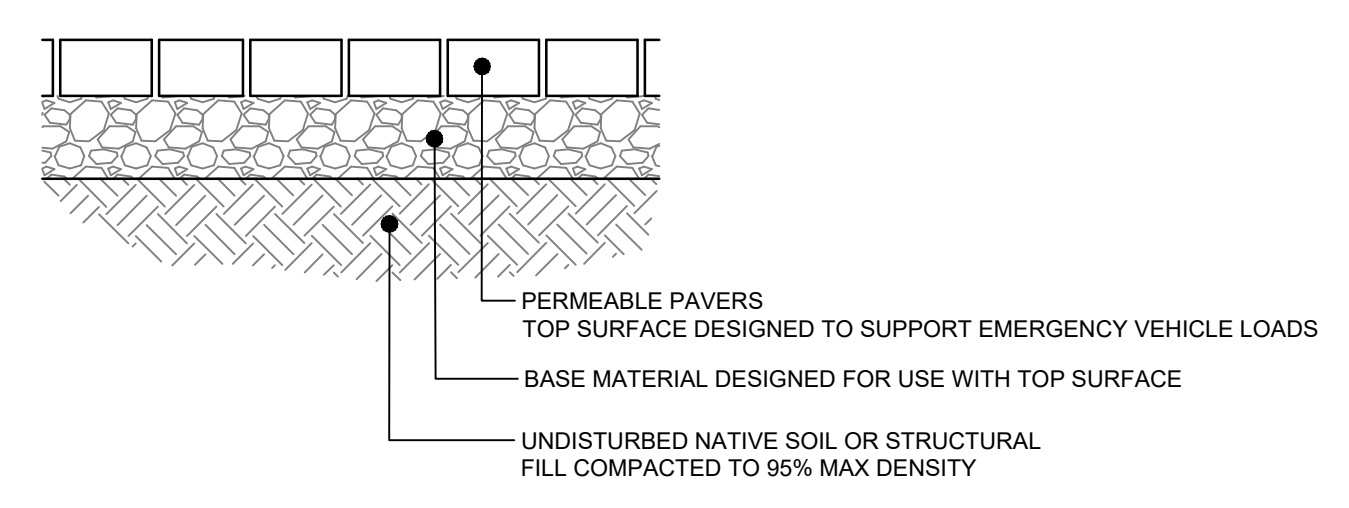
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9.3
VEHICULAR PERVIOUS
CONCRETE PAVEMENT



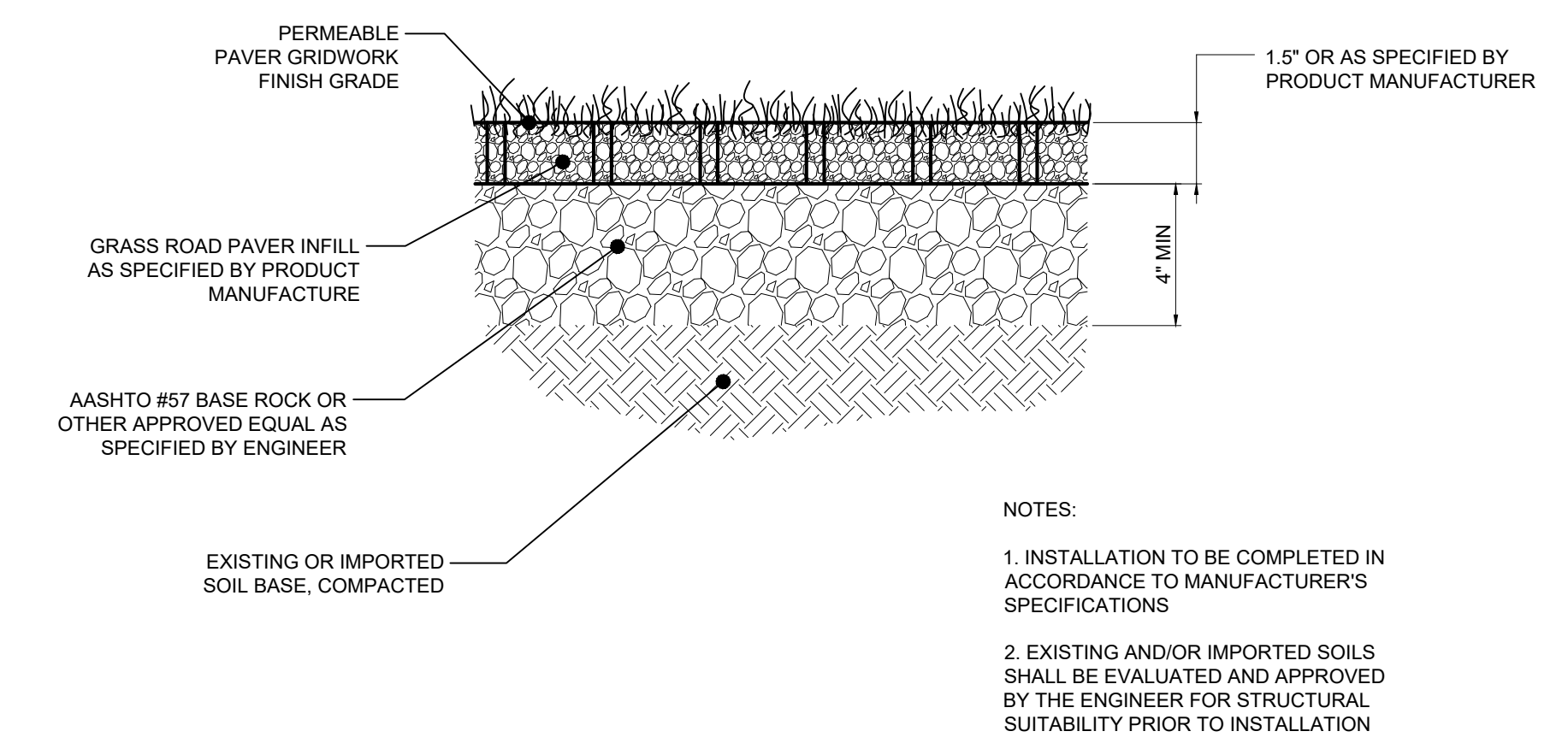
2
9.3
PEDESTRIAN PERVIOUS
CONCRETE PAVEMENT



3
9.3
PEDESTRIAN PERVIOUS
CONCRETE TRAIL



4
9.3
EMERGENCY VEHICLE ACCESS
AND ROW PARKING STALLS



5
9.3
TYPICAL GRASS PAVEMENT SECTION

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DATE:
2 REV 3/4/24
SCALE:
AS NOTED

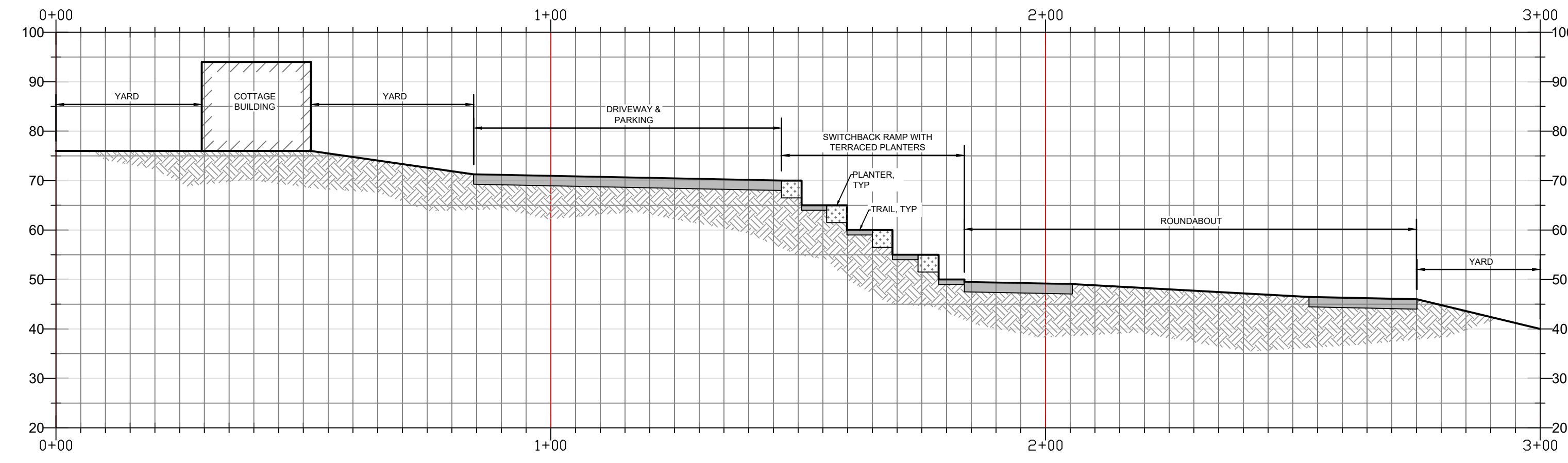
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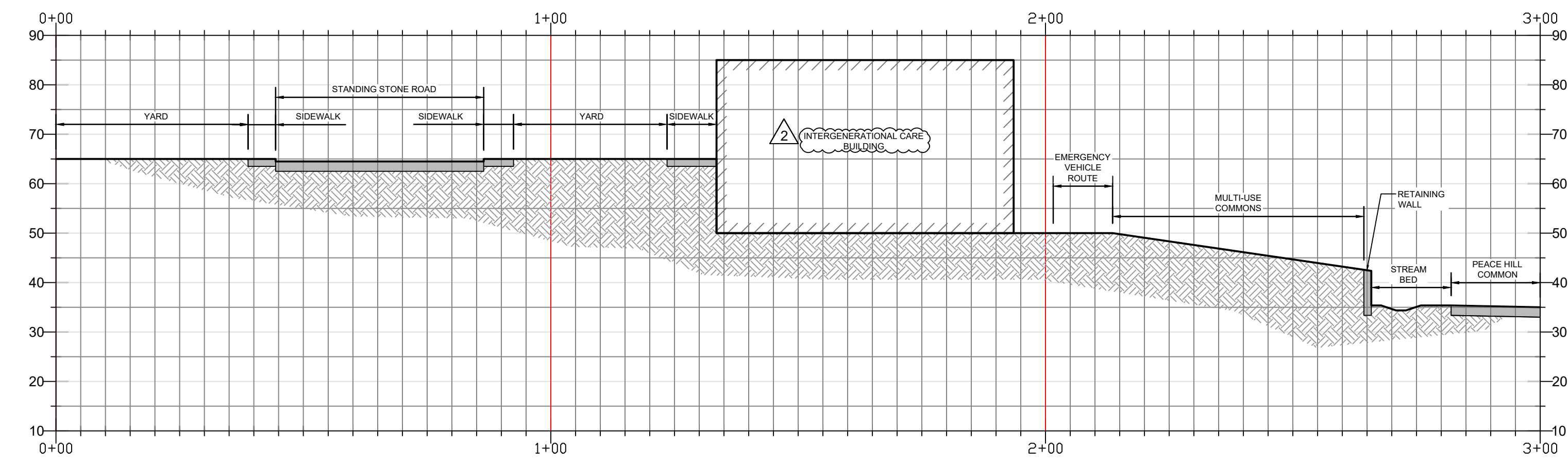
ROAD AND WALK PROFILES

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

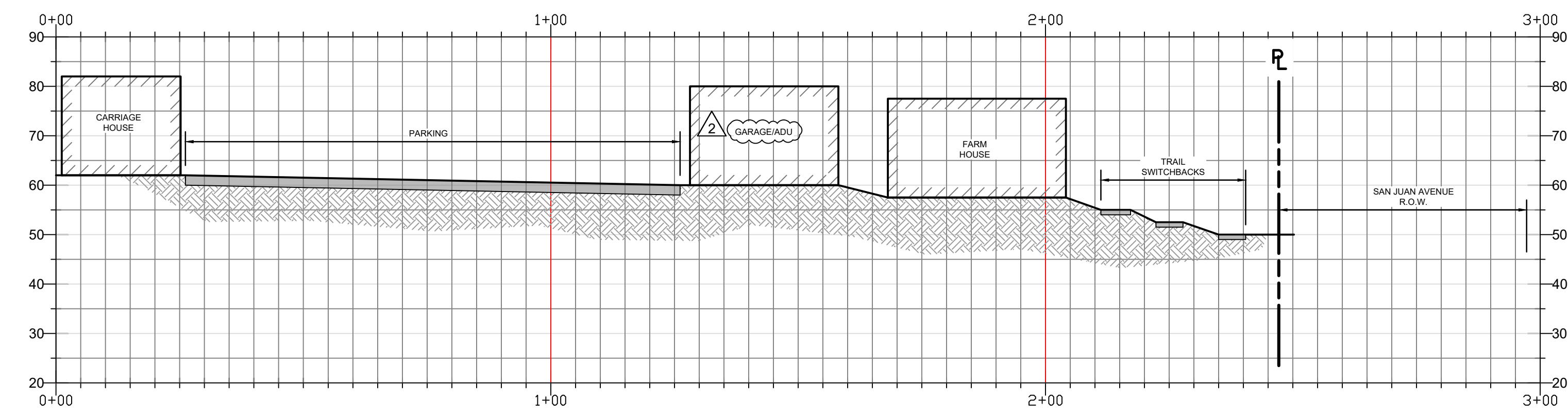
SHEET:
9.4



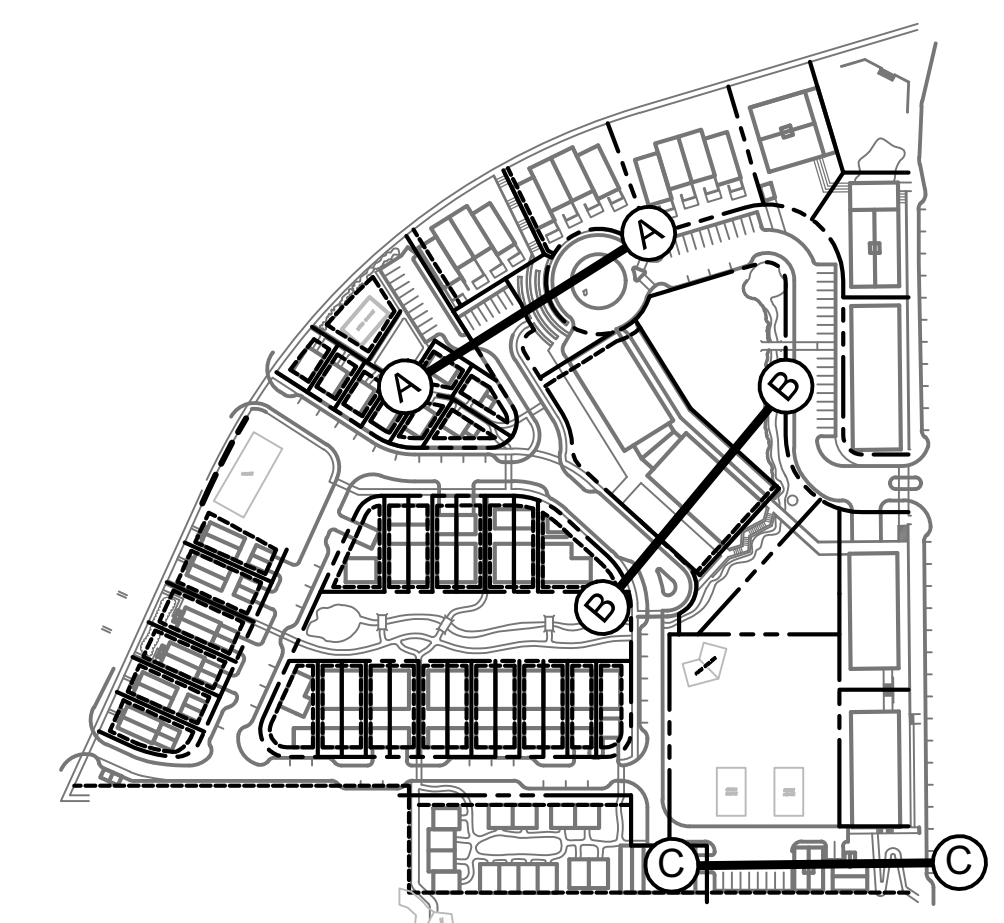
A SECTION - STANDING STONE LANE COTTAGES TO ROUNDABOUT
9.4



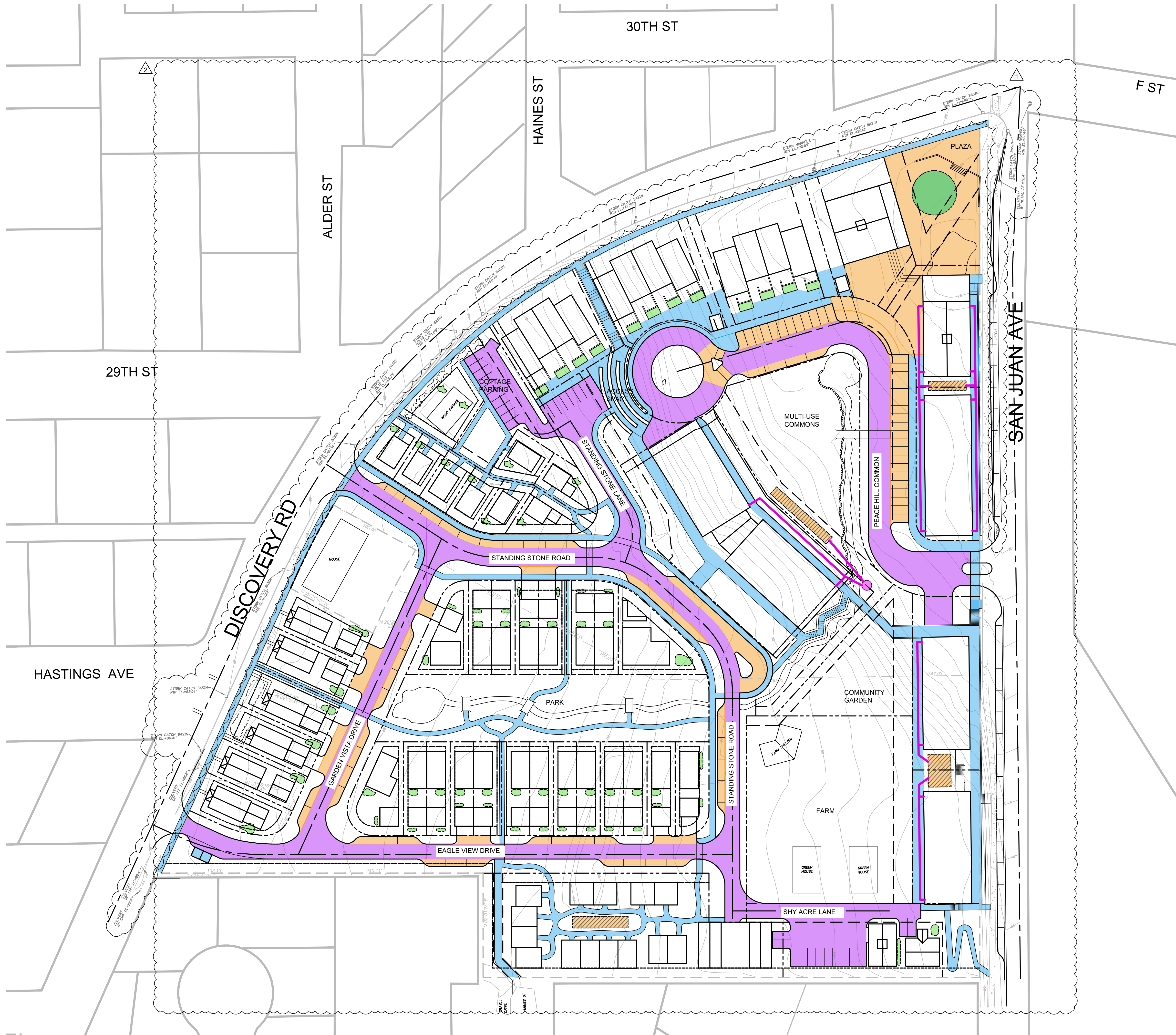
B SECTION - HOMEPLOTS TO MULTI-USE COMMONS
9.4



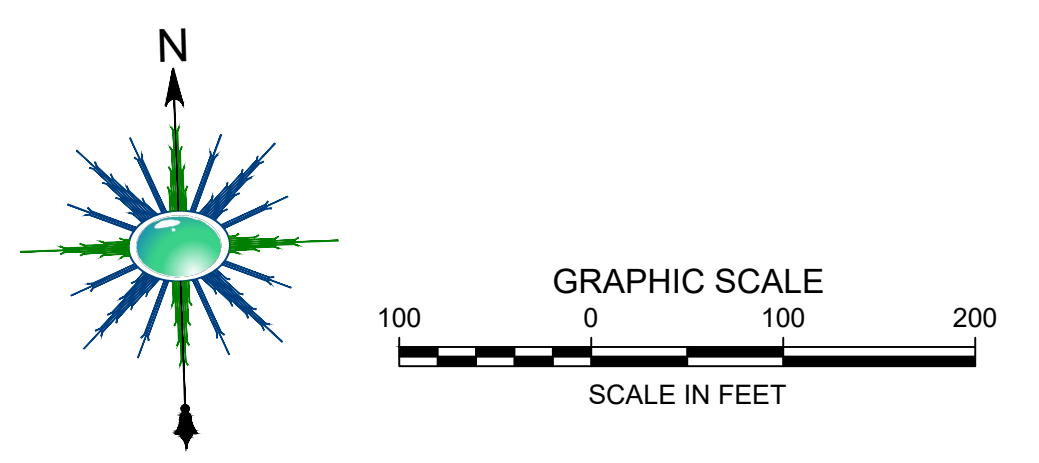
C SECTION - SHY ACRE LANE SOUTH COTTAGES TO SAN JUAN AVE
9.4



KEY MAP



DRAIN BY:
TK, RB, SL
DATE:
REV 3/4/24
SCALE:
AS NOTED



- LEGEND**
- PERVIOUS CONCRETE ROAD
 - PERMEABLE PAVERS
 - 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.

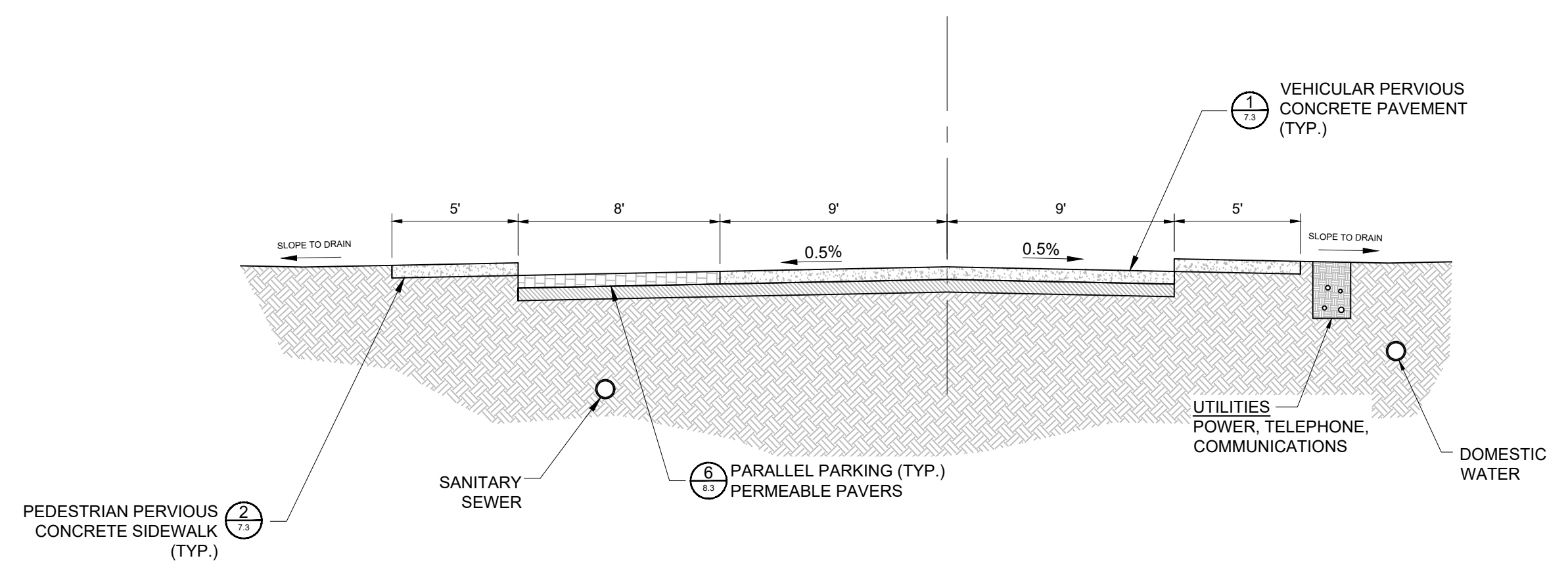
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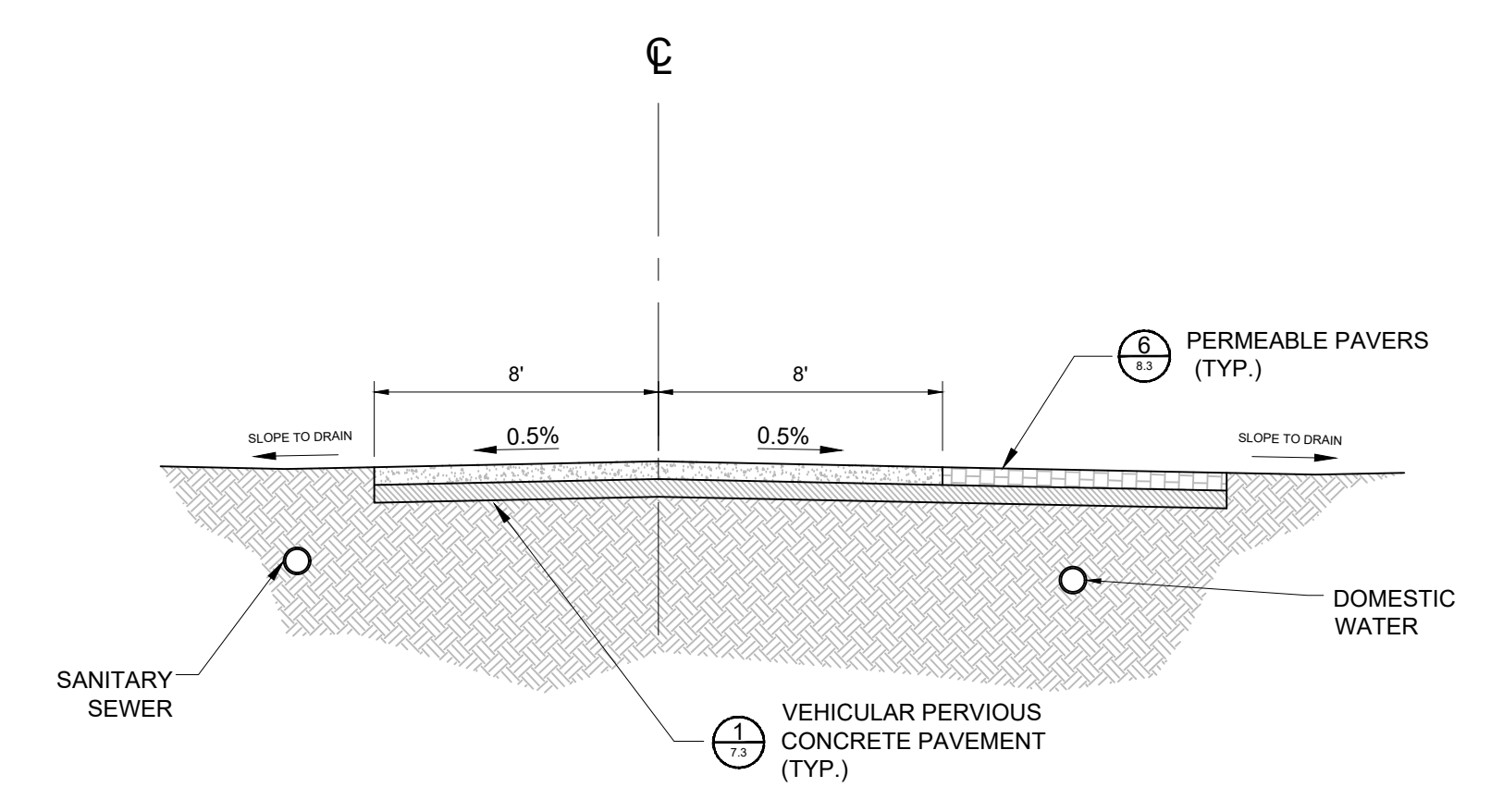
STORMWATER PLAN

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

SHEET:
10.0

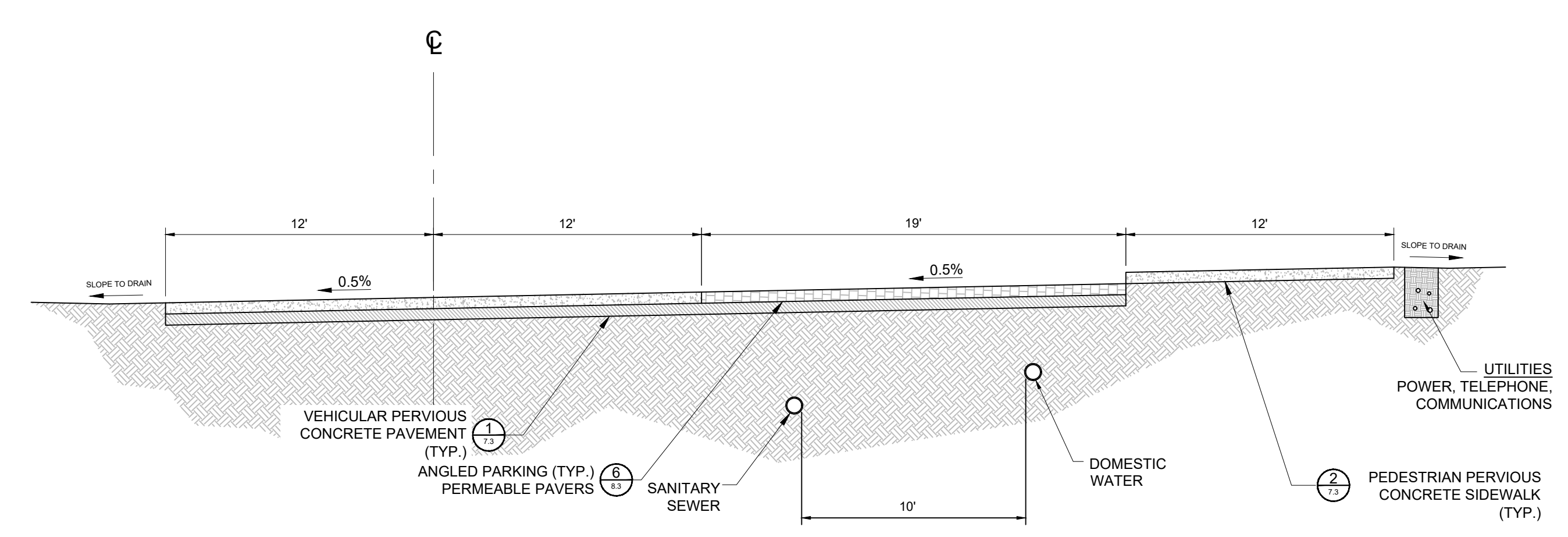


1 TYPICAL STREET STORMWATER SECTION - ENTRY ROAD
10.1 SCALE: 1:5



2 TYPICAL STREET STORMWATER SECTION - RESIDENTIAL
10.1 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
10.1 SCALE: 1:5

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DATE:
2 REV 3/4/24
SCALE:
AS NOTED

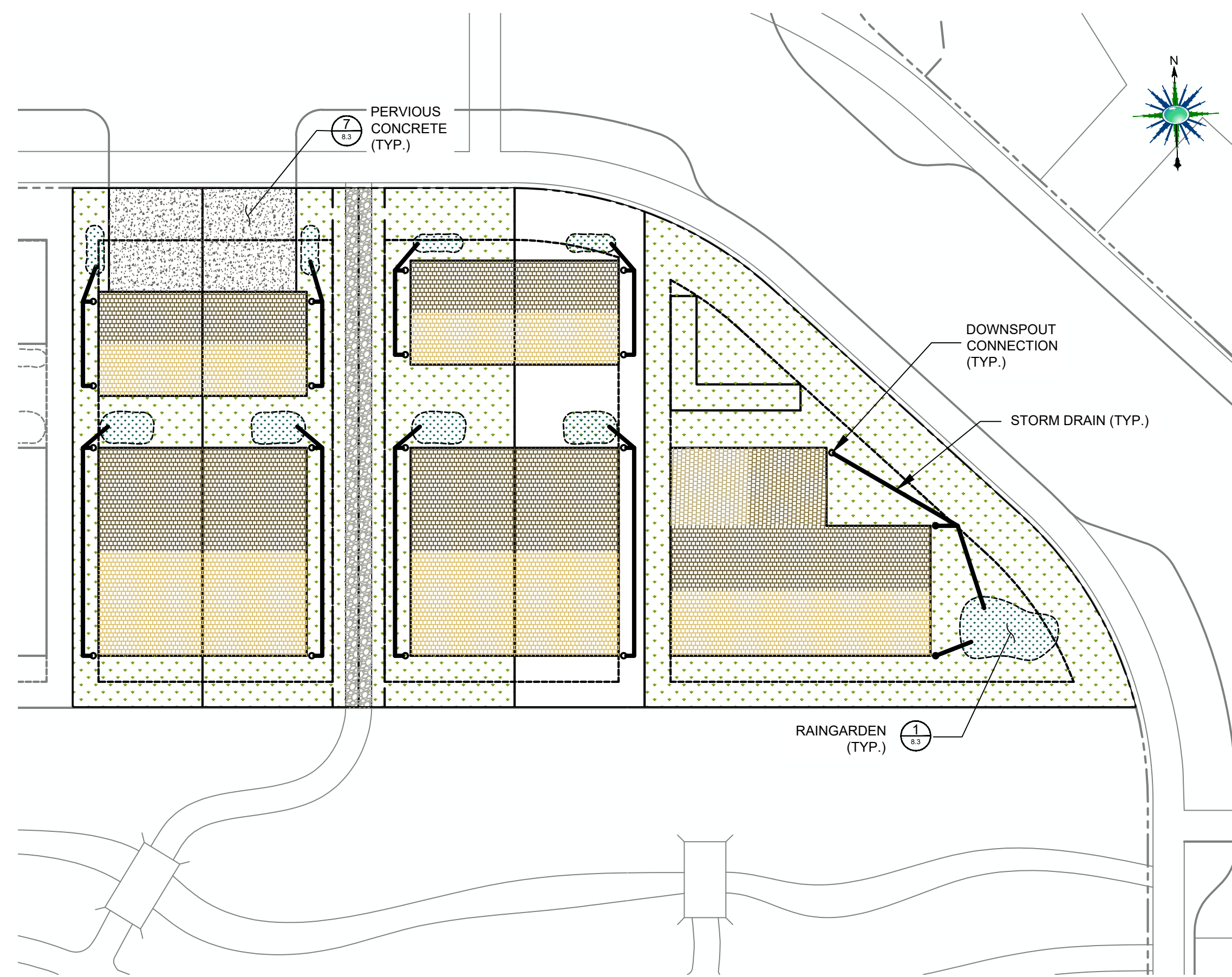
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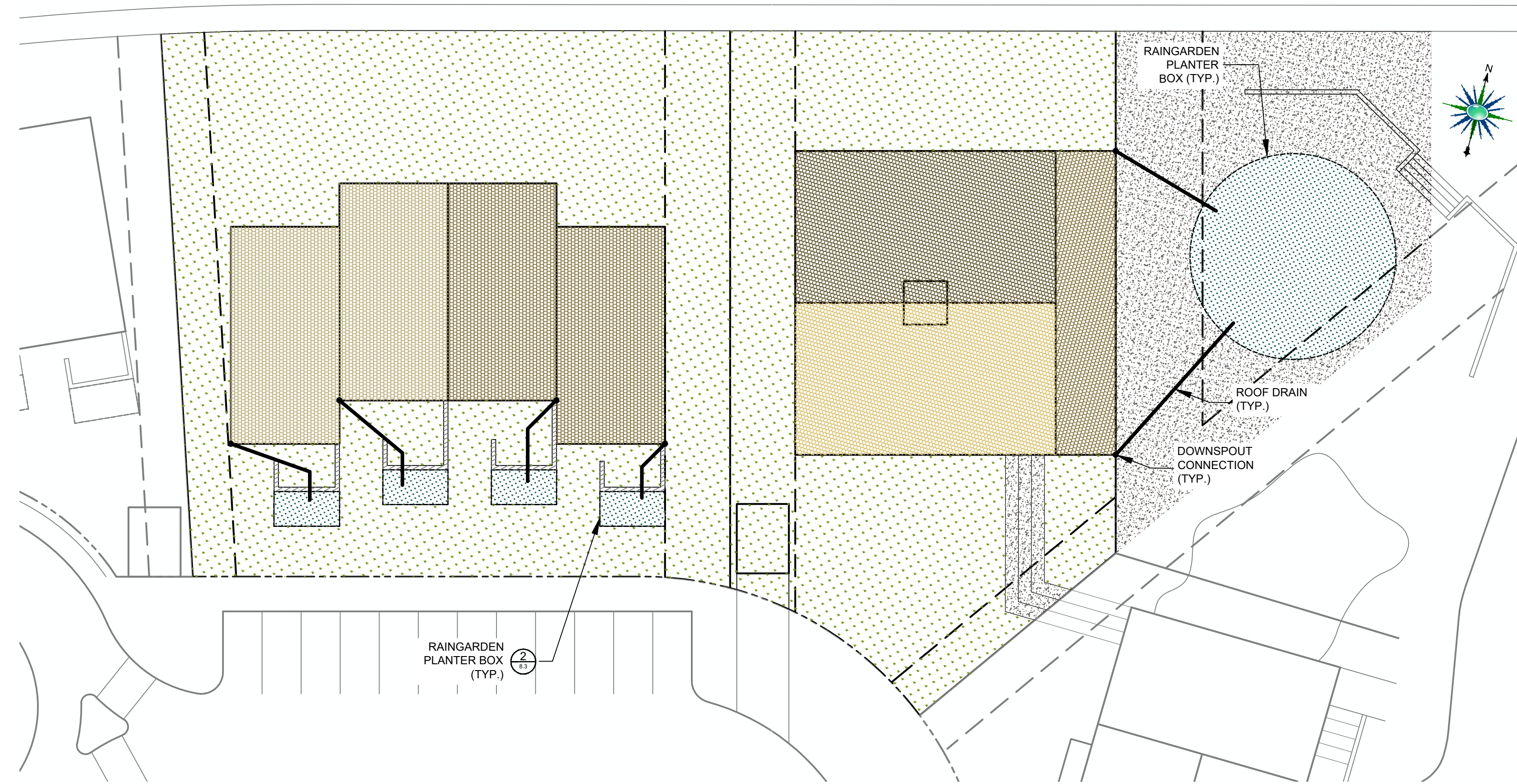
STORMWATER TYPICAL LOT
PLAN

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SAN JUAN AND DISCOVERY ROADS
PORT TOWNSEND, WA 98368

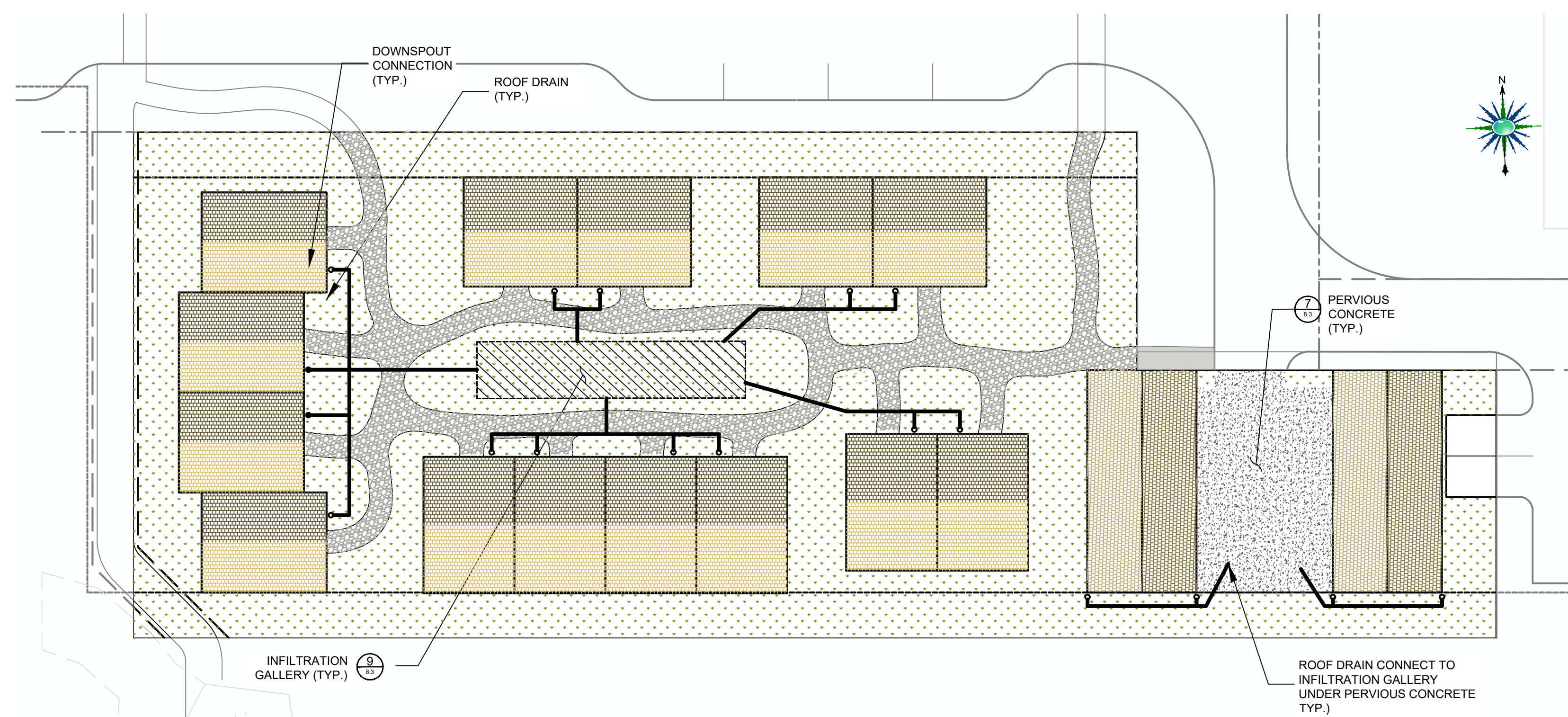
SHEET:
10.2



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



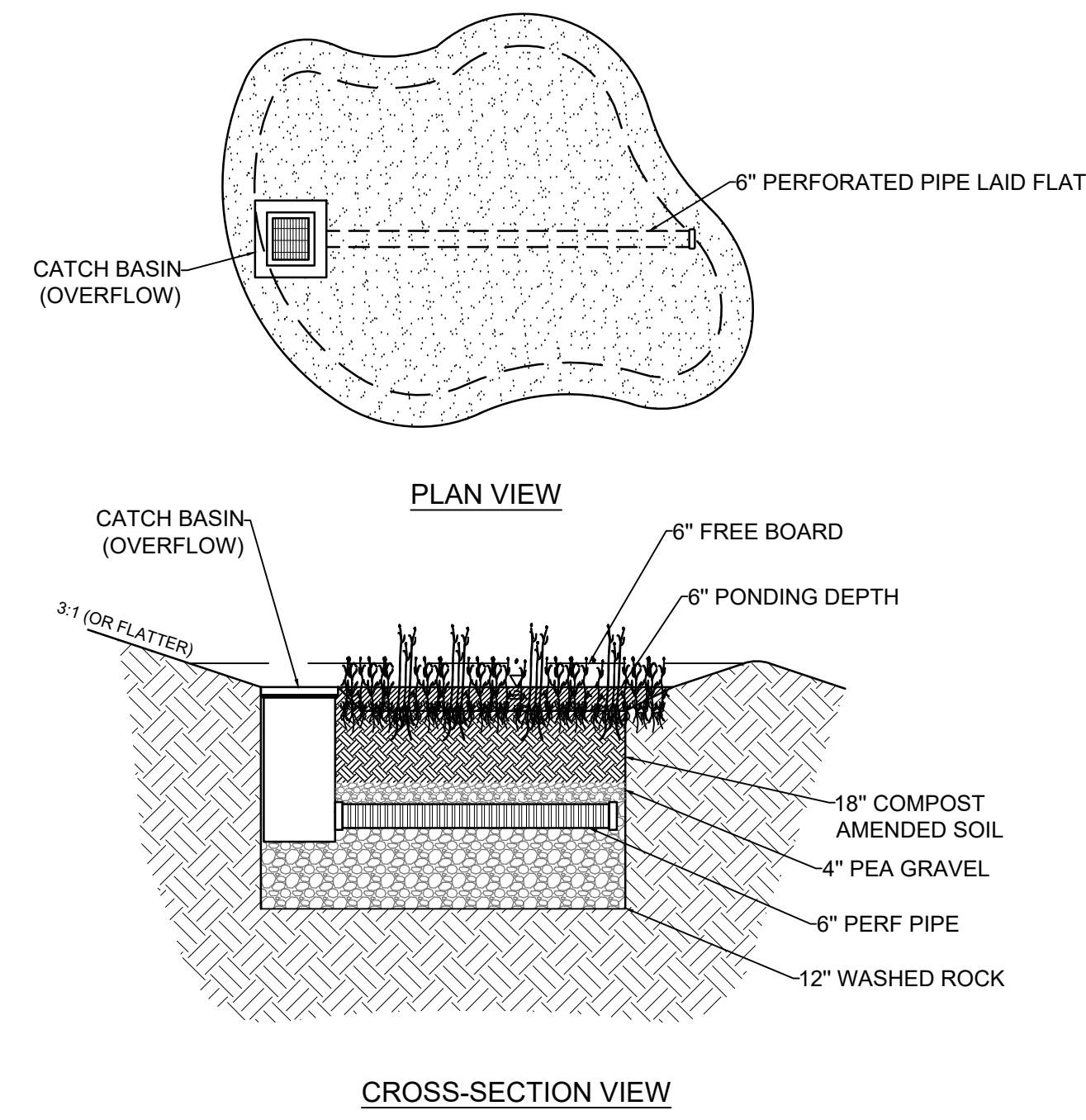
2 TYPICAL COMMERCIAL LOT STORMWATER PLAN
10.2 SCALE: 1:20



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



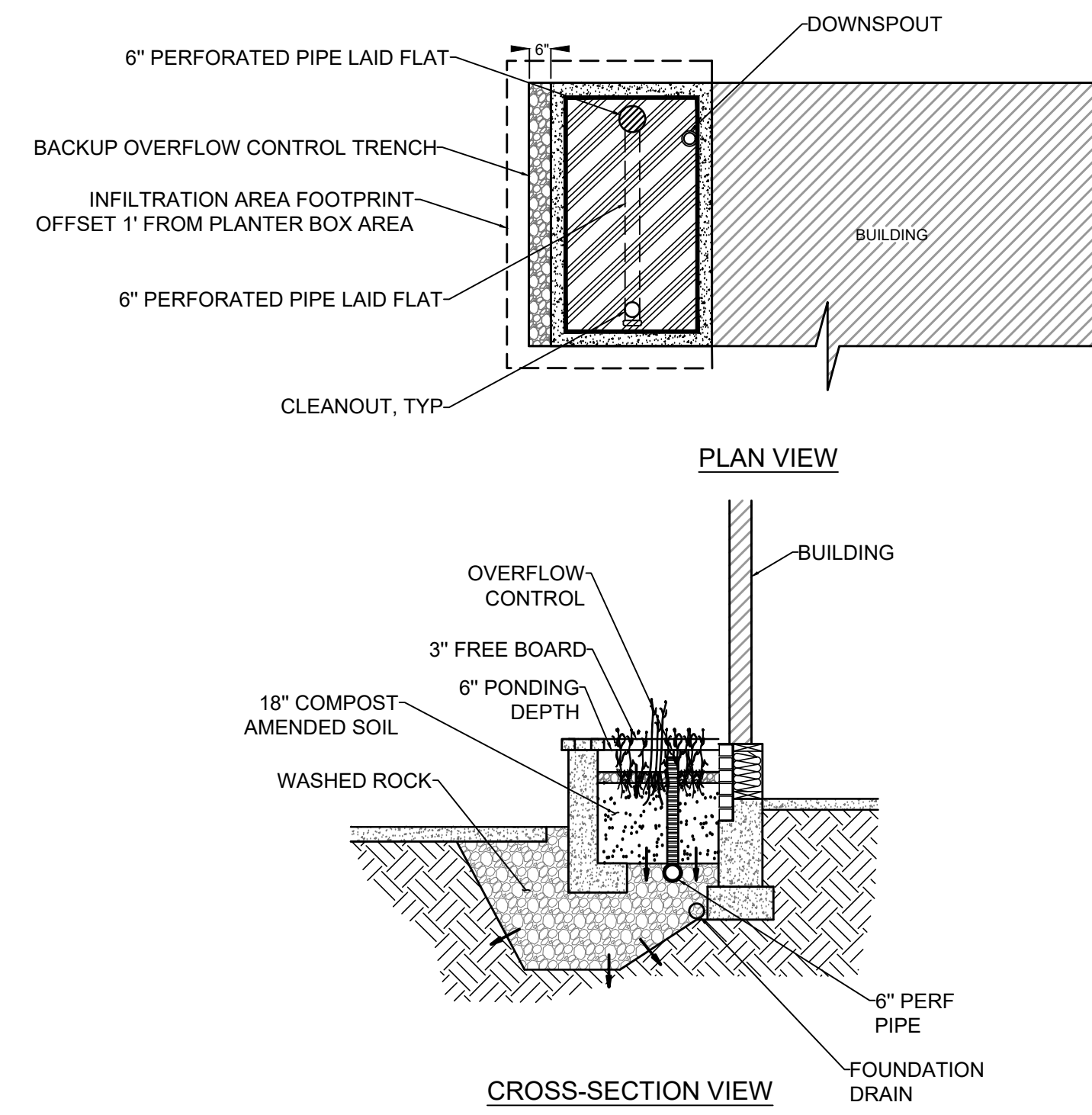
KEY MAP



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

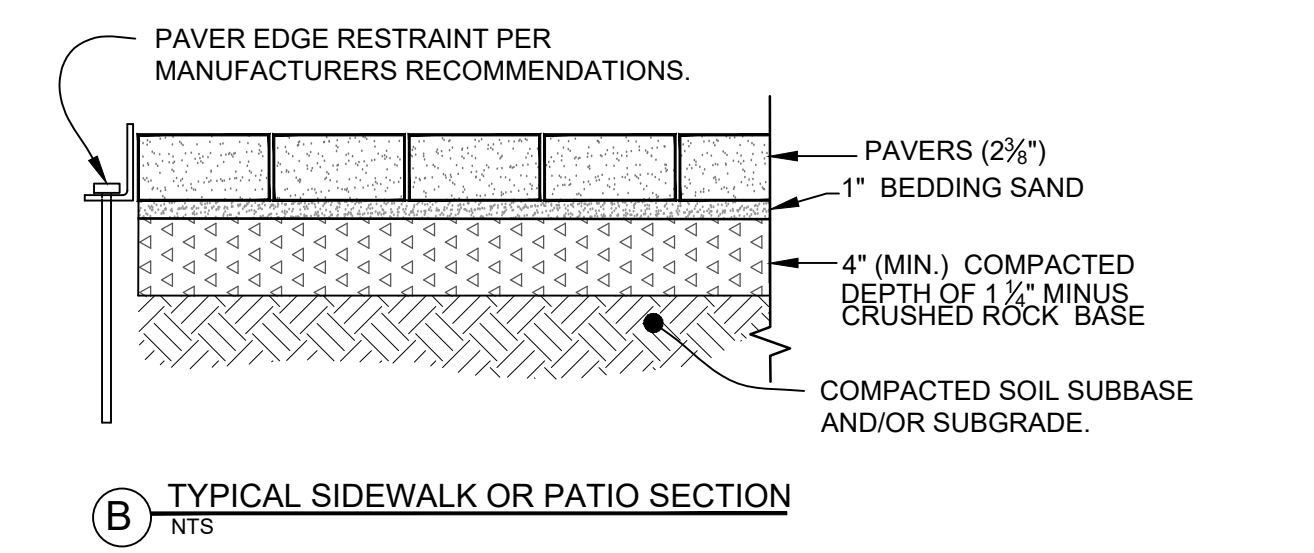
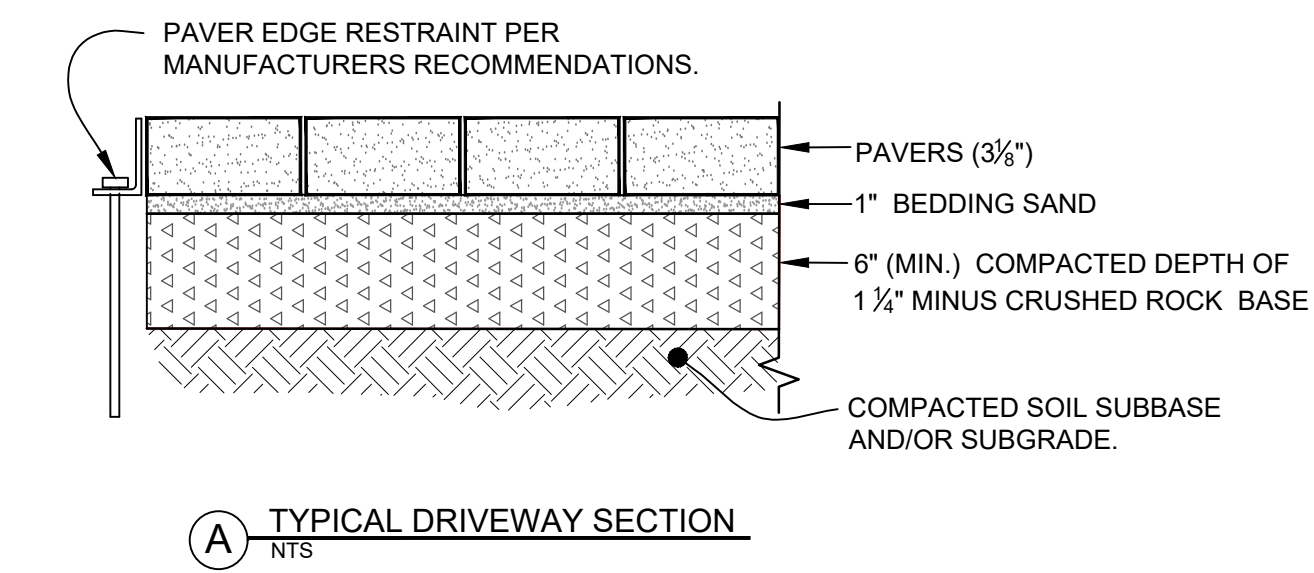
1 TYPICAL LOT RAINGARDEN
8.3



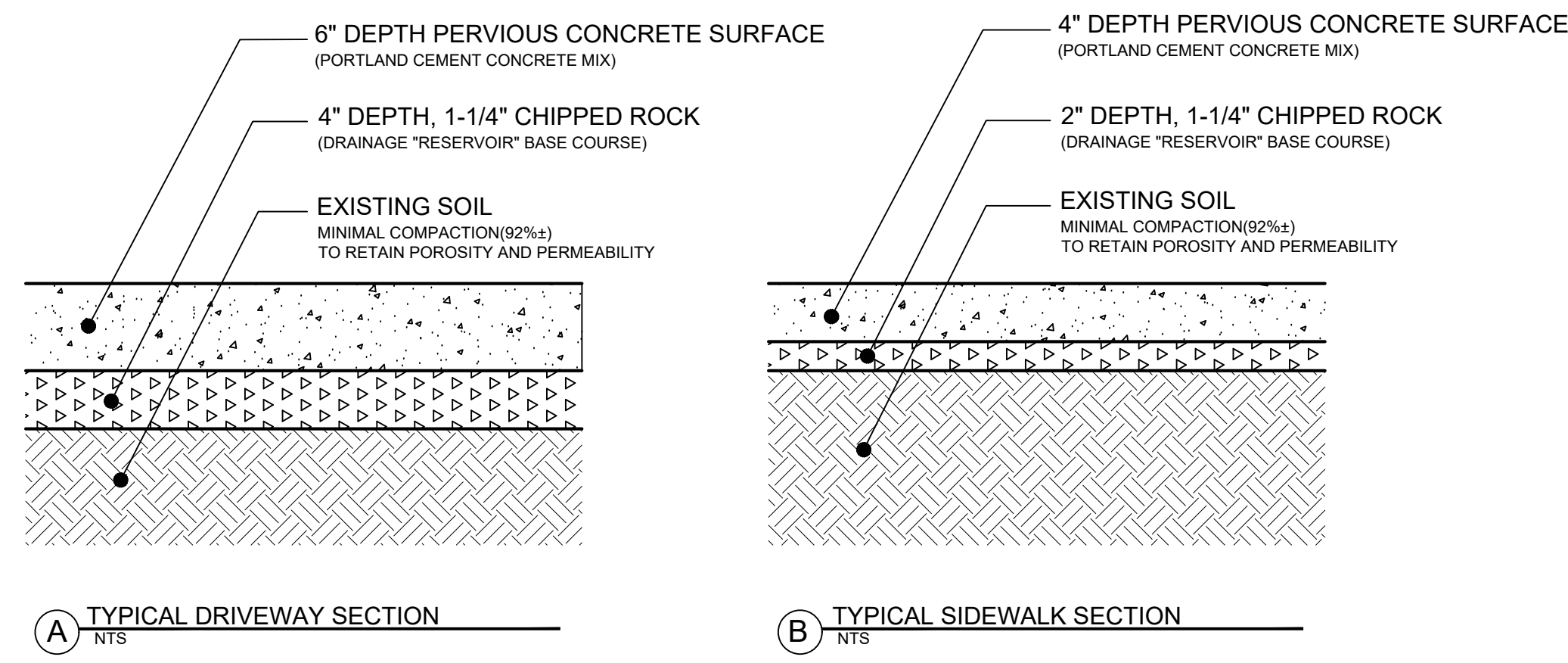
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2. ESTIMATED SIZES LISTED BELOW.

		Raingarden Sizing Chart					
Impervious Surface Area (SF)		100	500	1000	2500	5000	7500
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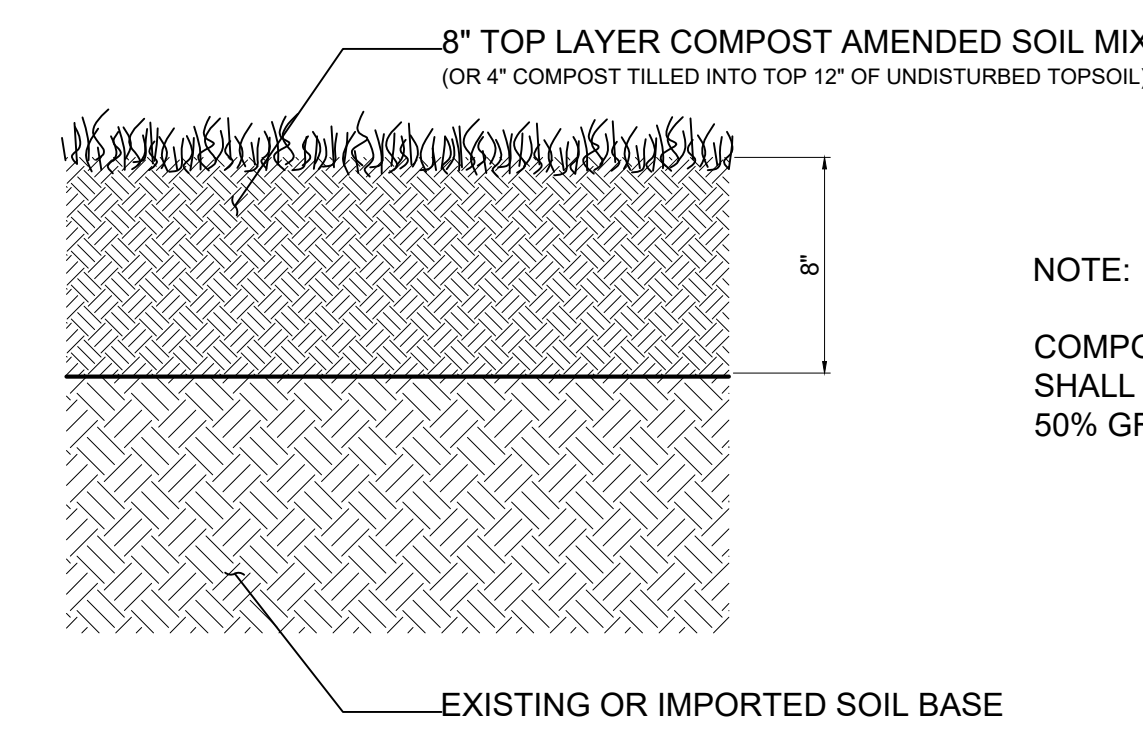
2 TYPICAL LOT RAINGARDEN PLANTER BOX
8.3



6 TYPICAL PERMEABLE PAVER SECTION
8.3

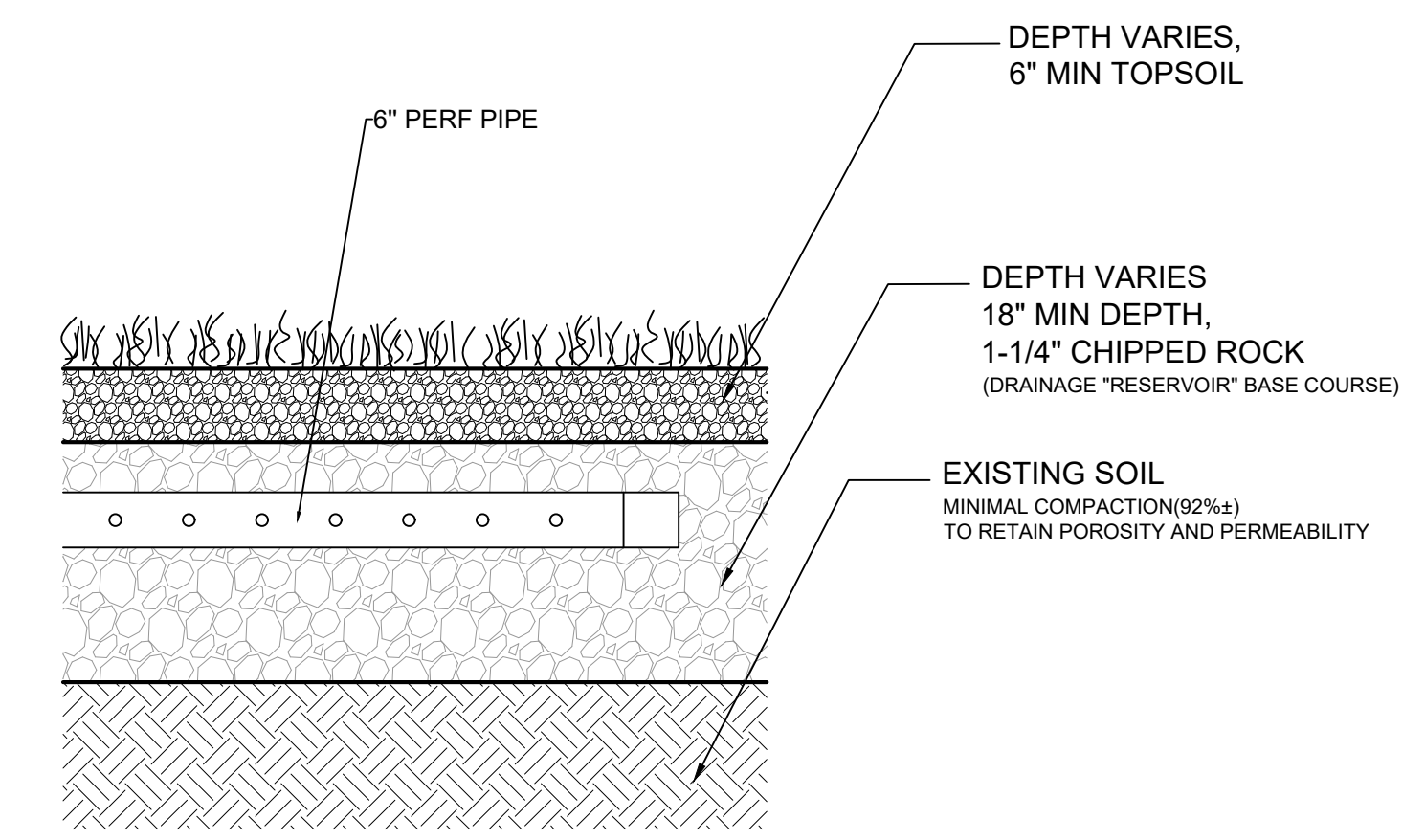


7 TYPICAL PERVIOUS CONCRETE SECTION
8.3

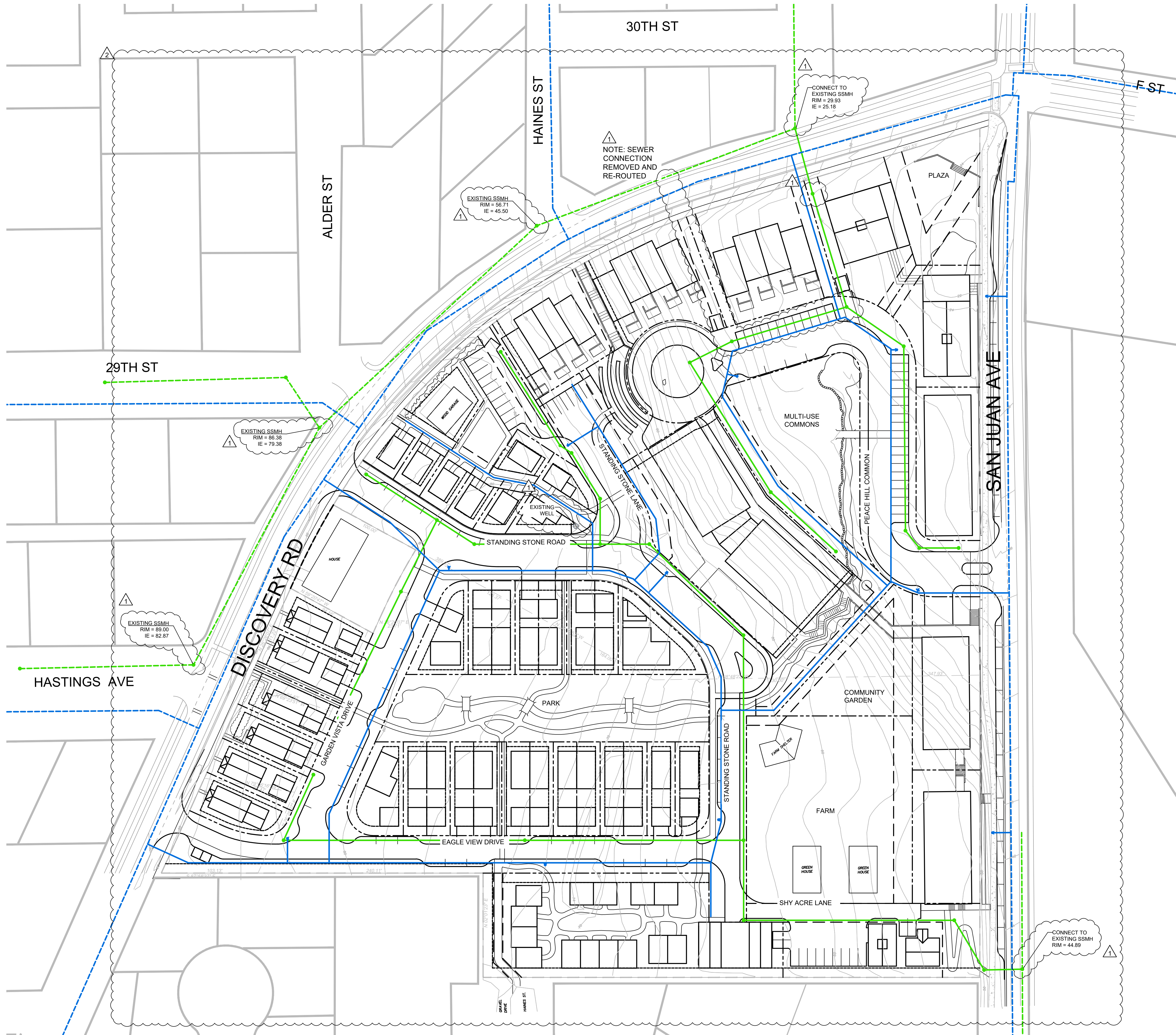


NOTE:
COMPOST AMENDED SOIL MIX SHALL BE 50% C33 SAND AND 50% GRADE A COMPOST

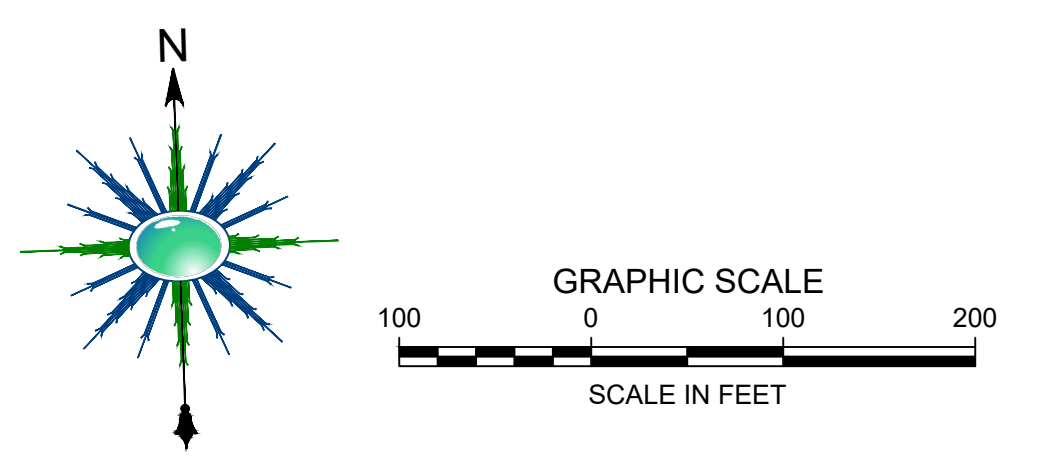
8 TYPICAL COMPOST AMENDED SOIL SECTION
8.3



9 INFILTRATION GALLERY
8.3



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SCALE:
AS NOTED



LEGEND

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

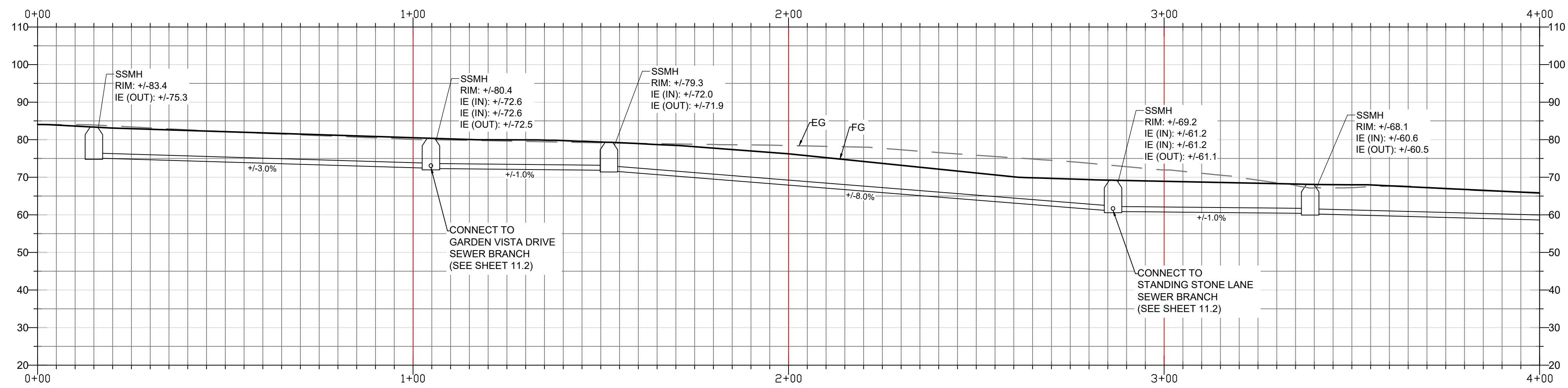
- NOTES**
- EXISTING WATER MAINS SURROUNDING THE SITE ARE 12" DIAMETER.
 - PROPOSED WATER MAINS WITHIN THE SITE SHALL BE 8" DIAMETER.
 - PROPOSED SANITARY SEWER MAIN WITHIN SITE SHALL BE 8" DIAMETER.
 - APPROXIMATE LOCATION AND ELEVATIONS OF EXISTING UTILITIES DETERMINED FROM CITY OF PORT TOWNSEND G.I.S.
 - WATER AND SEWER MAINS WITHIN ROW ARE LOCATED IN LANDSCAPE AREAS OR UNDER PERMEABLE PAVEMENT SPACES TO THE EXTENT POSSIBLE FOR EASIER MAINTENANCE.
 - SOME BUILDINGS ON THE NORTHEASTERN SIDE OF THE SITE MAY REQUIRE LOW PRESSURE PUMP SYSTEM TO DISCHARGE WASTEWATER INTO THE CENTRAL GRAVITY MAIN ALONG PEACE HILL COMMON (TO BE DETERMINED)

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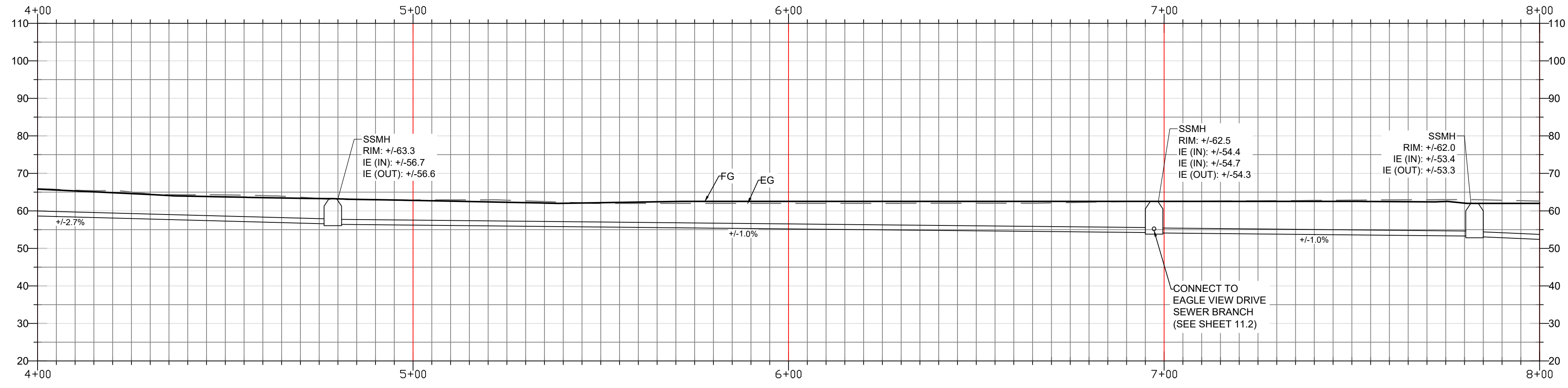


WATER & SEWER PLAN

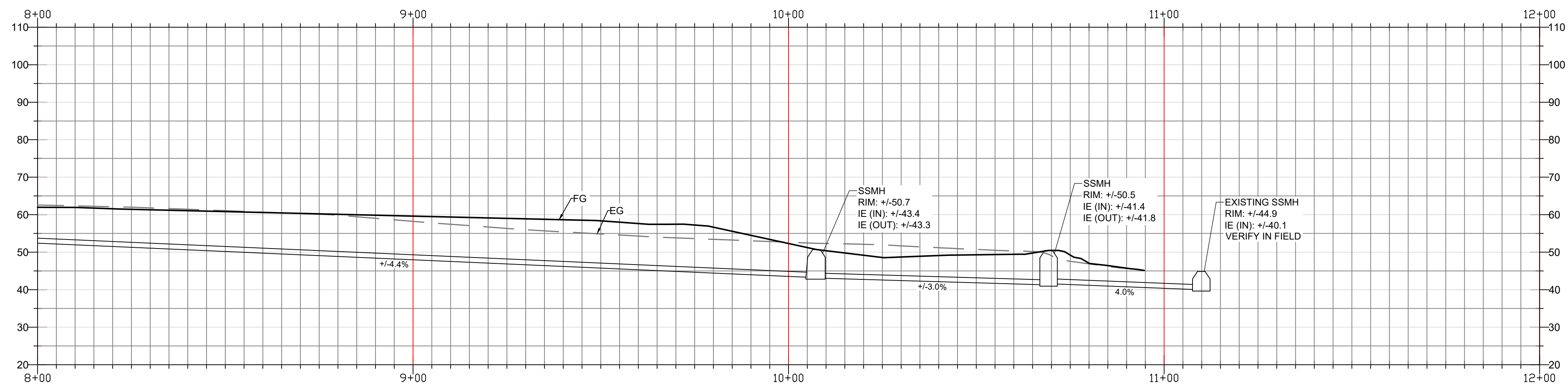
PLANNED UNIT DEVELOPMENT SUBMITTAL
PT PRESERVATION ALLIANCE
SAN JUAN AND DISCOVERY ROADS
PORT TOWNSEND, WA 98368



STANDING STONE ROAD
SEWER MAIN
STA: 0+00 - 4+00



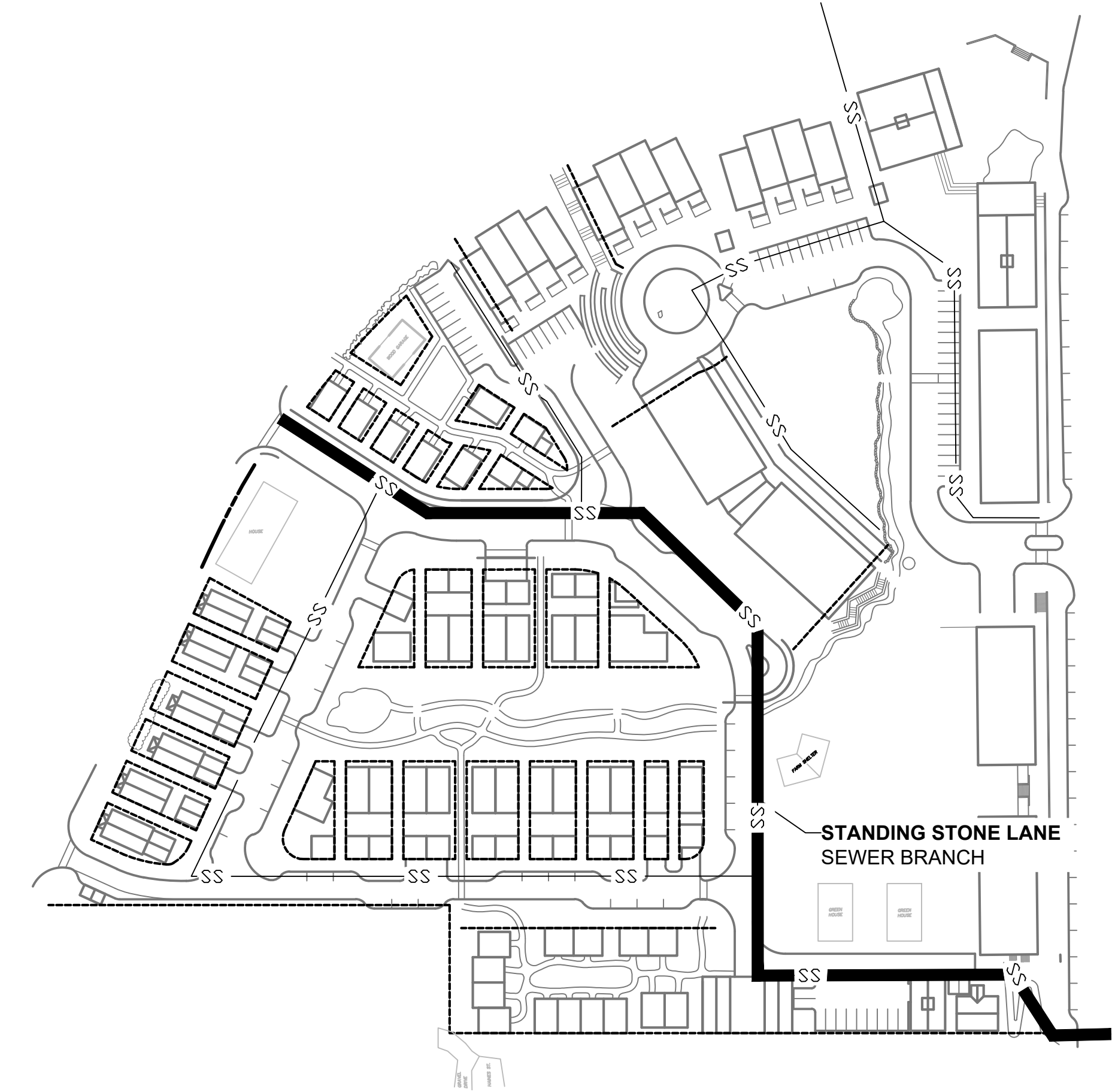
STANDING STONE ROAD
SEWER MAIN
STA: 4+00 - 8+00



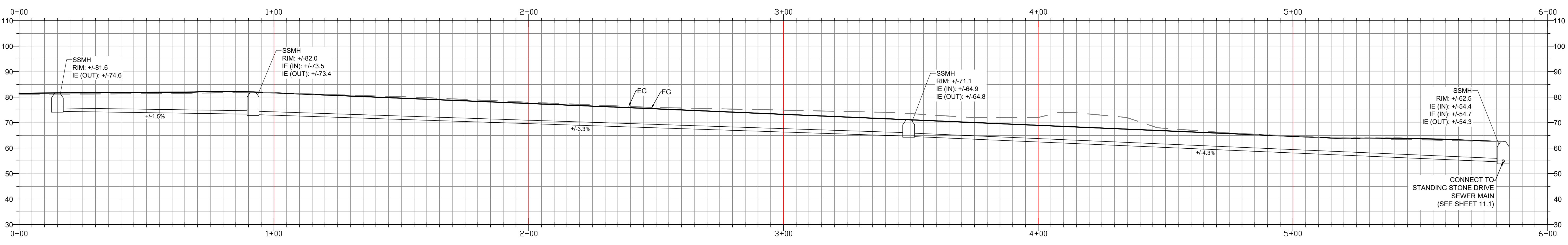
STANDING STONE ROAD
SEWER MAIN
STA: 8+00 - 12+00

NOTES

1. PROPOSED SANITARY SEWER MAINS WITHIN SITE SHALL BE 8" DIAMETER.
2. SEWER UTILITIES UNDERLYING THE PRIVATELY-OWNED ROAD SHALL BE PUBLICLY MAINTAINED.
3. APPROXIMATE LOCATION AND ELEVATIONS OF EXISTING UTILITIES DETERMINED FROM CITY OF PORT TOWNSEND G.I.S.
4. SEWER UTILITY LOCATIONS, INVERTS AND SLOPES REPRESENT CONCEPT-LEVEL DESIGN AND MAY BE SUBJECT TO CHANGE DURING FINAL DESIGN



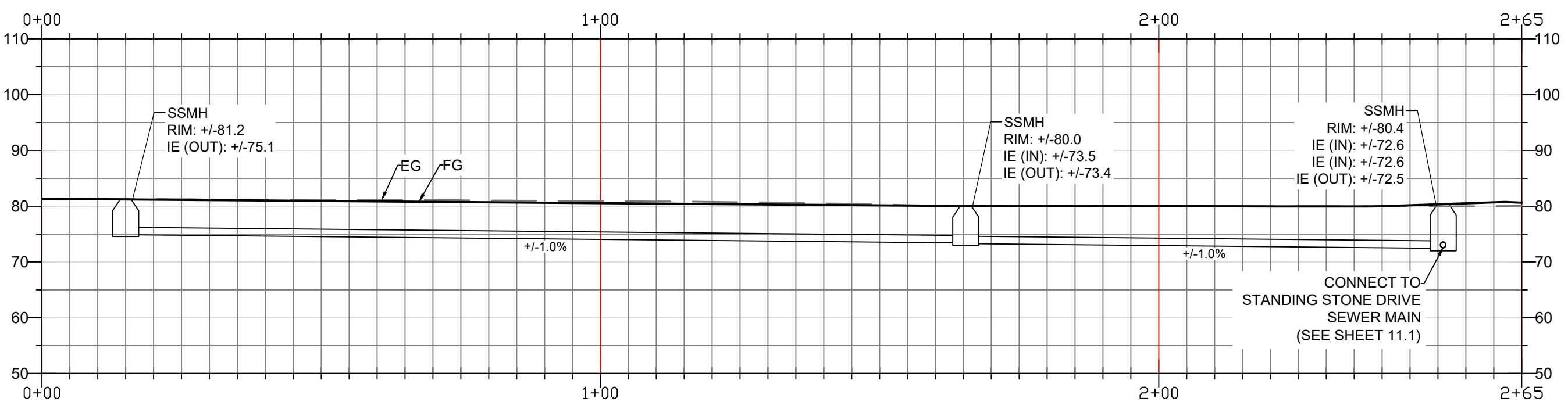
KEY MAP



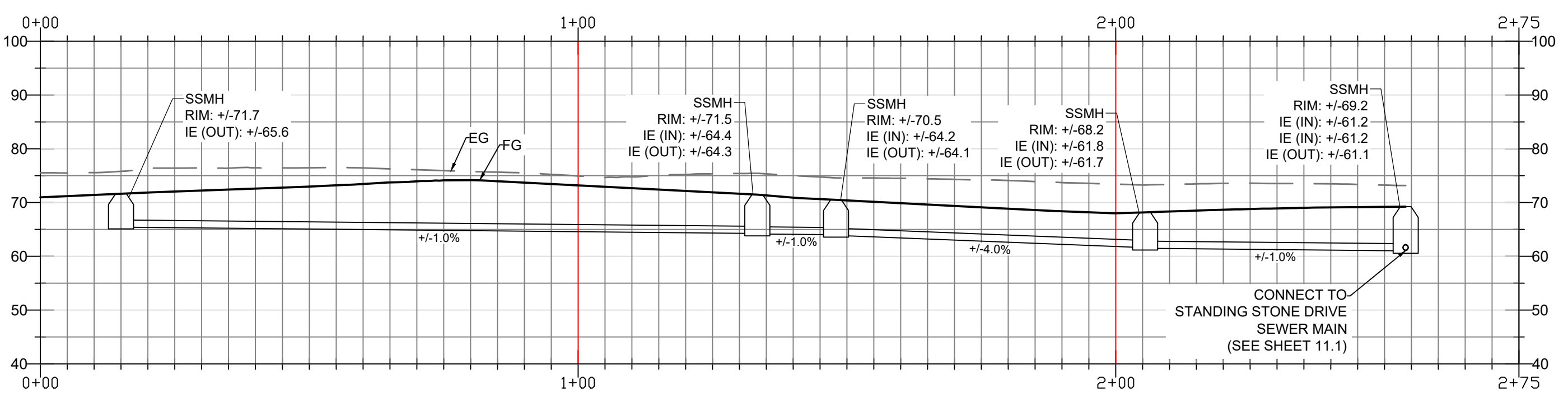
**EAGLE VIEW DRIVE
SEWER BRANCH**
STA: 0+00 - 6+00

NOTES

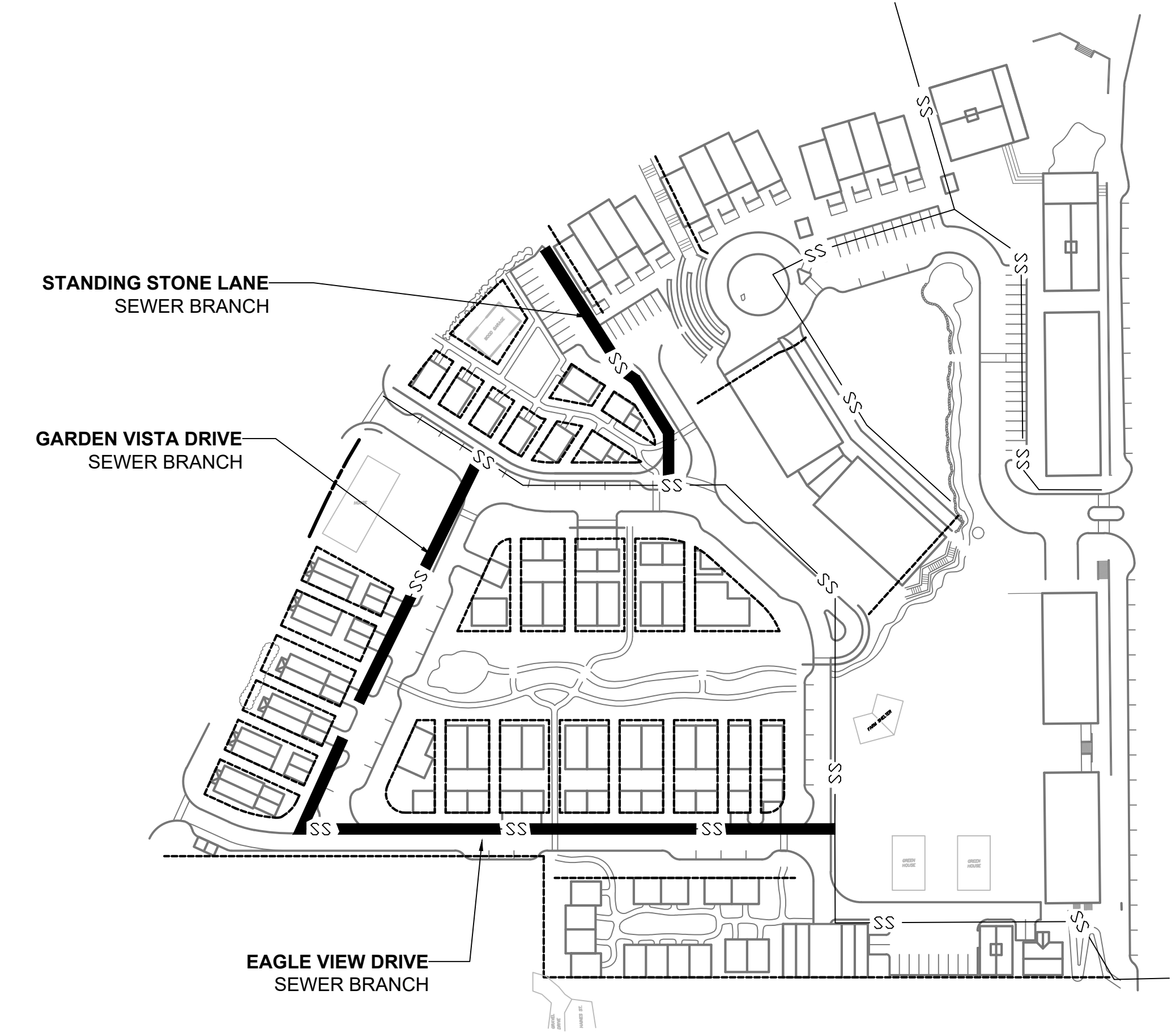
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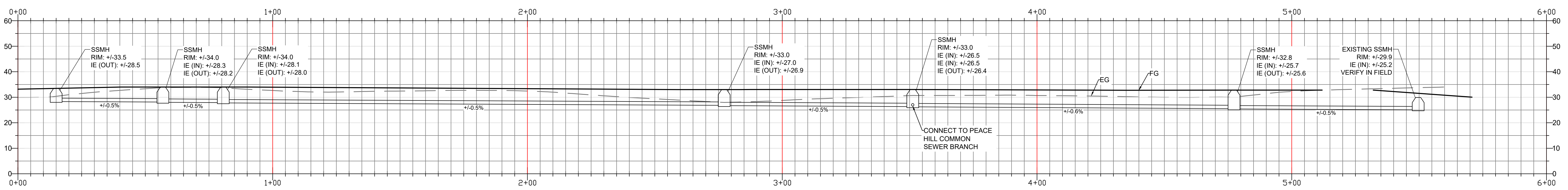
**GARDEN VISTA DRIVE
SEWER BRANCH**
STA: 0+00 - 3+00



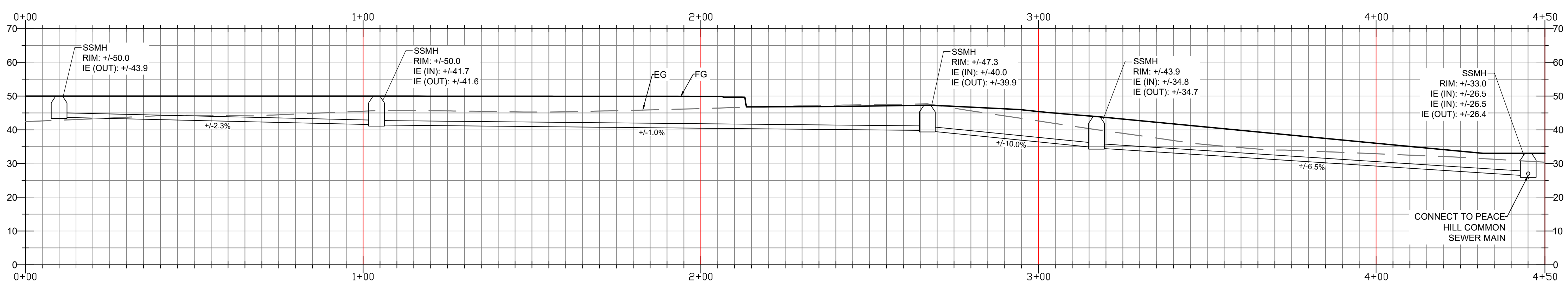
**STANDING STONE LANE
SEWER BRANCH**
STA: 0+00 - 3+00



KEY MAP



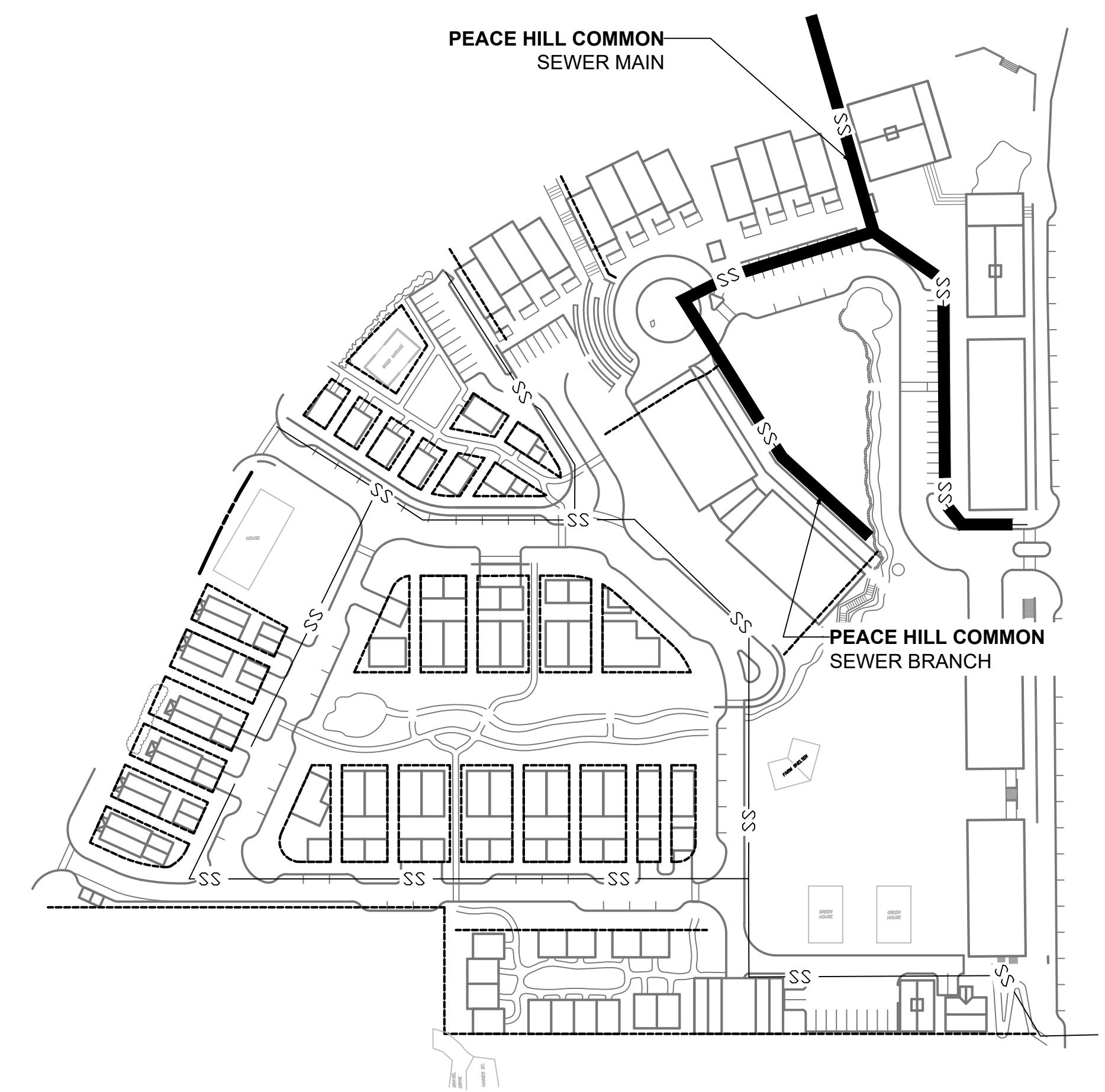
**PEACE HILL COMMON
SEWER MAIN**
STA: 0+00 - 6+00



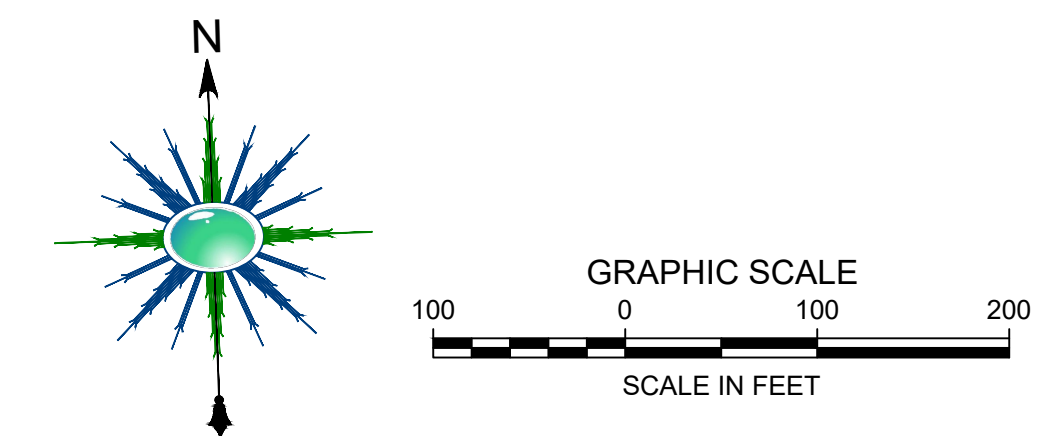
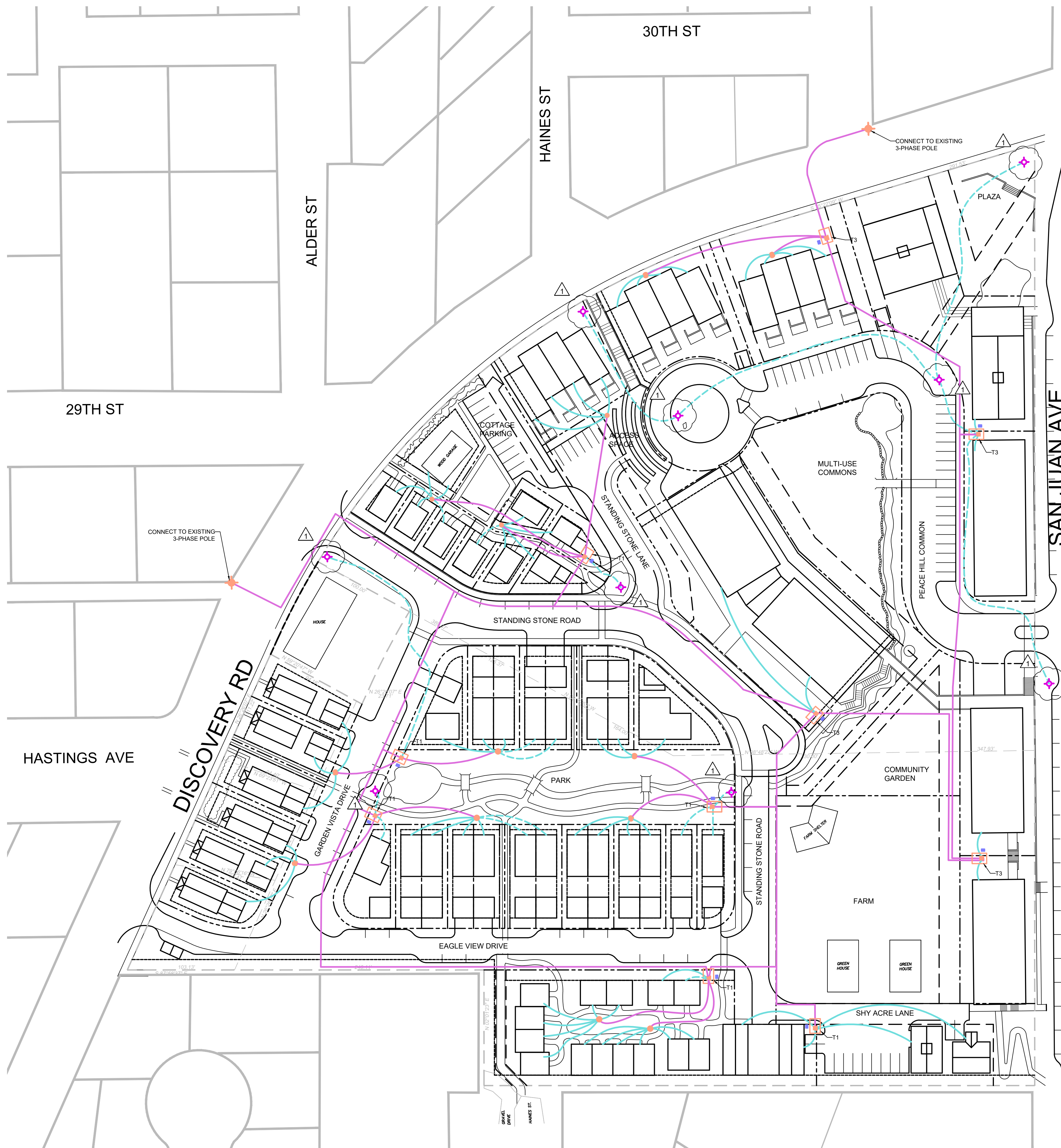
**PEACE HILL COMMON
SEWER BRANCH**
STA: 0+00 - 4+50

NOTES

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4. SEWER UTILITY LOCATIONS, INVERTS AND SLOPES REPRESENT CONCEPT-LEVEL DESIGN AND MAY BE SUBJECT TO CHANGE DURING FINAL DESIGN



KEY MAP



DRAIN BY:
TK, RB, SL
DATE:
2 REV 3/4/24
SCALE:
AS NOTED

- LEGEND**
- UNDERGROUND SINGLE AND 3-PHASE POWER
 - UNDERGROUND POWER FEED TO HOUSES AND STREET LIGHTS
 - T1 SINGLE-PHASE TRANSFORMER
 - T3 3-PHASE TRANSFORMER
 - EXISTING 3-PHASE POLE
 - STREET LIGHT (SEE EXAMPLE BELOW)
 - 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.

STREET LIGHT EXAMPLE



EXAMPLE OF STREET LIGHT AT INTERIOR LOCATIONS WITHIN THE PUD



EXAMPLE OF STREET LIGHT FOR LOCATIONS ON SAN JUAN AVENUE OR DISCOVERY (SAME AS EXISTING FIXTURE AT SAN JUAN - DISCOVERY INTERSECTION)

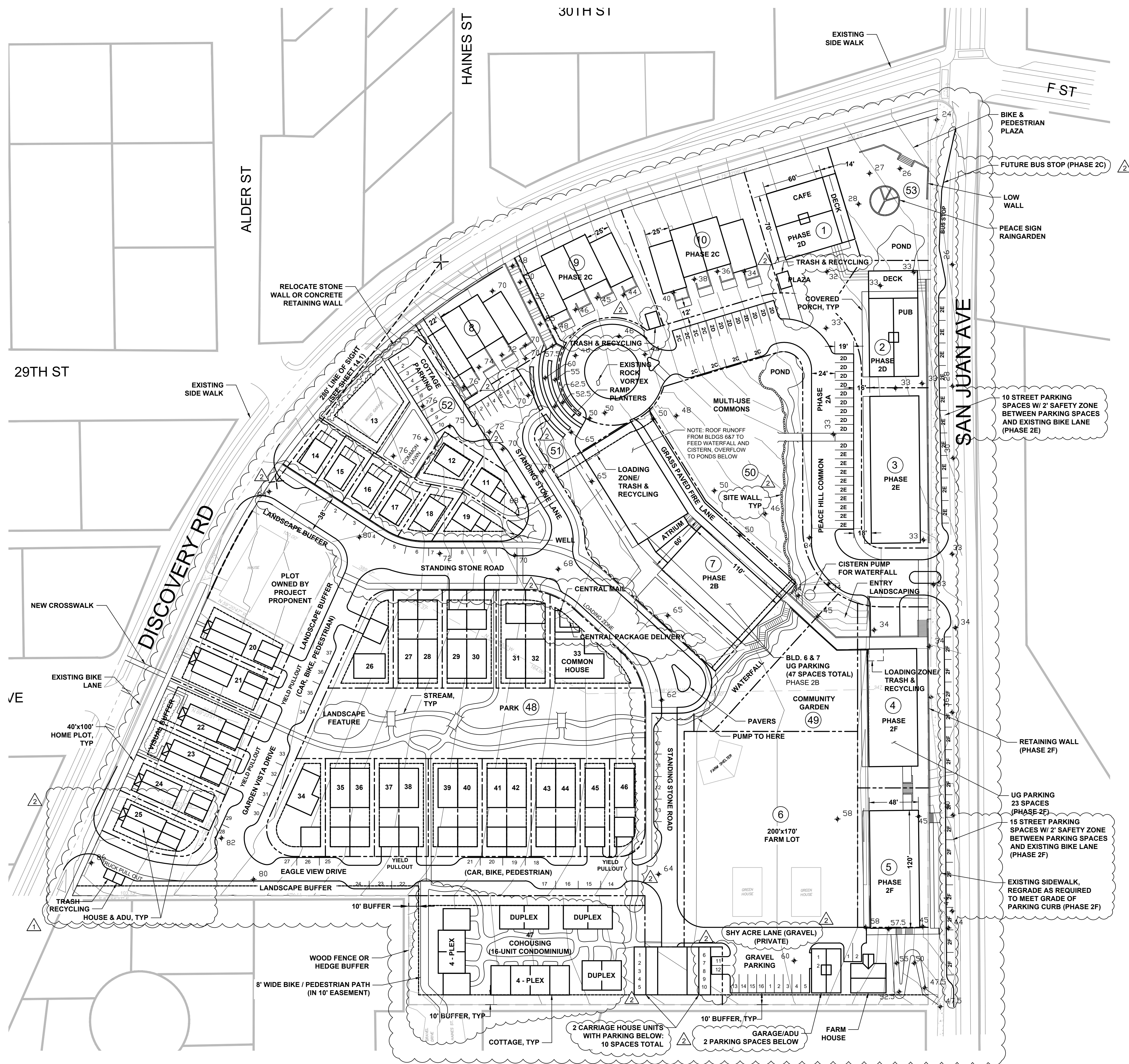
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ELECTRICAL & COMMUNICATIONS PLAN

PLANNED UNIT DEVELOPMENT SUBMITTAL
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SAN JUAN AND DISCOVERY ROADS
FORT TOWNSEND, WA 98368

SHEET:
12.0



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SCALE:
AS NOTED

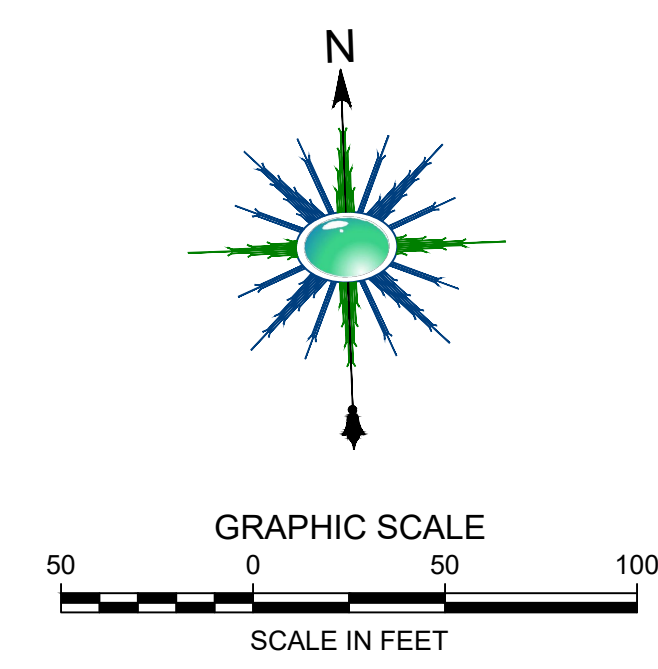
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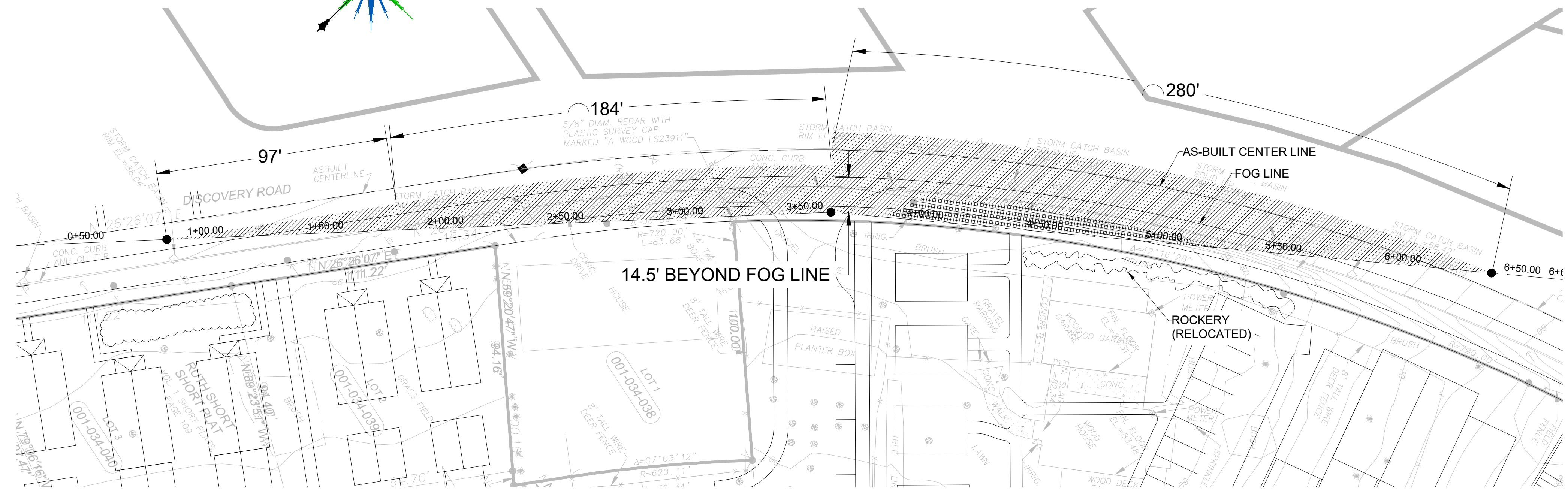


ARCHITECTURAL SITE PLAN

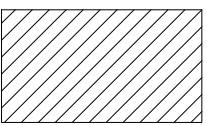
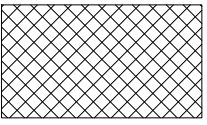

PLANNED UNIT DEVELOPMENT SUBMITTAL
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SAN JUAN AND DISCOVERY ROADS
FORT TOWNSEND, WA 98368

SHEET:
14.0



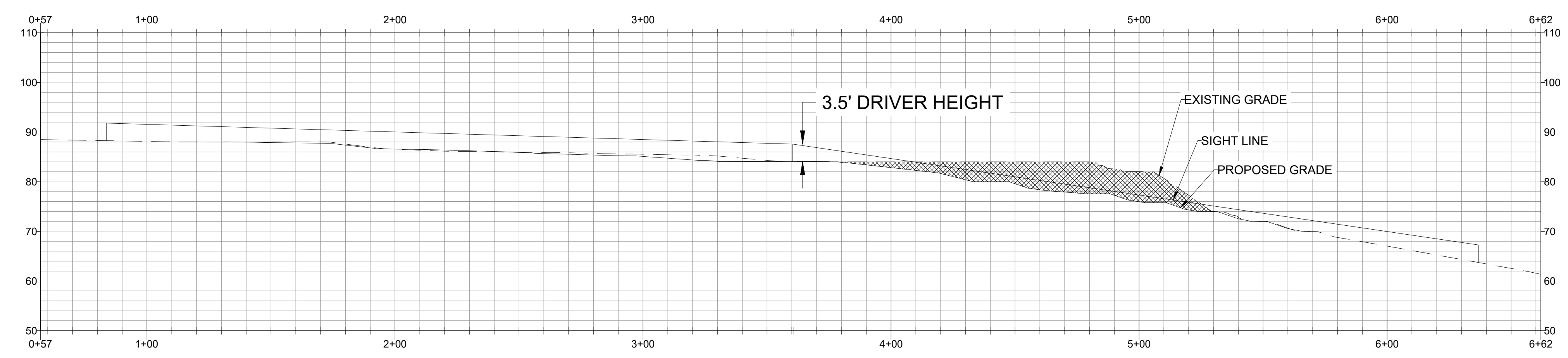


LEGEND

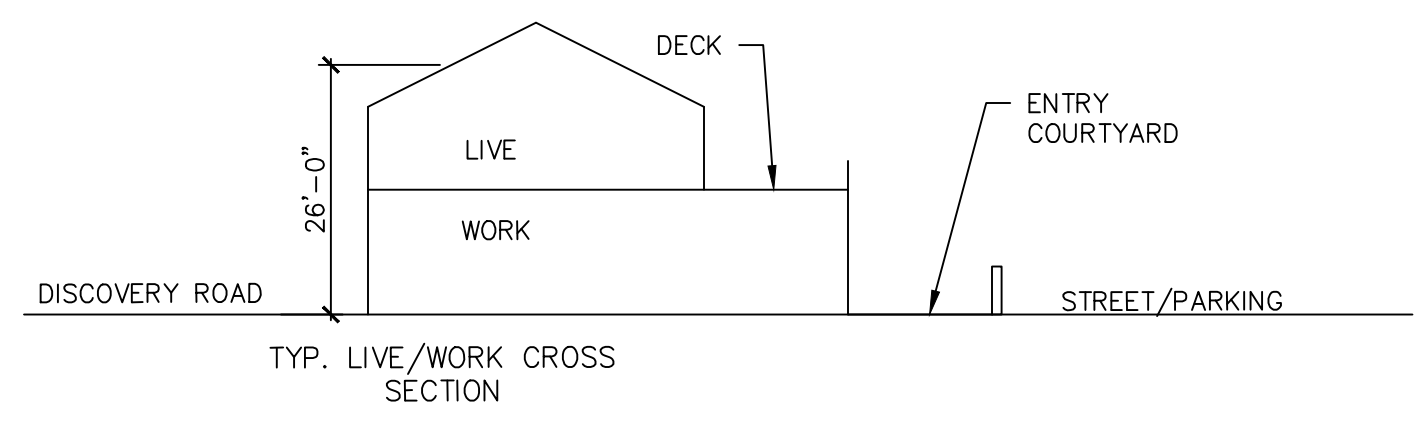
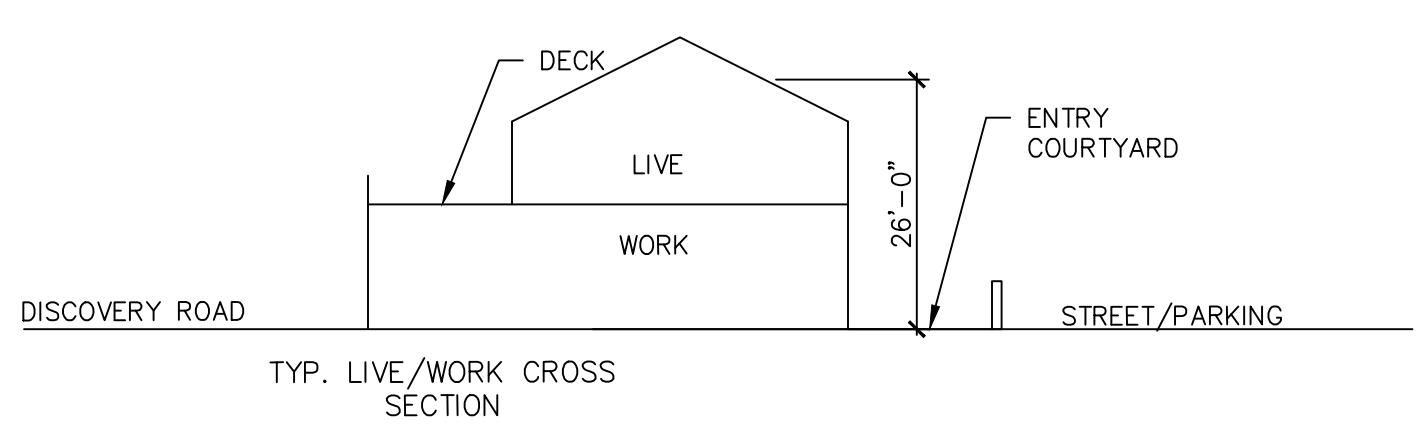
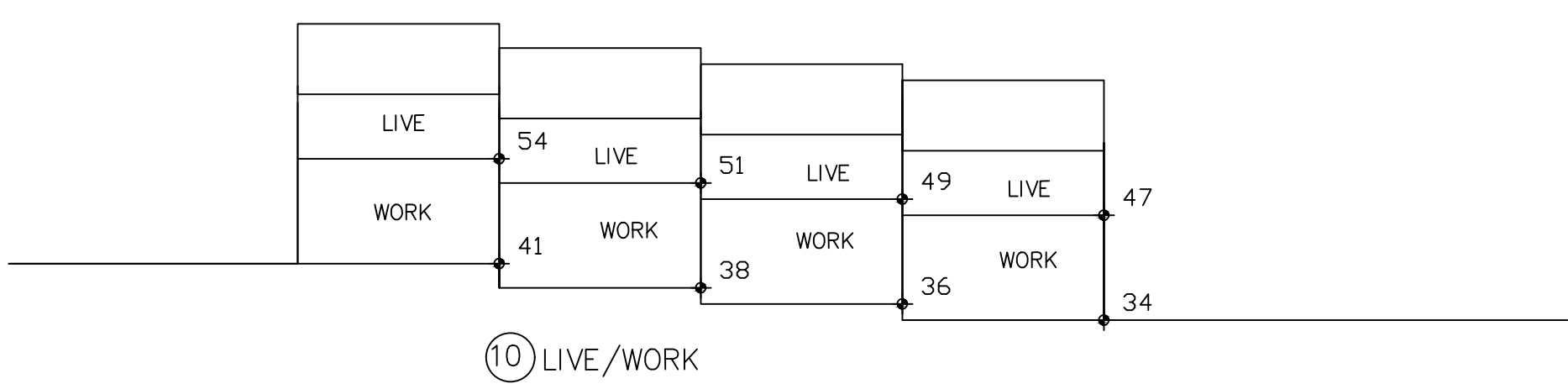
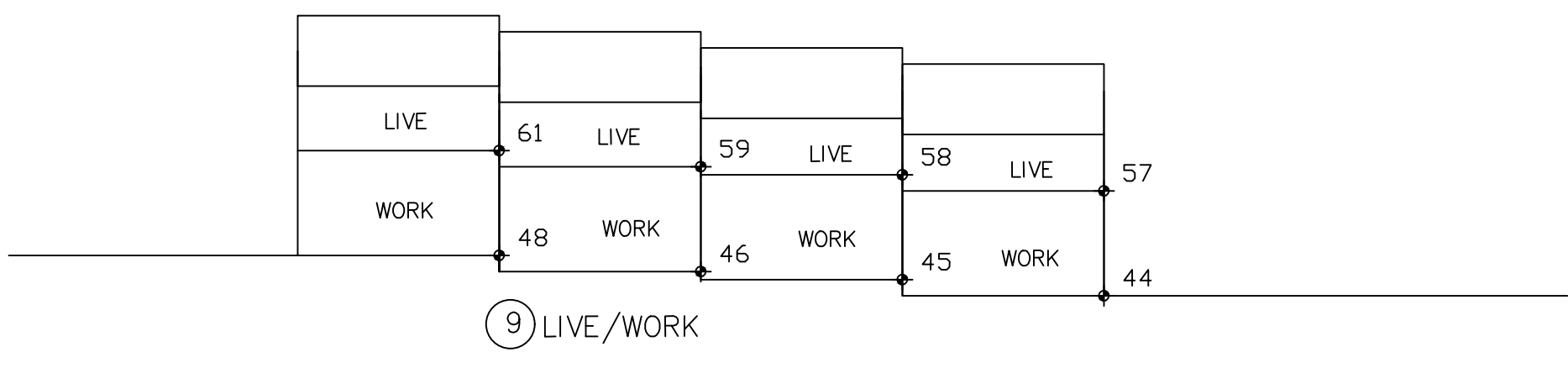
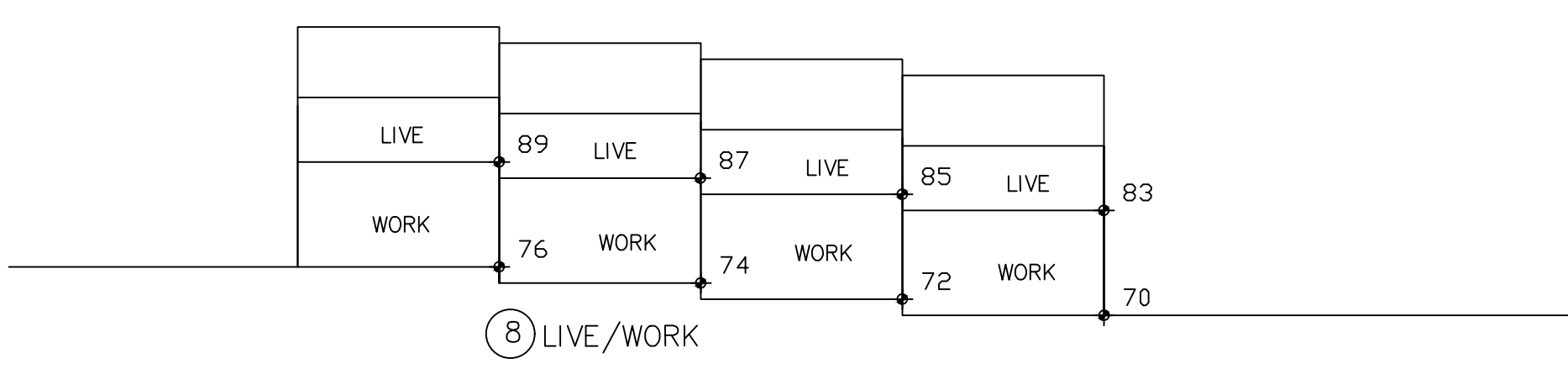
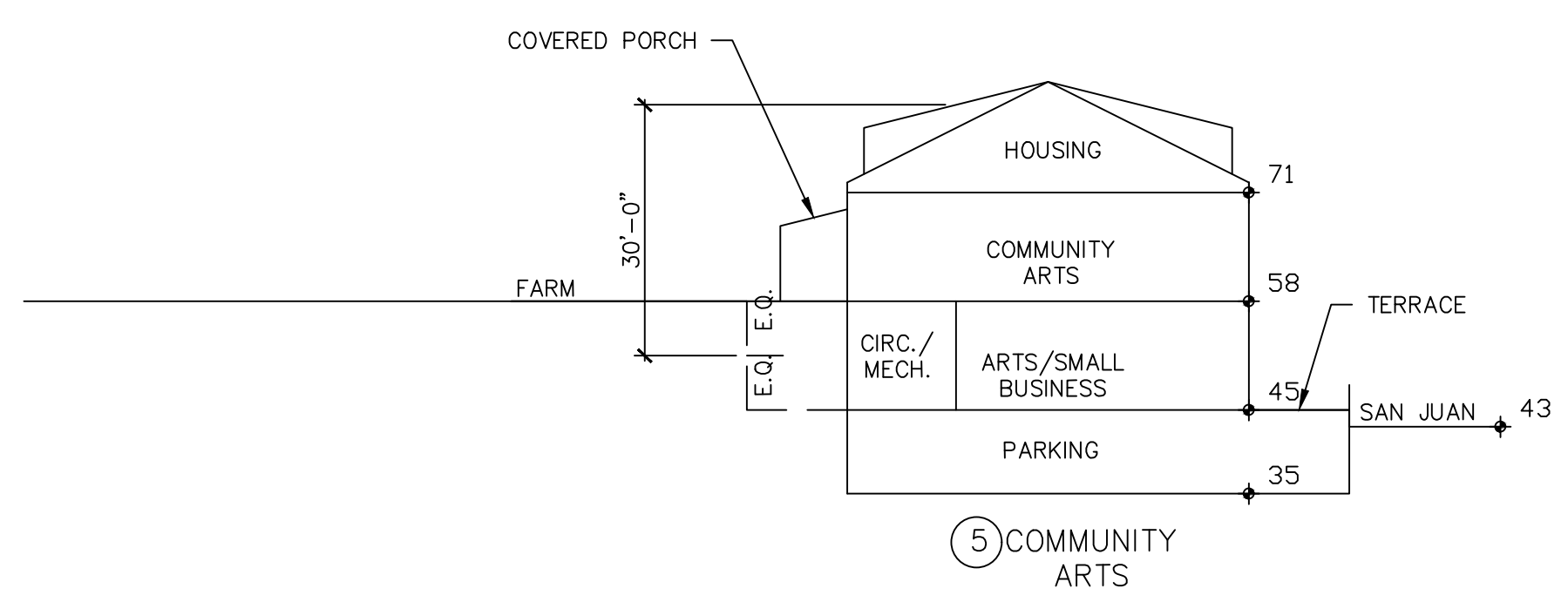
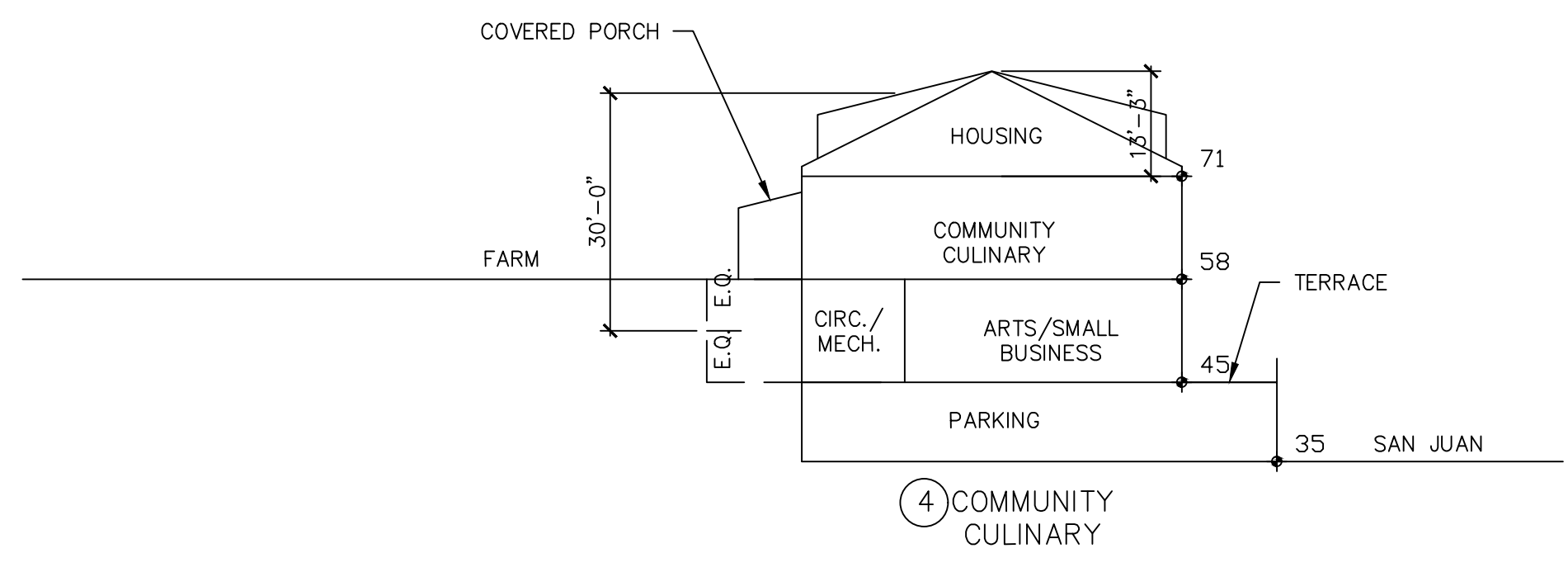
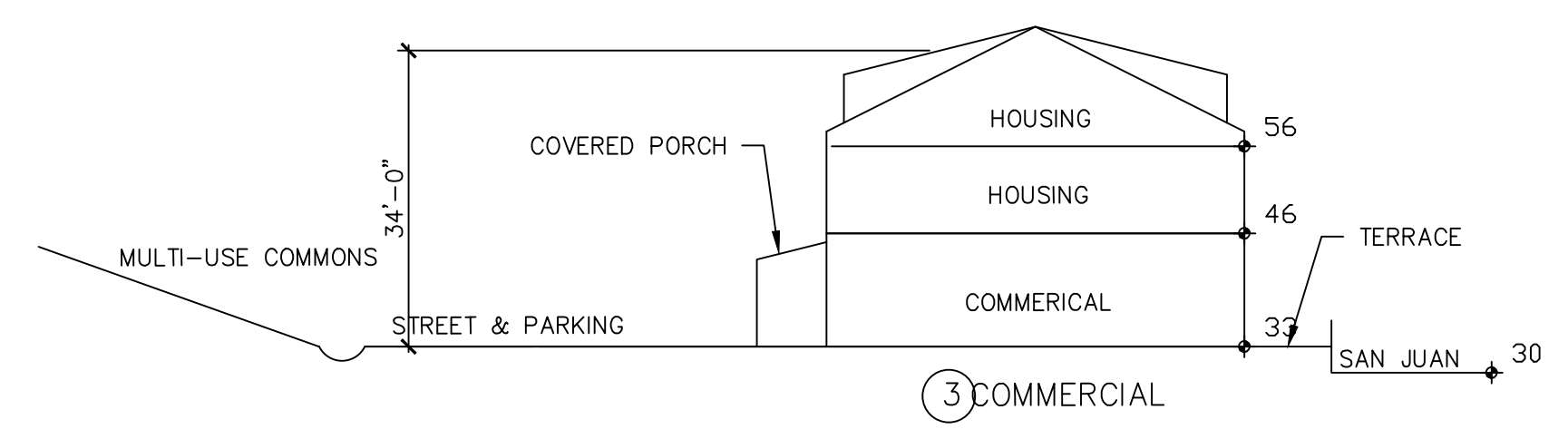
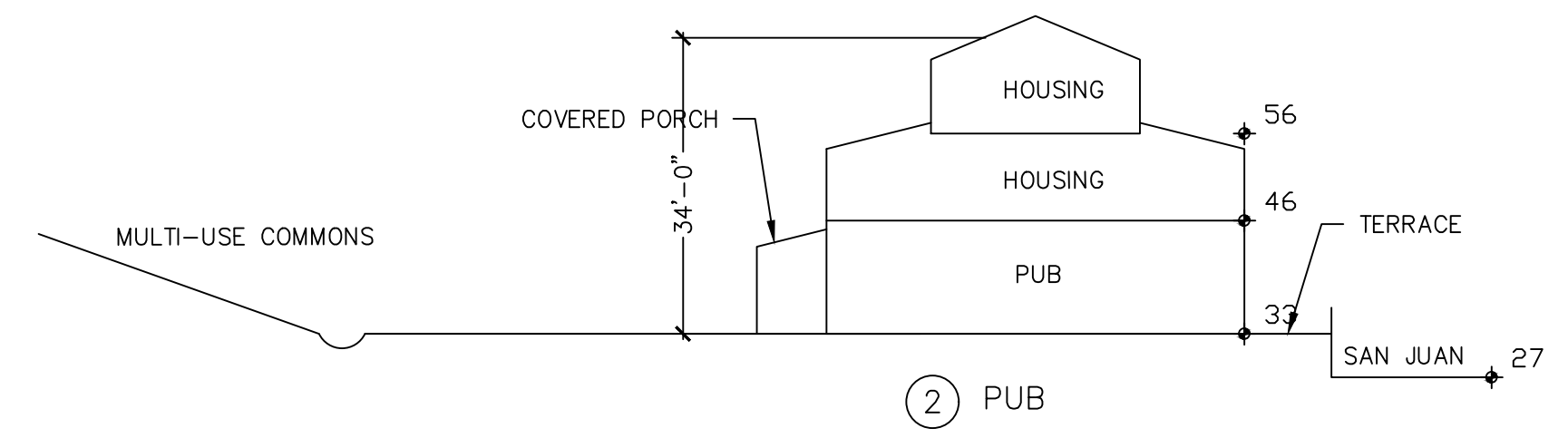
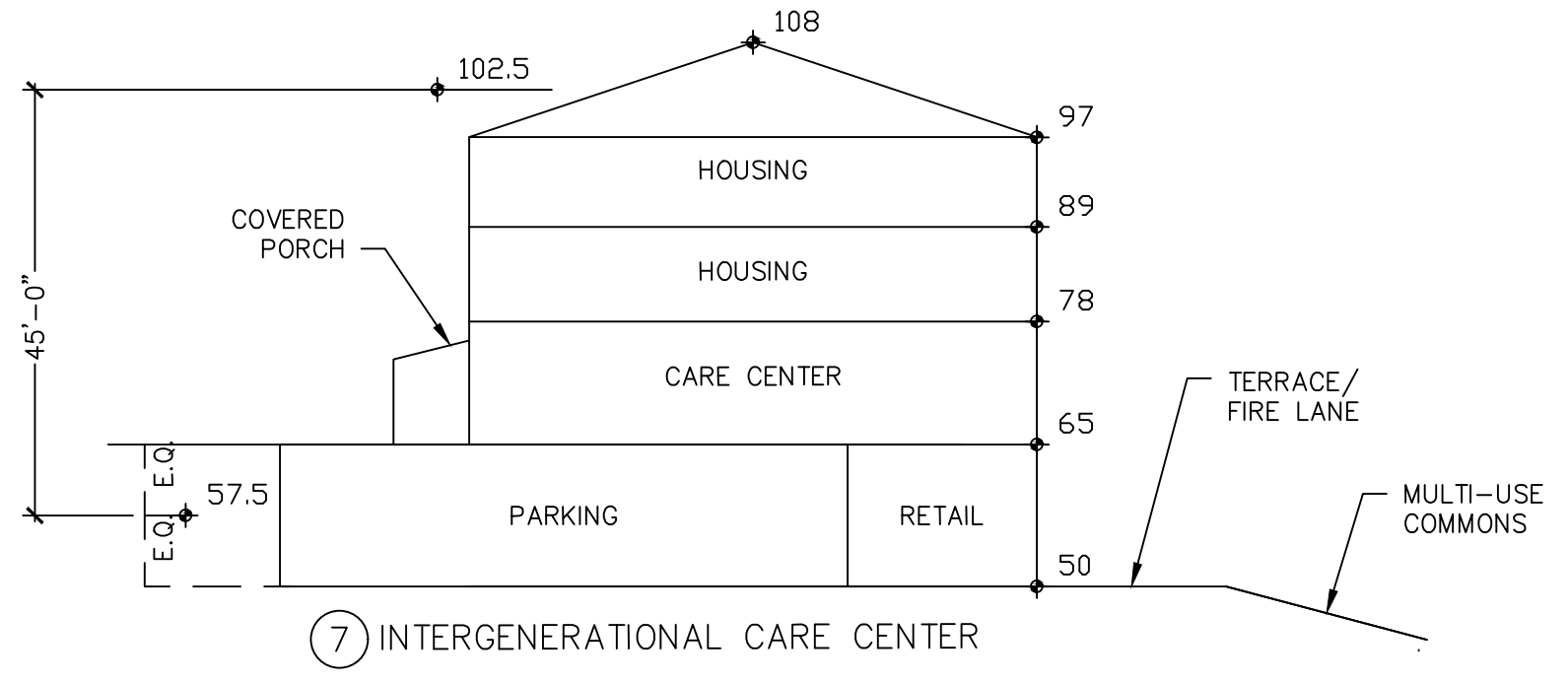
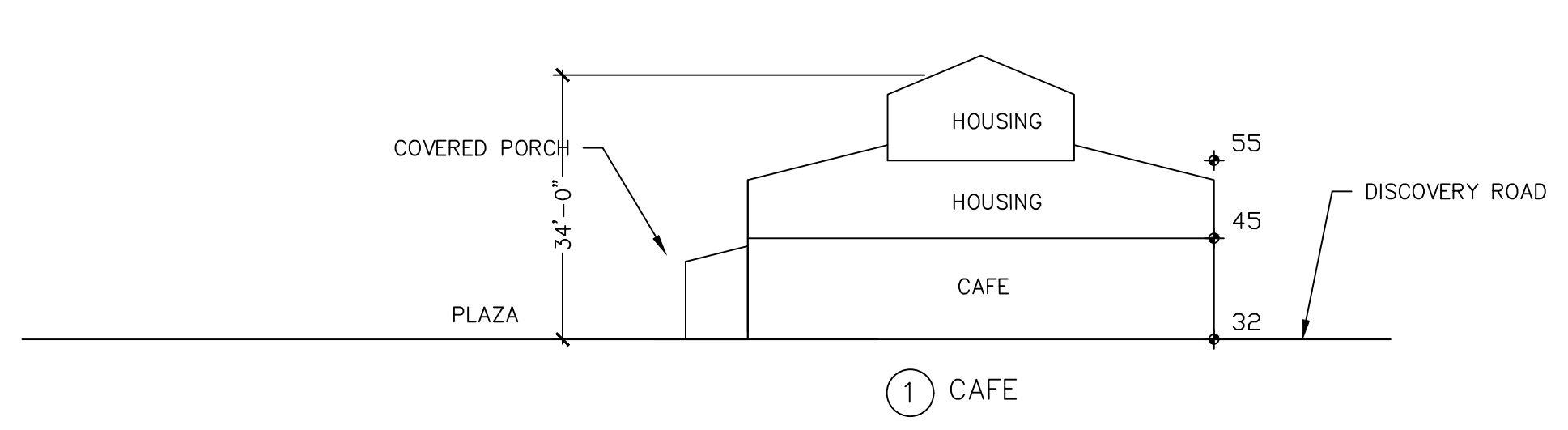
-  DRIVER'S FIELD OF SIGHT
-  AREA REQUIRING RE-GRADING
-  LOCATION OF DRIVER AND CAR

NOTES

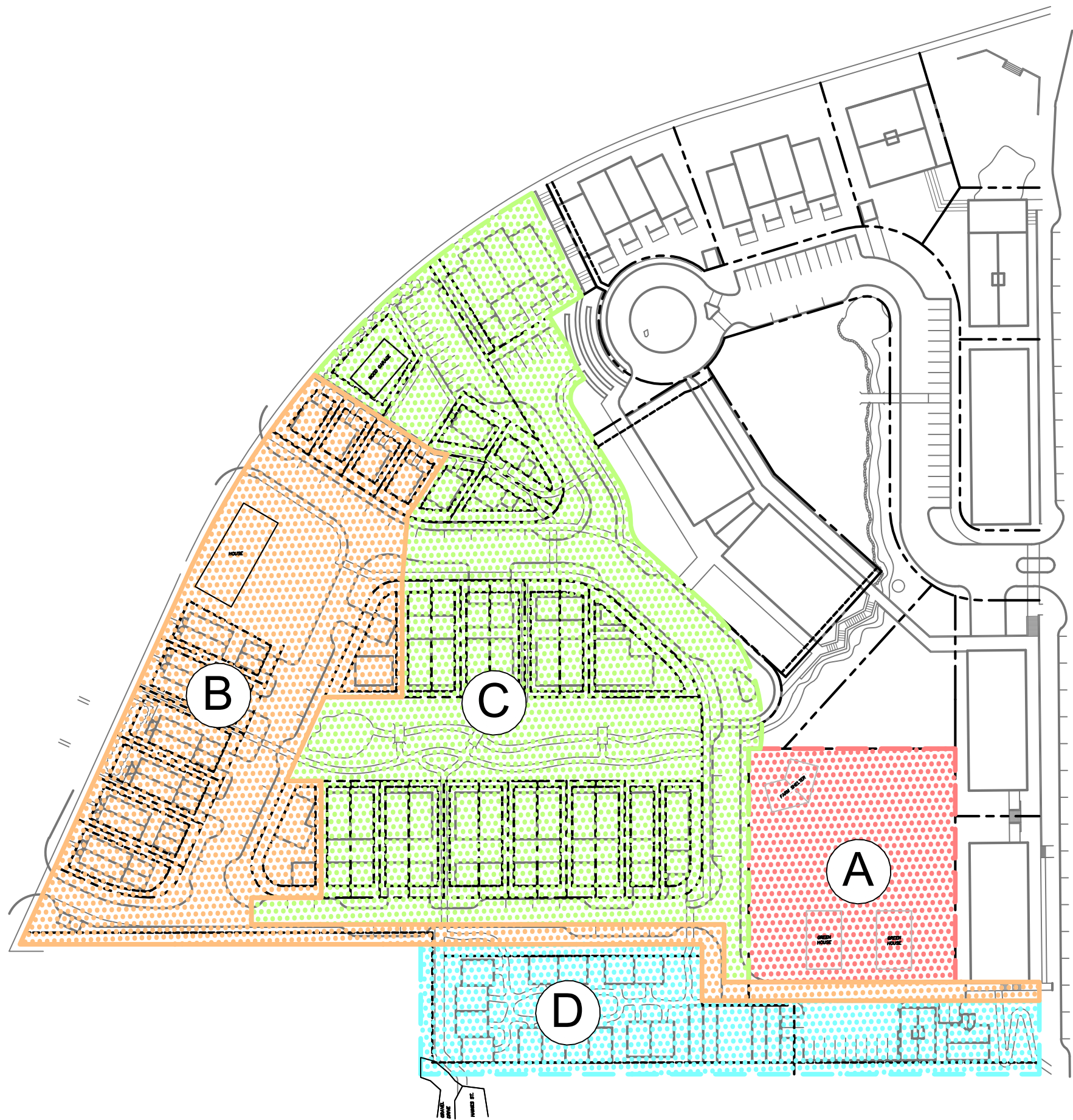
1. DRIVER'S EYE SIGHT DISTANCE DRAWN 3.5' ABOVE GRADE AND 14.5' FROM FOG LINE TO ONCOMING CARS 280' ARC LENGTH AWAY.
2. RE-GRADING WILL BE REQUIRED IN THE R.O.W. TO THE EAST. A ROCKERY WALL IS PROPOSED TO RETAIN IN THAT AREA.



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

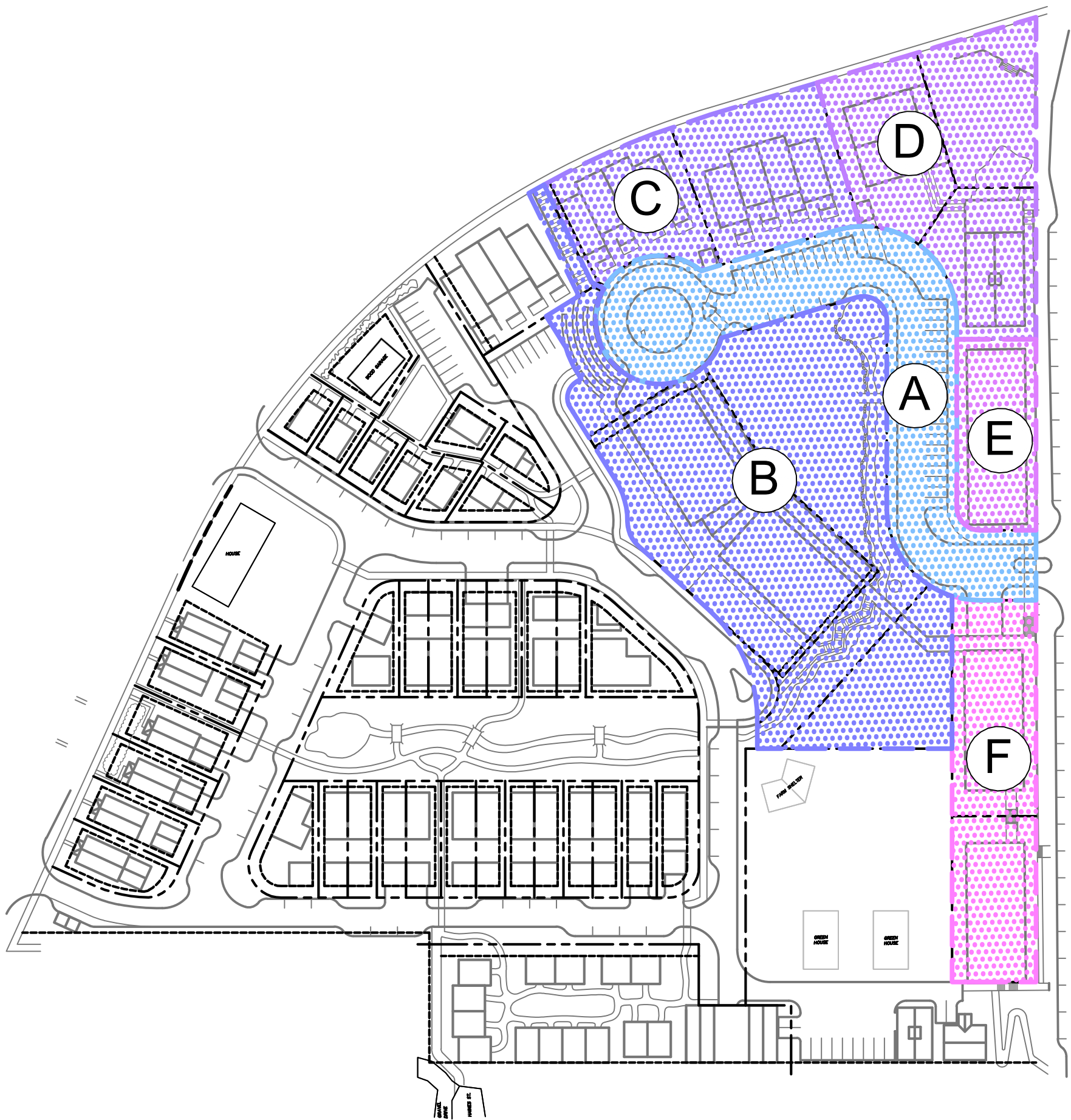


TYPICAL BUILDING PROFILES



PHASE 1

- A. FARMING ON-GOING
- B. UPPER ROAD, HOUSES; GRAVITY SEWER CONNECTION; UPPER WATER LOOP
- C. HOUSES AND LIVE-WORK (REMOVE EXISTING STRUCTURES INDICATED ON SHEET 5.0)
- D. CONDOMINIUM COMPLEX AND FARMHOUSE WITH GARAGE/ADU



PHASE 2

- A. ROAD AND UTILITY MAINS (BUILT FIRST)
 - B. CARE CENTER BUILDING AND MULTI-USE COMMONS
 - C. LIVE-WORK
 - D. COMMERCIAL BUILDINGS AND PLAZA
 - E. COMMERCIAL BUILDING
 - F. COMMERCIAL BUILDINGS
- } MAY HAPPEN IN ANY ORDER

NOTE : SEE DEVELOPMENT SUMMARY ON COVER SHEET 0.0