

SITE PLAN

Scale: 1" = 100'

0 100' 200' 300'

CITY OF SEQUIM, MAJOR SUBDIVISION FOR:
HOME – PHASE B (PRE18-003)
IN SECTION 30, TOWNSHIP 30 NORTH,
RANGE 03 WEST, W.M.
CITY OF SEQUIM, CLALLAM COUNTY

PROJECT INFORMATION

APPLICANT/OWNER:	GREEN CROW INVESTMENTS, LLC P.O. BOX 2439 PORT ANGELES, WA. 98362
PROPOSED PROJECT:	PHASE-2: A 38 LOT SUBDIVISION -OFF COMFORT WAY AND ROLLING HILLS WAY
ZONING:	S_R4-8
UTILITIES:	SANITARY SEWER, WATER - CITY OF SEQUIM POWER - CLALLAM COUNTY PUD #1 COMMUNICATIONS - CENTURY LINK, WAVE BROADBAND
PARCEL NO.:	03-30-30-59-0000
DATE OF PREPARATION:	JULY 2019

HORIZONTAL AND VERTICAL DATUM:
TBD

MAP LEGEND

- SEISMIC SOIL AREA
- LANDSLIDE HAZARD AREA (NOT INCLUDED IN COUNTY CRITICAL AREAS MAPPING)
- 500' OFFSET FROM PROJECT BOUNDARIES
- STREAM/DITCH/IRRIGATION CHANNELS
- PROJECT PROPERTY BOUNDARIES
- PARCEL BOUNDARIES

MAPPING NOTES

PARCEL, STREAM AND SEISMIC SOIL MAPPING OBTAINED FROM CLALLAM COUNTY GIS MAPPING DATA.
WETLAND MAPPING OBTAINED FROM THE NATIONAL WETLAND INVENTORY COMPILED BY THE U.S. FISH AND WILDLIFE SERVICE.

THE CRITICAL AREAS SHOWN IN THIS PLAN ARE BASED ON GENERALIZED SOURCES ABOVE AND MAY NOT ACCURATELY REPRESENT THE ACTUAL TYPES AND EXTENTS OF THE CRITICAL AREAS IN THE SITE VICINITY. THIS MAP IS NOT INTENDED TO SUPERSEDE PRIOR OR SUBSEQUENT PROFESSIONAL STUDIES/SURVEYS OF THE ACTUAL CRITICAL AREAS LOCATED NEAR OR WITHIN THE PROJECT SITE.

VICINITY NOTES

THE TOPOGRAPHY TO THE NORTH, AND WEST OF THE SITE SLOPE DOWN TO THE NORTH AT SIMILAR GRADES TO THOSE ONSITE. A STEEP SLOPE IS LOCATED ON THE ADJACENT PROPERTY TO THE SOUTHEAST AND PARALLELS THE SOUTHEAST PROPERTY LINE. THIS SLOPE VARIES IN HEIGHT FROM APPROXIMATELY 30 TO 50 FEET AND SLOPES AT APPROXIMATE GRADES OF 50%. THE AREA LOCATED ABOVE THE STEEP SLOPE IS PRIMARILY LEVEL WITH A SLIGHT SLOPE TO THE NORTH.

THE ZONING OF THE ALL PARCELS WITHIN 500 FEET OF THE SUBJECT PARCEL ARE ZONED RESIDENTIAL (EITHER R4-8 IN THE CITY OF SEQUIM AND S(R-8) CLALLAM COUNTY).

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REVISIONS:

DATE	MARK	NOTE

TITLE: PHASE B - HOME SUBDIVISION AT COMFORT WAY AND ROLLING HILLS WAY SEQUIM, WA

VICINITY MAP

CLIENT: GREEN CROW INVESTMENTS CO. LLC
P.O. BOX 2439
PORT ANGELES, WA 98362

SCALE: 1" = 100'

FILE: 18252-VM

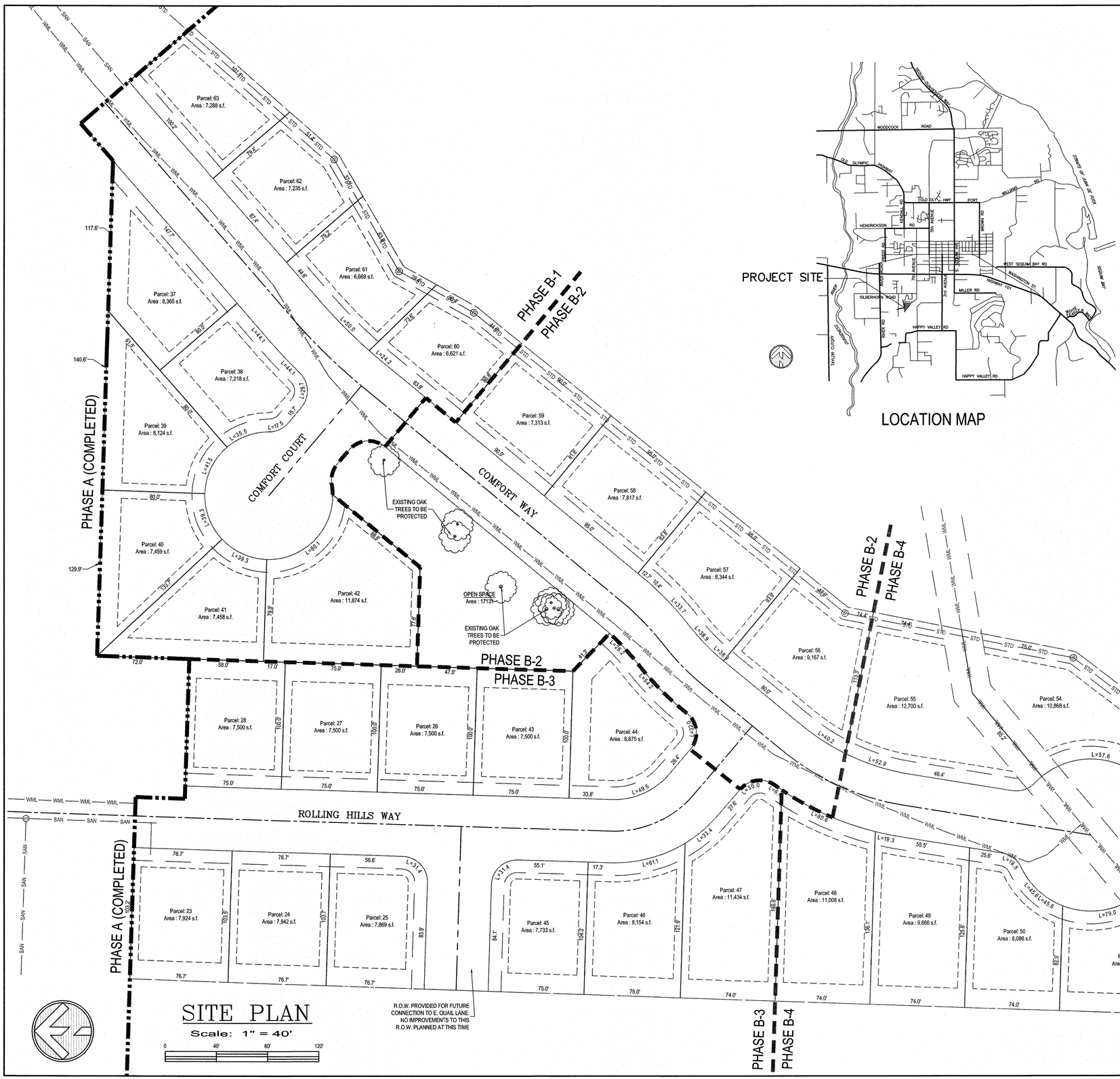
JOB NO: 18252

DATE: August 7, 2019

SET: PRE-PLAT

SETH J. RODMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER
8/7/19

SHEET
C000



SITE PLAN

Scale: 1" = 40'

0 40' 80' 120'

LOCATION MAP

LEGEND:

..... PROPERTY BOUNDARY

..... BUILDING SETBACK

..... EASEMENT BOUNDARY

..... R.O.W. CENTERLINE

SITE LAND USAGE DATA

OVERALL	NUMBER OF RESIDENTIAL LOTS	33 LOTS
	GROSS ACREAGE	9.14 AC±
	RESIDENTIAL LOT AREA	6.38 AC±
	COMMON OPEN SPACE AREA	0.52 AC±
	RIGHTS-OF-WAY AREA	2.24 AC±
	GROSS DENSITY	3.61 UNITS/AC
	NET DENSITY	5.17 UNITS/AC
PHASE B-1	NUMBER OF RESIDENTIAL LOTS	10 LOTS
	GROSS ACREAGE	2.42 AC±
	RESIDENTIAL LOT ACREAGE	1.80 AC±
	GROSS DENSITY	4.13 UNITS/ACRE
	NET RESIDENTIAL DENSITY	5.56 UNITS/ACRE
PHASE B-2	NUMBER OF RESIDENTIAL LOTS	11 LOTS
	GROSS ACREAGE	2.72 AC±
	RESIDENTIAL LOT ACREAGE	2.06 AC±
	GROSS DENSITY	4.04 UNITS/ACRE
	NET RESIDENTIAL DENSITY	5.34 UNITS/ACRE
PHASE B-3	NUMBER OF RESIDENTIAL LOTS	4 LOTS
	GROSS ACREAGE	1.68 AC±
	RESIDENTIAL LOT ACREAGE	0.75 AC±
	GROSS DENSITY	2.38 UNITS/ACRE
	NET RESIDENTIAL DENSITY	5.33 UNITS/ACRE
PHASE B-4	NUMBER OF RESIDENTIAL LOTS	8 LOTS
	GROSS ACREAGE	2.32 AC±
	RESIDENTIAL LOT ACREAGE	1.77 AC±
	GROSS DENSITY	3.44 UNITS/ACRE
	NET RESIDENTIAL DENSITY	4.52 UNITS/ACRE

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TITLE: PHASE B - HOME SUBDIVISION AT COMFORT WAY AND ROLLING HILLS WAY SEQUIM, WA

PRELIMINARY LOT LAYOUT

CLIENT: GREEN CROW INVESTMENTS CO. LLC
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SCALE: 1" = 40'

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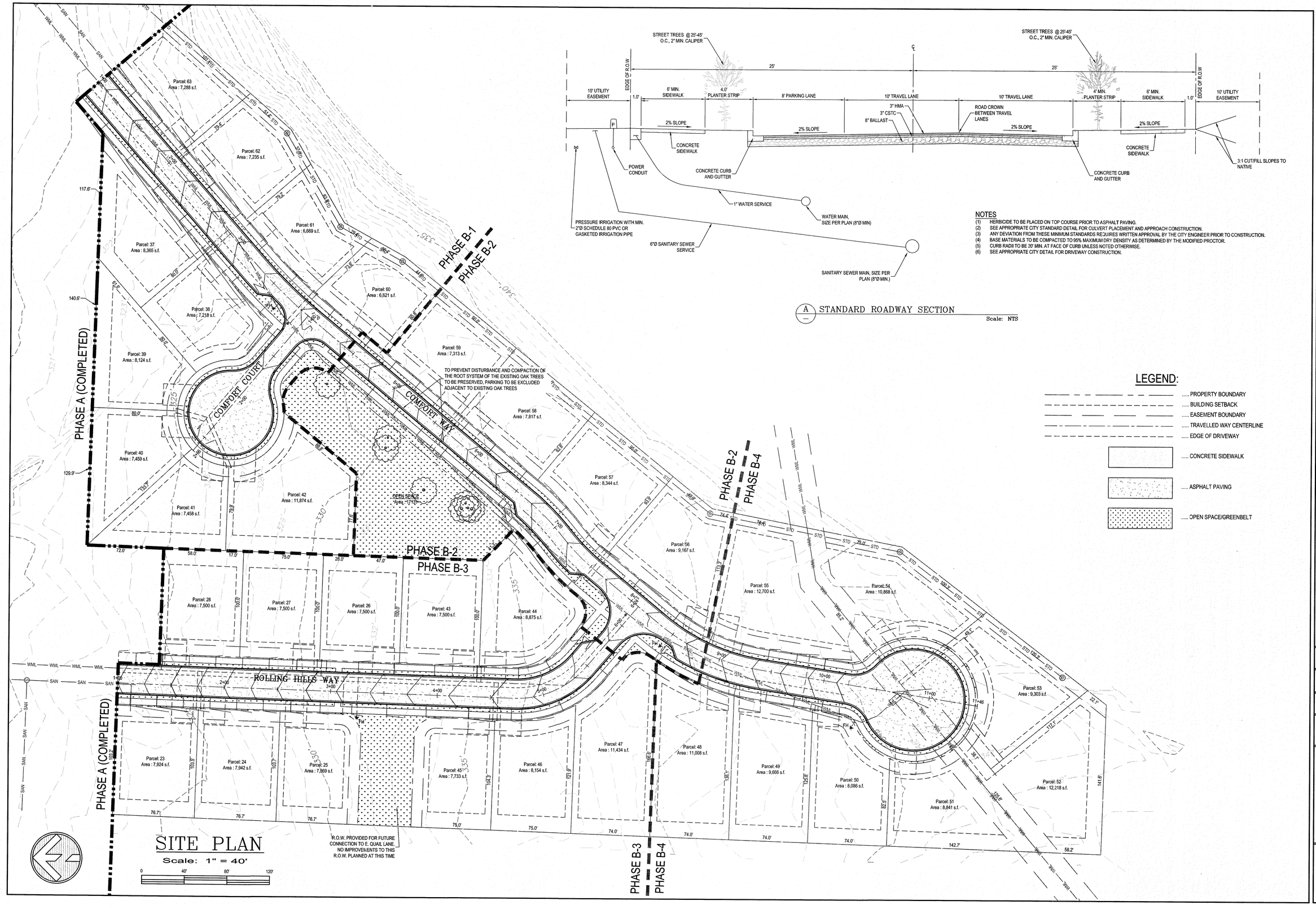
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SITE PLAN

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0 40' 80' 120'

A STANDARD ROADWAY SECTION

Scale: NTS

NOTES

(1) HERBICIDE TO BE PLACED ON TOP COURSE PRIOR TO ASPHALT PAVING.
(2) SEE APPROPRIATE CITY STANDARD DETAIL FOR CULVERT PLACEMENT AND APPROACH CONSTRUCTION.
(3) ANY DEVIATION FROM THESE MINIMUM STANDARDS REQUIRES WRITTEN APPROVAL BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
(4) BASE MATERIALS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR.
(5) CURB RADII TO BE 20' MIN. AT FACE OF CURB UNLESS NOTED OTHERWISE.
(6) SEE APPROPRIATE CITY DETAIL FOR DRIVEWAY CONSTRUCTION.

LEGEND:

..... PROPERTY BOUNDARY
..... BUILDING SETBACK
..... EASEMENT BOUNDARY
..... TRAVELLED WAY CENTERLINE
..... EDGE OF DRIVEWAY
..... CONCRETE SIDEWALK
..... ASPHALT PAVING
..... OPEN SPACE/GREENBELT

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REVISIONS:		
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TITLE: PHASE B - HOME SUBDIVISION AT COMFORT WAY AND ROLLING HILLS WAY SEQUIM, WA

PRELIMINARY CIRCULATION LAYOUT

CLIENT: GREEN CROW INVESTMENTS CO. LLC
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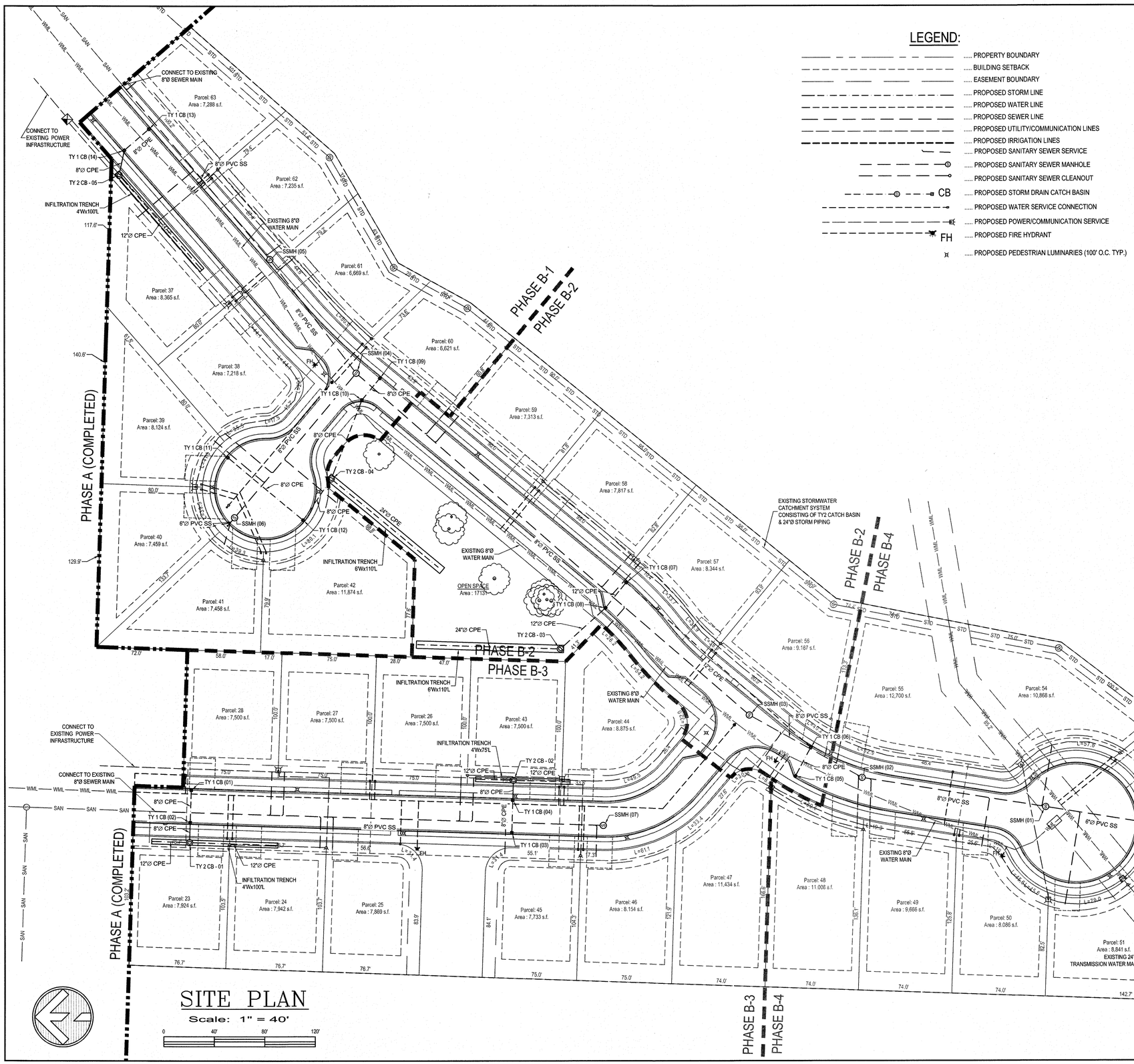
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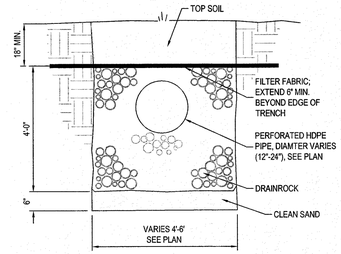
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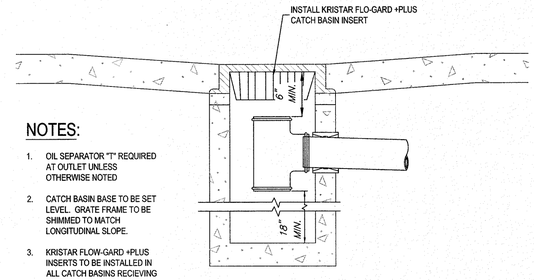
LEGEND:

- ..... PROPERTY BOUNDARY
- ..... BUILDING SETBACK
- ..... EASEMENT BOUNDARY
- ..... PROPOSED STORM LINE
- ..... PROPOSED WATER LINE
- ..... PROPOSED SEWER LINE
- ..... PROPOSED UTILITY/COMMUNICATION LINES
- ..... PROPOSED IRRIGATION LINES
- ..... PROPOSED SANITARY SEWER SERVICE
- ..... PROPOSED SANITARY SEWER MANHOLE
- ..... PROPOSED SANITARY SEWER CLEANOUT
- CB ..... PROPOSED STORM DRAIN CATCH BASIN
- ..... PROPOSED WATER SERVICE CONNECTION
- ..... PROPOSED POWER/COMMUNICATION SERVICE
- FH ..... PROPOSED FIRE HYDRANT
- ..... PROPOSED PEDESTRIAN LUMINARIES (100' O.C. TYP.)



A C003 INFILTRATION TRENCH SECTION

Scale: NTS



NOTES:

1. OIL SEPARATOR "T" REQUIRED AT OUTLET UNLESS OTHERWISE NOTED
2. CATCH BASIN BASE TO BE SET LEVEL. GRATE FRAME TO BE SHIMMED TO MATCH LONGITUDINAL SLOPE.
3. KRISTAR FLOW-GARD +PLUS INSERTS TO BE INSTALLED IN ALL CATCH BASINS RECIEVING DIRECT SURFACE RUNOFF.

B C003 TYPE 1 CATCH BASIN

Scale: NTS

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TITLE: PHASE B - HOME SUBDIVISION AT COMFORT WAY AND ROLLING HILLS WAY SEQUIM, WA

PRELIMINARY UTILITY PLAN

CLIENT:
GREEN CROW INVESTMENTS CO. LLC
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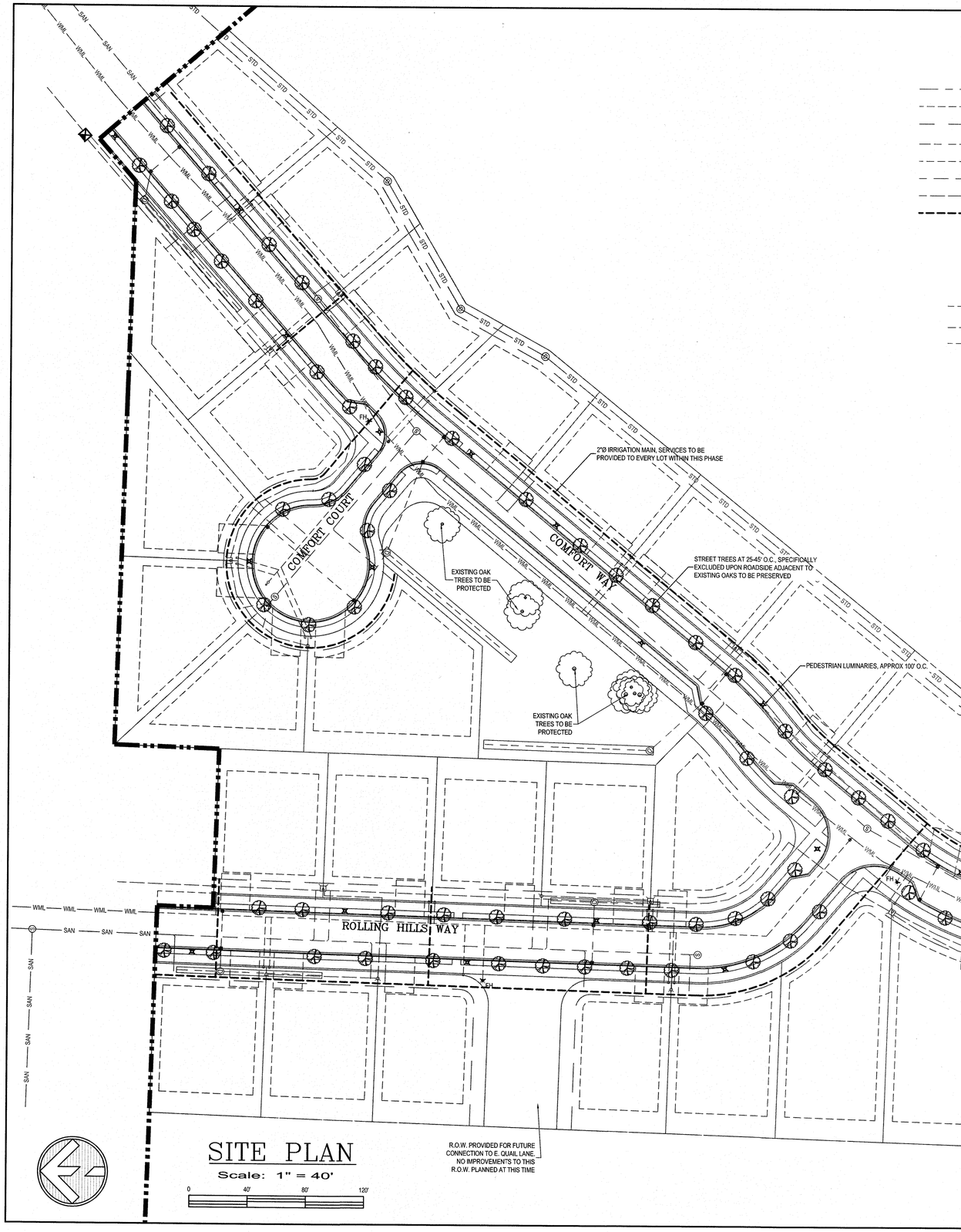
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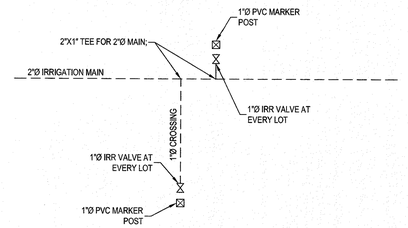
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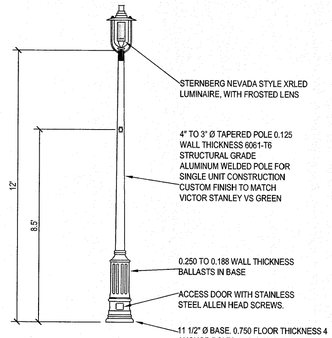
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- ..... PROPOSED STREET TREES
- ..... PROPOSED PEDESTRIAN LUMINARIES (100' O.C. TYP.)



A / C004 TYPICAL IRRIGATION CONNECTION

Scale: NTS



NOTES:

1. LIGHTS TO BE INSTALLED IN PLANTER STRIP 2' FROM BACK OF CURB AND AT LEAST 20' FROM STREET TREES.
2. CONTRACTOR TO COORDINATE WITH THE CITY OF SEQUIM AND THE CALLAM COUNTY PUD #1 FOR PLACEMENT OF METERS AND CONDUIT ROUTING NECESSARY TO PROVIDE A FUNCTIONING LIGHTING SYSTEM.
3. LIGHT POLE BASE MINIMUM DIMENSIONS: 18"Ø x 36" DEEP.
4. LIGHTS SHALL BE INSTALLED WITH A SINGLE PHOTOCELL CONTROLLING EACH LIGHTING CIRCUIT. PHOTOCELL TO BE ATTACHED TO THE LIGHTING BREAKER CABINET.

B / C004 LIGHT POLE DETAIL

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IRRIGATION AND LANDSCAPING PLAN

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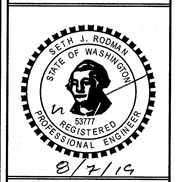
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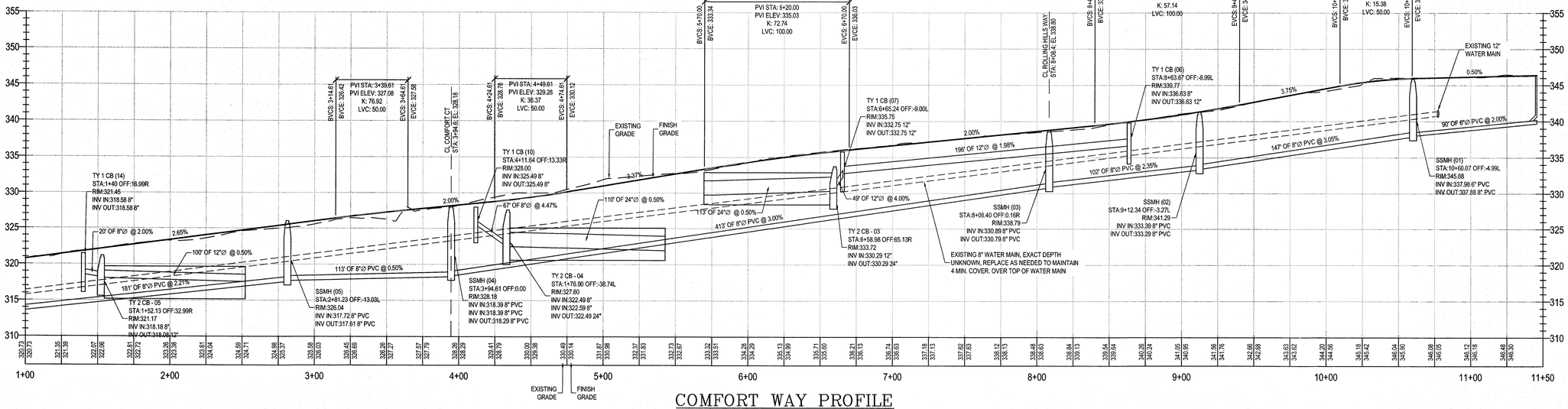
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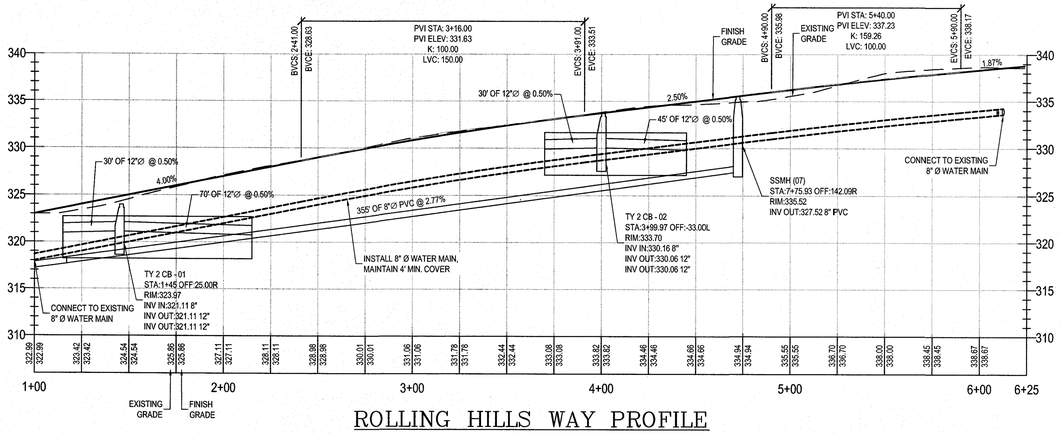
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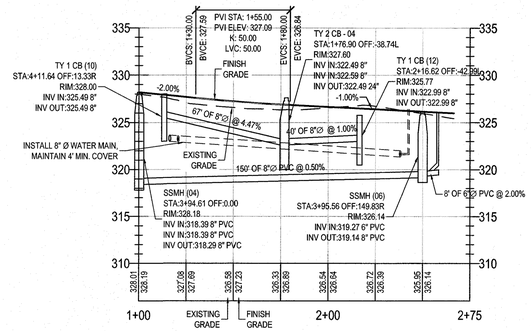
SHEET C004



COMFORT WAY PROFILE
SCALE: 40
VERT. EXAGERATION: 5.0



ROLLING HILLS WAY PROFILE
SCALE: 40
VERT. EXAGERATION: 5.0



COMFORT CT PROFILE
SCALE: 40
VERT. EXAGERATION: 5.0

SITE PLAN
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0 40' 80' 120'

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ROADWAY PROFILES

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