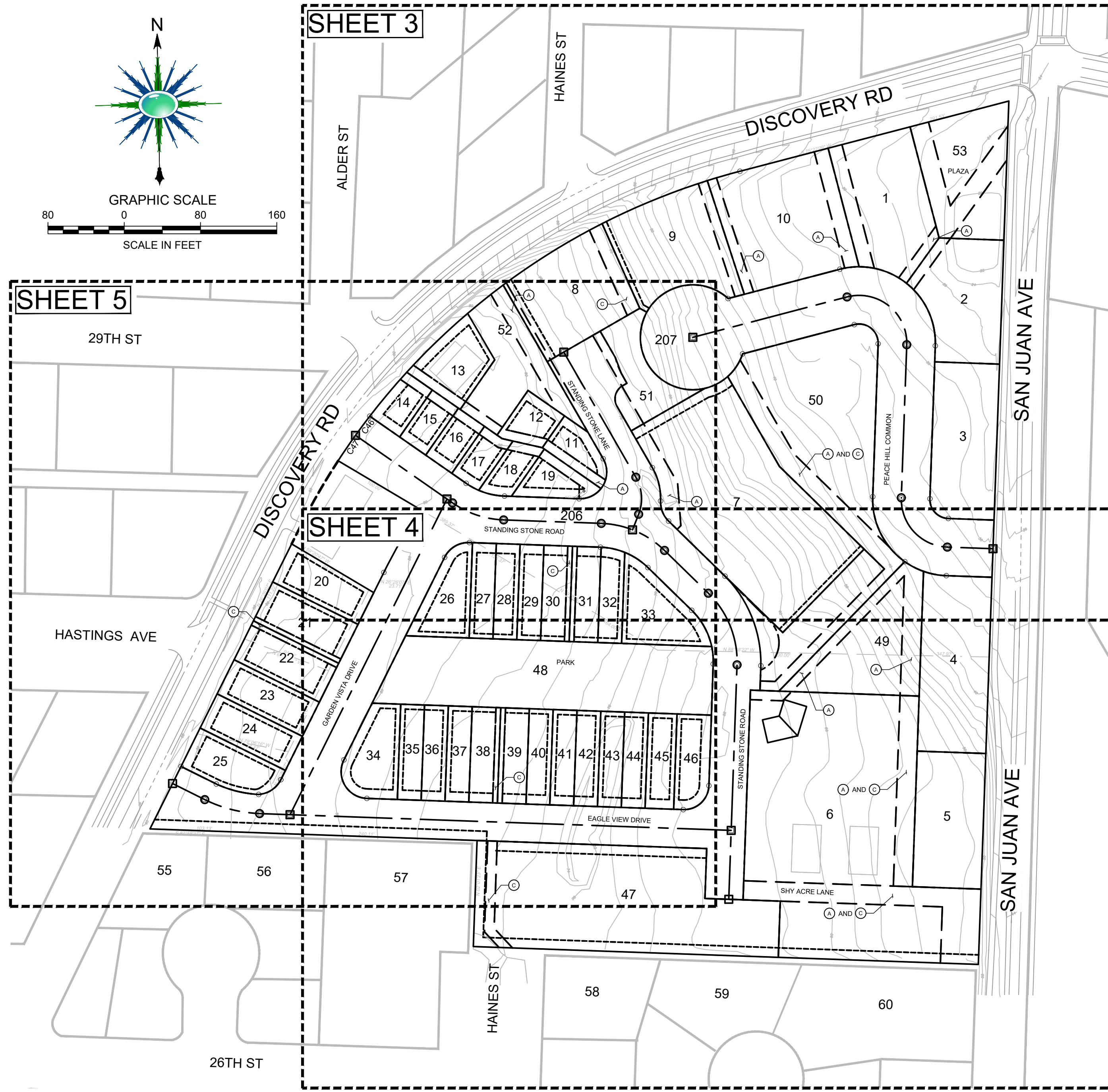


VICINITY MAP
1" = 500'



LEGEND

- PARCEL BOUNDARY
- - - - EXISTING PROPERTY BOUNDARY
- R.O.W. CENTERLINE
- - - - R.O.W. EDGE
- - - - EASEMENT (LANDSCAPE AND UTILITIES)
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APPROVED BY
CITY OF PORT TOWNSEND

Planning and Community
Development Department
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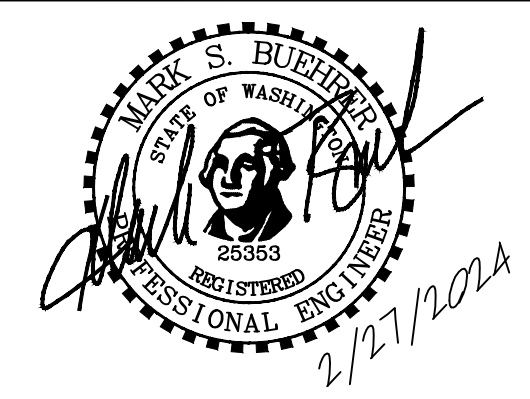
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Mark Buehrer

MARK BUEHRER
PE 25353



APPLICANT: CELINE SANTIAGO
PORT TOWNSEND PRESERVATION ALLIANCE
3229 HIGHWAY 20
PORT TOWNSEND, WA 98368

ENGINEER:	M. BUEHRER	2/27/2024
DRAWN BY:	J.C./K.D.	2/27/2024
CHECKED BY:	M. BUEHRER	2/27/2024
PROJ. NO.:	738SJD	

**PT PRESERVATION ALLIANCE
PRELIMINARY PLAT**

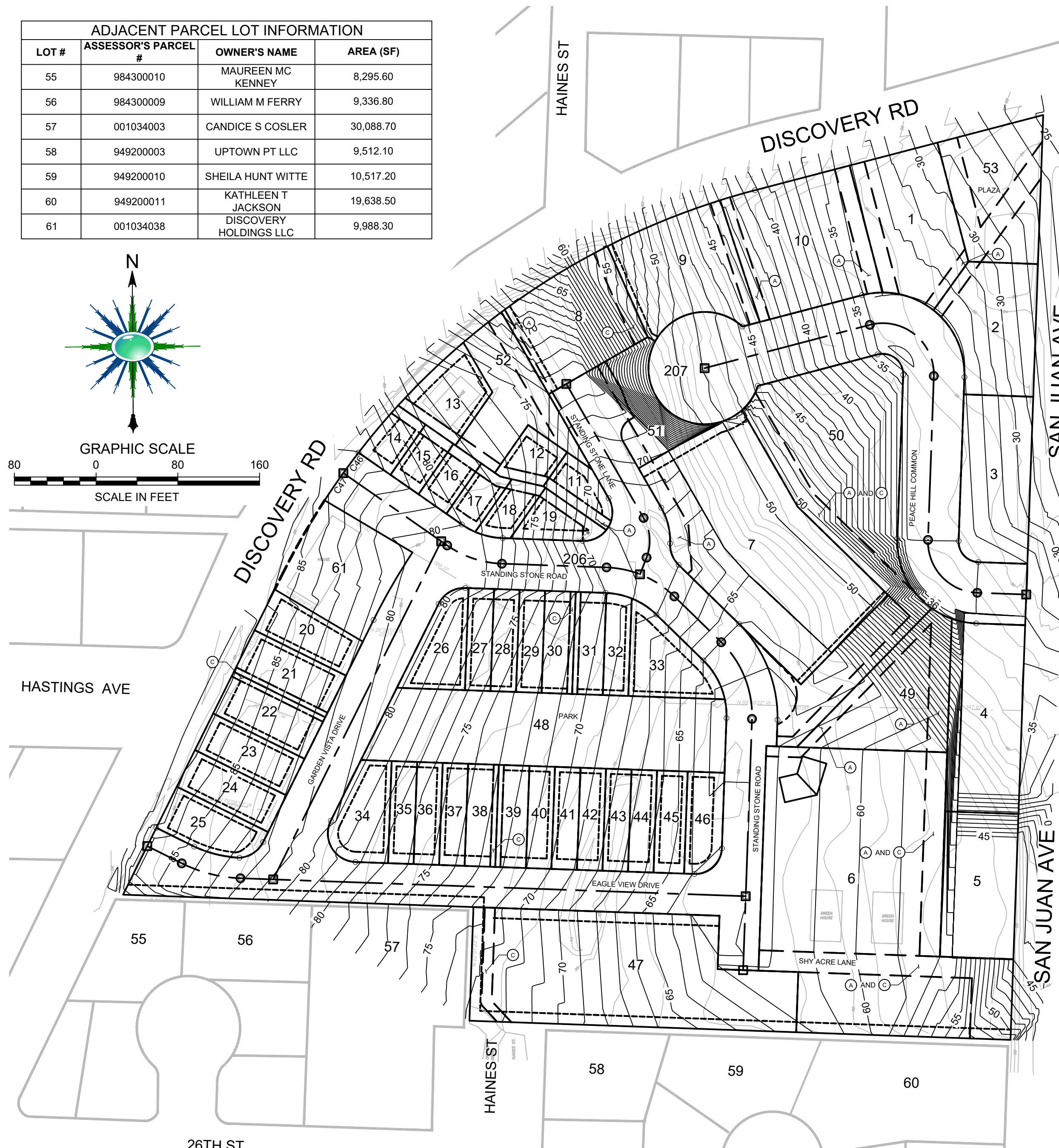
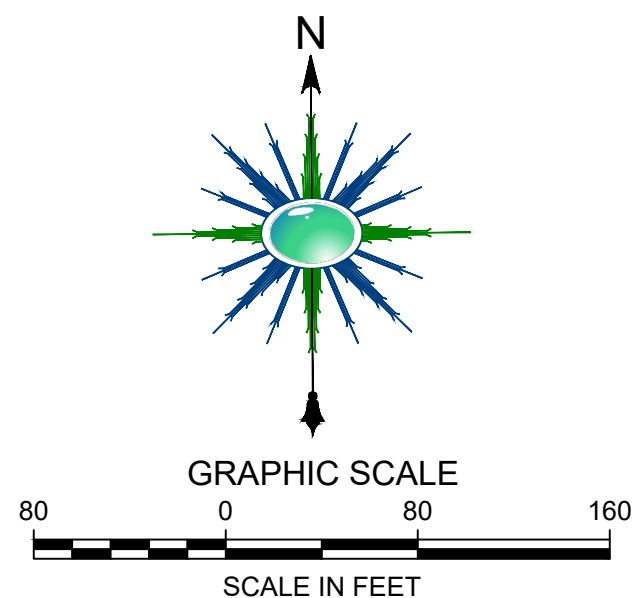
A P.U.D. PLAN IN SECTION 3, TOWNSHIP 30 NORTH,
RANGE 1 WEST, W.M., CITY OF PORT TOWNSEND,
JEFFERSON COUNTY, WASHINGTON

SHEET INDEX

SHEET:
1
of
5

Curve Table: Parcels				
Curve #	Radius	Length	Chord Direction	Chord Length
C1	20.00'	31.42'	N42° 58' 37"W	28.28'
C2	80.00'	74.84'	N24° 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'
C23	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'	S56° 22' 57"W	27.90'
C52	120.00'	46.03'	N76° 09' 44"W	45.74'

ADJACENT PARCEL LOT INFORMATION			
LOT #	ASSESSOR'S PARCEL #	OWNER'S NAME	AREA (SF)
55	984300010	MAUREEN MC KENNEY	8,295.60
56	984300009	WILLIAM M FERRY	9,336.80
57	001034003	CANDICE S COSLER	30,088.70
58	949200003	UPTOWN PT LLC	9,512.10
59	949200010	SHEILA HUNT WITTE	10,517.20
60	949200011	KATHLEEN T JACKSON	19,638.50
61	001034038	DISCOVERY HOLDINGS LLC	9,988.30



Building Lot Areas		
Lot #	Total Area (sf)	Buildable Area (sf)
1	12,370	4,778
2	10,263	9,638
3	11,043	11,043
4	13,342	13,342
5	10,244	10,244
6	52,765	31,016
7	30,503	28,727
8	11,281	8,885
9	11,882	10,103
10	16,060	12,897
11	2,518	895
12	2,329	1,075
13	4,677	2,756
14	2,150	836
15	2,000	933
16	2,000	933
17	2,016	933
18	2,014	910
19	2,647	961
20	4,078	2,461
21	4,545	2,835
22	4,545	2,835
23	3,996	2,395
24	3,996	2,395
25	4,101	2,544
26	4,338	2,450
27	2,500	1,696
28	2,500	1,697
29	2,500	1,698
30	3,000	2,123
31	3,000	2,124
32	2,462	1,676
33	5,511	3,407
34	4,835	2,844
35	2,500	1,700
36	2,500	1,700
37	2,500	1,700
38	3,000	2,125
39	3,000	1,700
40	2,500	2,125
41	2,500	1,700
42	2,500	1,700
43	2,500	1,700
44	2,500	1,700
45	3,000	1,700
46	3,461	1,735
47	31,482	23,788
48	24,406	24,406
49	11,629	11,629
50	31,291	31,291
51	4,959	4,959
52	8,577	8,577
53	11,410	11,410

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'
C54	140.00'	59.82'	S75° 43' 06.87"E	59.37'

APPROVED BY
CITY OF PORT TOWNSEND

Planning and Community
Development Department
Director

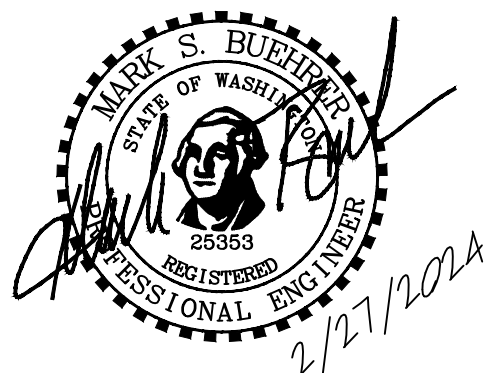
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PT PRESERVATION ALLIANCE
PRELIMINARY PLAT

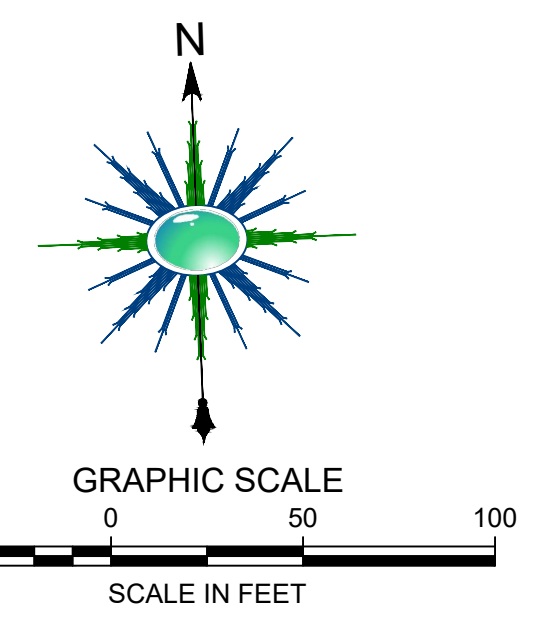
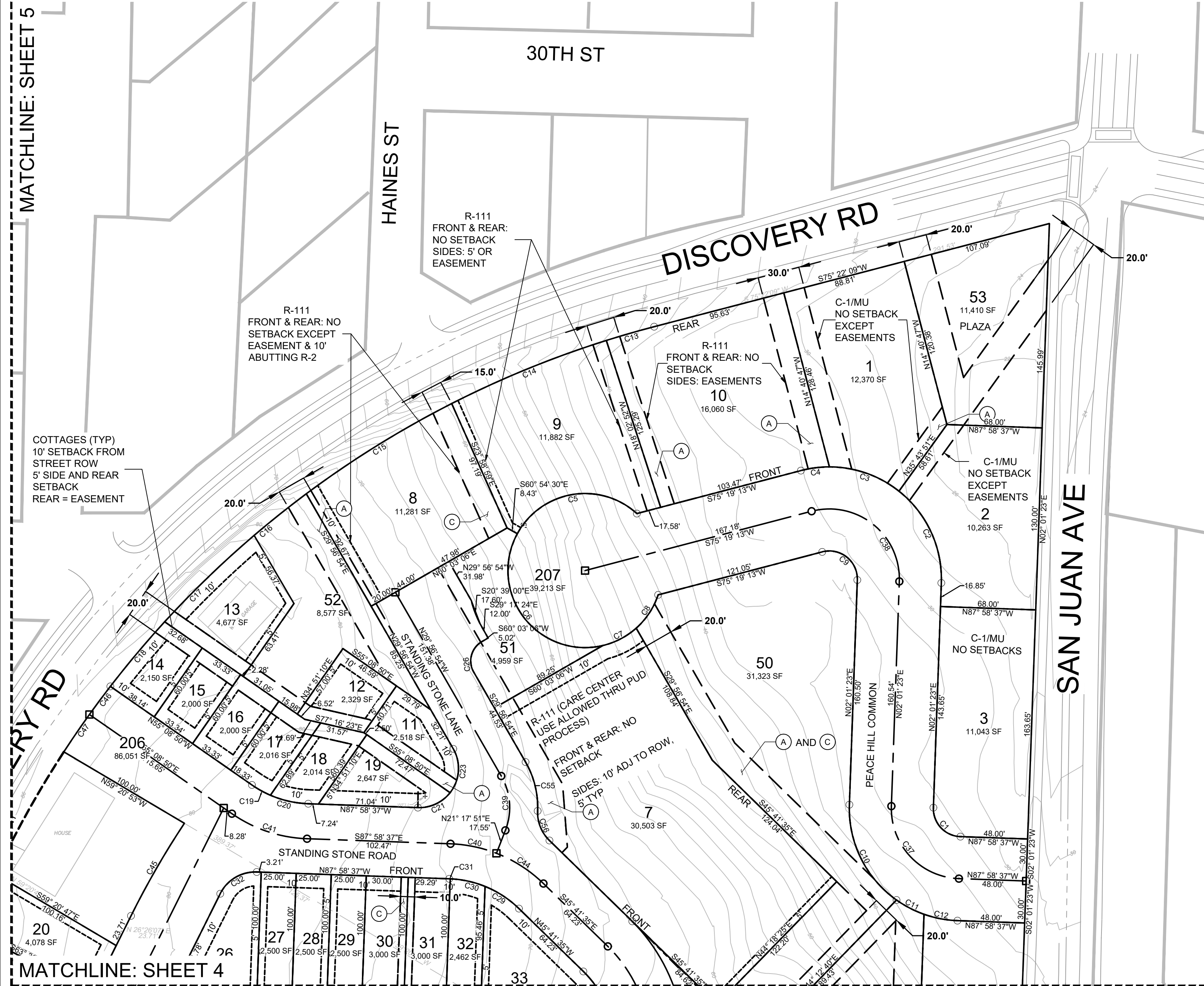
A P.U.D. PLAN IN SECTION 3, TOWNSHIP 30 NORTH,
RANGE 1 WEST, W.M., CITY OF PORT TOWNSEND,
JEFFERSON COUNTY, WASHINGTON

TABLES &
CONTOUR MAP

SHEET:

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of
5

MATCHLINE: SHEET 5



- LEGEND**
- PARCEL BOUNDARY
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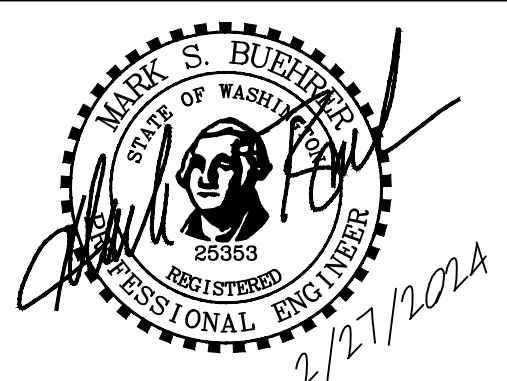
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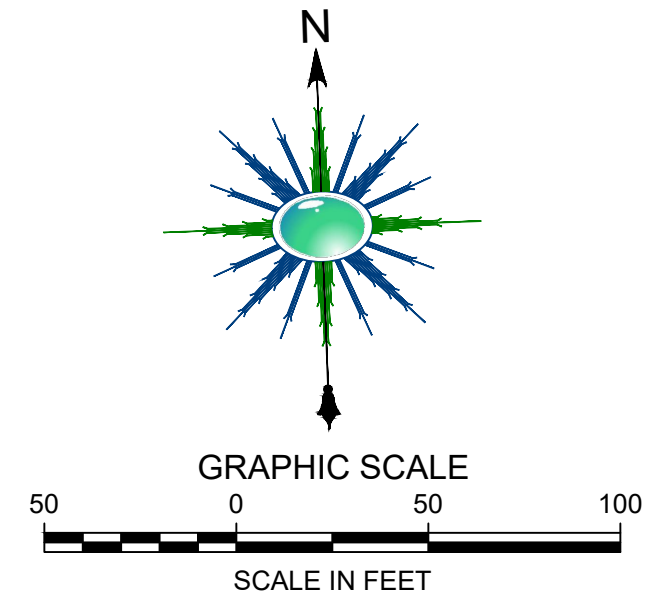
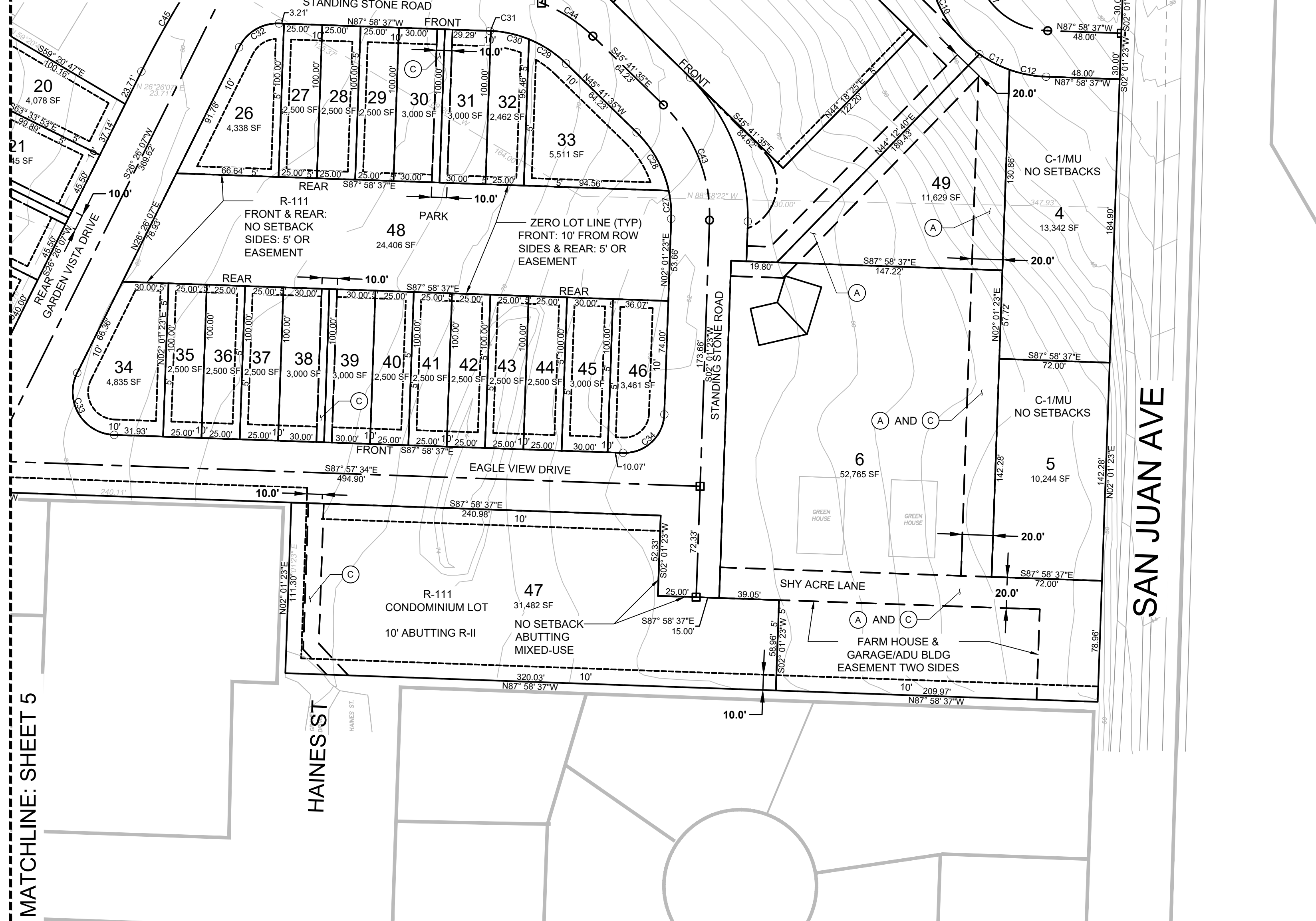
**PT PRESERVATION ALLIANCE
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A P.U.D. PLAN IN SECTION 3, TOWNSHIP 30 NORTH,
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JEFFERSON COUNTY, WASHINGTON

PLAT SHEET 3

SHEET:
3
of
5

MATCHLINE: SHEET 3



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MATCHLINE: SHEET 5

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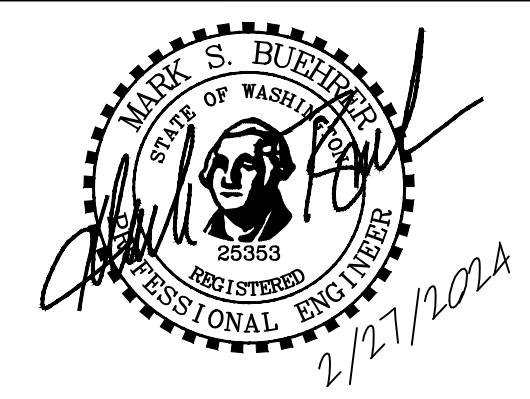
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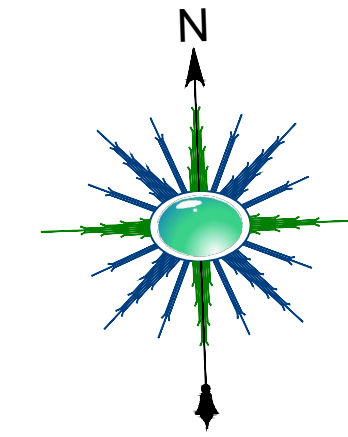
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JEFFERSON COUNTY, WASHINGTON

SHEET:
4
of
5

PLAT SHEET 4

MATCHLINE: SHEET 3

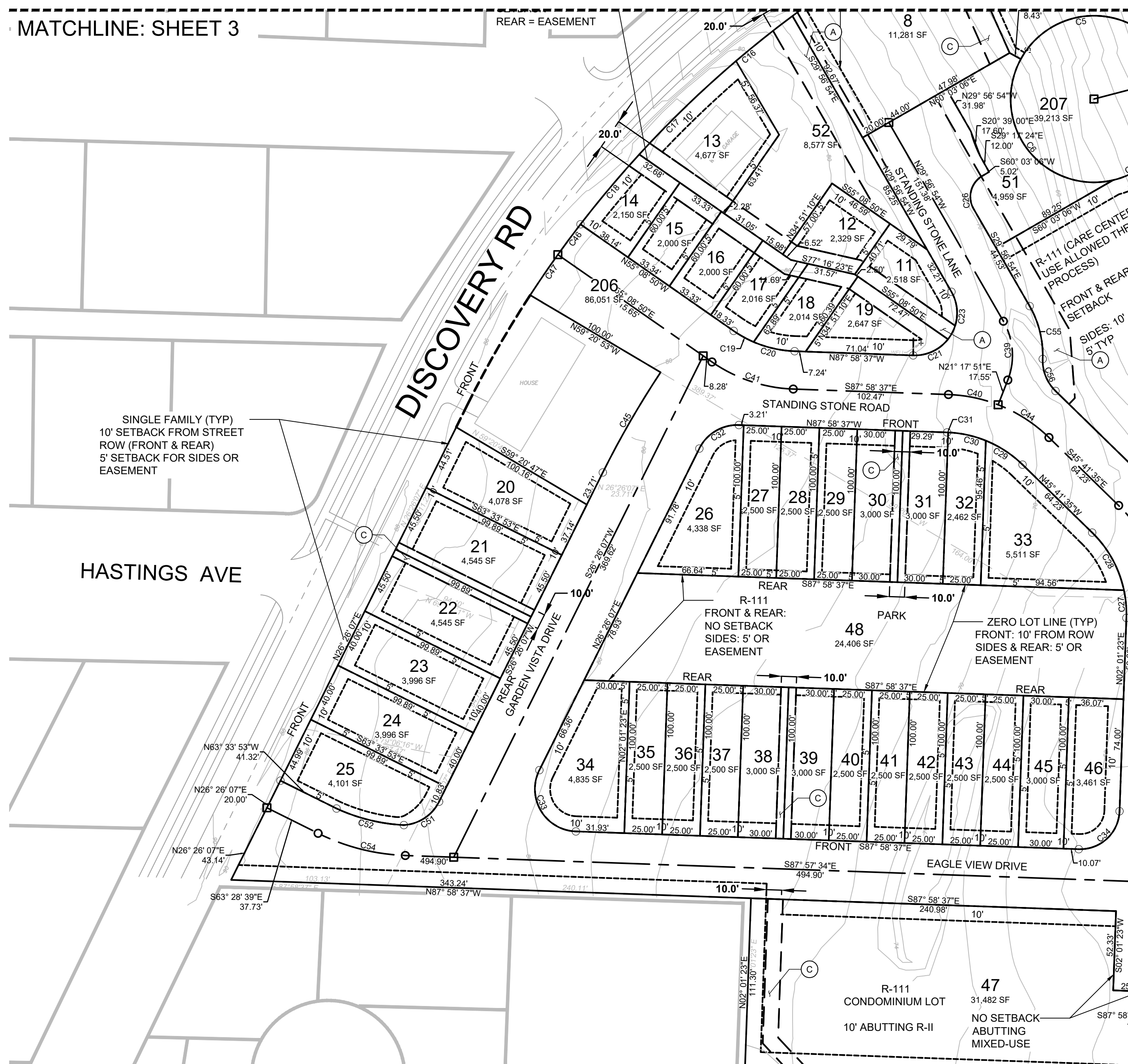
REAR = EASEMENT



GRAPHIC SCALE

50 0 50 100

SCALE IN FEET



SINGLE FAMILY (TYP)
10' SETBACK FROM STREET
ROW (FRONT & REAR)
5' SETBACK FOR SIDES OR
EASEMENT

HASTINGS AVE

DISCOVERY RD

STANDING STONE ROAD

GARDEN VISTA DRIVE

EAGLE VIEW DRIVE

R-111
FRONT & REAR:
NO SETBACK
SIDES: 5' OR
EASEMENT

ZERO LOT LINE (TYP)
FRONT: 10' FROM ROW
SIDES & REAR: 5' OR
EASEMENT

R-111
CONDOMINIUM LOT
10' ABUTTING R-II

LEGEND

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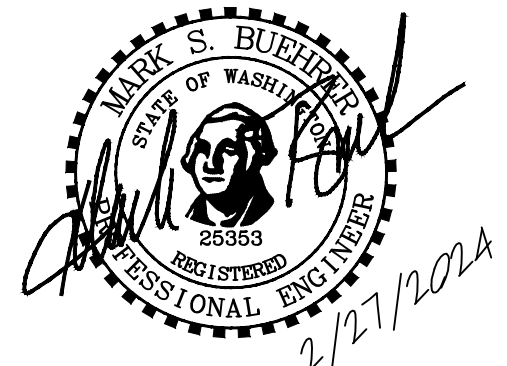
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PLAT SHEET 5

SHEET:
5
of
5