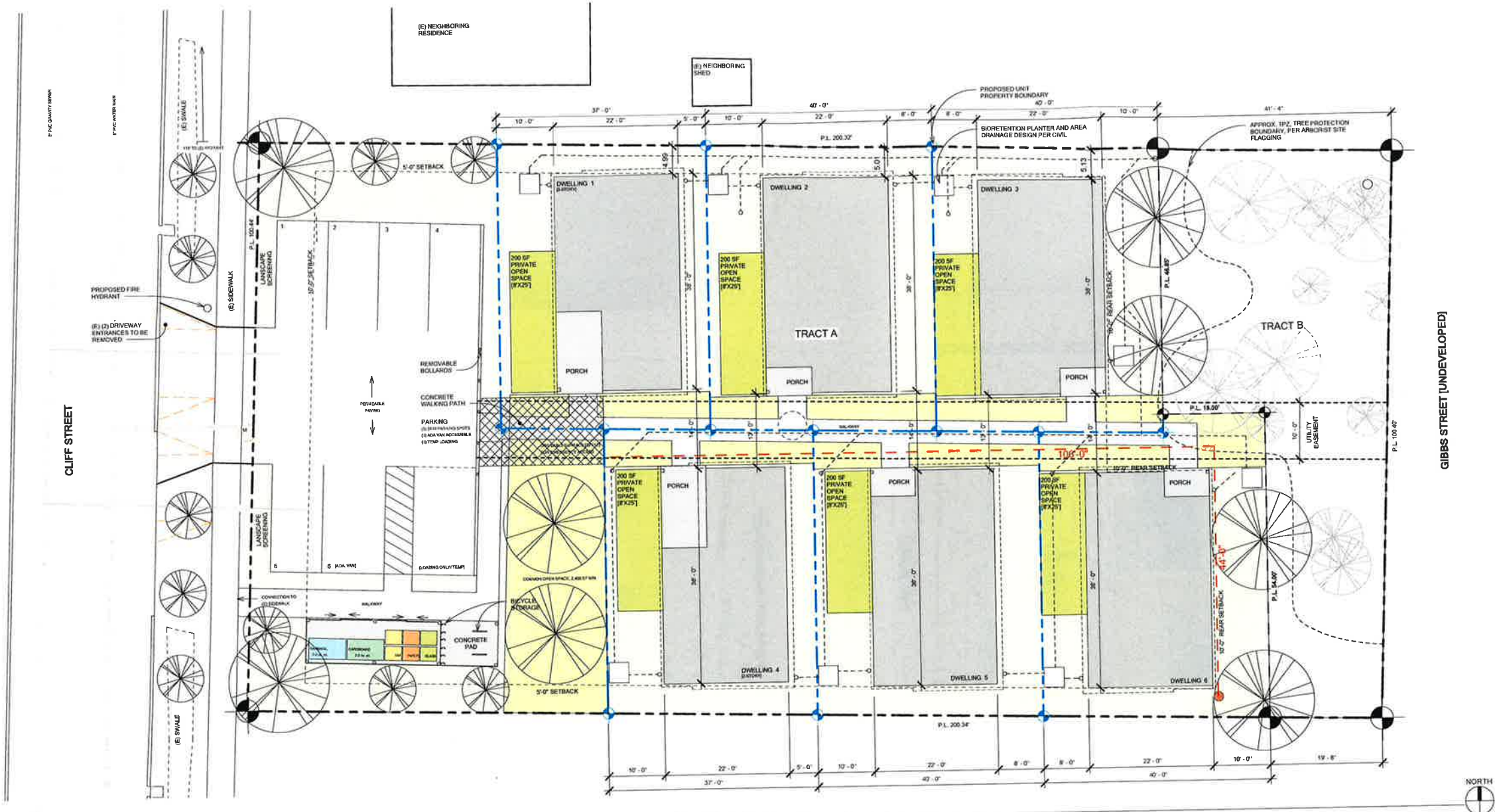


1 SITE PLAN
1" = 10'-0"



GENERAL NOTES

- A. PROPERTY LINES AND TOPOGRAPHY PER SURVEY BY BRIAN VAN ALLEN PROFESSIONAL LAND SURVEYOR DATED 06/15/2023. PLAT MAP BY ARNOLD C. WOOD PROFESSIONAL LAND SURVEYOR DATED 10/26/2000, AND JEFFERSON COUNTY GIS.
- B. "E" DENOTES AN EXISTING SITE FEATURE OR ELEMENT.
- C. EXTERIOR LIGHTING TO BE MOUNTED DOWNWARD AND SHIELDED FROM DIRECT OBSERVATION. SPILL OVER TO ADJACENT PROPERTIES WILL BE AVOIDED.
- D. HEATING FOR EACH DWELLING UNIT WILL BE SERVED BY A HEAT PUMP THAT WILL BE SCREENED AS WELL AS SPECIFIED FOR LITTLE TO NO NOISE IMPACTS.

PROJECT DATA

OWNER: HABITAT FOR HUMANITY OF EAST JEFFERSON
P.O. BOX 658, PORT TOWNSEND, WA 98368
360-379-2827

SITE ADDRESS: UNASSIGNED

PARCEL NUMBER: 987300004 & 987300001

ZONING: R-III - MULTI-FAMILY RESIDENTIAL

LEGAL DESCRIPTION: PHOENIX ADDITION BLK 8 LOT 11 & 12
PHOENIX ADDITION BLK 8 LOT 5 & 6

SITE AREA: TRACT A: 0.29 ACRES / 12,111 SF
TRACT B: 0.07 ACRES / 3,004 SF
TOTAL 0.46 ACRES / 15,115 SF

TREE CONSERVATION

PER PTMC 18.06
0.00075 x 17,114.87 SF = 13 TREE UNITS REQUIRED

30 TREE UNITS AVAILABLE
13 TREE UNITS REQUIRED

- (E) SITE TREE TO REMAIN
- PROPOSED SITE TREE: (8) LARGE TREES = 8 CREDITS
(10) SMALL TREES = 5 CREDITS
13 TREE CREDITS PROVIDED

LEGEND

- (E) PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED INTERNAL LOT LINE
- FIRE HOSE ACCESS EXTENT

RECEIVED

DEC 6 2023

CITY OF PORT TOWNSEND
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simon@studio-stl.com
www.studio-stl.com
Office: 1005 Lawrence Street
Mailing: 1322 Washington St Unit 1786
Port Townsend WA 98368

UNIT LOT SUBDIVISION

CLIFF ST. 601-604
UNASSIGNED

PERMIT ISSUE: Issue Date		
No.	Description	Date

SITE PLAN
A1.2
DATE 12/05/2023