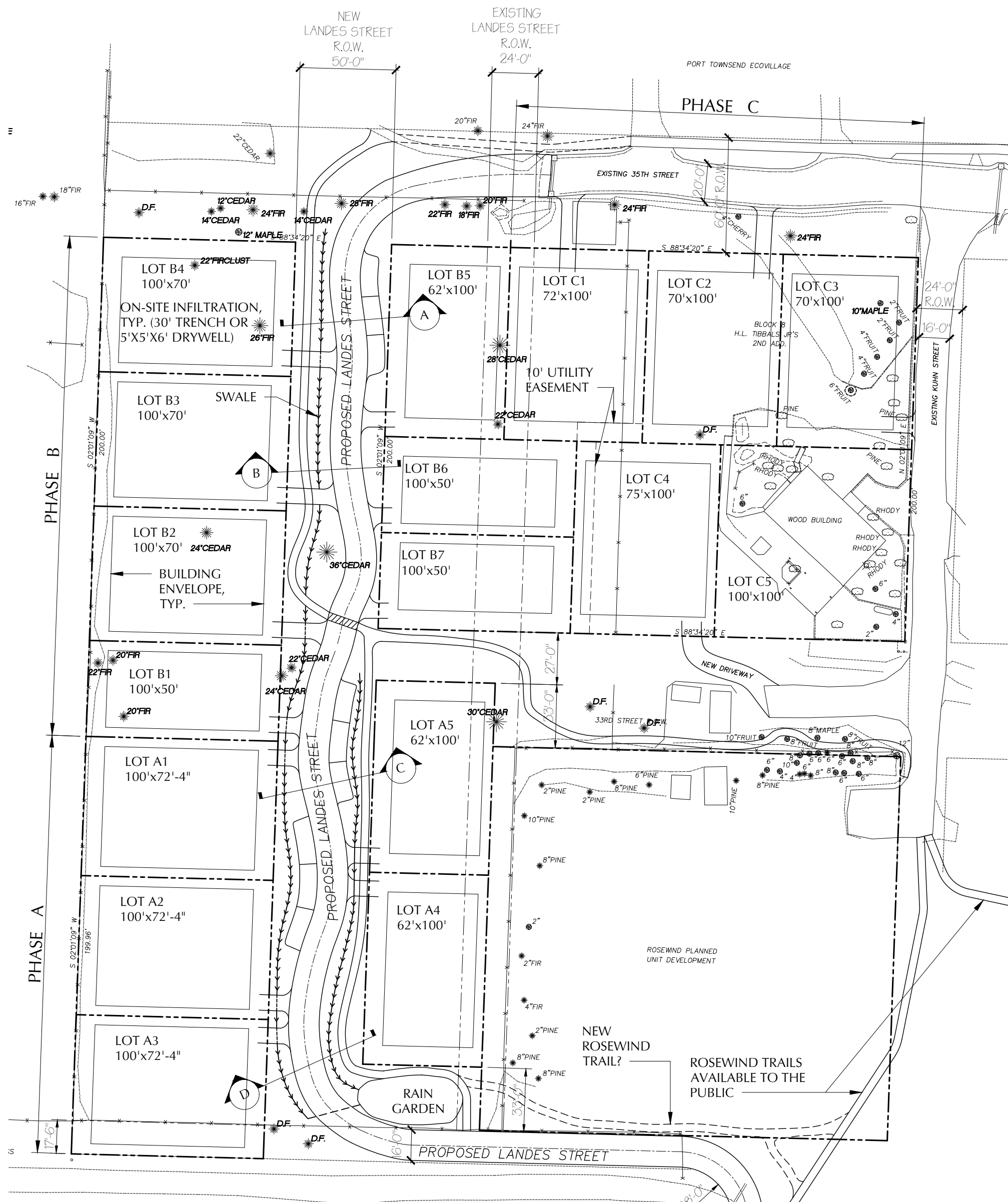




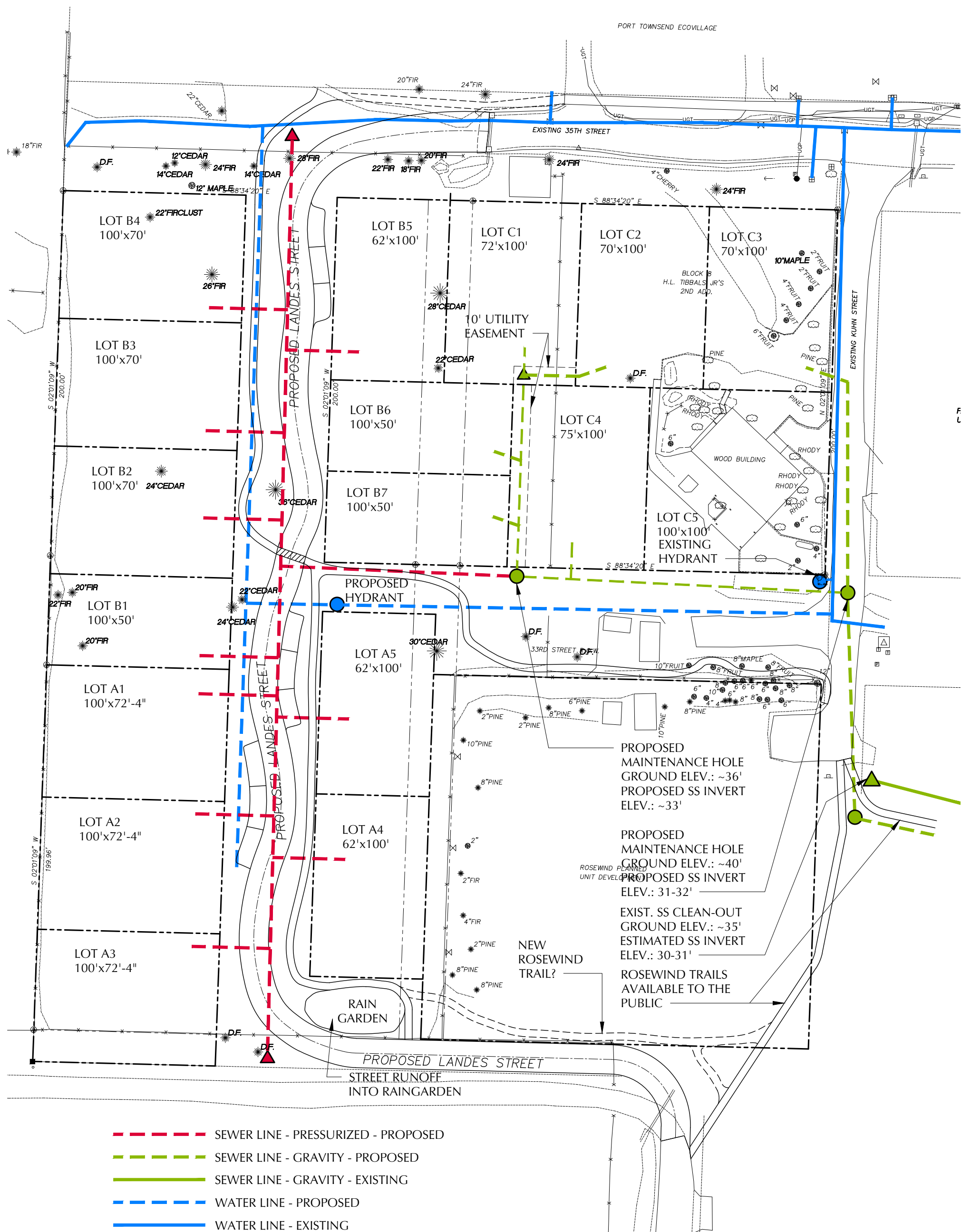
PROPOSED STORMWATER OPTIONS

- EACH LOT TO INFILTRATE STORM WATER ON SITE
 - LANDES STREET RUNOFF GOES TO RAIN GARDEN ADJACENT TO 32ND STREET RIGHT OF WAY
- LANDES STREET IMPERVIOUS AREA INCLUDING PARKING = 10,616 SF
REQUIRED RAIN GARDEN AREA @ 6%-9% = 637-955 SF
PROPOSED RAIN GARDEN AREA = 1,100 SF APPROX.

GREENPOD DEVELOPMENT
PROPOSED PHASES: A, B, & C
MARCH 1, 2022



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



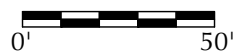
GREENPOD DEVELOPMENT

PROPOSED SEWER & WATER LAYOUT

MARCH 1, 2022



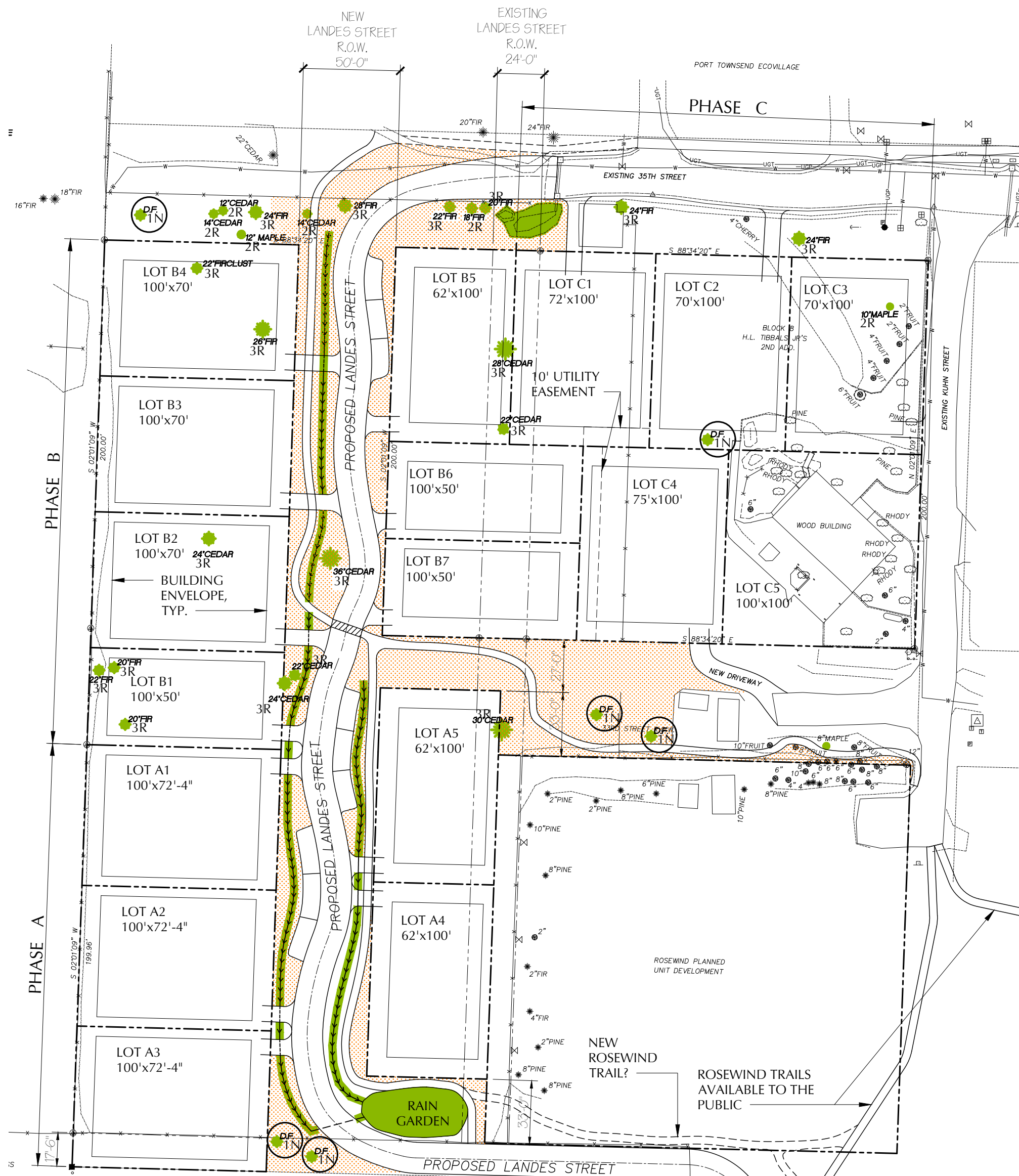
SCALE: 1" = 50'



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

SHEET 2





TREE CONSERVATION AND LANDSCAPE PLAN:
TO MAINTAIN AND ENHANCE EXISTING PRAIRIE LANDSCAPE
AN ALTERNATIVE TREE CONSERVATION PLAN, PER PTMC
19.06.120 SECTION C, IS PROPOSED:

- TREES RETAINED: 18 @ >20" DIA = 54 UNITS AND 6 @ 7-19" DIA = 12 UNITS, TOTAL RETAINED TREE UNITS = 66
- SIX NEW DOUGLAS FIR TREES = 6 UNITS
- TOTAL TREE UNITS = 72
- RESTORE UPLAND PRAIRIE IN R.O.W. AREAS

- RESTORE DRY UPLAND PRAIRIE
- DRAINAGE SWALE
- 3R OR 2R RETAINED TREE UNITS
- NEW TREE UNITS

GREENPOD DEVELOPMENT

PROPOSED PHASES: A, B, & C

MARCH 1, 2022



TERRAPIN
ARCHITECTURE PC
727 TAYLOR STREET
PORT TOWNSEND, WA 98368
PHONE: (360) 379-8090
SHEET 4

PRELIMINARY LANDSCAPE GUIDELINES:

1.Upland Dry Camas Prairie:

For the most part, this landscaping strategy will be located within rights-of-way where the ground will be disturbed by road and walkway construction.

- a. Remove and discard/compost non-native plants and grasses
- b. Preserve and stockpile existing topsoil
- c. After installation of roadways, walkways, and drainage swales, spread the stockpiled prairie topsoil in the remaining right-of-way areas.
- d. Plant the prairie topsoil as a restored dry upland prairie, using the Thurston County Prairie Plant Manual as a resource.
- e. At a minimum, the prairie plants should include plants commonly found in other Port Townsend prairie remnants:

Common camas	<i>Cammasia quamash</i>
Desert parsley	<i>Lomatium utriculatum</i>
Field chickweed	<i>Cerastium arvense</i>
Naked broomrape	<i>Orobanche uniflora</i>
Harvest brodiaea	<i>Brodiaea coronaria</i>

2. Roadside Drainage Swale

In roadside locations as shown on the Preliminary Site Plan

- a. Shape the swales to direct roadway runoff to the Rain Garden at the southern end of the property
- b. Partially fill the swales with a mix of excavated soil and compost
- c. Use the Rain Garden Handbook for Western Washington as a resource
- d. At a minimum, use plants suggested by the Handbook for swales in sunny areas:

Bottom of swale:	Slough sedge	<i>Carex obnupta</i>
	Small-fruited bullrush	<i>Scirpus microcarpus</i>
Sides of swale:	Foamflower	<i>Tiarella grandiflora</i>
	Fringecup	<i>Tellima grandiflora</i>
	Moor grass	<i>Molinia caerulea</i>
If shrubs are desired on sides of swale:	Dwarf red-twig dogwood	<i>Comus sericea 'Kelseyi'</i>

3. Rain Garden

Rain garden size, depth, slopes, etc. to follow Civil engineering plans to achieve designed capacity.

- a. Use the Rain Garden Handbook for Western Washington as a resource for shape, rain garden soil mix, and plant selection. The City of Port Townsend may also be able to provide recommendations for plantings.
- b. Unless directed otherwise by the Civil Engineer or a qualified designer or landscape architect, use plants suggested by the Handbook for rain gardens in sunny locations:

Bottom of Rain Garden (Zone 1):	Slough sedge	<i>Carex obnupta</i>
	Dagger-leaf rush	<i>Juncus ensifolius</i>
	Taper-tipped rush	<i>Juncus acuminatus</i>
	Dwarf red-twig dogwood	<i>Comus sericea 'Kelseyi'</i>
	Pacific Ninebark	<i>Physocarpus capitalus</i>
Lower parts of slope (Zone 2):	Dwarf red-twig dogwood	<i>Comus sericea 'Kelseyi'</i>
	Snowberry	<i>Symphoracarpus albus</i>
	Tall Oregon grape	<i>Mahonia aquifolium</i>
Upper parts of slope (Zone 3):	Western Serviceberry	<i>Amelanchier alnifolia</i>
	Oceanspray	<i>Holodiscus discolor</i>
	Tall Oregon grape	<i>Mahonia aquifolium</i>
	Red-flowering currents	<i>Ribes sanguineum</i>
Grasses:	<i>Miscanthus 'Morning Light'</i>	
	<i>Pennisetum alopecuroides</i>	
	<i>Panicum virgatum 'Heavy Metal'</i> and <i>'Shenandoah'</i>	