

LAVENDER MEADOWS BINDING SITE PLAN

A PORTION OF THE SW 1/4 OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 03 WEST, W.M.
CITY OF SEQUIM, CALLAM COUNTY, WASHINGTON

LEGAL DESCRIPTION

(PROPERTY DESCRIPTION FROM ALTA COMMITMENT, ORDER NO: 114061-JT, DATED 10/18/2018 AT 8:30A.M. - OLYMPIC PENINSULA TITLE COMPANY)

PARCEL A:
THE WEST 310 FEET OF THE NORTH 368 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M. CALLAM COUNTY, WASHINGTON.
EXCEPT RIGHT OF WAY TO CLALLAM COUNTY FOR ROAD PURPOSES ON THE NORTH AND WEST SIDES THEREOF.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

PARCEL B:
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M. CALLAM COUNTY, WASHINGTON.
AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M. CALLAM COUNTY, WASHINGTON.
EXCEPT THE WEST 310 FEET OF THE NORTH 368 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M. CALLAM COUNTY, WASHINGTON.
EXCEPT RIGHT OF WAY TO CLALLAM COUNTY FOR ROAD PURPOSES ON THE NORTH AND WEST SIDES THEREOF.

SITUATE IN THE COUNTY OF CLALLAM, STATE OF WASHINGTON.

SITE DATA

SITE AREA : 1,668,633+/- SF. (38.30+/- ACRES)
PARCEL NUMBERS : 320070 & 330010

ZONING : R4-8

PROPOSED USE : MANUFACTURED HOMES

NUMBER OF UNITS : 217

MIN. SPACE AREA : 4,440+/- SF.

NUMBER OF TRACTS : 19

TRACT "A" = 2,619+/- SF. PERIMETER BUFFER
TRACT "B" = 12,951+/- SF. COMMON SPACE/LANDSCAPING
TRACT "C" = 20,135+/- SF. PERIMETER BUFFER
TRACT "D" = 14,099+/- SF. PERIMETER BUFFER
TRACT "E" = 5,584+/- SF. POCKET PARK/LANDSCAPING
TRACT "F" = 17,186+/- SF. PARK/OPEN SPACE
TRACT "G" = 1,876+/- SF. POCKET PARK/LANDSCAPING
TRACT "H" = 1,872+/- SF. RESERVE R/W TRACT
TRACT "I" = 2,908+/- SF. COMMON SPACE/LANDSCAPING
TRACT "J" = 26,014+/- SF. PARK/OPEN SPACE
TRACT "K" = 11,122+/- SF. COMMON SPACE/LANDSCAPING
TRACT "L" = 1,871+/- SF. COMMON SPACE/LANDSCAPING
TRACT "M" = 3,686+/- SF. COMMON SPACE/LANDSCAPING
TRACT "N" = 3,910+/- SF. COMMON SPACE/LANDSCAPING
TRACT "O" = 4,457+/- SF. IRRIGATION TRACT/OPEN SPACED
TRACT "P" = 1,733+/- SF. POCKET PARK/LANDSCAPING
TRACT "Q" = 8,305+/- SF. POCKET PARK/LANDSCAPING
TRACT "R" = 14,336+/- SF. POCKET PARK/LANDSCAPING
TRACT "S" = 2,720+/- SF. RESERVE R/W TRACT

TOTAL TRACT AREA : 157,384+/- SF. (3.61+/- ACRES)

STREETS : 8,521+/- LF. 40' PRIVATE MHP STREET, 338,021+/- SF.

499+/- LF. 65' PRIVATE MHP STREET, 32,492+/- SF.

TOTAL STREET AREA : 370,513+/- SF. (8.51+/- ACRES)

COMMON SPACE & PARKS : 137,514+/- SF. (8.24% OF SITE)

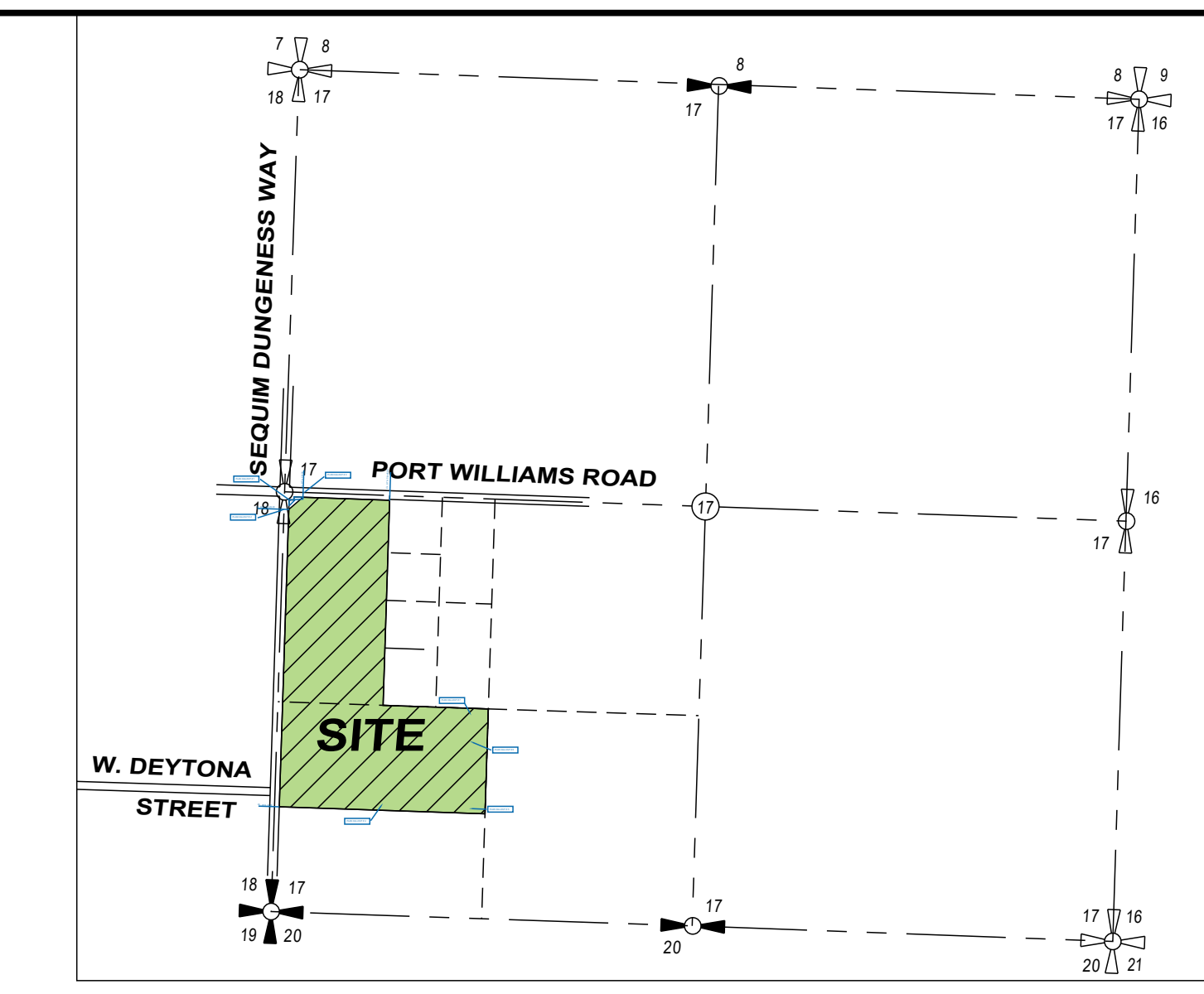
UTILITY EASEMENTS : 10' EACH SIDE OF M.H. ROAD, UNLESS NOTED

BUILDING SETBACKS : PUBLIC R/W = 22 FEET
MHP STREETS = 10 FEET TO M.H. 20 FEET TO GARAGE
MHP BOUNDARY = 15 FEET
ANY MHP SPACE LINE = 6 FEET

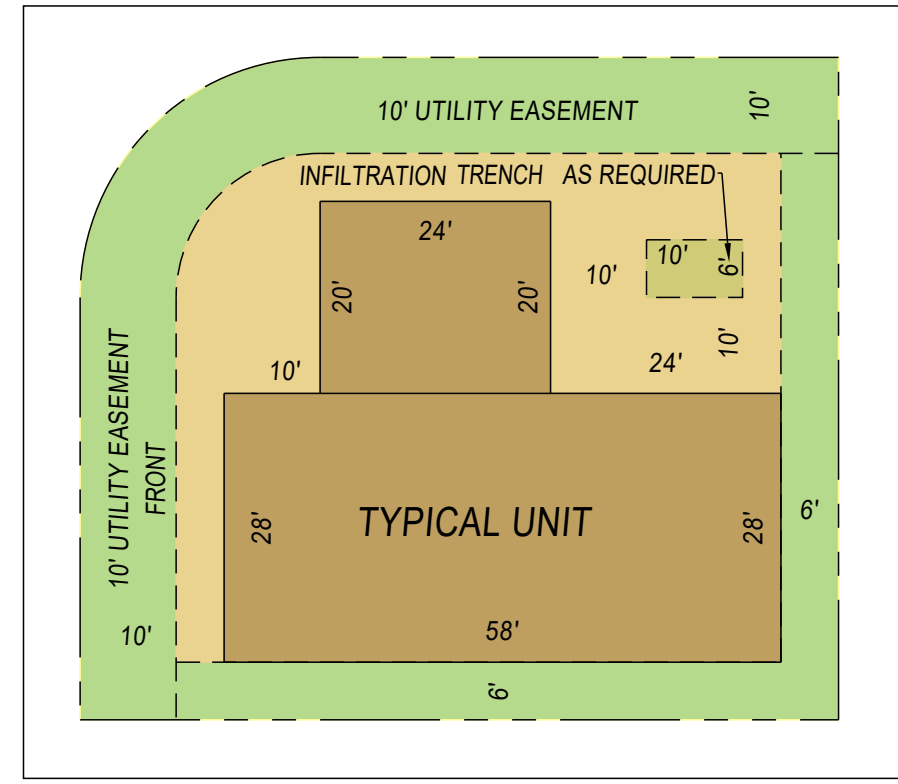
◆ = POSSIBLE MONUMENT SIGNS W/EASEMENTS

NOTE : COMMON SPACE AND PARK TRACTS MAY CONTAIN STRUCTURES FOR RESIDENCE AND/OR MAINTENANCE.

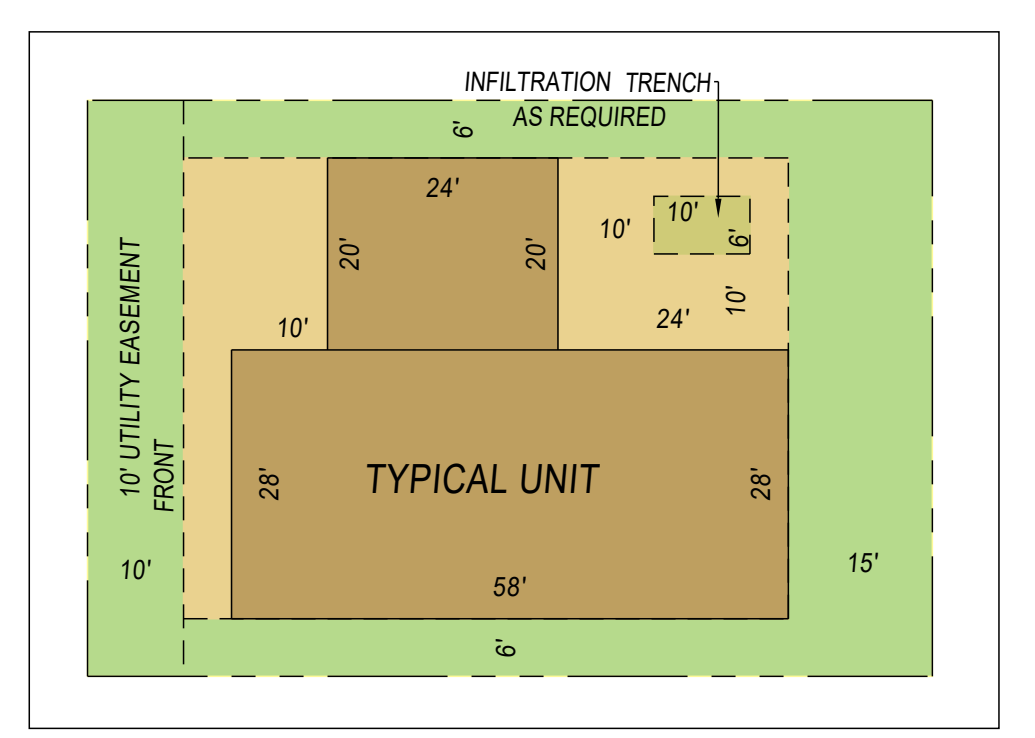
NOTE : FUTURE 40' WIDE EASEMENT FOR PUBLIC ACCESS. ROAD SECTION TO BE BUILT TO PRIVATE MANUFACTURED HOME PARK STREET STANDARD.



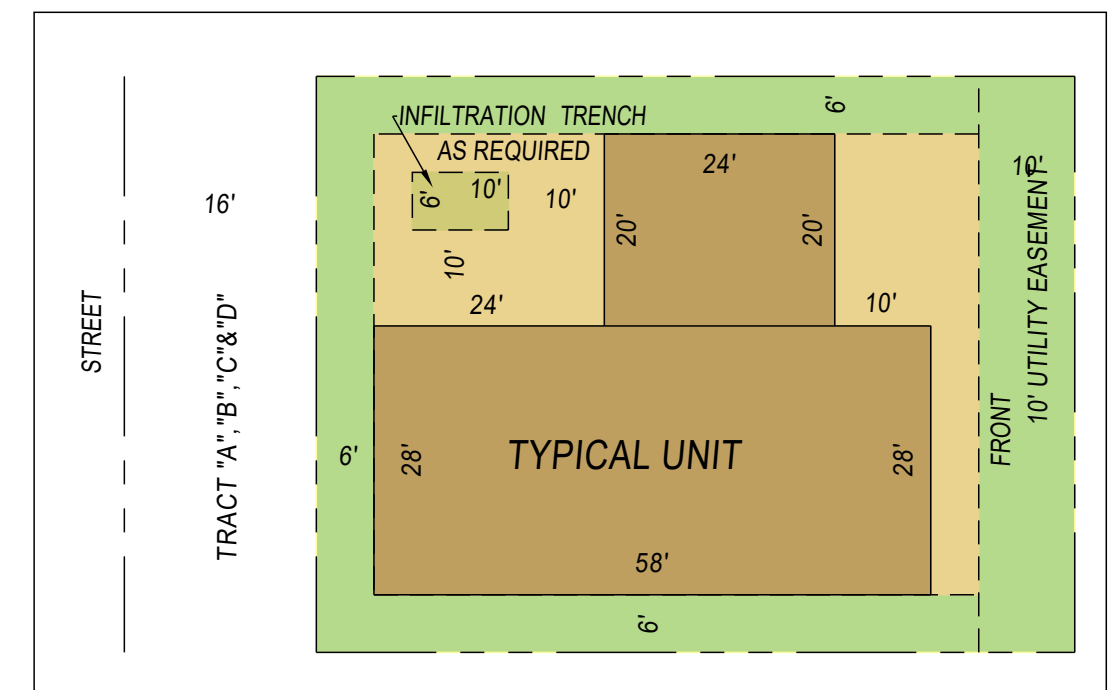
VICINITY MAP
SCALE : 1"=1000'



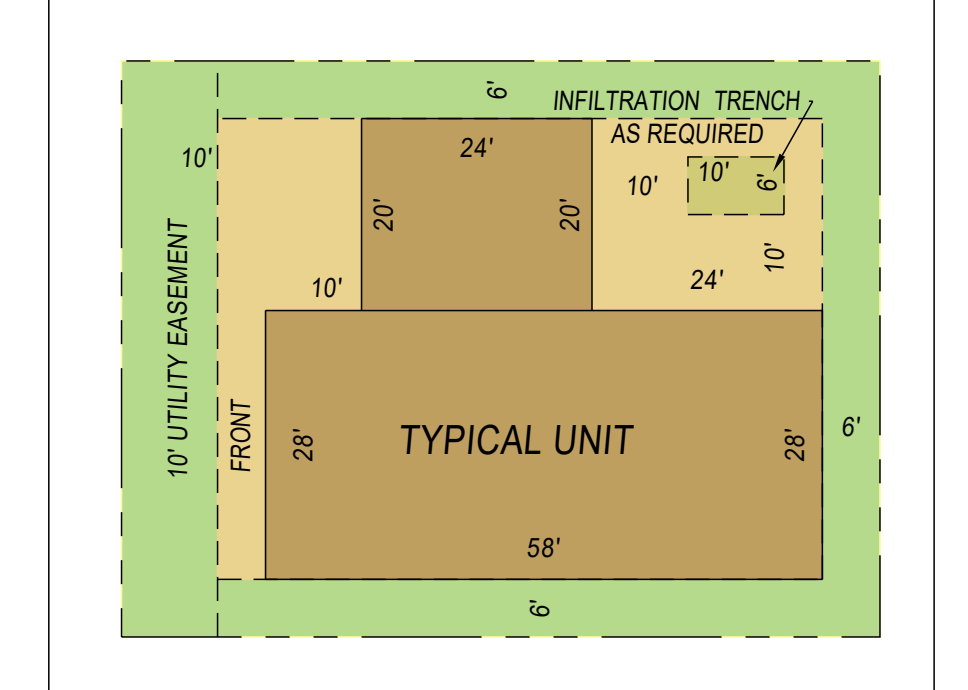
TYPICAL CORNER SPACE



TYPICAL PERIMETER SPACE



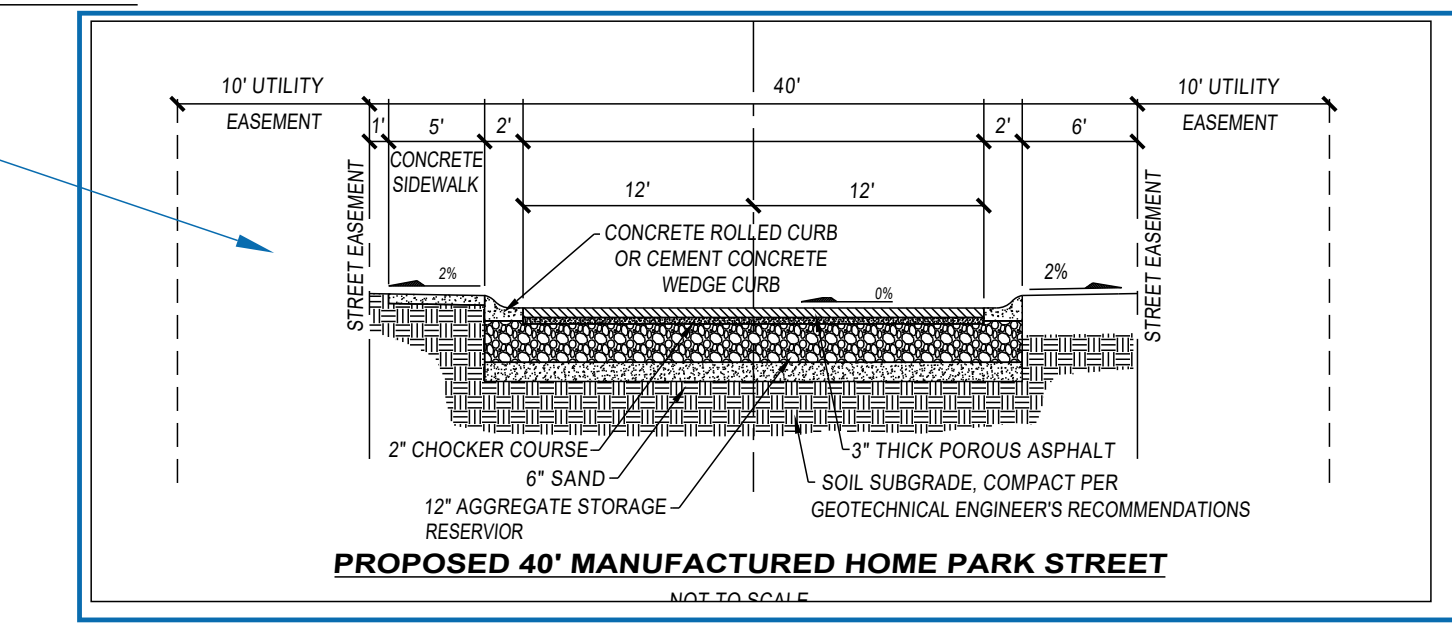
TYPICAL THROUGH SPACE



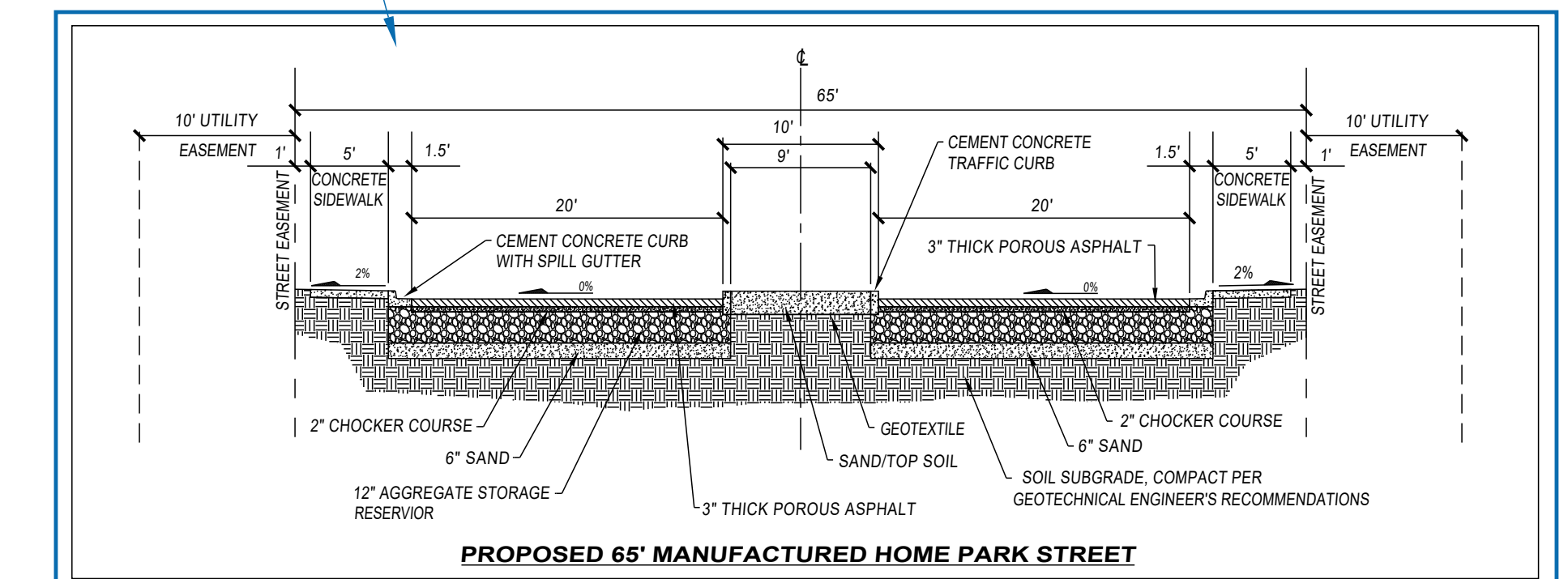
TYPICAL SPACE

SHEET INDEX

- SHEET 1 : SITE PLAN
- SHEET 2 : CONCEPTUAL UTILITY PLAN
- SHEET 3 : PHASING PLAN
- SHEET 4 : CONCEPTUAL GRADING PLAN
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- SHEET 6 : BOUNDARY AND TOPOGRAPHIC SURVEY
- SHEET 7 : BOUNDARY AND TOPOGRAPHIC SURVEY



PROPOSED 40' MANUFACTURED HOME PARK STREET



PROPOSED 65' MANUFACTURED HOME PARK STREET

REV NO	REVISION DESCRIPTION	DATE	BY

Apex Engineering
2601 South 35th, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0699

LAVENDER MEADOWS
BINDING SITE PLAN

JWJ GROUP, LLC.
3599 NW CARLTON STREET, SUITE 201
SILVERDALE WA 98383
ATTN : JOHN JOHNSON

TITLE
CLIENT

DATE SEALED
PRELIMINARY
PROFESSIONAL LAND SURVEYOR

PROJECT MANAGER
TRES KIRKEBO
DESIGN KRS
DRAWN KRS
CHECKED TK
SEC 17 T 30 N R 03 W
FILE NO DWG-NO
DATE 06-12-19
SCALE 1"=100'
SHEET 1 OF 7
FILE NO 29928.01
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