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

<u>OWNER:</u> PORT TOWNSEND PRESERVATION ALLIANCE LLC.

3229 HIGHWAY 20 PORT TOWNSEND, WA 98368

PHONE: 360-114-0062

PHONE: 360-385-2771

PROJECT MANAGER: WALLYWORKS/MALCOLM DORN

EXISTING ZONING:

1.0 ACRE C-1/MU, 5.7 ACRES R-111, 6.1 ACRES R-11

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT TERRAPIN ARCHITECTURE RICHARD BERG, ARCHITECT 121 TAYLOR STREET PORT TOWNSEND, WA 98368 PHONE: 360-379-8090

ARCHITECT TEAM:

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

ENGINEER:

2020 ENGINEERING MARK BUEHRER, PE MATTHEW KULP, PE

1010 C STREET BELLINGHAM, WA 98225

PHONE: 360-671-2020

LEGAL DESCRIPTION:

001034001: 63 T30 RIW TAX I(LS RSHORT S/P) LS R/W #96270

001034002: 63 T30 RIW TAX I(LS 5 PTN) LS R/W *96270

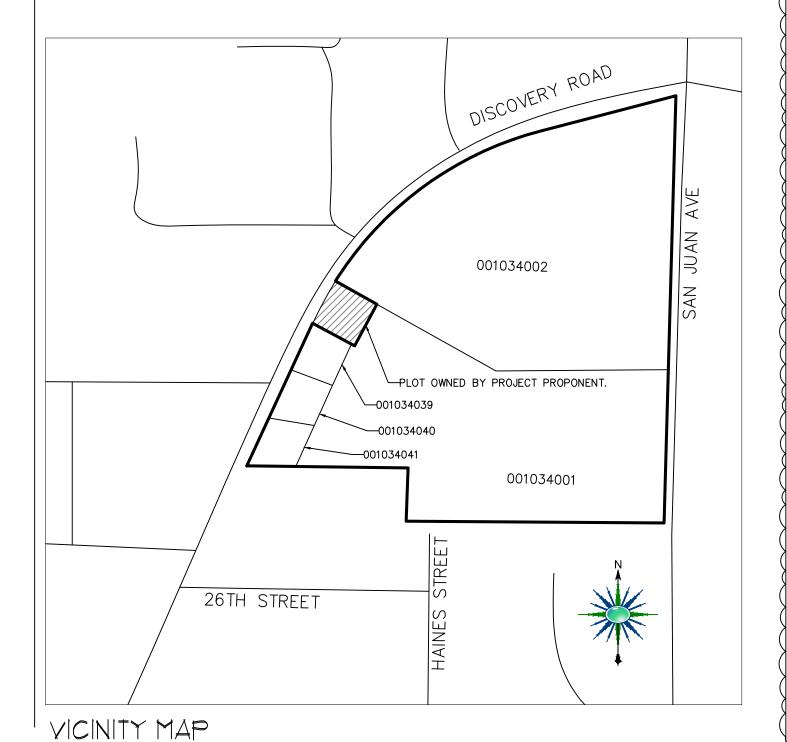
001034039: RUTH SHORT SHORT PLAT LOT 2

001034040: RUTH SHORT SHORT PLAT LOT 3

001034041: RUTH SHORT SHORT PLAT LOT 4

TAX PARCEL *:

*0*01034001, 001034002, 001034039, 001034040, 001034041



DEVELOPMENT SUMMARY 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

 $\overline{12}$ DETAHCED SINGLE-FAMILY RESIDENCE: 11 W/ 1 ADU + 1 W/ 2

(INCLUDING FARMHOUSE AND RETAINED "WOOD GARAGE") LOT AREA: VARIES: 4.000 - 5000 SF HOUSE FOOTPRINT: 1100 SF HOUSE FLOOR AREA: 2200 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 2500 SF HOUSE FOOTPRINT = 800 SF

HOUSE FLOOR AREA: 2000 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

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

LOT COVERAGE: 50%

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

TOTAL PARKING SPACES = 89 SPACES

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 ADUs: 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

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

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

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 @ STREET PARKING PROVIDED: 4 GUEST SPACES @ BUILDING 8

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

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

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 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

BUILDING 3:

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



SHEET LIST ØØ - COVER /2 1.0 - PHD. BOUNDARIES & SURROUNDING PROPERTIES 2.0 - CRITICAL AREAS 3.Q EXISTING CONDITIONS 3.1 - EXISTING CONDITIONS WITH SITE PLAN OVERLAY 4.0 - SLOPE ANALYSIS (50 - DEMO & TREE CONSERVATION PLAN) 6.0 - MASTER PLAN 7.0 - PROPOSED LOT LAYOUT $^{
angle}$ 8.0 - PARKS, TRAILS & WALKWAYS ROUTES $^{<}$ 8.1 - BIKE ROUTES angle8.2 - EMERGENCY VEHICLE ACCESS ROUTES $^{\circ}$ 9.0 - ROAD AND WALK SECTIONS >9.1 - ROAD AND WALK SECTIONS 9.2 - ROAD AND WALK SECTIONS 93 ROAD AND WALK DETAILS 94 - ROAD AND WALK PROFILES) / 10.0 - STORMWATER PLAN 10.1 - STORMWATER TYPICAL STREET SECTION 102 - STORMWATER TYPICAL LOT PLAN 103 - STORMWATER TYPICAL DETAILS (HQ - WATER & SEVER PLAN)/2 H-SÉWÉR PROFILE 11.2 - SEWER PROFILE 113 - SEWER PROFILE /1/2 (12.0 - ELÉCTRÍCÁL & COMMUNICATIONS PLAN Í 13.0 - LANDSCAPING & URBAN FARM PLAN 🔎 14.0 - ARCHITECTURAL SITE PLAN 14.1 - SIGHT STOPPING DISTANCE 14.2 - BUILDING PROFILES

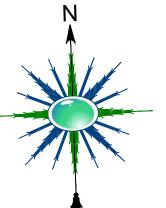


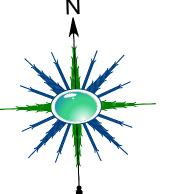
IMAGE BY STUDIO STL CONCEPTUAL SITE RENDERING

SHEET:











SCALE IN FEET

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 29	957900103 001034005	
30	001034005	
31	984300012	
32	984300012	
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	

DRAWN BY:



SCALE IN FEET

GRASS FIELD

LOT 10

ELLIS' ADDITION

VOL. 4 OF PLATS, PG. 84

Z_{5' TALL} WOOD POST

LOT 3

ELLIS' ADDITION

VOL. 4 OF PLATS, PG. 84

LAUREL HEDGE

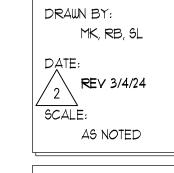
ELLIS' ADDITION

VOL. 4 OF PLATS, PG. 84

LOT 10 PEDERSEN ADDITION VOL. 5 PLATS, PG. 69

PEDERSEN ADDITION

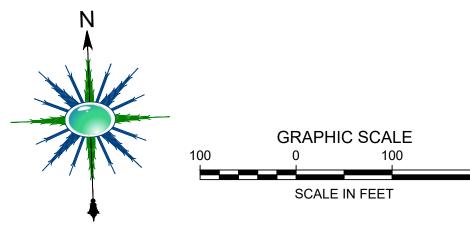
001-034-003 A.F.N. 5701+2



EXISTING

SHEET:





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 _____x ...FENCE LINE ____ ...EDGE OF ROCKERY ____ ...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

O ... SANITARY SEWER MANHOLE 🗅 ...STORM MANHOLE

oxplus ... WATER METER ...UTILITY POLE ← ...GUY WIRE ANCHOR

☐ ...TELEPHONE RISER ₩ ... WATER VALVE m ...TELEPHONE MANHOLE

_ ...SIGN ☐ ...STORM CATCH BASIN ■ ...POWER METER

NOTES

SURVEY PERFORMED BY VAN ALLER SURVEYING, NOVEMBER 2015.

DRAWN BY: MK, RB, SL SCALE: AS NOTED



DRAWN BY:

MK, RB, SL

DATE:

REV 3/4/24

SCALE:

AS NOTED

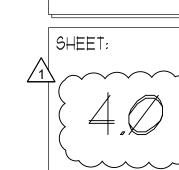
REV 3/4/24 E: AS NOTED

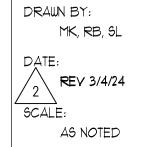
CKKAPIIN RCHITECTURE PC TAYLOR STREET

OPE ANALYSIS

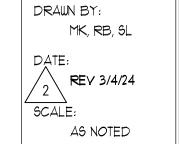
NED UNIT DEVELOPMENT SUBMITTAL SFRVATION AIIIA

SAN JUAN AND DISCOVE PORT TOWNSEND, WA





CONSERVATION LAN ₩



 \angle

3. EASEMENT LINES ARE PARALLEL TO ADJACENT PARCEL **BOUNDARIES**

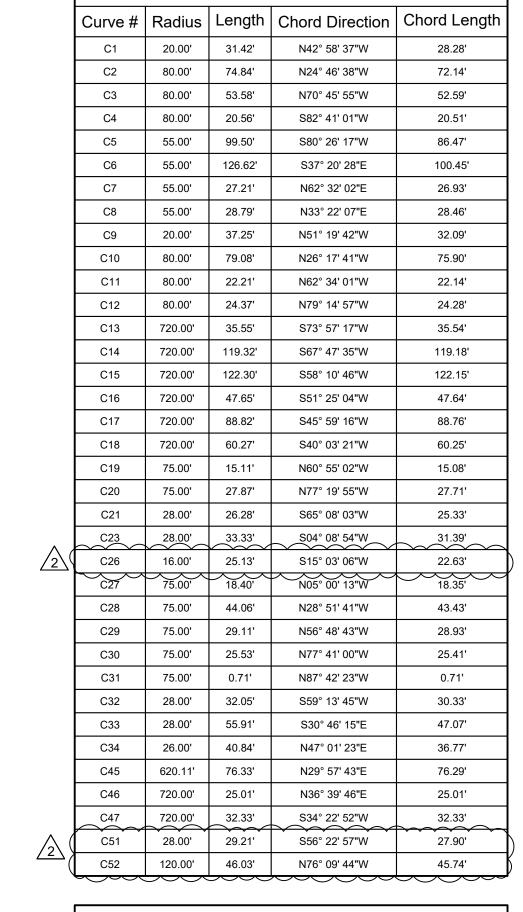
4. THE EXISTING EASEMENT ON THE SITE IS LEGALLY EXISTING GRAVEL DRIVE AND CONCRETE BLOCK SHOWN ON SURVEY RECORDED 12/03/2015 UNDER AFN

		30TH ST		
	HAINES ST		20.00	FST
	ALDER ST	20.00° 15.00° 15.00° 15.00° 15.00° 10.00° CA3 10.00° 11.882 SF A 10.00° A 10.00° CA3 10.00° CA3 A 10.00° CA3 A 10.00° CA4	1 12,370 SF A 107,09 112,370 SF A 107,09 107	
29TH ST	20.00' 10.00' 52 13 8 11,281 20.00' 10.00' 52 8,577 SF	S60° 54\30"E 1.5F 17.58' 167.18' 17.58' 167.18' 17.58' 167.18' 17.58' 167.18' 17.58' 167.18' 17.58' 167.18' 17.5	2 10,263 SF 16.85' 68.00' N87° 58' 37"W	
	4,677 SF 4,677 SF 25.00' 25	50 31,323 SF 10 8 SF 10 10 10 10 10 10 10 10 10 10	163.65 ⁷ NO2° 01' 23"E NO2° 01' 23"E 143.65 ⁷ NO2° 01' 23"E 143.65 ⁷ AS E THE COMMON 160.54 143.65 ⁷ AS E THE COMMON 163.65 NO2° 01' 23"E 143.65 ⁷ NO2° 01' 23"E 143.65 ⁷ NO3° 01' 23"E 143.65 ⁷ NO3° 01' 23"E	
	C19 C20 N87° 58' 37"W 7.24' 8.28' STANDING STONE 10.00' 3.21' ROAD N87° 58' 37"W	A 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	N87° 58' 37"W	
HASTINGS AVE	20 4,078 SF 26 4,338 SF 21 4,545 SF 25.00 SF 2,500			
22 4,545 S 23 3,996 SF 24 3,996 SF 24 3,996 SF 41.327 25 4,101 SF	24,400 31 5,00' - 10.00' 25	11 42 43 44 45 45 3,000 SF 2,500 SF 2,500 SF 3,000 SF 3,461 SF 25.00' - 15.00'	8' 37"E .22'	
N26° 26' 07"E 43.14' 34	31.93' 25.00' 25.00' 30.00' 30.00' 25	5.00' 25.00' 25.00' 25.00' 30.00' 58' 37"E EAGLE VIEW DRIVE S87° 58' 37"E 240.98' [8] [8] [8] [8] [8] [8] [8] [5 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	N

SHY ACRE LANE 20,00'

LANDSCAPE__ BUFFER

(A) AND (C)



Curve Table: Parcels

	Curve Table: ROW Centerline									
	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'					
$\sqrt{2}$	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

O END OF CURVE

(SEE NOTE 4)

A UTILITY EASEMENT DEDICATED TO PUBLIC

B LANDSCAPE EASEMENT DEDICATED TO PUBLIC

ACCESS EASEMENT DEDICATED TO PUBLIC

© EXISTING EASEMENT OF INGRESS & EGRESS A.F.N. 609369

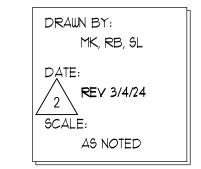
NOTES

SCALE IN FEET

SEGMENTS WITH BEARING LABELS DISPLAYED 2. R.O.W. EDGES ARE PARALLEL TO R.O.W. CENTERLINES

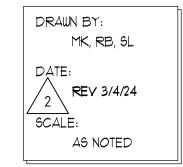
1. ALL PARCEL BOUNDARY SEGMENTS NOT LABELED WITH BEARING DIMENSIONS ARE PARALLEL TO ADJACENT

DESCRIBED PER JEFFERSON COUNTY RECORDS AS: "THE DRIVEWAY LYING NORTH OF HAINES STREET AS SHOWN



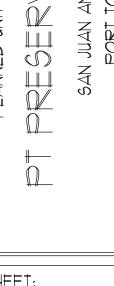
PARKS,

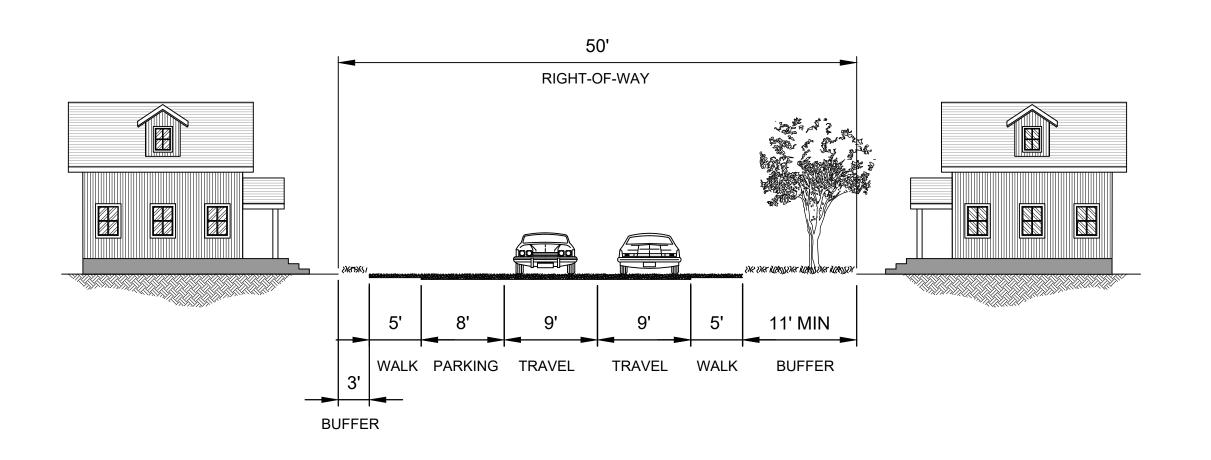
DRAWN BY: MK, RB, SL REV 3/4/24 SCALE: AS NOTED



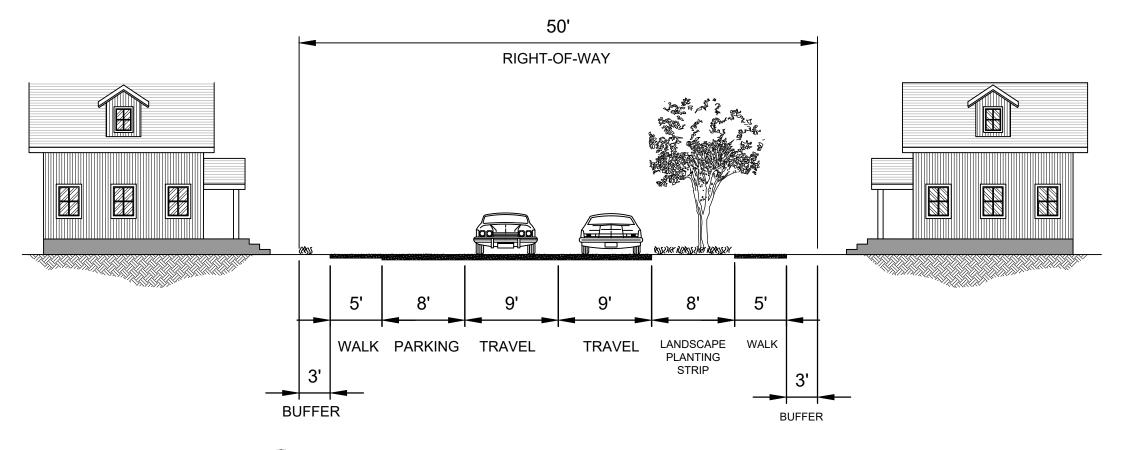
 \mathcal{O}

ACC! EMERGENCY V





STANDING STONE ROAD

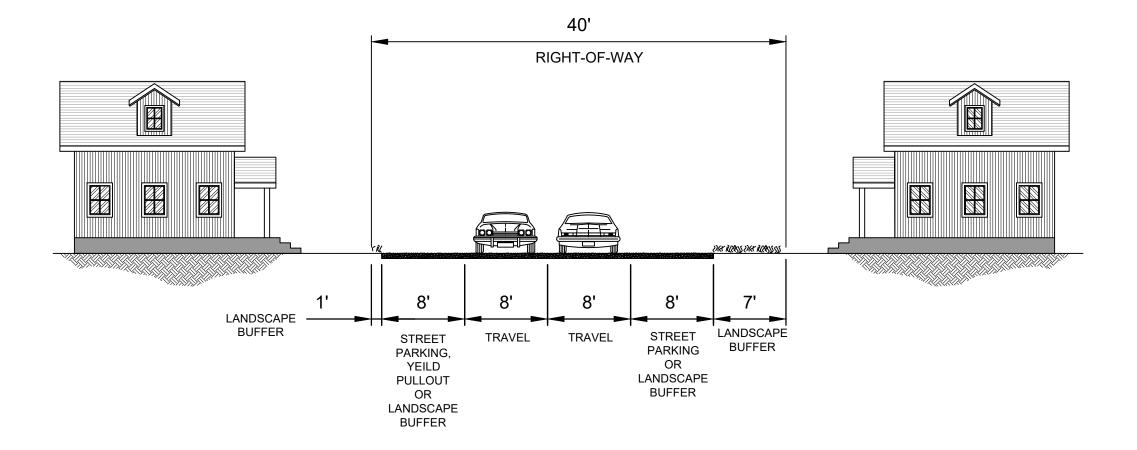


2 STANDING STONE ROAD

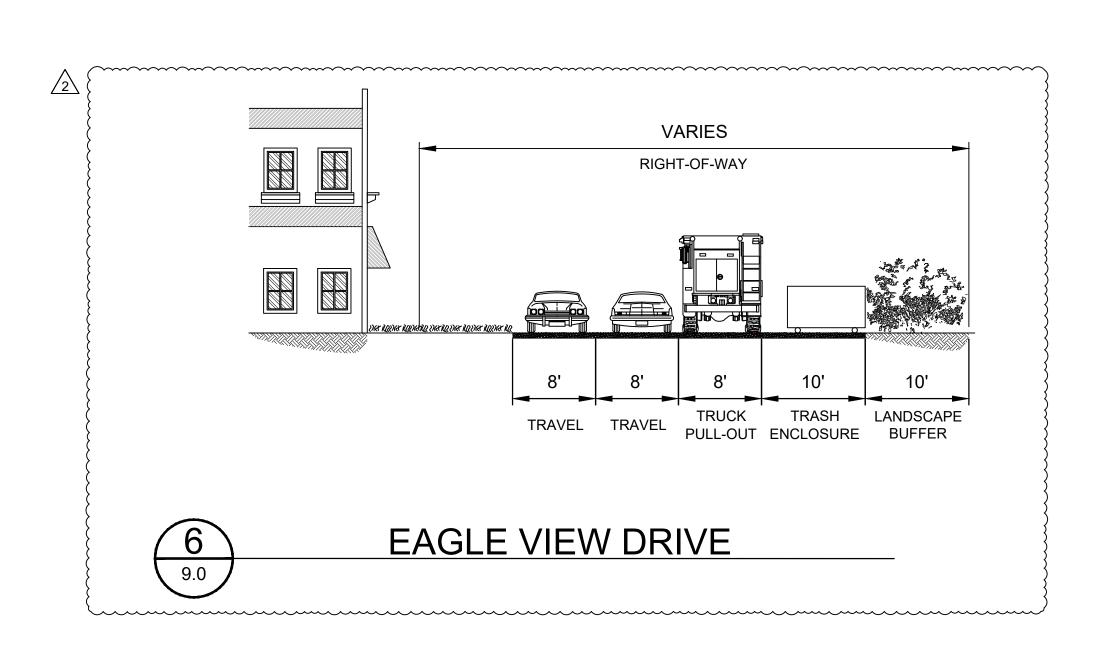


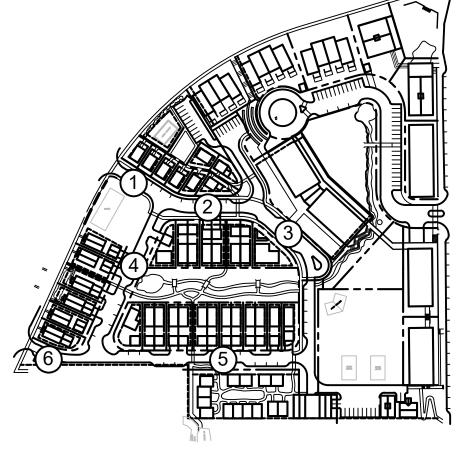
3 STANDING STONE ROAD AT CARE CENTER DROP-OFF



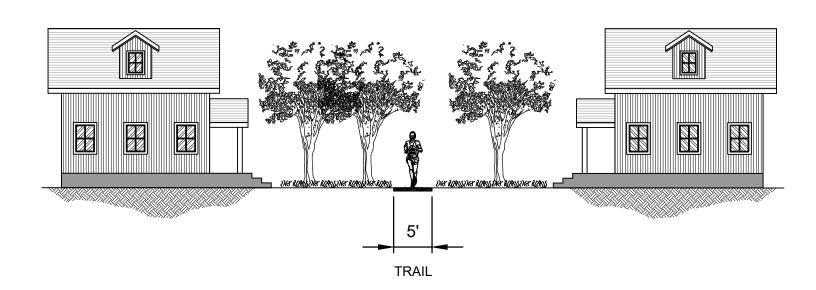


5 EAGLE VIEW DRIVE SKINNY STREET

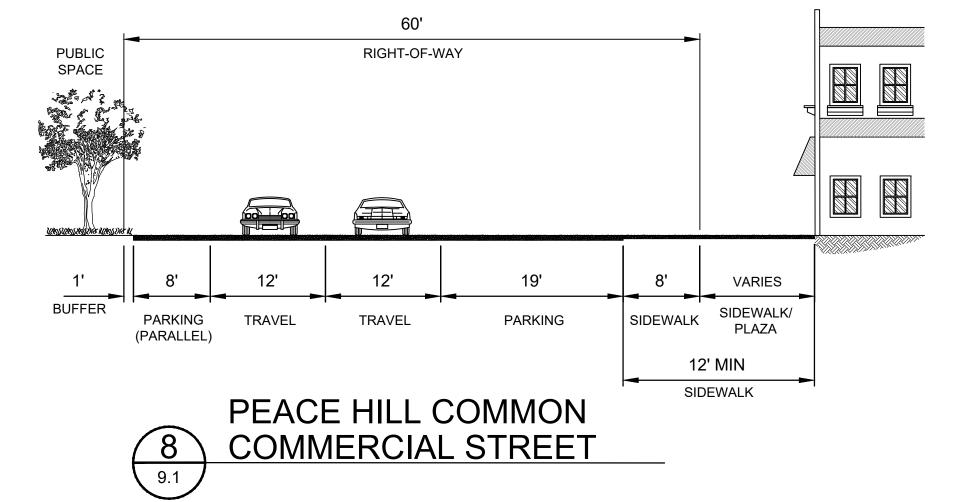


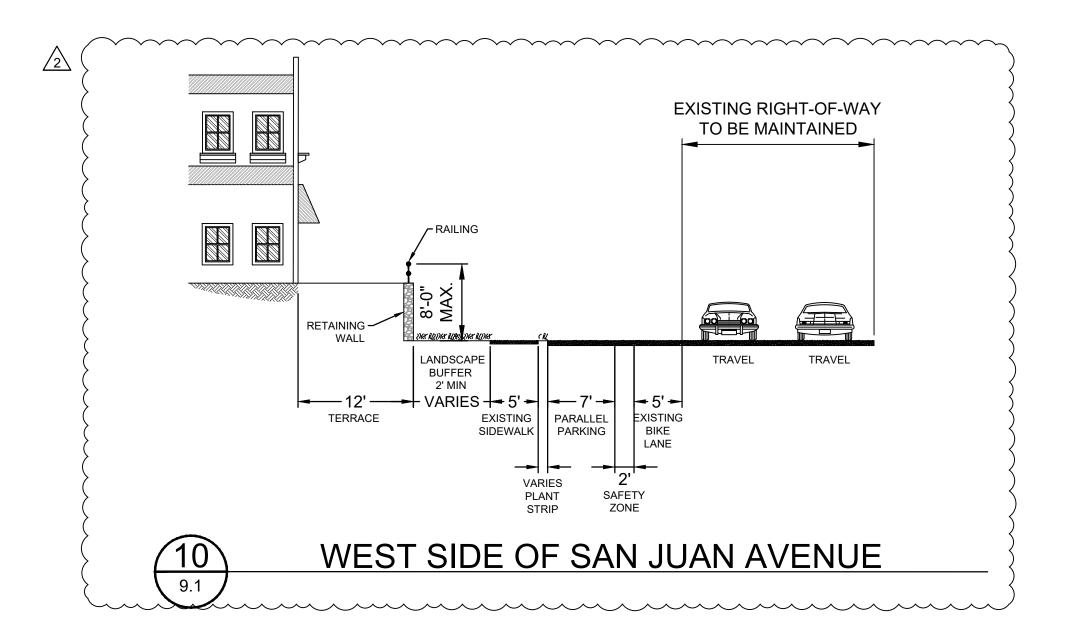


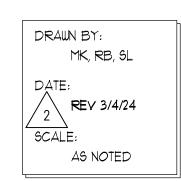
KEY MAP



TYPICAL TRAIL



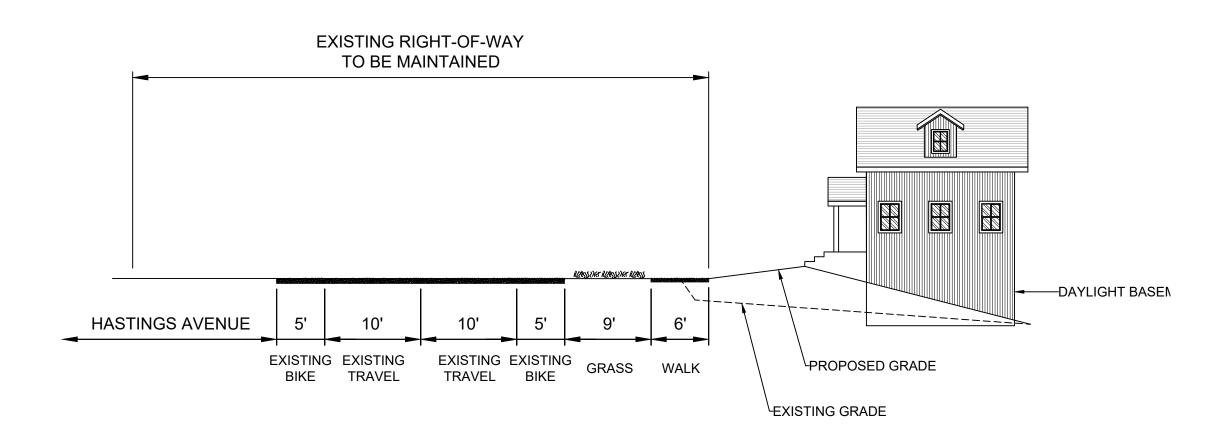




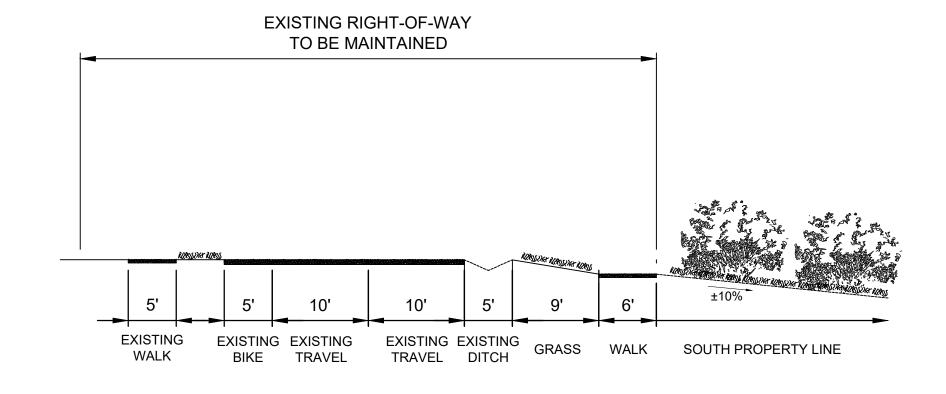


KEY MAP

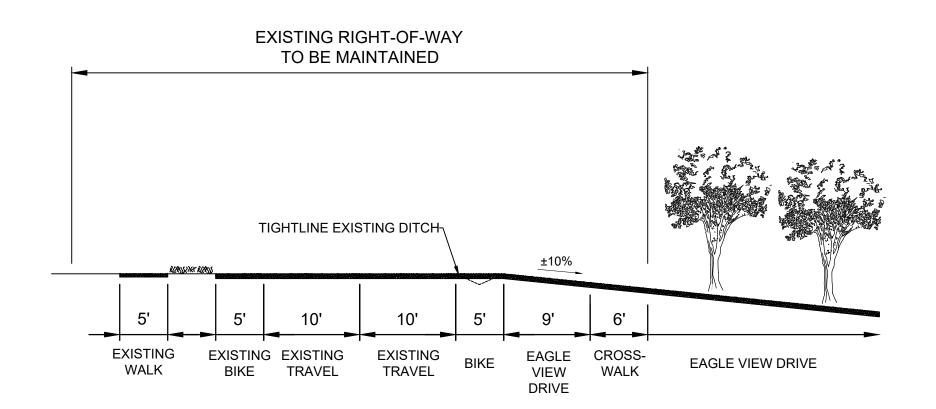
KEY MAP



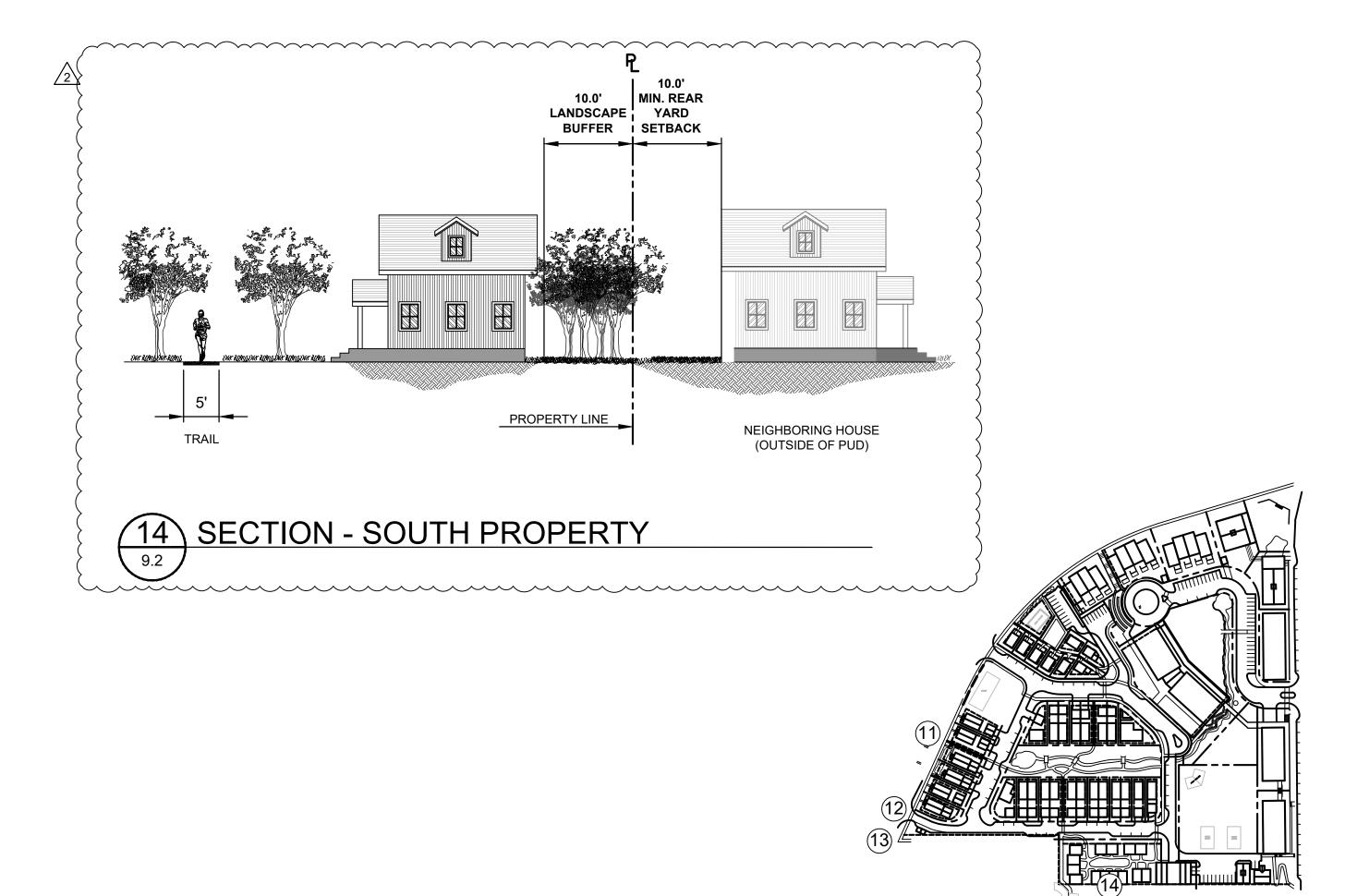
DISCOVERY ROAD AT HASTINGS AVENUE



DISCOVERY ROAD AT SOUTH PROPERTY LINE



DISCOVERY ROAD AT EAGLE VIEW DRIVE





1.5" OR AS SPECIFIED BY PRODUCT MANUFACTURER

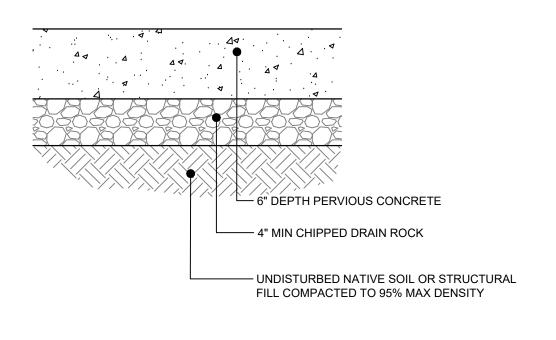
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE TO MANUFACTURER'S

2. EXISTING AND/OR IMPORTED SOILS SHALL BE EVALUATED AND APPROVED

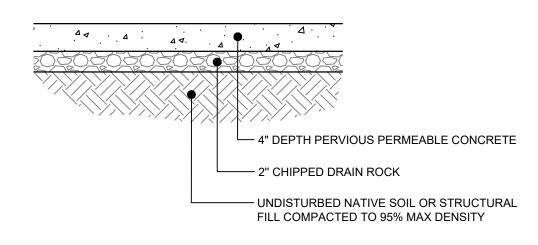
BY THE ENGINEER FOR STRUCTURAL SUITABILITY PRIOR TO INSTALLATION

SPECIFICATIONS

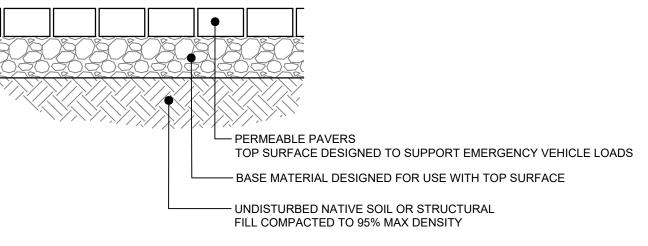
TYPICAL GRASS PAVEMENT SECTION



VEHICULAR PERVIOUS CONCRETE PAVEMENT



PEDESTRIAN PERVIOUS CONCRETE PAVEMENT



PAVER GRIDWORK

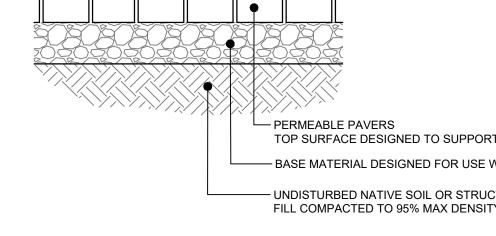
GRASS ROAD PAVER INFILL -AS SPECIFIED BY PRODUCT
MANUFACTURE

AASHTO #57 BASE ROCK OR -OTHER APPROVED EQUAL AS SPECIFIED BY ENGINEER

FINISH GRADE

EXISTING OR IMPORTED – SOIL BASE, COMPACTED





PEDESTRIAN PERVIOUS

4" DEPTH PERVIOUS CONCRETE

- UNDISTURBED NATIVE SOIL OR STRUCTURAL

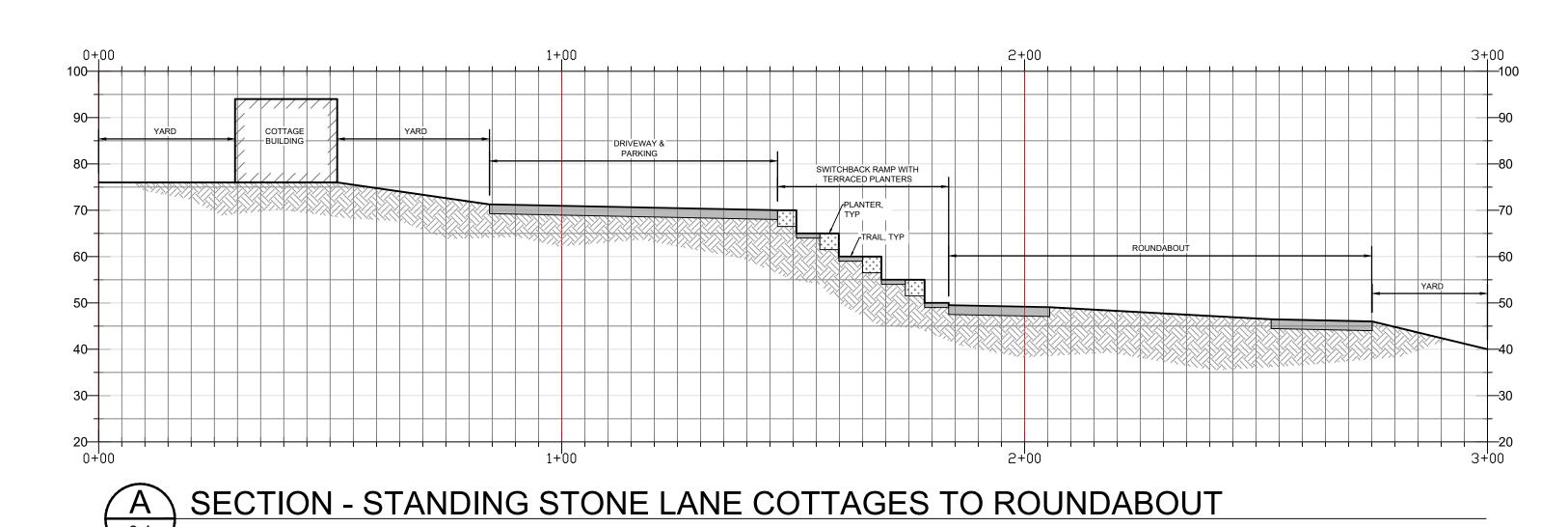
FILL COMPACTED TO 95% MAX DENSITY

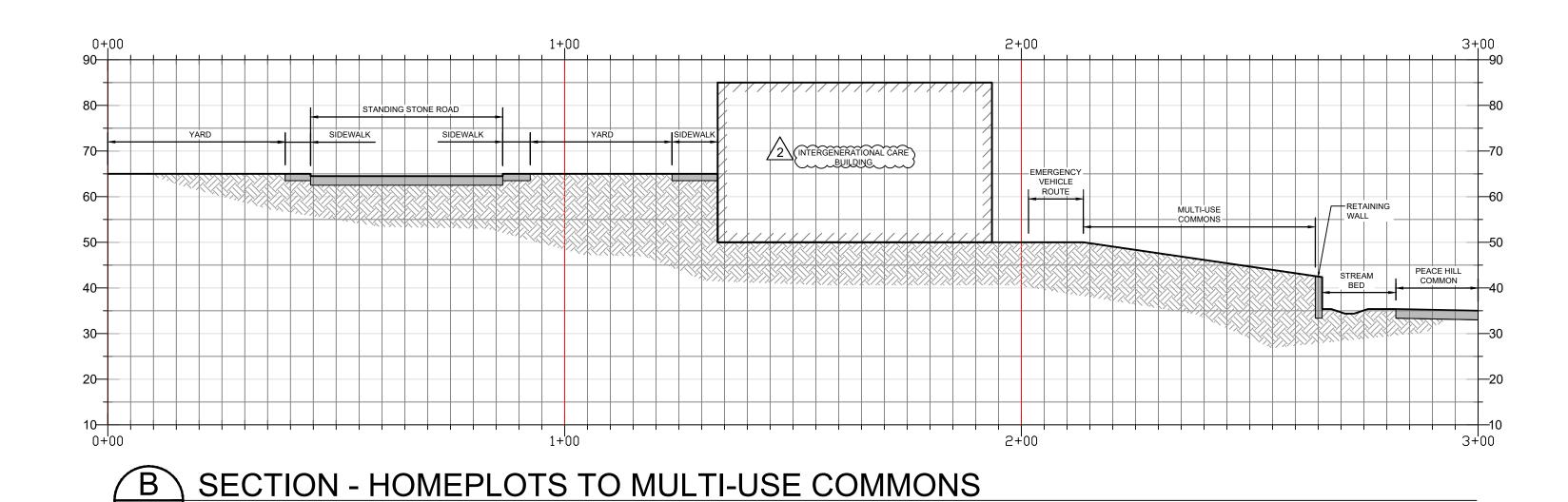
2" CHIPPED DRAIN ROCK

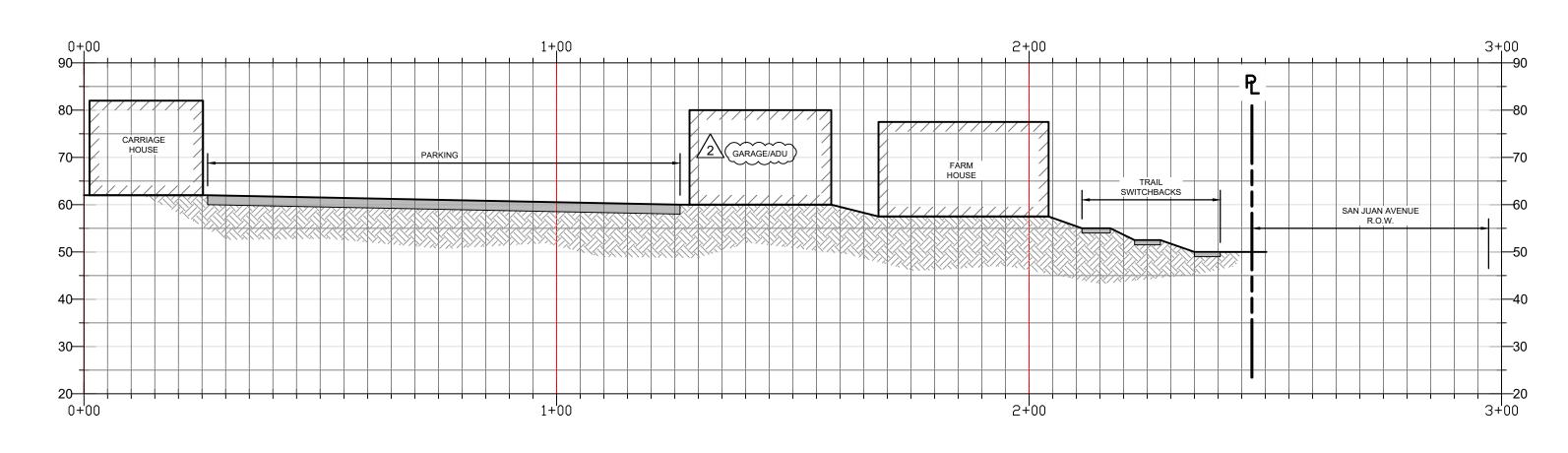
CONCRETE TRAIL

SHEET:

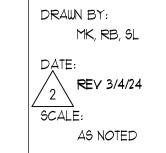
KEY MAP











SHEET:

- (TYP.)

VEHICULAR PERVIOUS CONCRETE PAVEMENT SLOPE TO DRAIN 0.5% UTILITIES POWER, TELEPHONE, COMMUNICATIONS DOMESTIC WATER PARALLEL PARKING (TYP.)
PERMEABLE PAVERS SANITARY — SEWER PEDESTRIAN PERVIOUS CONCRETE SIDEWALK (TYP.)

TYPICAL STREET STORMWATER SECTION - ENTRY ROAD

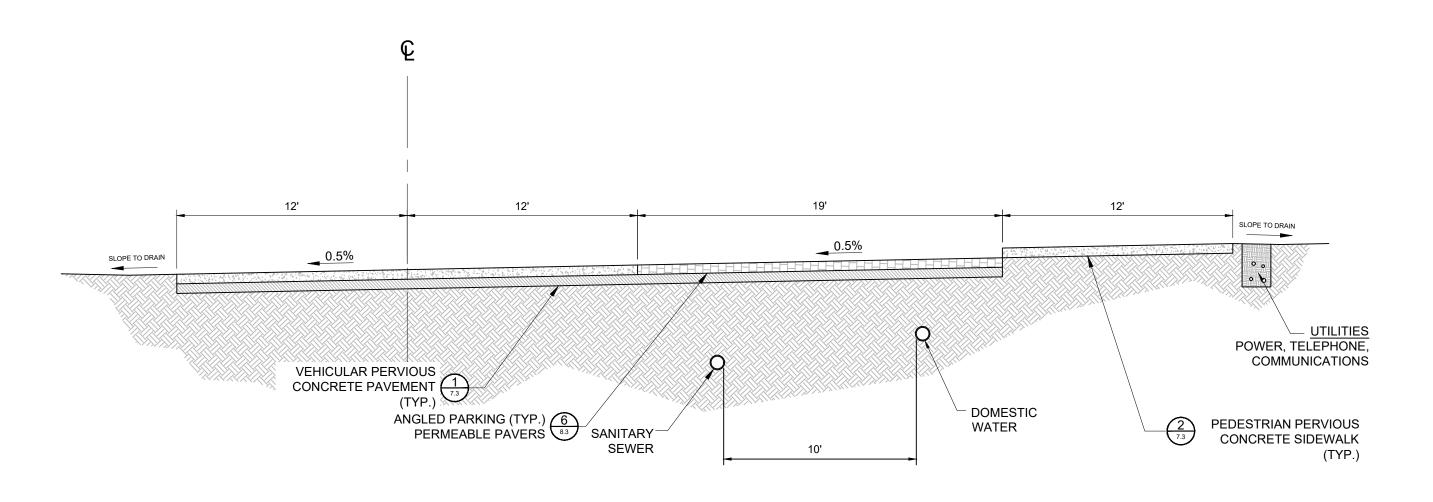
PERMEABLE PAVERS (TYP.) 0.5% 0.5% SLOPE TO DRAIN SLOPE TO DRAIN OMESTIC WATER SANITARY SEWER VEHICULAR PERVIOUS
CONCRETE PAVEMENT
(TYP.)

TYPICAL STREET STORMWATER SECTION - RESIDENTIAL

SCALE: 1:5

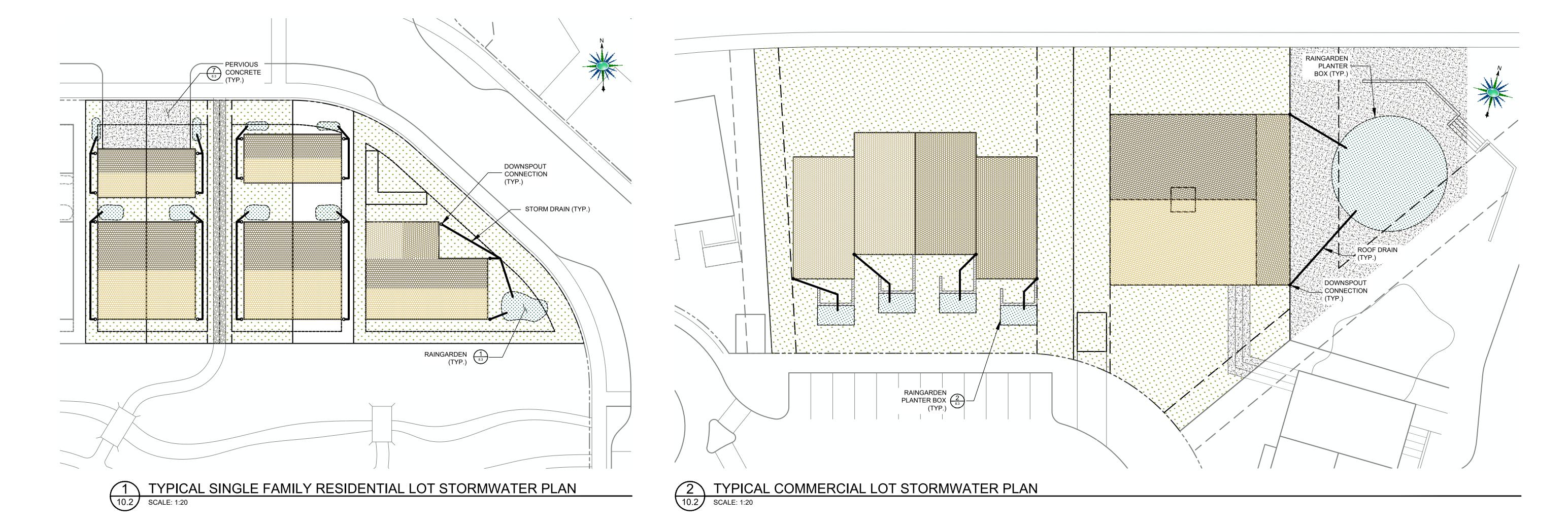
NOTE

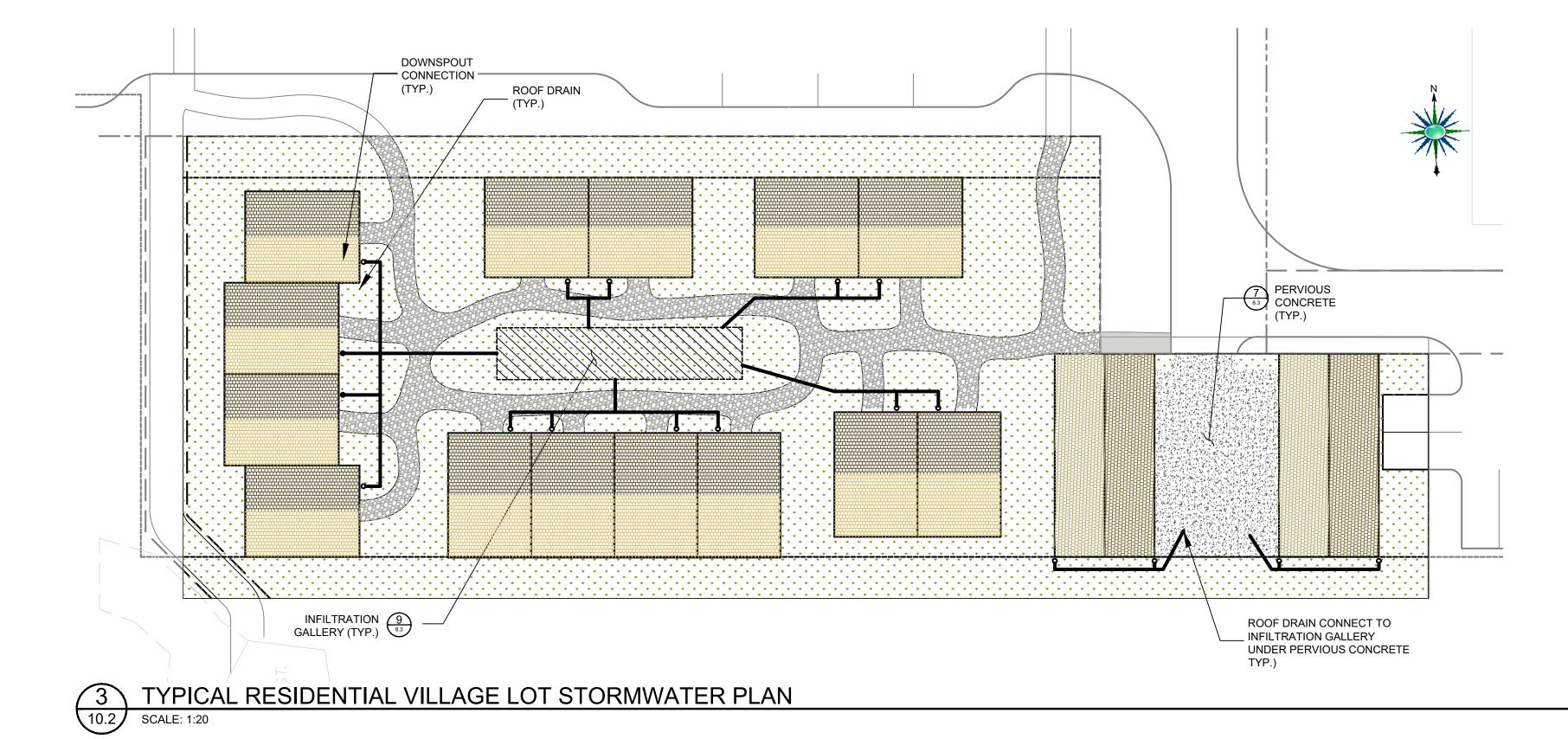
STORMWATER SECTIONS ON THIS PAGE ARE INTENDED TO SHOW TYPICAL CONDITIONS THAT WILL BE PRESENT DURING FINAL DESIGN.



TYPICAL STREET STORMWATER SECTION - COMMERCIAL

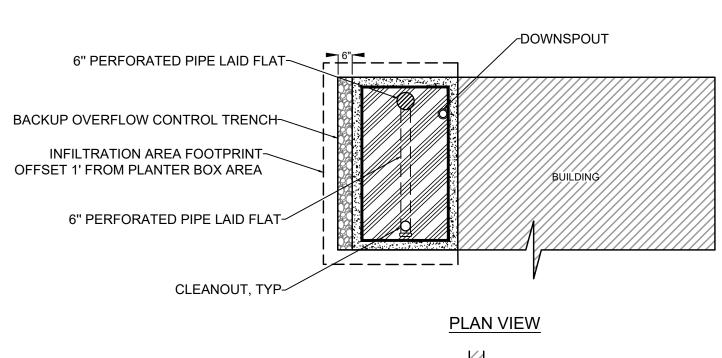


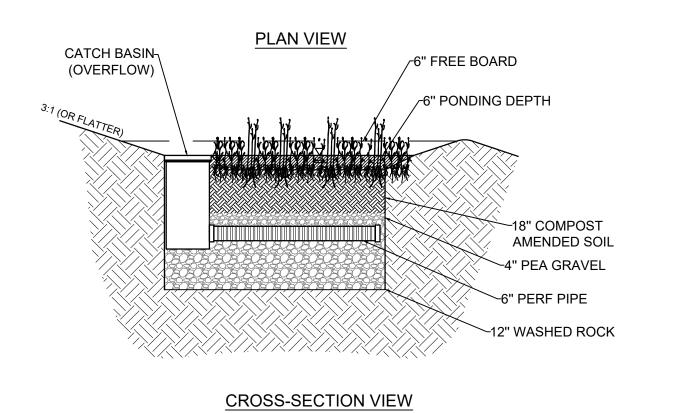




KEY MAP

MAP





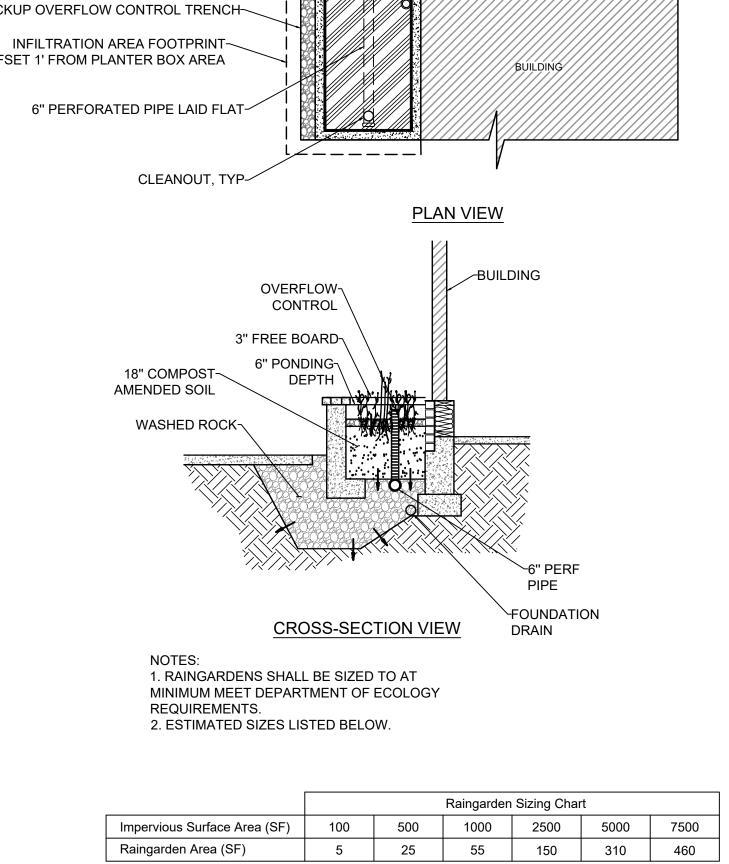
√6" PERFORATED PIPE LAID FLAT

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

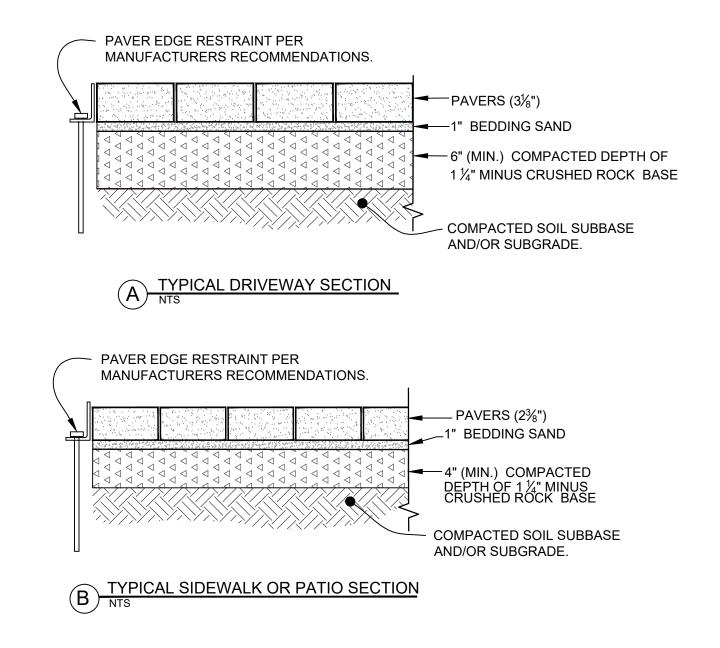
CATCH BASIN— (OVERFLOW)

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

TYPICAL LOT RAINGARDEN





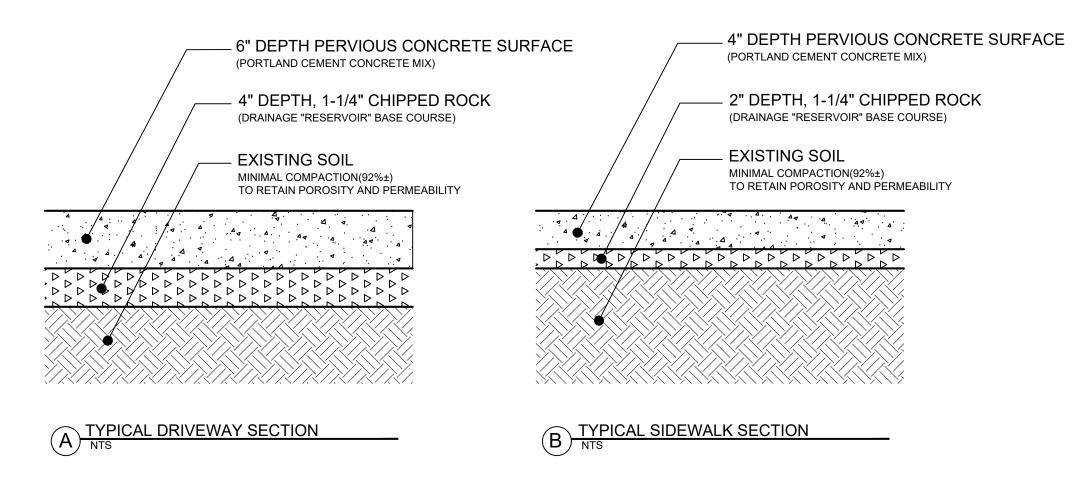


TYPICAL PERMEABLE PAVER SECTION

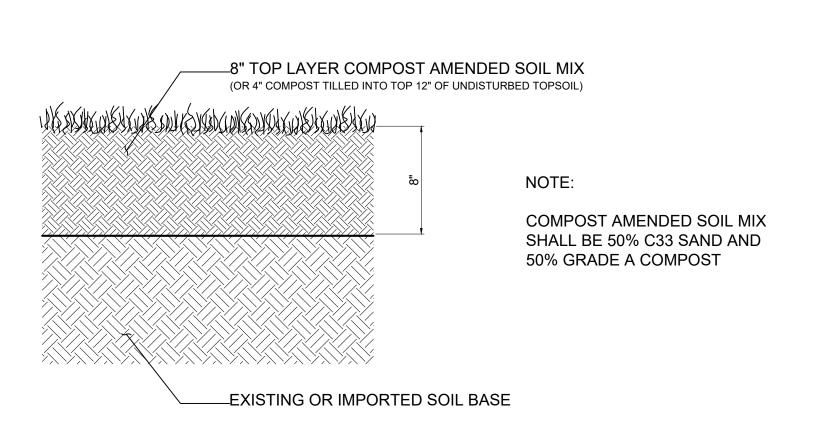
 6

 8.3

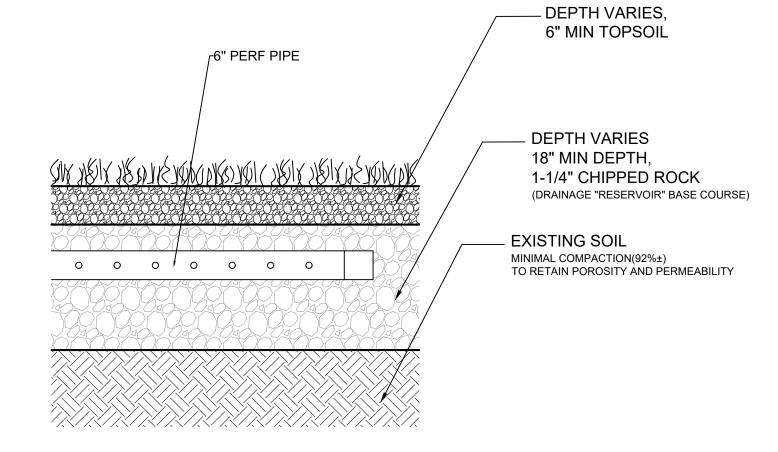




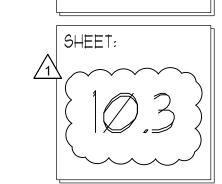












DRAWN BY:

MK, RB, SL

DATE:

REV 3/4/24

SCALE:

AS NOTED

SCALE:
AS NOTED

EKKAPIN

RCHITECTUF

Z7 TAYLOR STREET

ENGINEERING ENGINEERING

* SEWER PLAN

INIT DEVELOPMENT SUBMITTAL

SAN JUAN AND DISCOVERY

DRAWN BY:

EKKAPIN

RETURE

TAYLOR STREET

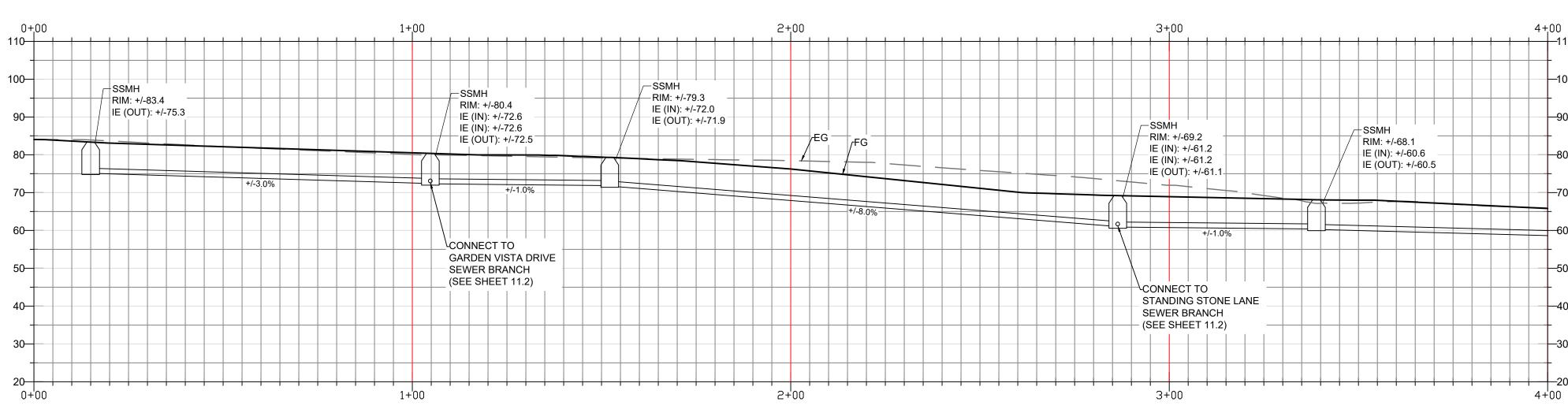
TOWNSTRIET

TOWNSTRIET

SOUNCE BING

SAN JUAN AND DISCOVERY ROADS

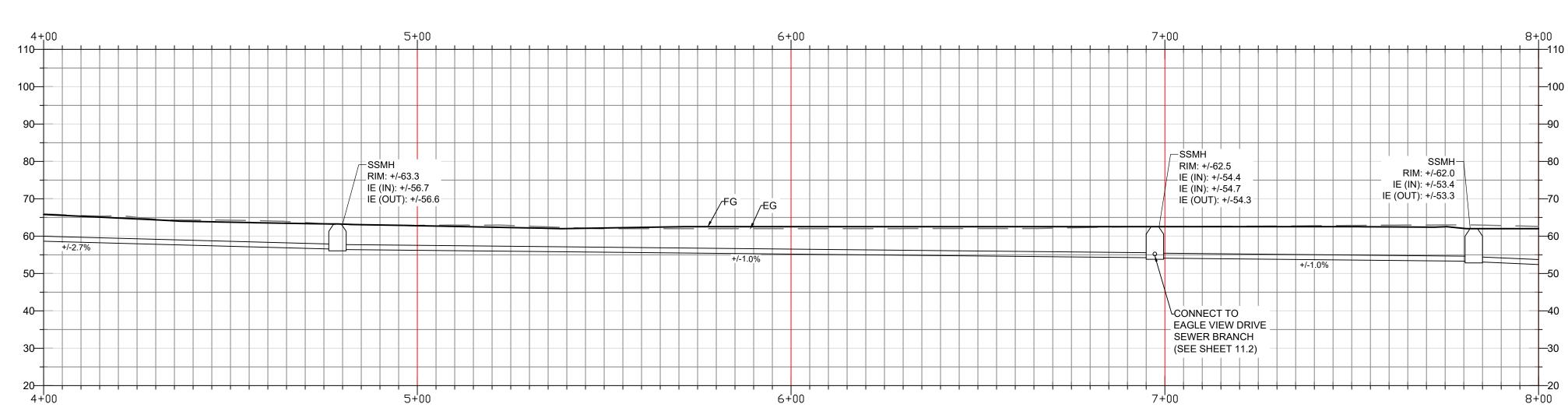
SHEET:



STANDING STONE ROAD

SEWER MAIN

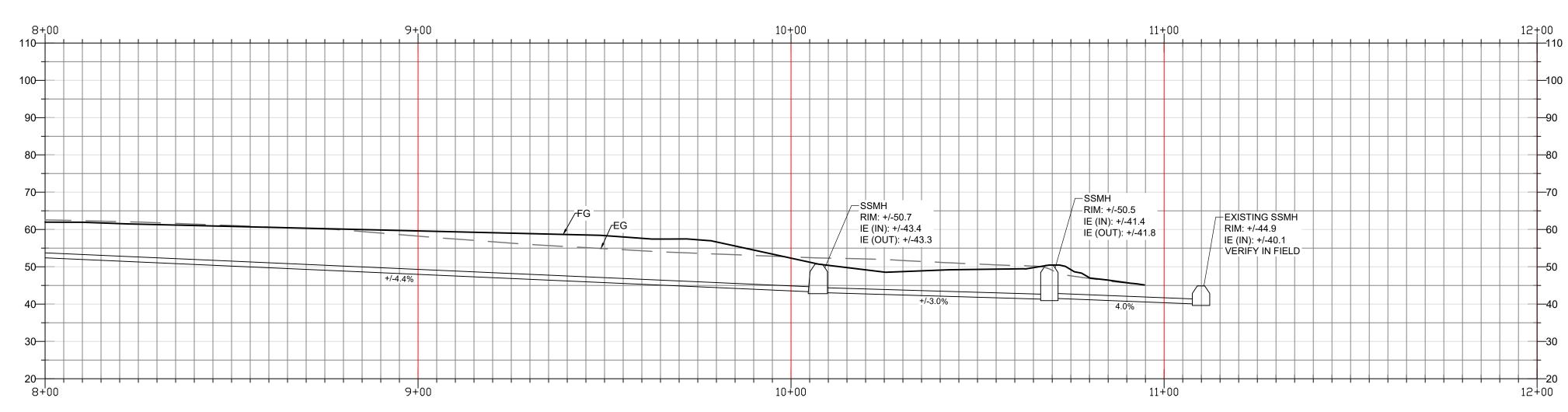
STA: 0+00 - 4+00



STANDING STONE ROAD

SEWER MAIN

STA: 4+00 - 8+00



STANDING STONE ROAD

SEWER MAIN

STA: 8+00 - 12+00

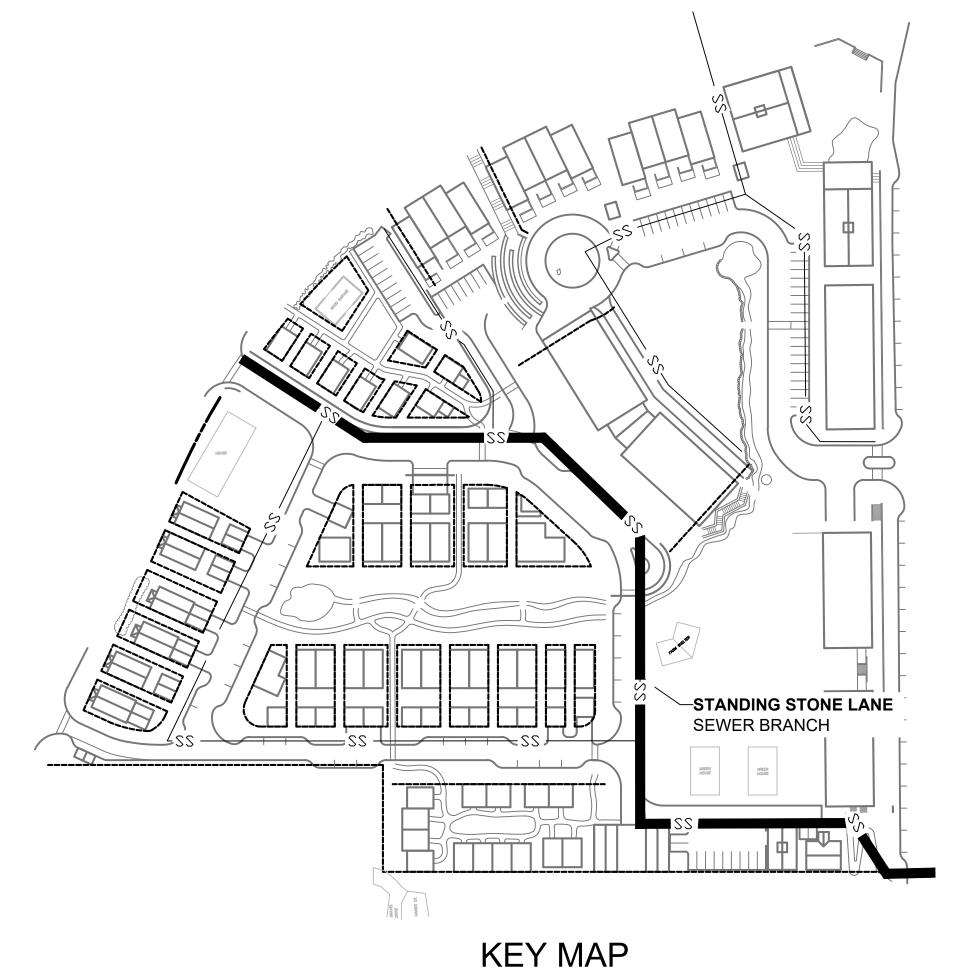
NOTES

1. PROPOSED SANITARY SEWER MAINS WITHIN SITE SHALL BE 8" DIAMETER.

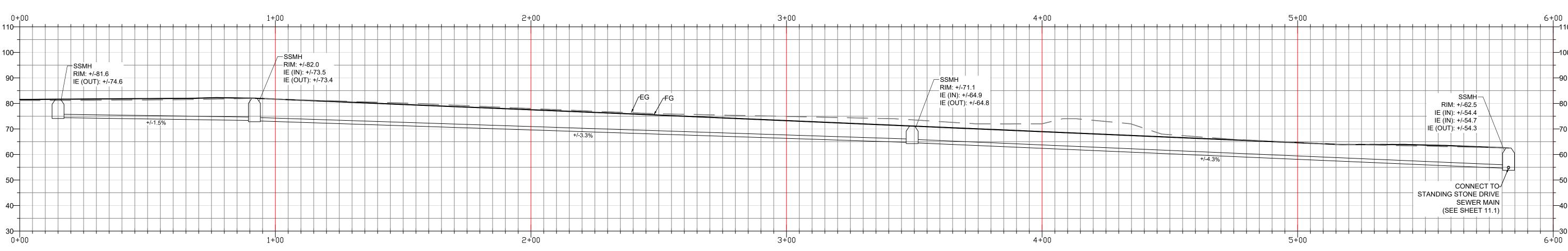
2. SEWER UTILITIES UNDERLYING THE PRIVATELY-OWNED ROAD SHALL BE PUBLICLY MAINTAINED.

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



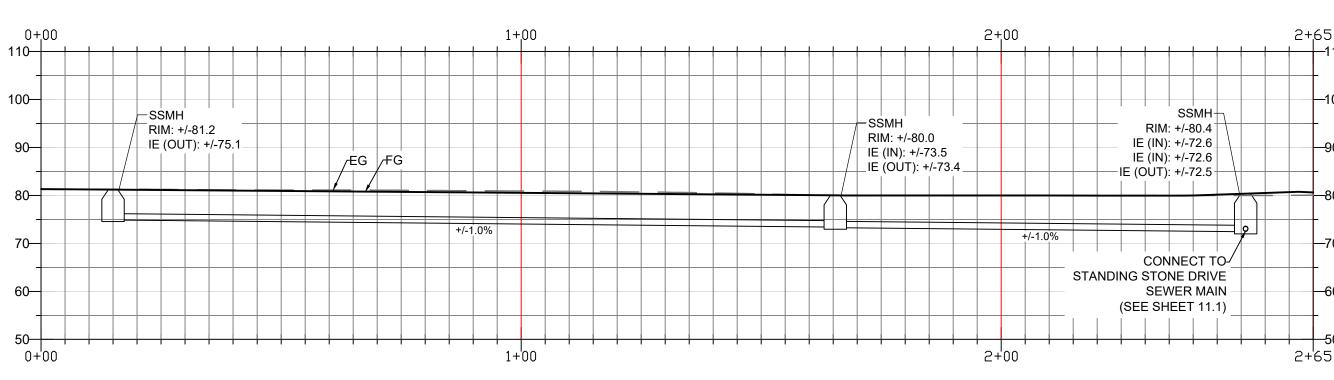
DRAWN BY:



EAGLE VIEW DRIVE

SEWER BRANCH

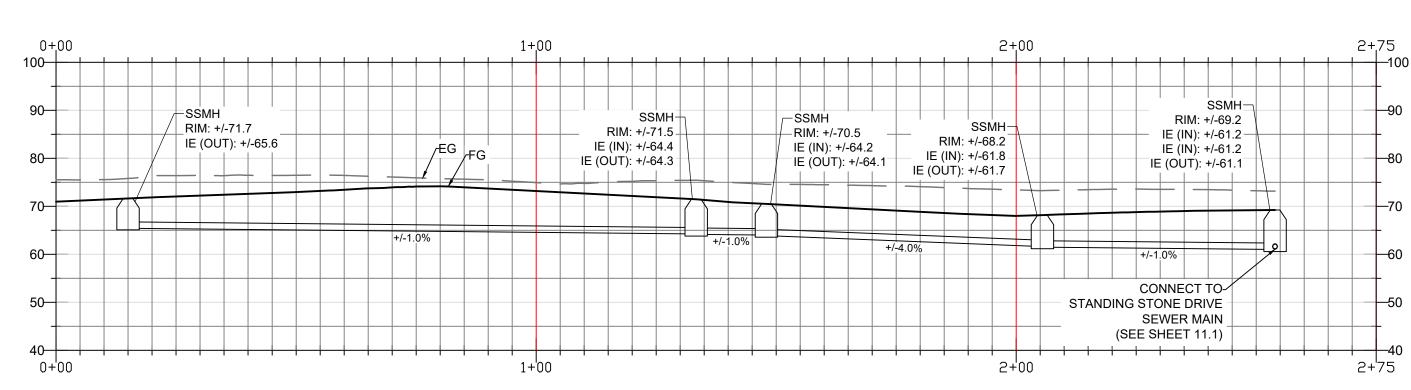
STA: 0+00 - 6+00



GARDEN VISTA DRIVE

SEWER BRANCH

STA: 0+00 - 3+00



STANDING STONE LANE

SEWER BRANCH

STA: 0+00 - 3+00

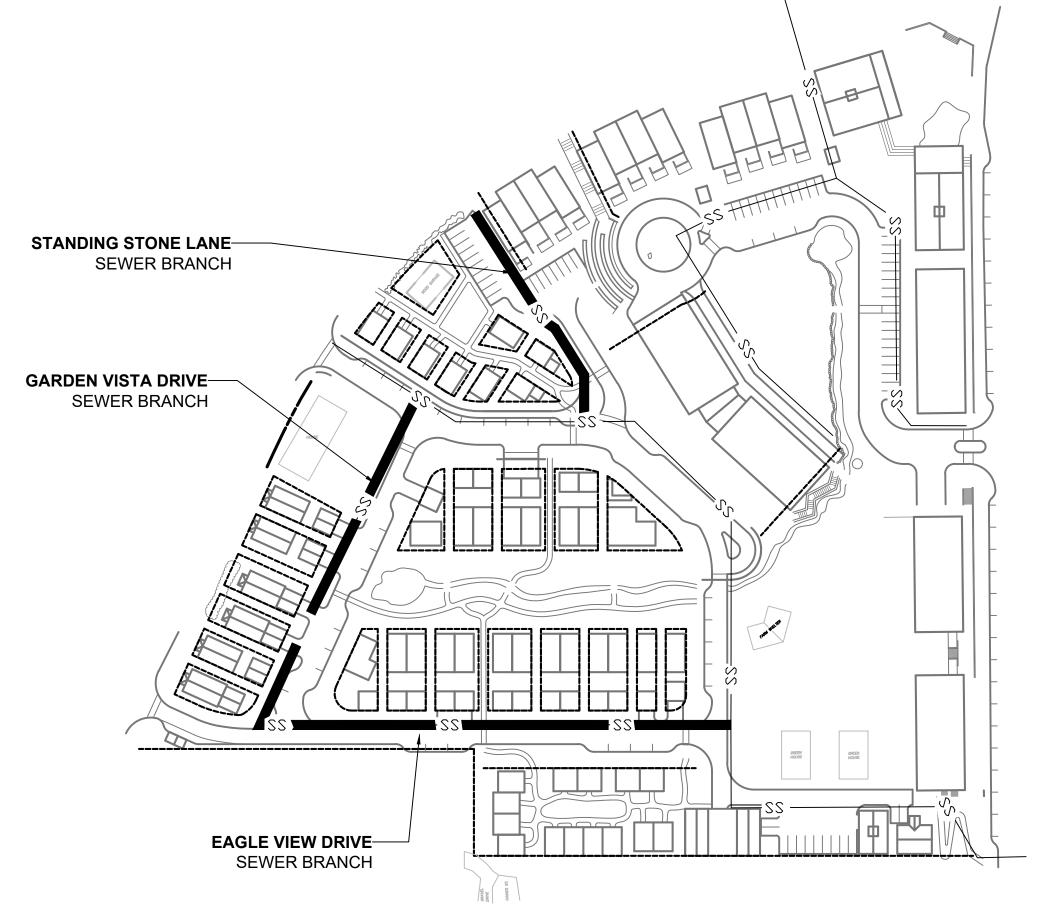
NOTES

1. PROPOSED SANITARY SEWER MAINS WITHIN SITE SHALL BE 8" DIAMETER.

2. SEWER UTILITIES UNDERLYING THE PRIVATELY-OWNED ROAD SHALL BE PUBLICLY MAINTAINED.

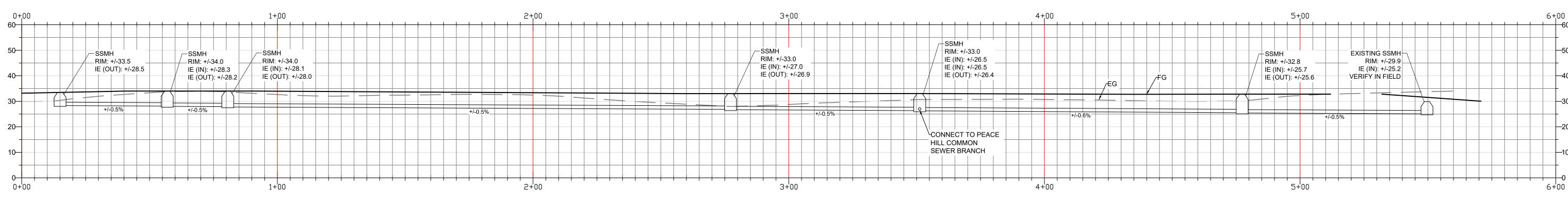
3. APPROXIMATE LOCATION AND ELEVATIONS OF EXISTING UTILITIES DETERMINED FROM CITY OF PORT TOWNSEND

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



KEY MAP

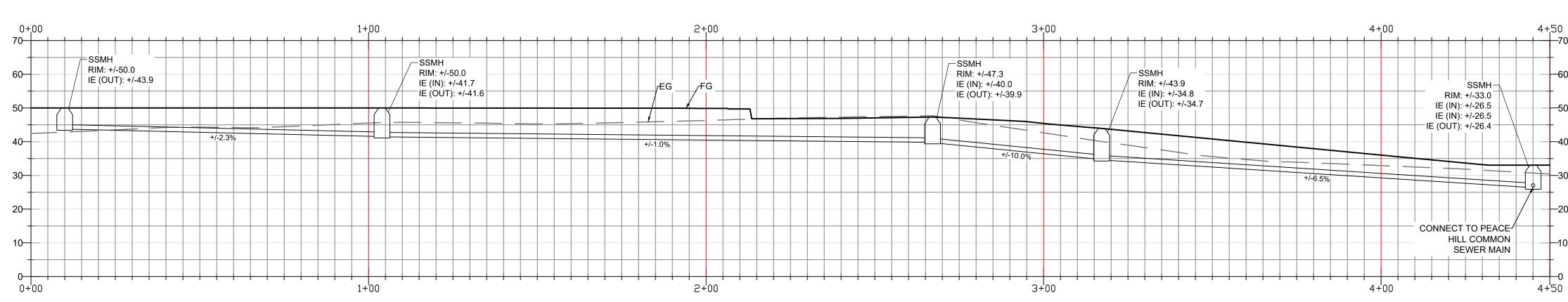
SHEET:



PEACE HILL COMMON

SEWER MAIN

STA: 0+00 - 6+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.

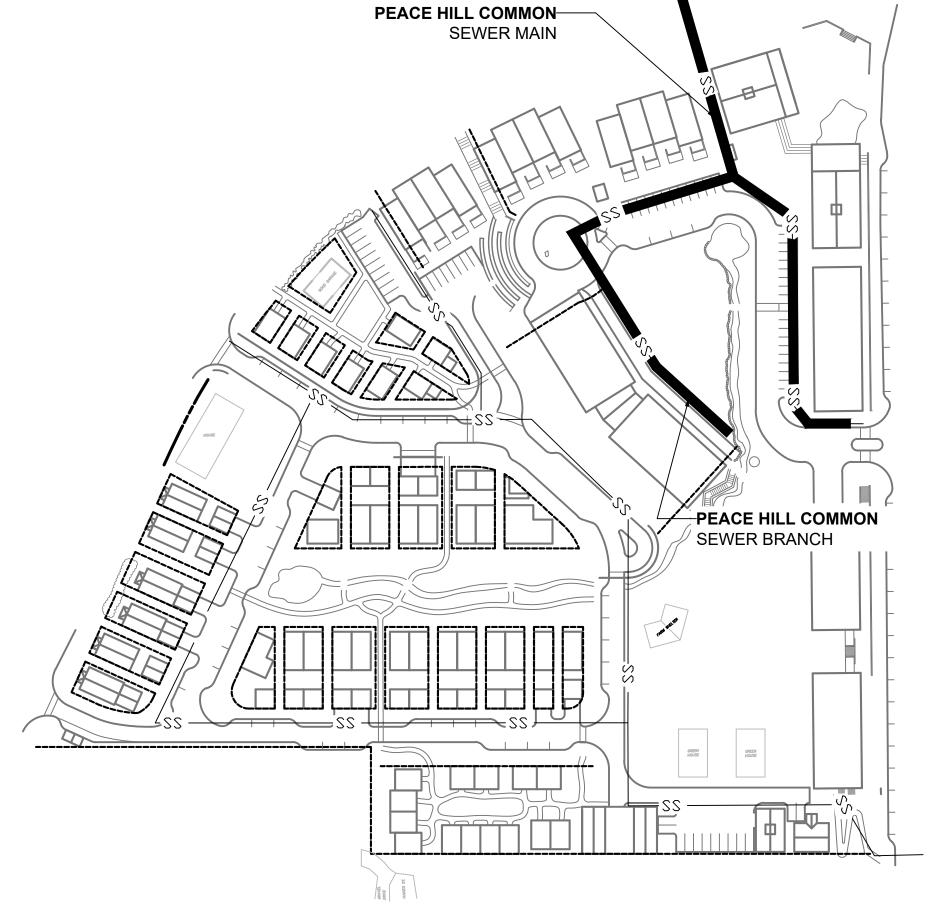
3. APPROXIMATE LOCATION AND ELEVATIONS OF EXISTING UTILITIES DETERMINED FROM CITY OF PORT TOWNSEND

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

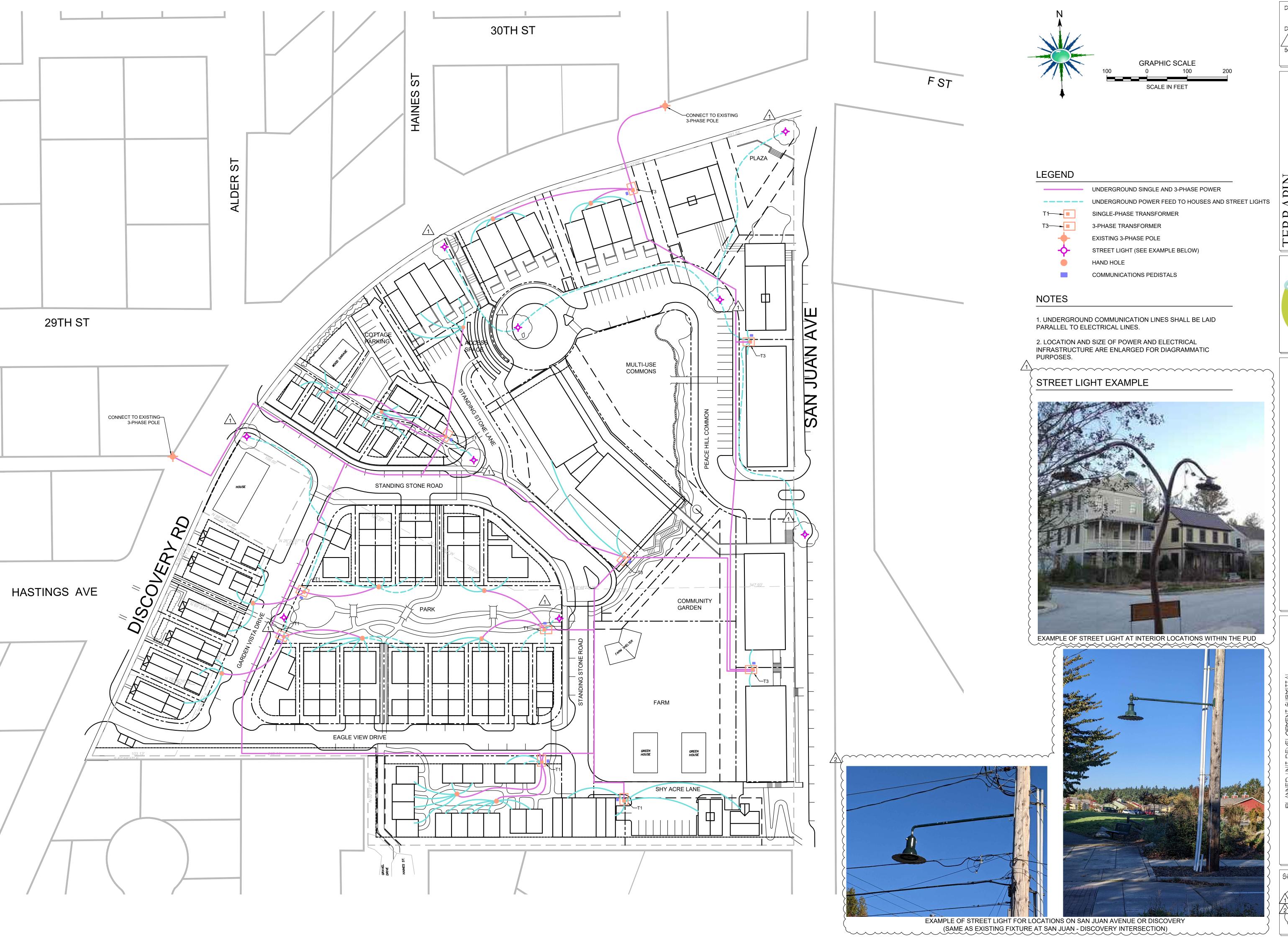
PEACE HILL COMMON

SEWER BRANCH

STA: 0+00 - 4+50



KEY MAP



DRAWN BY: MK, RB, SL REV 3/4/24 SCALE:

AS NOTED

TRICAL ATIONS

Permaculture Design & Consulting Services Residential & Commercial 360-301-9100 1463 W Uncas Road Port Townsend, WA 98368 me@kateenfitzgerald.com kateenfitzgerald.com

Zones Commons (1)	Symbol	Call out	Scientific Name Diospyros virginiana	Common Name Persimmon	Recommended Variety	Size	Quantity	Spacing 35 ft. oc	Height 60 ft.	type/use ED, OS	Other needs pollinator
ative, deer resistant and edible mixed		МВ	Morus	Red Mulberry Tree				35 ft. oc	50 ft	ED, OS	smaller variety
lantings arge nut and fruiting trees		FB PF BE	Corylus maxima Prunus persica	Filbert Peach	Frost			20 ft. oc 20 ft. oc	20 ft. 20 ft.	NV, OS, DR ED, MS	blight resistance, provided by Birkemeier Farn
		QU PE	Sambucus cerulea Cydonia oblonga Sambucus nigras	Elderberry, Blue Quince Elderberry, Purple	Black Beauty	1 Gal.		15 ft. oc 12 ft. oc 6 ft. oc	15 ft. 15 ft. 10 ft.	ED, NV, MS ED, MS SH, ED	
		DPL DML	Prunus domestica Mespilus germanica	Plum (Dwarf) Medlar (Dwarf)	Seneca Breda Giant	i Gal.		8 ft. oc 8 ft. oc	9 ft. 6 ft.	ED, MS MS, ED	
		DF RDD	Ficus carica Rhododendron ferrugineum	Fig (Dwarf) Rhododendrons	Olympia	3 Gal.		6 ft. oc 4 ft. oc	6 ft. 4 ft.	SH, ED, DR SH, EG, SD	
		OG BC	Mahonia aquifolium Ribes nigrum	Oregon Grape Blackcurrant		1 Gal.		4 ft. oc 4 ft. oc	4 ft. 4 ft.	ED, EG, NV, SH, DR ED, SH, DR	
		LN CF	Lupinus Symphytum	Lupine Comfrey		1 Gal.		2 ft. oc 2 ft. oc	4 ft. 3 ft.	NF, DR, HB, NV HB, DR	
		GB RC	Ribes uva-crispa Ribes rubrum	Gooseberry Redcurrant		1 Gal. 1 Gal.		3 ft. oc 3 ft. oc	3 ft. 3 ft.	ED, SH ED, SH, DR	
		FC WSF	Ribes sanguineum Polystichum munitum	Flowering Currant Western Sword Fern		1 Gal. 1 Gal.		3 ft. oc 3 ft. oc	3 ft. 3 ft.	NV, SH NV, SD, HB, DR	
		MHF LF	Adiantum aleuticum Athyrium filix-femina	Maidenhair Fern Lady Fern		1 Gal. 1 Gal.		2 ft. oc 18 in. oc	2 ft. 2 ft.	NV, SD, HB, DR NV, SD, HB, DR	
		SL SS	Gaultheria shallon Polygonatum	Salal Solomons Seal		1 Gal. 1 Gal.		3 ft. oc 18 in. oc	2 ft. 2 ft.	ED, NV, SH, EG HB, SD	
		CB AJ	Heuchera Hylotelephium telephium	Coral Bells Sedum	Autumn Joy	1 Gal. 1 Gal.		18 in. oc 18 in. oc	2 ft. 2 ft.	NV, HB, SD, DR HB	
		JF BG	Athyrium niponicum Bergenia crassifolia	Japanese fern Bergenia		1 Gal. 1 Gal.		2 ft. oc 18 in. oc	2 ft 1 ft.	SD, HB EG, GC, SD	
		HS LW	Funkia Pulmonaria officinalis	Hostas Lungwort		1 Gal. 4 inch pot		2 ft. oc 18 in. oc	1 ft. 1 ft.	SD SD, HB, DR	
		SB CPB	Fragaria Ajuga reptans	Strawberries Carpet Bugle		bare root 4 inch pot		1 ft. oc 1 ft. oc	1 ft. 6 in.	ED, EG, GC HB, DR, GC	
Zones	Symbol	Call out	Scientific Name	Common Name	Recommended Variety	Size	Quantity	Spacing	Height	type/use	Other
fulti use space (2)		PD TT	Cornus florida var. rubra Magnolia liliiflora	Pink Dogwood Magnolia	Black Tulip			20 ft. oc 10 ft. oc	30 ft. 20 ft.	OS, DR DR, OS	and and followed before
our season color with an emphasis on pring flowers and bulbs		OH DI D	Ficus carica Hydrangea Quercifolia	Fig (Semi-Dwarf) Oakleaf Hydrangea	Panache Tiger Pee Wee	1 Gal.		12 ft. oc 3-4 ft. oc	12 ft. 3-4 ft.	DR SH	variegated fruit, red interior
		BLB CF	Caryopteris clandonensis Symphytum	Bluebeard Comfrey	Dark Knight	1 Gal. 1 Gal./ Cuttings		3 ft. oc 3 ft. oc 2 ft. oc	3ft. 2 ft. 2 ft.	SH, DR HL	Plant bulbs around base for spring color
		SA LE	Lavandula Salvia officinalis	Lavender Sage	Purple (Purpurascens)	1 Gal. 1 Gal.		2 ft. oc	18 in.	ED, GC, SH, DR EG	
		DD TL	Stachys byzantina Narcissus Tulipa	Lambs Ears Daffodils Tulips		1 Gal. Bulb Bulb		1 ft. oc 6 in. oc 6 in. oc	1 ft. 1 ft. 1 ft.	EG, DR BLB, DR BLB	
		CB BG	Tulipa Heuchera Bergenia crassifolia	Tulips Coral Bells Bergenia		1 Gal. 1 Gal.		6 in. oc 1 ft. oc 1 ft. oc	1 ft. 1 ft. 1 ft.	NV EG	
		HS DL	Funkia Hemerocallis	Hosta Daylilies	Reds, Whites, & Pinks	1 Gal. 1 Gal. Bulb		1 ft. oc 2 ft. oc 1 ft. oc	1 ft. 1 ft. 1 ft.	SH ED, BLB	
		LR SIS	Hellebore Cerastium tomentosum	Lenten Rose Snow in Summer		1 Gal. 4 in.		1 π. oc 18 in. oc 18 in. oc	1 ft.	EG, DR DR	Helleborus Mardi Gras Double Mix
		GH	Muscari armeniacum	Grape Hyacinths		Bulb		4 in. oc	6 in.	BLB	
Zones Children's Park (3)	Symbol	Call out DCH	Scientific Name Prunus avium	Common Name Cherry (Dwarf)	Recommended Variety Bing, Rainier	Size	Quantity	Spacing 13 ft. oc	Height 13 ft.	type/use ED, OS	Other
dible food walk with educational signage.		DAP DPL	Prunus armeniaca Prunus domestica	Apricot (Dwarf) Plum (Dwarf)	Puget Gold Brooks, Green Gage, Seneca			10 ft. oc 8 ft. oc	10 ft. 9 ft.	ED, MS ED, MS	Raintree Nursery Valley Nursery
Il fruit trees will be dwarf varieties.		FK HK	Actinidia deliciosa Actinidia arguta	Kiwi, Fuzzy Kiwi, Hardy		1 Gal. 1 Gal.		per plan per plan	30 ft. 6 ft.	ED, VN ED, VN	
		GM BBL	Elaeagnus multiflora Cyanococcus	Goumi Blueberry	Pink Lemonade	1 Gal. 1 Gal.		6 ft. oc 4 ft. oc	6 ft. 4 ft.	ED, EG, SH, NF ED, SH	
		BC EH	Ribes nigrum Vaccinium ovatium	Blackcurrant Evergreen Huckleberry		1 Gal. 1 Gal.		4 ft. oc 3 ft. oc	4 ft. 4 ft.	ED, SH, DR ED, SH, EG, DR	
		ARC BBS	Cyanococcus	Artichokes Blueberry	Peach Sorbet	4 inch pot 1 Gal.		4 ft. oc 2 ft. oc	4 ft. 3 ft.	ED, HB ED, SH, EG	
		RC CK	Ribes rubrum Brassica oleracea ramosa	Redcurrant Kale	Perennial Kosmic	1 Gal. 4 inch pot		3 ft. oc 18 in. oc	3 ft. 2 ft.	ED, SH, DR ED, EG, SH	
		STR	Fragaria x ananassa	Strawberries	Pink Panda (Frel [pink flowers]), Puget [everbearing], Tristar [June], Seascape [June]	bare root		18 in. oc	1 ft.	ED, EG, GC	
		CR	Rubus calycinoides	Creeping Raspberry		4 inch pot		3 ft. oc	3-6 in.	ED, GC, DR, EG	
Zones	Symbol	Call out MB	Scientific Name Morus	Common Name Red Mulberry Tree	Recommended Variety	Size	Quantity	Spacing 35 ft. oc	Height 50 ft.	type/use OS, ED	Other
dult Park (4)		DW LL	Cornus kousa - Satomi Syringa	Japanese Flowering Dogwood Lilac		1 Gal.		30 ft. oc 10 ft. oc	30 ft. 12 ft.	DR, OS DR, SH, EG	desired: 8-10ft. in height & white
lower garden and pollinarium with bird atching.		CD CM	Cynara cardunculus Camellia japonica	Cardoon Camellia		4 inch pot 1 Gal.		3 ft. oc 3 ft. oc	6 ft. 6 ft.	HL, ED EG, SH	
		BF AZ	Buddleia Rhododendron	Butterfly Bush Azalea	Asian Moon, Purple Haze	1 Gal. 1 Gal.		4 ft. oc 3 ft. oc	3-6 ft. 3 ft.	DR, SH EG, SH	ODA approved see below
		BC LP	Ribes nigrum Lupinus	Blackcurrant Lupine		1 Gal. 1 Gal.		4 ft. oc 2 ft. oc	4 ft. 4 ft.	SH, ED, DR NF, DR, NV, HB	
		RC MD	Ribes rubrum Monarda	Redcurrant Bee Balm		1 Gal. 1 Gal.		3 ft. oc 2 ft. oc	3 ft. 3 ft.	SH, ED, DR DR, HB	
		SC CF	Scabiosa Echinacea	Pincushion Flower Coneflower		1 Gal. 1 Gal.		1 ft. oc 2 ft. oc	2 ft. 2 ft.	DR, HB DR, HB	
		LV RS	Lavandula Perovskia atriplicifolia	Lavender Russian Sage	WALPBB Peek-a-Blue	1 Gal. 1 Gal.		2 ft. oc 2 ft. oc	2 ft. 2 ft.	DR, SH, ED, EG DR, SH, ED, EG	
		BES DA	Rudbekia Daphne	Black Eyed Susan Daphne	Lawrence Crocker	1 Gal. 1 Gal.		1 ft. oc 1 ft. oc	2 ft. 1 ft.	NV, HB, DR DR, EG, SH, SD	
		TH	Thymus	Thyme	Mother of Thyme (Serpyllum)	4 inch pot		1 ft. oc	4 in.	DR, GC, ED, EG	
Zones Culinary Herb Garden (5)	Symbol	Call out CDN	Scientific Name Cynara cardunculus	Common Name Cardoon	Recommended Variety	Size 4 inch pot	Quantity	Spacing 3 ft. oc	Height 3 ft.	type/use ED, HB	Other
culinary herbs for the restaurants, culinary		RR ARC	Rosa rugosa Cynara scolymus	Rosa rugosa Artichokes		1 Gal. 4 inch pot		3 ft. oc 3 ft. oc	3 ft. 3 ft.	ED, SH ED, HB	
nstitute, and community use.		RM LV	Rosmarinus officinalis Lavandula	Rosemary Lavender		1 Gal. 1 Gal.		3 ft. oc 2 ft. oc	3 ft. 2 ft.	ED, SH, DR ED, SH, DR	
		HP SM	Hyssopus officinalis Mentha spicata	Hyssop Spearmint		4 inch pot 4 inch pot		18 in. oc 1 ft. oc	2 ft. 2 ft.	ED, SH, DR ED, HB, GC, DR	
		FXT CF	Rheum rhabarbarum Symphytum	Rhubarb Comfrey		1 Gal. 1 Gal./Cuttings		3 ft. oc 3 ft.	2 ft. 2 ft.	ED, HB, DR	LEAVES ARE POISONOUS
		FT GO	Artemisia dracunculus Origanum vulgare	French Tarragon Greek Oregano		1 Gal. 1 Gal.		2 ft. oc 18 in. oc	2 ft. 2 ft.	ED, HB, DR ED, HB, DR	
		SA VAM	Salvia officinalis Mentha suaveolens	Sage Variegated Apple Mint (Pineapple Mint)	Golden (Icterina), Green (culinary), Purple (Purpurascens)	1 Gal. 4 inch pot		2 ft. oc 1 ft. oc	18 in. 1 ft.	ED, SH, DR ED, HB, GC, DR	
		WS GC	Satureja montana Allium tuberosum	Winter Savory Garlic Chives		1 Gal. 4 inch pot		1 ft. oc	1 ft.	ED, HB, DR ED, HB	
		GM	Origanum vulgare	Marjoram	Golden (Aureum) Lemon (Citriodorus), Mother of Thyme	1 Gal.		2 ft. oc	6 in.	ED, HB, GC, DR	
Zones	Symbol	TH	Thymus	Thyme	(Serpyllum), Foxely (Pulegioides)	4 inch pot		1 ft. oc	6 in.	ED, HB, GC, DR	Mountain Valley Growers
arking & sidewalk strip plantings (6)		Call out PM	Scientific Name Diospyros virginiana	Common Name Persimmon	Recommended Varieties	Size	Quantity	Spacing 35 ft. oc	Height 60 ft.	type/use ED, OS	Other needs pollinator
list of regional, native or deer resistant antings that highlight food education.		MB CH	Morus Prunus avium	Red Mulberry Tree Cherry (Full Size)	Bing, Rainier			35 ft. oc 25 ft. oc	50 ft. 35 ft.	ED, OS ED, OS	smaller variety Full Size
		FSF QU SDP	Ficus carica Cydonia oblonga	Fig (Full Size) Quince Peach (Semi-Dwarf)	Mission			20 ft. oc 12 ft. oc	20 ft. 15 ft.	DR ED, MS ED, MS	spreading
		AP	Prunus persica Prunus armeniaca Pyrus	Peach (Semi-Dwarf) Apricot (Semi-Dwarf) Pear (Semi-Dwarf)	Frost Puget Gold Comice			12 ft. oc 15 ft. oc	15 ft. 15 ft.	ED, MS	Raintree Nursery
		PDR SDF	Pyrus Ficus carica	Pear (Semi-Dwarf) Fig (Semi-Dwarf)	Comice Brown Turkey, Chicago, Panache Tiger Golden Russet, Winter Banana, Gala,			15 ft. oc 15 ft. oc	15 ft. 15 ft.	ED, OS DR	spreading
		SDA	Malus domestica	Apple (Semi-Dwarf)	Golden Russet, Winter Banana, Gala, Braeburn, Red Delicious, Cosmic Crisp, Pink Lady			15 ft. oc	15 ft.	ED, MS	
		LL DP	Syringa Pyrus	Lilac Pear (Dwarf)	Orcas			10 ft. oc 10 ft. oc	12 ft. 12 ft.	DR, SH, EG ED, NV, MS	
		DA DPL	Malus domestica Prunus domestica	Apple (Dwarf) Plum (Dwarf)	Chehalis Brooks, Green Gage, Seneca			12 ft. oc 8 ft. oc	12 ft. 9 ft.	ED, NV, MS ED, MS	disease resistant, all purpose apple Valley Nursery
		HC DCC	Viburnum trilobum Cornus mas	Highbush Cranberry Cornelian Cherry (Dwarf)	Pioneer, Red Dawn			8 ft. oc 8 ft. oc	8 ft. 8 ft.	SH, ED, NV ED, MS, DR	'Wentworth', 'Andrews', and 'Hahs'
		DF DML	Ficus carica Mespilus germanica	Fig (Dwarf) Medlar (Dwarf)	Olympia Breda Giant			8 ft. oc 8 ft. oc	8 ft. 6 ft.	US, DR MS, ED	short
		AO DPE	Aronia Prunus persica	Chokeberry Peach (Dwarf)	Bonanza			4 ft. oc 8 ft. oc	6 ft. 6 ft.	ED, NV, SH ED, MS	one green world
		BBL BBS	Cyanococcus Cyanococcus	Blueberry Blueberry	Pink Lemonade Peach Sorbet	1 Gal. 1 Gal.		4 ft. oc 2 ft. oc	4 ft. 3 ft.	ED, SH ED, SH, EG	
	Symbol	Call out	Scientific Name	Common Name	Recommended Variety	Size	Quantity	Spacing	Height	type/use	Other
Zones		HC	Viburnum trilobum	Highbush Cranberry	Wentworth, Andrews, Hahs	1 Gal. 1 Gal.		8 ft. oc 6 ft. oc	8 ft. 6 ft.	SH, ED, NV SH	
edges and Borders (7)		JL	Acuba Japonica 'variegata'	Japanese Laurel			_				
edges and Borders (7)		JL SBT DWS	Hippophae Cornus	Seabuckthorn Dogwood Shrub	Ivory Halo (Variegated)	1 Gal. 1 Gal.		4 ft. oc 5 ft. oc	5 ft. 5 ft.	SH, ED, SH	
Zones ledges and Borders (7) ize controlled with maintenance		JL SBT	Hippophae	Seabuckthorn	Ivory Halo (Variegated) Snow Queen	1 Gal.				SH, ED,	



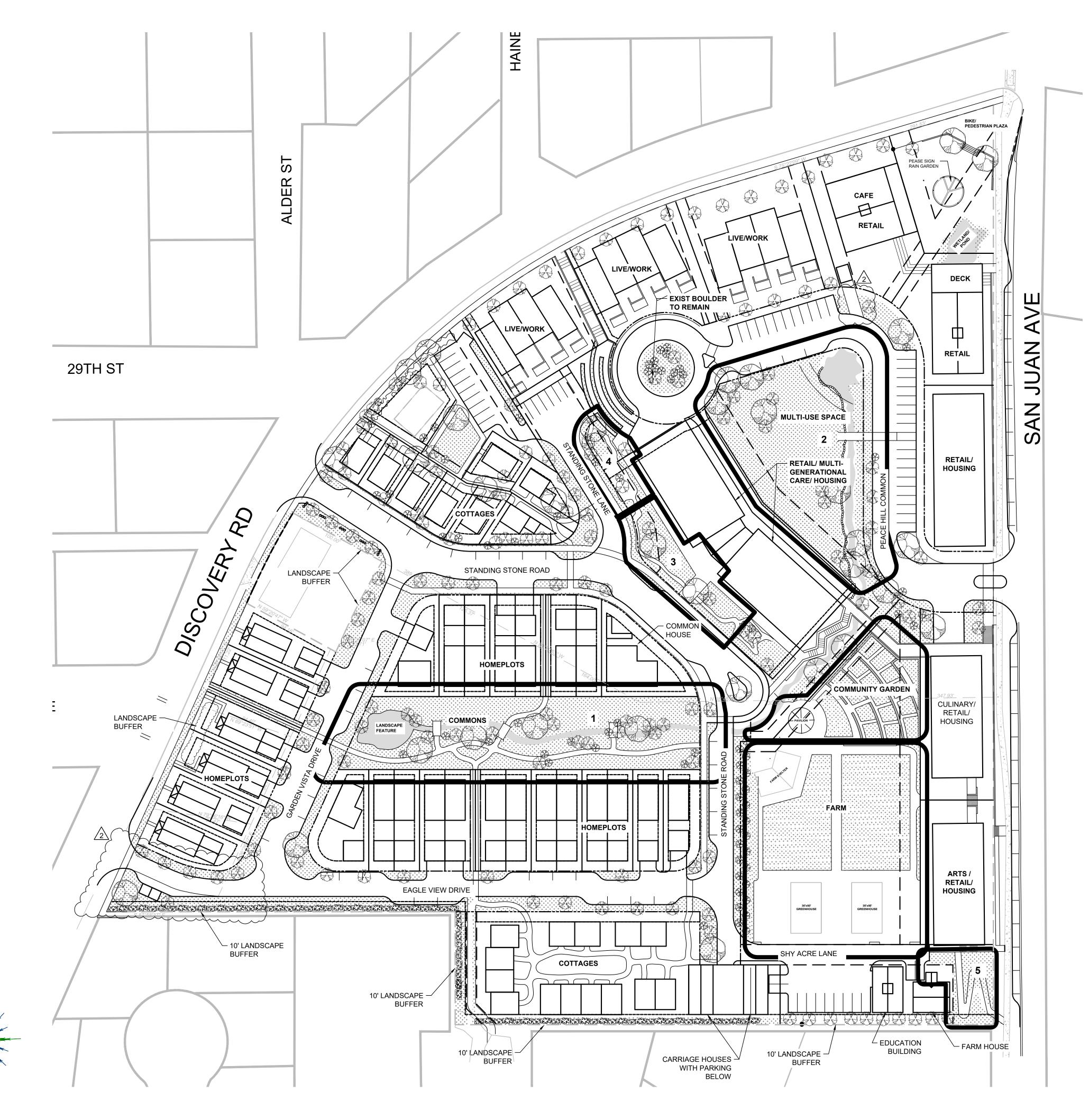
BG Plant Finder and Resource - Perennials.com

SEE SEPARATE TREE CONSERVATION PLAN/CANOPY CALCULATION SCALE IN FEET

LEGEND

WATER

LAWN, LANDSCAPE, OR GARDEN PLANTS (SEE CONCEPT PLANT LIST)

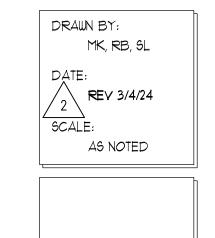


DRAWN BY: MK, RB, SL REV 3/4/24 SCALE: AS NOTED

 \triangleleft \coprod

APING

ANDSC,





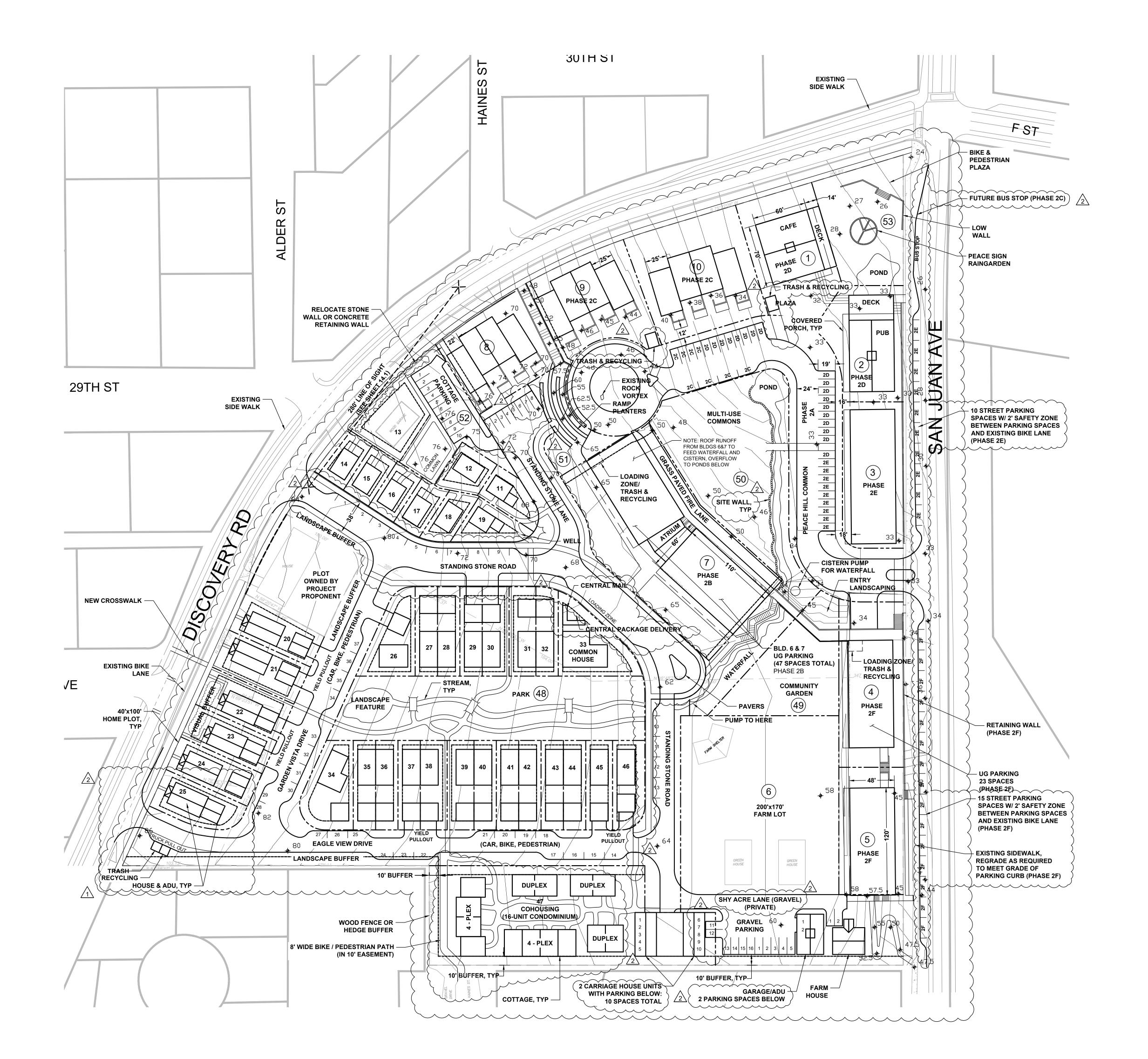




#---

SHEET:

SCALE IN FEET

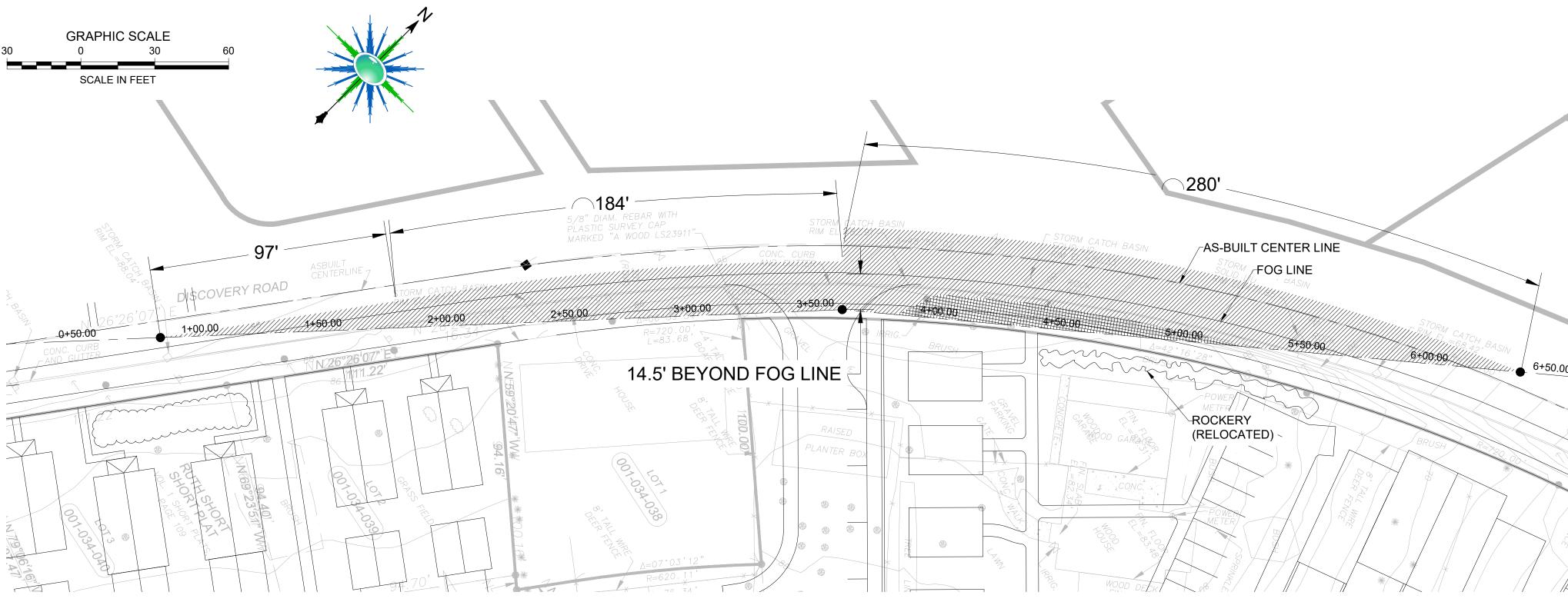


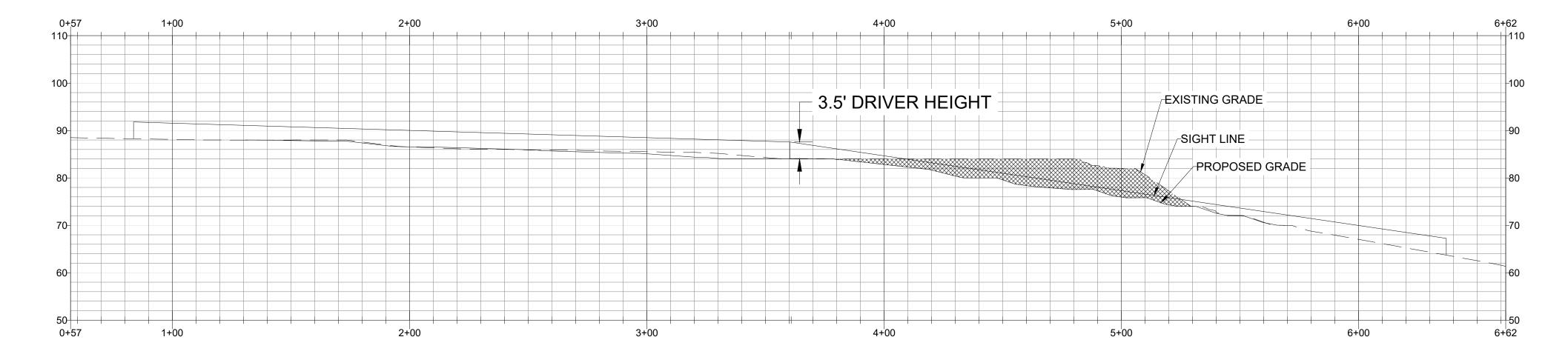
AREA REQUIRING RE-GRADING

DRIVER'S FIELD OF SIGHT

LEGEND

- 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'

ENTRYCOURTYARD

- ENTRY COURTYARD

STREET/PARKING

LIVE

WORK

TYP. LIVE/WORK CROSS SECTION

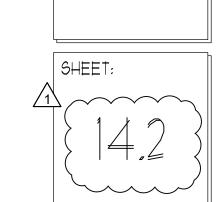
LIVE

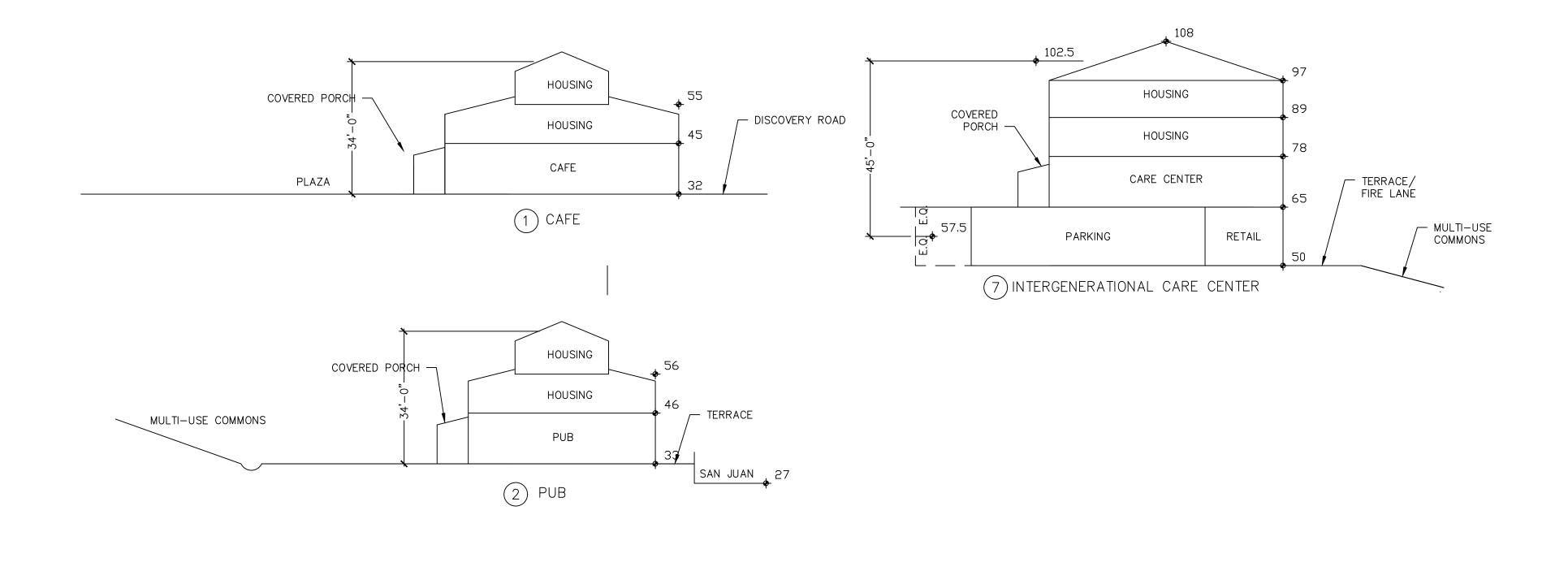
WORK

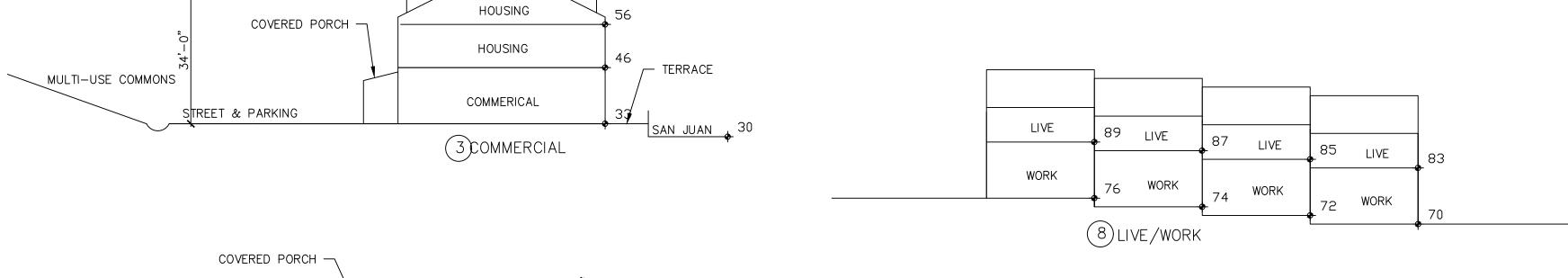
TYP. LIVE/WORK CROSS SECTION

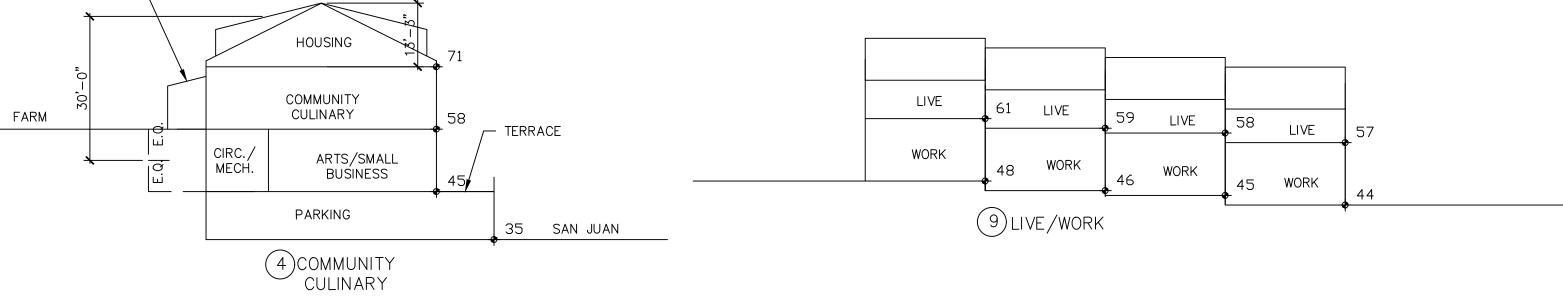
DISCOVERY ROAD

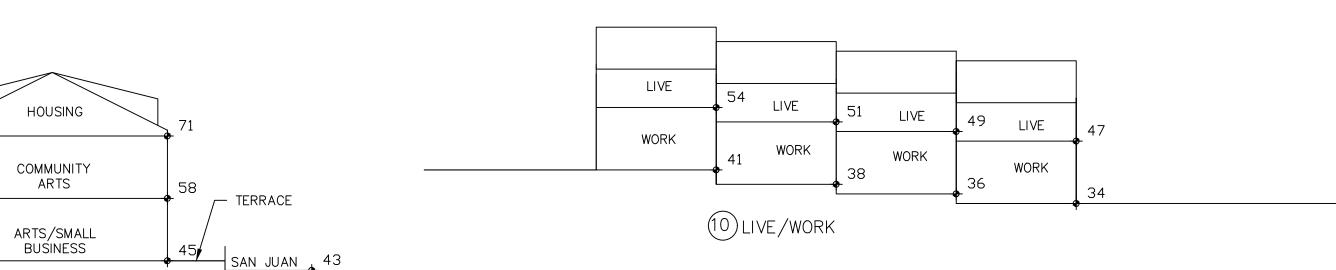
DISCOVERY ROAD

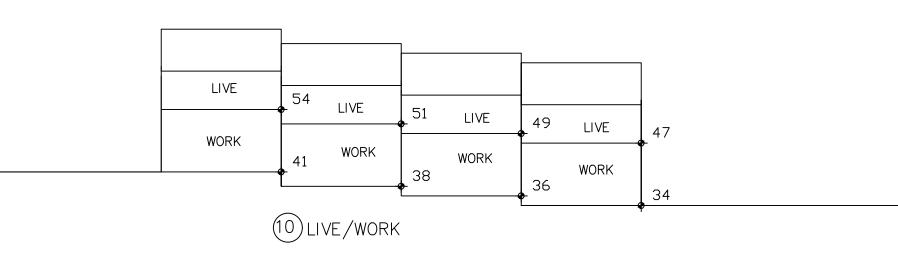


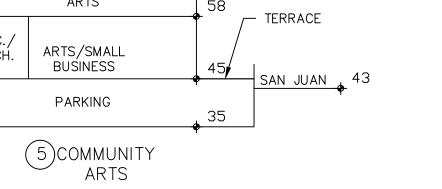










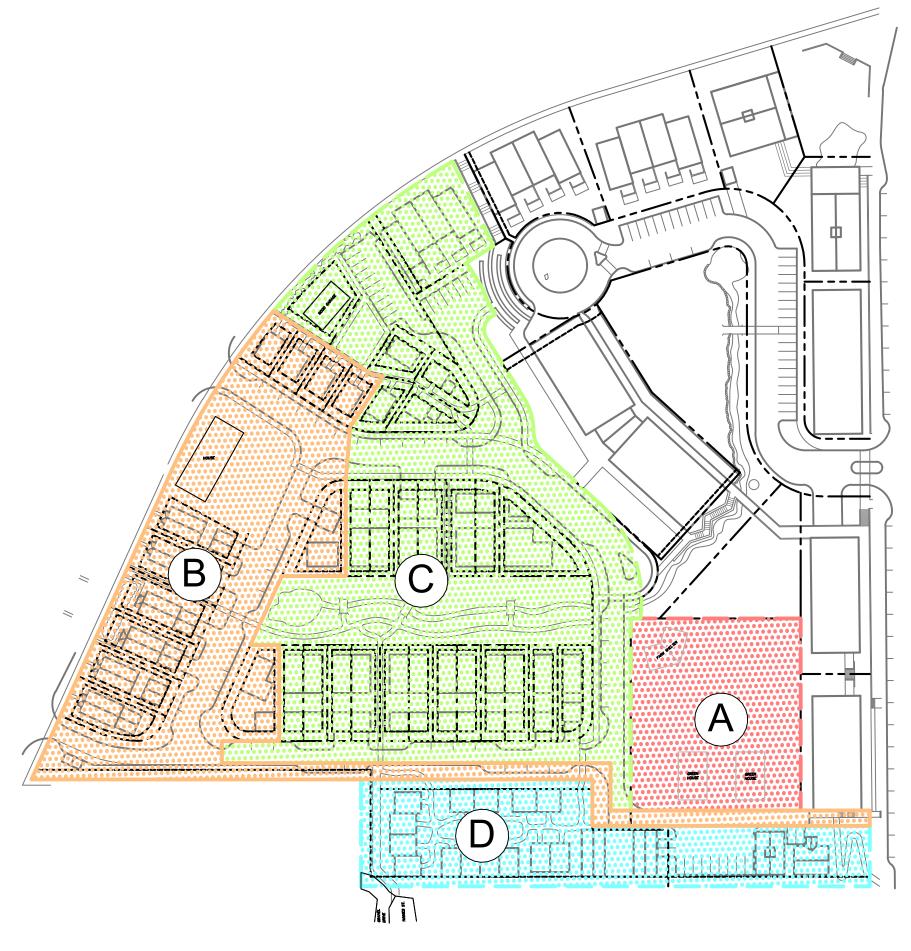


COVERED PORCH -

CIRC./ MECH.

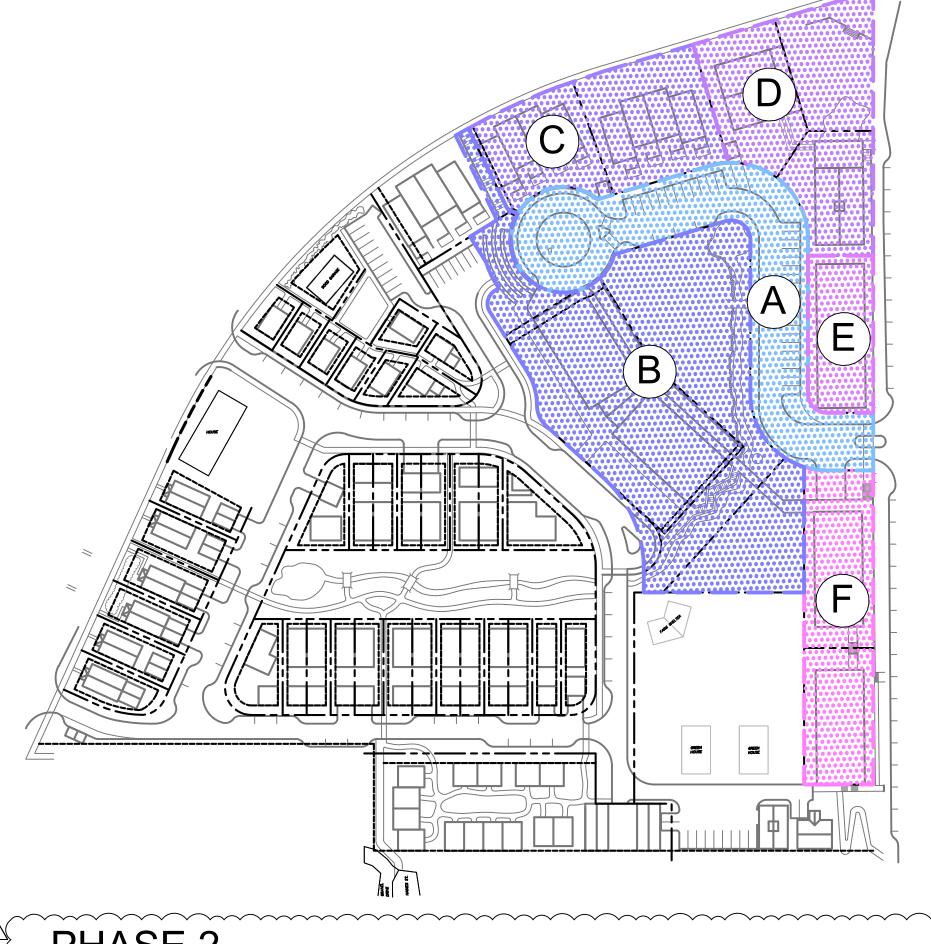
PARKING

FARM



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



MAY HAPPEN IN ANY ORDER

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

NOTE: SEE DEVELOPMENT SUMMARY ON COVER SHEET 0.0

