

## PRE-APPLICATION CHECKLIST FOR PUBLIC WORKS PRE20-020 DIEP SHORT SUBDIVISION

Address: 135 W MAPLE ST, SEQUIM, WA 98382  
Legal Description: SEQUIM FIRST PLAT OF LOT 4 EXC E5 & ALL LOT 5 BL 5  
Owner Name: TRUNG DIEP  
Short Plat Title: Craig Wigginton  
Zoning: R4-8

- size 5,400 sf-Max. lot size – 14,500 sf,
- except 18' in central height district (see Notes below)
- Setbacks are Front Yard 15', Side: 6' each side; development and Rear: 15'
- Lot Coverage: 40% lots 10,000 sf and larger; increases by 0.4% for each 100 sf lot area less than 10,000 sf
- Parking: 2 spaces/residence

An application for subdivision, or subdivision exemption, as defined by SMC 17.04.020, shall include as applicable, the items specified in Table 17.12.020(A). Please note the following items:

- **Access Road:**
  - Street frontage along Maple shall be improved to “Local” street standards meaning that a sidewalk shall be installed along the Maple Street Frontage.  
*SMC 17.20.040 The city shall not approve applications for subdivisions unless it is demonstrated by the subdivider that each of the following criteria has been met or will be met:*
    - C. Curb, gutter, sidewalk, trail connections, transit stops, streets, storm drainage, sanitary sewer lines, water lines and other utilities as required shall be installed at the expense of the applicant and meet city specifications and applicable ordinances and the city engineer has certified or approved the proposed plans;*
- **Driveway/Access/Parking:**
  - Driveway must be paved. No driveway to current residence is shown on plan, no parking is shown on plan.

*Driveway shall be a maximum 20-foot width, use two-foot flares at approach and be constructed of concrete or asphalt SMC18.48.090(C)(1) SMC12.08.080. Driveways shall be per WSDOT Standard Plan F-80.10-04 and shall be a minimum of 6" thickness.*

- **Utilities:** An application for subdivision shall include preliminary utility plans, including provisions for water, sewer, underground power where appropriate, telecommunications, and solid waste disposal SMC Table 17.12.020(A).
  - Please show the proposed water meter location and sewer lateral.
  - Water is available via a 2" pipe in Maple. A water meter and lateral shall be installed to service the newly created lot.
  - Sewer is available in the Alley via an 8" line. A sewer lateral shall be installed and extend 10' into the proposed newly created lot.

*SMC 17.48.050 (A)*

*1. Where telephone, electric and cablevision utilities are not existing in a proposed subdivision and additional utility construction is required, all new utility construction shall be located underground. Underground utilities shall be placed in such a manner and at a depth which permits the planting of trees.*

*2. Those utilities, including all service connections, which are to be located beneath paved surfaces shall be installed as approved by the public works department. Such installation shall be completed and approved prior to the application of any surface material.*

- **Stormwater:** Improvements shall comply with the provisions of the 2012 Stormwater Management Manual for Western Washington, 2014 edition.

*An application for subdivision shall include preliminary stormwater drainage plans, prepared consistent with the requirements of SMC Title 13; complying with the 2012 Stormwater Management Manual of Western Washington, updated 2014. SMC Table 17.12.020(A).*

- **Impact Fees:** Transportation Impact Fees, Parks Impact fees and Sewer and Water General Facilities charges will be collected at the time of building permit issuance for each unit per SMC 22.04.030 and 13.72.030. Fees for each unit shall be as follows:
  - Parks Impact Fee: \$1,975 per dwelling unit.
  - Transportation Impact Fee: \$2,491 per dwelling unit.
  - Sewer GFC \$9,050 per residential living unit.
  - Water GFC \$7,350 per residential living unit.

**NOTE:** These comments are preliminary in nature and are subject to change upon discovery or receipt of new information. This review is to determine the standards by which it would be evaluated, and to provide the proponents and/or their agent with the requirements of the City of Sequim Public Works Department. This review does not provide the scope of outside agency involvement. The content of this review should in no way be construed and an approval or an intent to approve or deny, but merely provides the means by which a proponent may apply for review of a specific proposal and the standards on which a decision would be based.