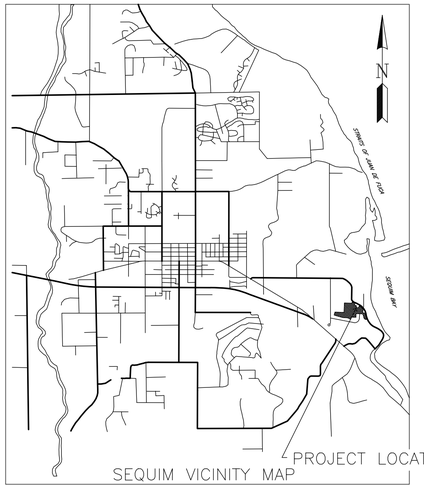


SEQUIM VICINITY MAP

MARINERS OUTLOOK – PHASE III

PROJECT INFORMATION

APPLICANT: MARINERS INVESTORS, LTD.
6676 GUNPARK DR., STE. D
BOULDER, CO 80301

OWNER: MARINERS INVESTORS, LTD.

PROPOSED PROJECT: 82–LOT RESIDENTIAL SUBDIVISION

ZONING: R4–8

SETBACKS: 15' FRONT YARD
6' SIDE/REAR YARD

UTILITIES:
POWER – CLALLAM COUNTY P.U.D. #1
SANITARY SEWER AND WATER – CITY OF SEQUIM
TELEPHONE – CENTURY LINK
CABLE TELEVISION – WAVE BROADBAND

PARCEL NO.:
03–30–27–239050, 249080, 210180, 210140, 210130, 210050, 210125

DATE OF PREPARATION: JANUARY 2020

PROPERTY DESCRIPTION: PORTION OF SEC. 27, T30N, R3W, WM

AREA SUMMARY: 82 LOTS
TOTAL PROJECT AREA = 28.12 AC±
LOT AREA = 19.81 AC±
OPEN SPACE AREA = 3.22 AC±
CITY R.O.W AREA = 5.10 AC±
GROSS DENSITY = 2.92 UNITS/ACRE
NET DENSITY = 4.14 UNITS/ACRE

PHASES

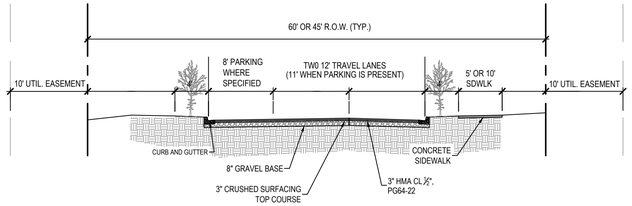
1. LOTS 1–25 (25 LOTS)
TOTAL AREA = 8.39 AC.
LOT AREA = 6.10 AC.
OPEN SPACE = 0.68 AC.
R.O.W. AREA = 1.61 AC.
GROSS DENSITY = 2.98 UNITS/ACRE
NET DENSITY = 4.10 UNITS/ACRE

2. LOTS 26–52 (27 LOTS)
TOTAL AREA = 9.02 AC.
LOT AREA = 6.75 AC.
OPEN SPACE = 0.30 AC.
R.O.W. AREA = 2.24 AC.
GROSS DENSITY = 2.99 UNITS/ACRE
NET DENSITY = 4.00 UNITS/ACRE

3. LOTS 53–68 (16 LOTS)
TOTAL AREA = 4.63 AC.
LOT AREA = 3.82 AC.
OPEN SPACE = 0.27 AC.
R.O.W. AREA = 0.55 AC.
GROSS DENSITY = 3.45 UNITS/ACRE
NET DENSITY = 4.19 UNITS/ACRE

4. LOTS 69–82 (14 LOTS)
TOTAL AREA = 6.08 AC.
LOT AREA = 3.18 AC.
OPEN SPACE = 2.20 AC.
R.O.W. AREA = 0.70 AC.
GROSS DENSITY = 2.30 UNITS/ACRE
NET DENSITY = 4.40 UNITS/ACRE

LEGEND: (UNLESS OTHERWISE INDICATED)
- PROPOSED PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- BUILDING SETBACK
- EASEMENT BOUNDARY
- RIGHT OF WAY CENTERLINE

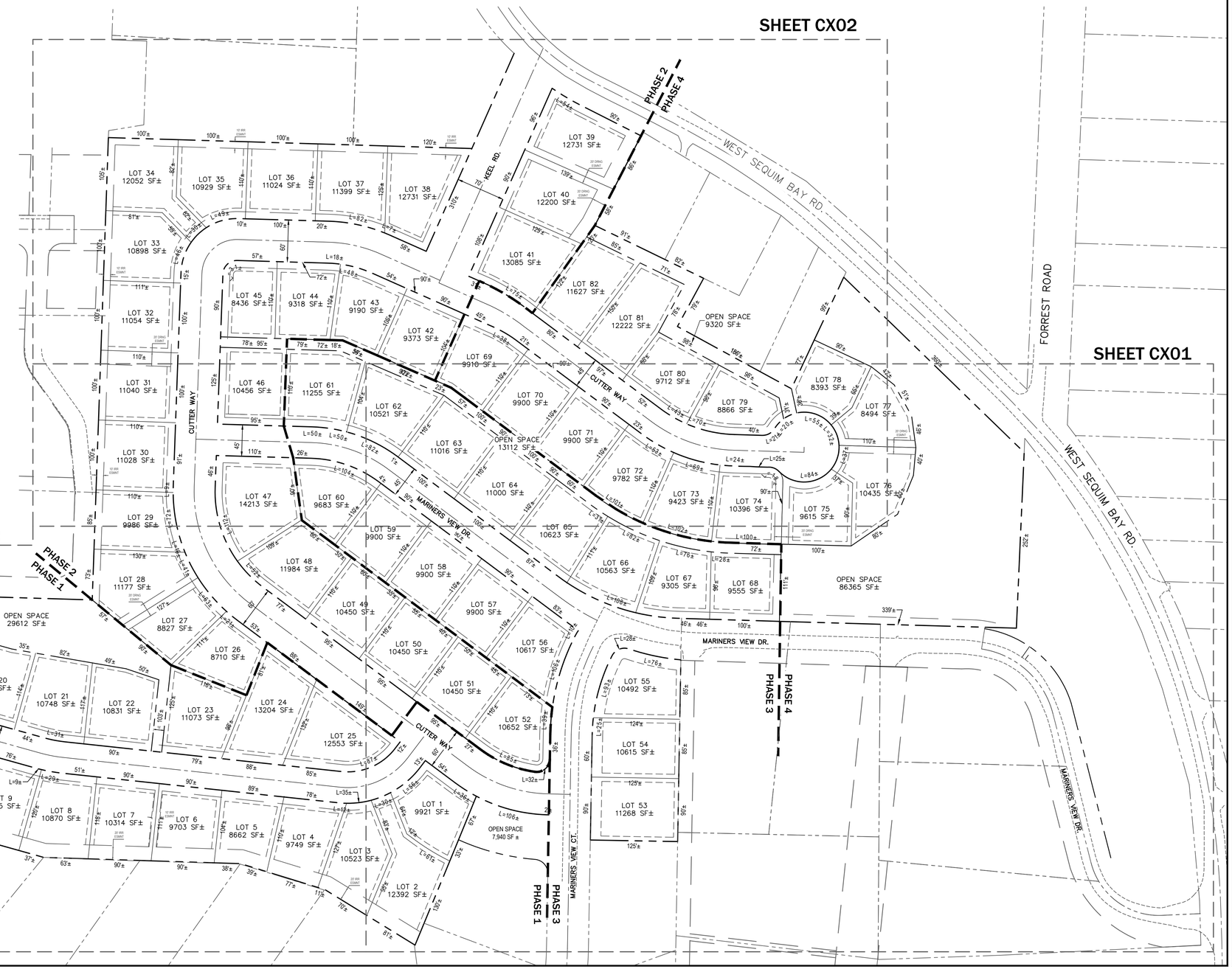


TYPICAL ROADWAY SECTION

SITE PLAN

Scale: 1" = 80'

0 80' 160' 240'



ZENOVIC & ASSOCIATES
INCORPORATED
301 E. 6TH STREET, SUITE 1
PORT ANGELES, WA 98362
PHONE: (360) 417–0501
FAX: (360) 417–0514
EMAIL: ZENOVIC@ZENOVIC.NET

REVISIONS:

DATE	MARK	NOTE

TITLE: MARINERS OUTLOOK PHASE III – W. SEQUIM BAY ROAD, SEQUIM, WA

OVERALL LOT LAYOUT

CLIENT: MARINERS INVESTORS, LTD.
6679 GUNPARK DR. STE. D
BOULDER, CO 80301

SCALE: 1" = 80'

FILE: 18164–P9

JOB NO: 18164

DATE: August 10, 2021

SET: PRE–PLAT

SETH J. RODMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
C001

LOT 62
10521 SF±

LOT 70
9900 SF±

LOT 80
9712 SF±

LOT 78
8393 SF±

LOT 63
11016 SF±

LOT 71
9900 SF±

LOT 79
8866 SF±

LOT 77
8494 SF±

OPEN SPACE
13112 SF±

LOT 72
9782 SF±

LOT 64
11000 SF±

LOT 73
9423 SF±

LOT 74
10396 SF±

LOT 75
9615 SF±

LOT 76
10435 SF±

LOT 59
9900 SF±

LOT 65
10623 SF±

LOT 58
9900 SF±

LOT 66
10563 SF±

LOT 67
9305 SF±

LOT 68
9555 SF±

OPEN SPACE
86365 SF±

LOT 57
9900 SF±

LOT 50
10450 SF±

LOT 56
10617 SF±

LOT 51
10450 SF±

LOT 52
10652 SF±

LOT 55
10492 SF±

LOT 54
10615 SF±

LOT 53
11268 SF±

LOT 1
9921 SF±

OPEN SPACE
7,940 SF ±

LOT 2
12392 SF±

CUTTER WAY

MARINERS VIEW DR.

MARINERS VIEW CT.

WEST SEQUIM BAY RD.

20' DRNG ESMNT

PHASE 3
PHASE 1

PHASE 4
PHASE 3

LEGEND: (UNLESS OTHERWISE INDICATED)

- ..... PROPOSED PROPERTY BOUNDARY
- ..... EXISTING PROPERTY BOUNDARY
- ..... BUILDING SETBACK
- ..... EASEMENT BOUNDARY
- ..... RIGHT OF WAY CENTERLINE

SITE PLAN

Scale: 1" = 40'

0 40' 80' 120'

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PORT ANGELES, WA 98362
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REVISIONS:

DATE	MARK	NOTE

TITLE: MARINERS OUTLOOK PHASE III – W. SEQUIM BAY ROAD, SEQUIM, WA

PRELIMINARY LOT LAYOUT - 1 OF 3

CLIENT:
MARINERS INVESTORS, LTD.
6679 GUNPARK DR. STE. D
BOULDER, CO 80301

SCALE: 1" = 40'

FILE: 18164–P9

JOB NO: 18164

DATE: August 10, 2021

SET: PRE–PLAT

SETH J. RODMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
C101

LEGEND: (UNLESS OTHERWISE INDICATED)

- ..... PROPOSED PROPERTY BOUNDARY
- ..... EXISTING PROPERTY BOUNDARY
- ..... BUILDING SETBACK
- ..... EASEMENT BOUNDARY
- ..... RIGHT OF WAY CENTERLINE

LOT 34 12052 SF±
LOT 35 10929 SF±
LOT 36 11024 SF±
LOT 37 11399 SF±
LOT 38 12731 SF±
LOT 39 12731 SF±
LOT 40 12200 SF±
LOT 41 13085 SF±
LOT 33 10898 SF±
LOT 32 11054 SF±
LOT 31 11040 SF±
LOT 30 11028 SF±
LOT 29 9986 SF±
LOT 45 8436 SF±
LOT 44 9318 SF±
LOT 43 9190 SF±
LOT 42 9373 SF±
LOT 46 10456 SF±
LOT 61 11255 SF±
LOT 62 10521 SF±
LOT 63 11016 SF±
LOT 64 11000 SF±
LOT 47 14213 SF±
LOT 60 9683 SF±
LOT 69 9910 SF±
LOT 70 9900 SF±
LOT 71 9900 SF±
LOT 72 9782 SF±
LOT 73 9423 SF±
LOT 74 10396 SF±
LOT 75 9615 SF±
LOT 76 10435 SF±
LOT 77 8494 SF±
LOT 78 8393 SF±
LOT 79 8866 SF±
LOT 80 9712 SF±
LOT 81 12222 SF±
LOT 82 11627 SF±
OPEN SPACE 9320 SF±
OPEN SPACE 13312 SF±

10' IRR ESMNT
20' DRNG ESMNT
KEEL RD.
CUTTER WAY
MARINERS VIEW
WEST SEQUIM BAY RD.
PHASE 2
PHASE 4

SITE PLAN

Scale: 1" = 40'

0 40' 80' 120'

ZENOVIC & ASSOCIATES
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EMAIL: ZENOVIC@ZENOVIC.NET

REVISIONS:

DATE	MARK	NOTE

TITLE: MARINERS OUTLOOK PHASE III – W. SEQUIM BAY ROAD, SEQUIM, WA

PRELIMINARY LOT LAYOUT - 2 OF 3

CLIENT: MARINERS INVESTORS, LTD.
6679 GUNPARK DR. STE. D
BOULDER, CO 80301

SCALE: 1" = 40'

FILE: 18164-P9

JOB NO: 18164

DATE: August 10, 2021

SET: PRE-PLAT

SETH J. RODMAN STATE OF WASHINGTON 53777 REGISTERED PROFESSIONAL ENGINEER

SHEET

C102

LEGEND: (UNLESS OTHERWISE INDICATED)

..... PROPOSED PROPERTY BOUNDARY
..... EXISTING PROPERTY BOUNDARY
..... BUILDING SETBACK
..... EASEMENT BOUNDARY
..... RIGHT OF WAY CENTERLINE

PHASE 2
PHASE 1

CUTTER WAY

ANCHOR LANE

OPEN SPACE
29612 SF±

LOT 31
11040 SF±

LOT 30
11028 SF±

LOT 29
9986 SF±

LOT 28
11777 SF±

LOT 27
8827 SF±

LOT 26
8710 SF±

LOT 25
12553 SF±

LOT 24
13204 SF±

LOT 23
11073 SF±

LOT 22
10831 SF±

LOT 21
10748 SF±

LOT 20
9961 SF±

LOT 19
9900 SF±

LOT 18
9900 SF±

LOT 17
8537 SF±

LOT 16
8719 SF±

LOT 15
11079 SF±

LOT 14
13788 SF±

LOT 13
10801 SF±

LOT 12
10800 SF±

LOT 11
10800 SF±

LOT 10
10800 SF±

LOT 9
10175 SF±

LOT 8
10870 SF±

LOT 7
10314 SF±

LOT 6
9703 SF±

LOT 5
8662 SF±

LOT 4
9749 SF±

LOT 3
10523 SF±

LOT 46
10456 SF±

LOT 61
11255 SF±

LOT 47
14213 SF±

LOT 60
9683 SF±

LOT 48
11984 SF±

LOT 49
10450 SF±

20' DRNG ESMNT
10' IRR ESMNT
20' IRR ESMNT

SITE PLAN

Scale: 1" = 40'

0 40' 80' 120'

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REVISIONS:

DATE	MARK	NOTE

TITLE: MARINERS OUTLOOK PHASE III – W. SEQUIM BAY ROAD, SEQUIM, WA

PRELIMINARY LOT LAYOUT - 3 OF 3

CLIENT: MARINERS INVESTORS, LTD.
6679 GUNPARK DR. STE. D
BOULDER, CO 80301

SCALE: 1" = 40'

FILE: 18164–P9

JOB NO: 18164

DATE: August 10, 2021

SET: PRE–PLAT

SETH J. RODMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
C103

LOT 62
10521 SF±

LOT 70
9900 SF±

LOT 80
9712 SF±

LOT 78
8393 SF±

LOT 79
8866 SF±

LOT 77
8494 SF±

CUTTER WAY
NEIGHBORHOOD STREET SECTION
(2) 12' TRAVEL LANES
5' SIDEWALK ON ONE SIDE

CUTTER WAY

LOT 71
9900 SF±

LOT 63
11016 SF±

10' SIDEWALK / SHARED USE PATH
TO PROVIDE TRAIL CONNECTION
TO WEST SEQUIM BAY ROAD

LOT 72
9782 SF±

LOT 64
11000 SF±

LOT 73
9423 SF±

LOT 74
10396 SF±

LOT 75
9615 SF±

LOT 76
10435 SF±

20' DRNG
ESMNT

WEST SEQUIM BAY RD.

MARINERS VIEW DR.

MARINER VIEW DRIVE
NEIGHBORHOOD STREET SECTION
(2) 12' TRAVEL LANES
10' SIDEWALK ON ONE SIDE

LOT 59
9900 SF±

LOT 65
10623 SF±

12' MIN.
BERM TOP WIDTH

POND
ACCESS
ROAD

3:1 FILL SLOPES

LOT 58
9900 SF±

LOT 66
10563 SF±

LOT 67
9305 SF±

LOT 68
9555 SF±

OPEN SPACE
86365 SF±

LOT 57
9900 SF±

10' SIDEWALK / SHARED USE PATH
TO PROVIDE TRAIL CONNECTION
TO WEST SEQUIM BAY ROAD

MARINERS VIEW DR.

LOT 50
10450 SF±

LOT 56
10617 SF±

LOT 51
10450 SF±

LOT 55
10492 SF±

MARINERS VIEW COURT
WIDEN TO LOCAL STREET SECTION
(2) 11' TRAVEL LANES
(1) 8' PARKING LANE
10' SIDEWALK ON ONE SIDE

PHASE 4
PHASE 3

LOT 52
10652 SF±

CUTTER WAY
LOCAL STREET SECTION
(2) 11' TRAVEL LANES
(1) 8' PARKING LANE
10' SIDEWALK ON ONE SIDE

LOT 54
10615 SF±

LOT 1
9921 SF±

OPEN SPACE
7,940 SF ±

LOT 53
11268 SF±

MARINERS VIEW CT.

PHASE 1
PHASE 3

LOT 2
12392 SF±

SIDEWALK / SHARED USE PATH TO
PROVIDE TRAIL CONNECTION TO
WEST SEQUIM BAY ROAD. PATH
NARROWS TO 8.0' FOR LAST 225'
DUE TO GRADE RESTRICTIONS

LEGEND: (UNLESS OTHERWISE INDICATED)

- ..... PROPOSED PROPERTY BOUNDARY
- ..... EXISTING PROPERTY BOUNDARY
- ..... BUILDING SETBACK
- ..... EASEMENT BOUNDARY
- ..... CENTER OF TRAVELLED WAY
- ..... EDGE OF EXISTING PAVEMENT
- ..... EDGE OF PROPOSED GRAVEL ROAD
- ..... EDGE OF PROPOSED DRAINAGE SWALE
- ..... FLOWLINE OF PROPOSED DRAINAGE SWALE
- ..... PROPOSED STREET TREE
- ..... CONCRETE SURFACING
- ..... GRAVEL SURFACING
- ..... ASPHALT PAVING
- ..... OPEN SPACE/GREENBELT

SITE PLAN

Scale: 1" = 40'

0 40' 80' 120'

ZENOVIC & ASSOCIATES
INCORPORATED
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PORT ANGELES, WA 98362
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EMAIL: ZENOVIC@ZENOVIC.NET

REVISIONS:

DATE	MARK	NOTE

TITLE: MARINERS OUTLOOK PHASE III – W. SEQUIM BAY ROAD, SEQUIM, WA

PRELIMINARY CIRCULATION PLAN - 1 OF 3

CLIENT:
MARINERS INVESTORS, LTD.
6679 GUNPARK DR. STE. D
BOULDER, CO 80301

SCALE: 1" = 40'

FILE: 18164-P9

JOB NO: 18164

DATE: August 10, 2021

SET: PRE-PLAT

SETH J. RODMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
C201

LEGEND: (UNLESS OTHERWISE INDICATED)

- ..... PROPOSED PROPERTY BOUNDARY
- ..... EXISTING PROPERTY BOUNDARY
- ..... BUILDING SETBACK
- ..... EASEMENT BOUNDARY
- ..... CENTER OF TRAVELLED WAY
- ..... EDGE OF EXISTING PAVEMENT
- ..... EDGE OF PROPOSED GRAVEL ROAD
- ..... EDGE OF PROPOSED DRAINAGE SWALE
- ..... FLOWLINE OF PROPOSED DRAINAGE SWALE
- ..... PROPOSED STREET TREE
- ..... CONCRETE SURFACING
- ..... GRAVEL SURFACING
- ..... ASPHALT PAVING
- ..... OPEN SPACE/GREENBELT

PHASE 2
PHASE 4

KEEL ROAD
LOCAL STREET SECTION
(2) 11' TRAVEL LANES
(1) 8' PARKING LANE
10' SIDEWALK ON ONE SIDE

CUTTER WAY
LOCAL STREET SECTION
(2) 11' TRAVEL LANES
(1) 8' PARKING LANE
10' SIDEWALK ON ONE SIDE

CUTTER WAY
NEIGHBORHOOD STREET SECTION
(2) 12' TRAVEL LANES
5' SIDEWALK ON ONE SIDE

MARINER VIEW DRIVE
NEIGHBORHOOD STREET SECTION
(2) 12' TRAVEL LANES
10' SIDEWALK ON ONE SIDE

10' SIDEWALK / SHARED USE PATH
TO PROVIDE TRAIL CONNECTION
TO WEST SEQUIM BAY ROAD

MARINER VIEW DRIVE
NEIGHBORHOOD STREET SECTION
(2) 12' TRAVEL LANES
10' SIDEWALK ON ONE SIDE

WEST SEQUIM BAY RD.

LOT 29 9986 SF±
LOT 30 11028 SF±
LOT 31 11040 SF±
LOT 32 11054 SF±
LOT 33 10898 SF±
LOT 34 12052 SF±
LOT 35 10929 SF±
LOT 36 11024 SF±
LOT 37 11399 SF±
LOT 38 12731 SF±
LOT 39 12731 SF±
LOT 40 12200 SF±
LOT 41 13085 SF±
LOT 42 9373 SF±
LOT 43 9190 SF±
LOT 44 9318 SF±
LOT 45 8436 SF±
LOT 46 10456 SF±
LOT 47 14213 SF±
LOT 60 9683 SF±
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LOT 64 11000 SF±
LOT 69 9910 SF±
LOT 70 9900 SF±
LOT 71 9900 SF±
LOT 72 9782 SF±
LOT 73 9423 SF±
LOT 74 10396 SF±
LOT 75 9615 SF±
LOT 76 10435 SF±
LOT 77 8494 SF±
LOT 78 8393 SF±
LOT 79 8866 SF±
LOT 80 9712 SF±
LOT 81 12222 SF±
LOT 82 11627 SF±
OPEN SPACE 9320 SF±

10' IRR ESMNT
20' DRNG ESMNT

SITE PLAN

Scale: 1" = 40'

0 40' 80' 120'

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REVISIONS:

DATE	MARK	NOTE

TITLE: MARINERS OUTLOOK PHASE III - W. SEQUIM BAY ROAD, SEQUIM, WA

PRELIMINARY CIRCULATION PLAN - 2 OF 3

CLIENT:
MARINERS INVESTORS, LTD.
6679 GUNPARK DR. STE. D
BOULDER, CO 80301

SCALE: 1" = 40'

FILE: 18164-P9

JOB NO: 18164

DATE: August 10, 2021

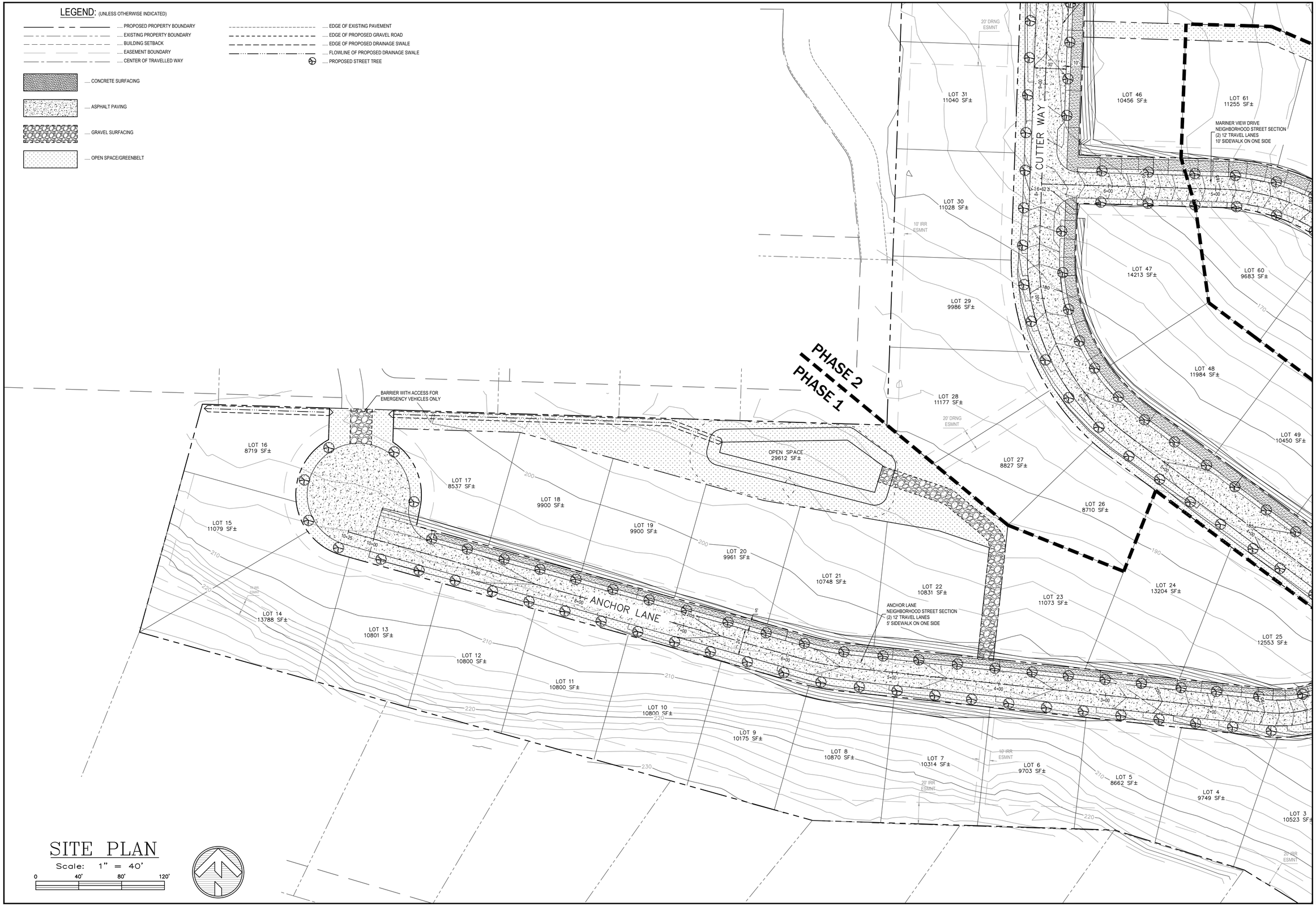
SET: PRE-PLAT

SETH J. RODMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
C202

LEGEND: (UNLESS OTHERWISE INDICATED)

- ..... PROPOSED PROPERTY BOUNDARY
- ..... EXISTING PROPERTY BOUNDARY
- ..... BUILDING SETBACK
- ..... EASEMENT BOUNDARY
- ..... CENTER OF TRAVELLED WAY
- ..... EDGE OF EXISTING PAVEMENT
- ..... EDGE OF PROPOSED GRAVEL ROAD
- ..... EDGE OF PROPOSED DRAINAGE SWALE
- ..... FLOWLINE OF PROPOSED DRAINAGE SWALE
- ..... PROPOSED STREET TREE
- ..... CONCRETE SURFACING
- ..... ASPHALT PAVING
- ..... GRAVEL SURFACING
- ..... OPEN SPACE/GREENBELT



SITE PLAN

Scale: 1" = 40'

0 40' 80' 120'

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PORT ANGELES, WA 98362
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REVISIONS:

DATE	MARK	NOTE

TITLE: MARINERS OUTLOOK PHASE III - W. SEQUIM BAY ROAD, SEQUIM, WA

PRELIMINARY CIRCULATION PLAN - 3 OF 3

CLIENT: MARINERS INVESTORS, LTD.
6679 GUNPARK DR. STE. D
BOULDER, CO 80301

SCALE: 1" = 40'

FILE: 18164-P9

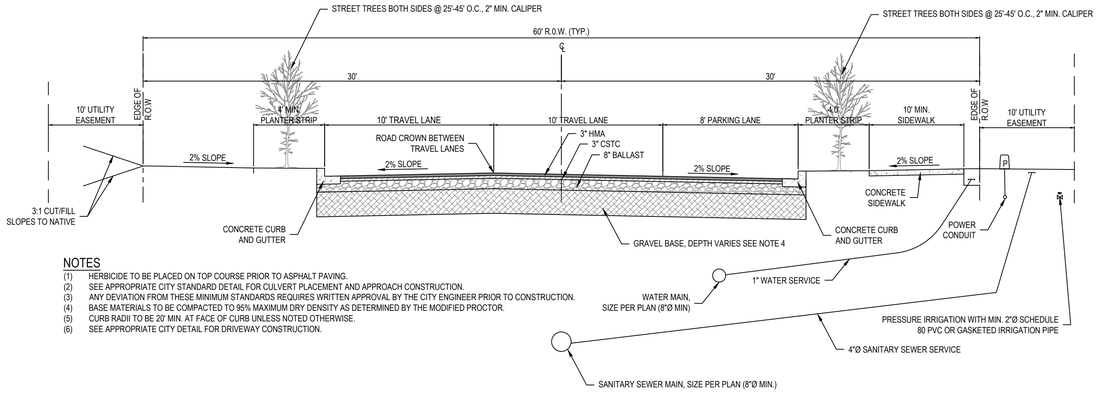
JOB NO: 18164

DATE: August 10, 2021

SET: PRE-PLAT

SETH J. RODMAN
STATE OF WASHINGTON
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PROFESSIONAL ENGINEER

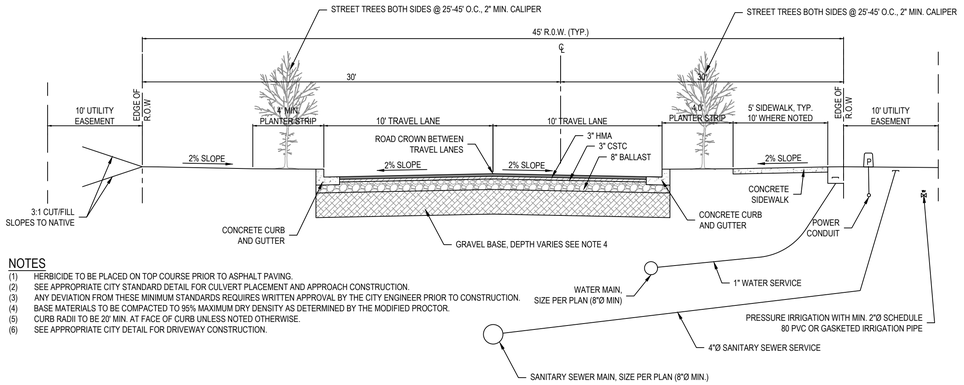
SHEET
C203



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.

TYPICAL LOCAL ACCESS SECTION - 60' R.O.W.

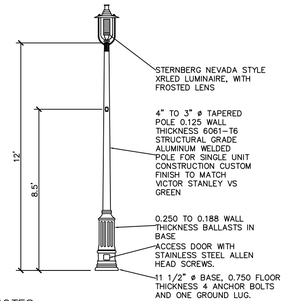


NOTES

(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.

TYPICAL NEIGHBORHOOD STREET SECTION - 45' R.O.W.

LIGHT POLES TO BE INSTALLED AT 150' O.C. MAX ALONG THE PROPOSED RIGHT-OF-WAYS. EXACT LAYOUT TO BE DETERMINED AND SHOWN DURING CONSTRUCTION PERMITTING PROCESS



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.

A — LIGHT POLE DETAIL
Scale: NTS

ZENOVIC & ASSOCIATES
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PORT ANGELES, WA 98362
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EMAIL: ZENOVIC@ZENOVIC.NET

REVISIONS:

DATE	MARK	NOTE

TITLE: MARINERS OUTLOOK PHASE III - W. SEQUIM BAY ROAD, SEQUIM, WA

ROADWAY SECTIONS

CLIENT:
MARINERS INVESTORS, LTD.
6679 GUNPARK DR. STE. D
BOULDER, CO 80301

SCALE: NTS
FILE: 18164-P9
JOB NO: 18164
DATE: August 10, 2021
SET: PRE-PLAT

SETH J. RODMAN — STATE OF WASHINGTON — 53777 — REGISTERED PROFESSIONAL ENGINEER

SHEET
C210

LOT 62
10521 SF±

LOT 70
9900 SF±

LOT 80
9712 SF±

LOT 78
8393 SF±

LOT 79
8866 SF±

LOT 77
8494 SF±

LOT 71
9900 SF±

LOT 63
11016 SF±

LOT 72
9782 SF±

LOT 64
11000 SF±

LOT 73
9423 SF±

LOT 74
10396 SF±

LOT 75
9615 SF±

LOT 76
10435 SF±

LOT 59
9900 SF±

LOT 65
10623 SF±

LOT 66
10563 SF±

LOT 67
9305 SF±

LOT 68
9555 SF±

OPEN SPACE
86365 SF±

LOT 58
9900 SF±

LOT 57
9900 SF±

LOT 50
10450 SF±

LOT 56
10617 SF±

LOT 51
10450 SF±

LOT 55
10492 SF±

LOT 52
10652 SF±

LOT 54
10615 SF±

LOT 1
9921 SF±

OPEN SPACE
7,940 SF ±

LOT 53
11268 SF±

LOT 2
12392 SF±

PHASE 1

PHASE 3

PHASE 4

PHASE 3

SSMH-17
SSMH-25
SSMH-18
SSMH-07
SSMH-08
SSMH-09
SSMH-23
SSMH-19
SSMH-24
SSMH-20
(E) SSMH-02
(E) SSMH-03
(E) SSMH-04
(E) SSMH-01
CB

20' DRNG ESMNT

20' DRNG ESMNT

STORMWATER TREATMENT VAULT

STORMWATER DETENTION/INFILTRATION POND
8,000 S.F.± BOTTOM AREA
6.0' POND DEPTH
3:1 SIDESLOPES
12' MIN BERM TOP WIDTH

PROPOSED SANITARY SEWER PUMP STATION

CONNECT TO EXISTING SS MNAHOLE

3"Ø SS FORCE MAIN

3"Ø SS HDPE FORCE MAIN

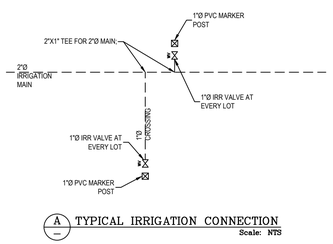
CONNECT TO EXISTING SS MNAHOLE

3"Ø SS HDPE FORCE MAIN

EXISTING STORMWATER DETENTION POND

LEGEND: (UNLESS OTHERWISE INDICATED)

- PROPERTY BOUNDARY
- EASEMENT BOUNDARY
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED GRAVITY SEWER LINE
- PROPOSED SS FORCE MAIN
- EXISTING GRAVITY SEWER LINE
- EXISTING/REALIGNED GRAVITY IRRIGATION LINE
- PROPOSED PRESSURE IRRIGATION LINE
- PROPOSED SANITARY SEWER SERVICE
- SSMH — PROPOSED SANITARY SEWER MANHOLE
- (E) SSMH — EXISTING SANITARY SEWER MANHOLE
- CB — PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM SEWER CONNECTION
- PROPOSED WATER SERVICE CONNECTION
- PROPOSED FIRE HYDRANT



A TYPICAL IRRIGATION CONNECTION
Scale: NTS

SITE PLAN

Scale: 1" = 40'

0 40' 80' 120'

ZENOVIC & ASSOCIATES
INCORPORATED
301 E. 6TH STREET, SUITE 1
PORT ANGELES, WA 98362
PHONE: (360) 417-0501
FAX: (360) 417-0514
EMAIL: ZENOVIC@ZENOVIC.NET

REVISIONS:

DATE	MARK	NOTE

TITLE: MARINERS OUTLOOK PHASE III – W. SEQUIM BAY ROAD, SEQUIM, WA

PRELIMINARY UTILITY PLAN - 1 OF 3

CLIENT: MARINERS INVESTORS, LTD.
6679 GUNPARK DR. STE. D
BOULDER, CO 80301

SCALE: 1" = 40'

FILE: 18164-P9

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SETH J. RODMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
C301

LEGEND: (UNLESS OTHERWISE INDICATED)

- ..... PROPERTY BOUNDARY
- ..... EASEMENT BOUNDARY
- ..... PROPOSED STORM LINE
- ..... PROPOSED WATER LINE
- ..... EXISTING WATER LINE
- ..... PROPOSED GRAVITY SEWER LINE
- ..... PROPOSED SS FORCE MAIN
- ..... EXISTING GRAVITY SEWER LINE
- ..... EXISTING/REALIGNED GRAVITY IRRIGATION LINE
- ..... PROPOSED PRESSURE IRRIGATION LINE
- ..... PROPOSED SANITARY SEWER SERVICE
- SSMH ..... PROPOSED SANITARY SEWER MANHOLE
- (E) SSMH ..... EXISTING SANITARY SEWER MANHOLE
- CB ..... PROPOSED STORM DRAIN CATCH BASIN
- ..... PROPOSED STORM SEWER CONNECTION
- ..... PROPOSED WATER SERVICE CONNECTION
- ..... PROPOSED FIRE HYDRANT

PHASE 2
PHASE 4

WEST SEQUIM BAY RD.

STORMWATER TREATMENT CATCH BASIN

LOT 39 12731 SF±
LOT 40 12200 SF±
LOT 41 13085 SF±
LOT 82 11627 SF±
LOT 81 12222 SF±
OPEN SPACE 9320 SF±
LOT 80 9712 SF±
LOT 79 8866 SF±
LOT 78 8393 SF±
LOT 77 8494 SF±
LOT 76 10435 SF±
LOT 75 9615 SF±
LOT 74 10396 SF±
LOT 73 9423 SF±
LOT 72 9782 SF±
LOT 71 9900 SF±
LOT 70 9900 SF±
LOT 69 9910 SF±
LOT 64 11000 SF±
LOT 63 11016 SF±
LOT 62 10521 SF±
LOT 61 11255 SF±
LOT 60 9683 SF±
LOT 47 14213 SF±
LOT 46 10456 SF±
LOT 45 8436 SF±
LOT 44 9318 SF±
LOT 43 9190 SF±
LOT 42 9373 SF±
LOT 38 12731 SF±
LOT 37 11399 SF±
LOT 36 11024 SF±
LOT 35 10929 SF±
LOT 34 12052 SF±
LOT 33 10898 SF±
LOT 32 11054 SF±
LOT 31 11040 SF±
LOT 30 11028 SF±
LOT 29 9986 SF±

20' DRNG ESMNT
10' IRR ESMNT
2"Ø SS FORCE MAIN
EXISTING PUMP STATION
SEE PUMP STATION ANALYSIS PREPARED BY THIS OFFICE
CAPTURE OUTFALL FROM EXISTING DETENTION POND
EXISTING STORMWATER DETENTION POND
(E) SSMH-05
SSMH-11
SSMH-12
SSMH-13
SSMH-14
SSMH-15
SSMH-16
SSMH-17
SSMH-18
SSMH-21
SSMH-22
SSMH-25
CB

SITE PLAN

Scale: 1" = 40'

0 40' 80' 120'

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REVISIONS:

DATE	MARK	NOTE

TITLE: MARINERS OUTLOOK PHASE III - W. SEQUIM BAY ROAD, SEQUIM, WA

PRELIMINARY UTILITY PLAN - 2 OF 3

CLIENT: MARINERS INVESTORS, LTD.
6679 GUNPARK DR. STE. D
BOULDER, CO 80301

SCALE: 1" = 40'

FILE: 18164-P9

JOB NO: 18164

DATE: August 10, 2021

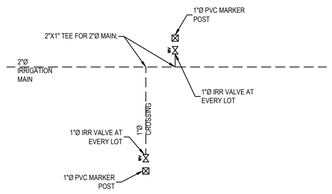
SET: PRE-PLAT

SETH J. RODMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
C302

LEGEND: (UNLESS OTHERWISE INDICATED)

- ..... PROPERTY BOUNDARY
- ..... EASEMENT BOUNDARY
- ..... PROPOSED STORM LINE
- ..... PROPOSED WATER LINE
- ..... EXISTING WATER LINE
- ..... PROPOSED GRAVITY SEWER LINE
- ..... PROPOSED SS FORCE MAIN
- ..... EXISTING GRAVITY SEWER LINE
- ..... EXISTING/REALIGNED GRAVITY IRRIGATION LINE
- ..... PROPOSED PRESSURE IRRIGATION LINE
- ..... PROPOSED SANITARY SEWER SERVICE
- SSMH ..... PROPOSED SANITARY SEWER MANHOLE
- (E) SSMH ..... EXISTING SANITARY SEWER MANHOLE
- CB ..... PROPOSED STORM DRAIN CATCH BASIN
- ..... PROPOSED STORM SEWER CONNECTION
- ..... PROPOSED WATER SERVICE CONNECTION
- ..... PROPOSED FIRE HYDRANT



A TYPICAL IRRIGATION CONNECTION
Scale: NTS

SITE PLAN

Scale: 1" = 40'

0 40' 80' 120'

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REVISIONS:

DATE	MARK	NOTE

TITLE: MARINERS OUTLOOK PHASE III – W. SEQUIM BAY ROAD, SEQUIM, WA

PRELIMINARY UTILITY PLAN - 3 OF 3

CLIENT: MARINERS INVESTORS, LTD.
6679 GUNPARK DR. STE. D
BOULDER, CO 80301

SCALE: 1" = 40'

FILE: 18164-P9

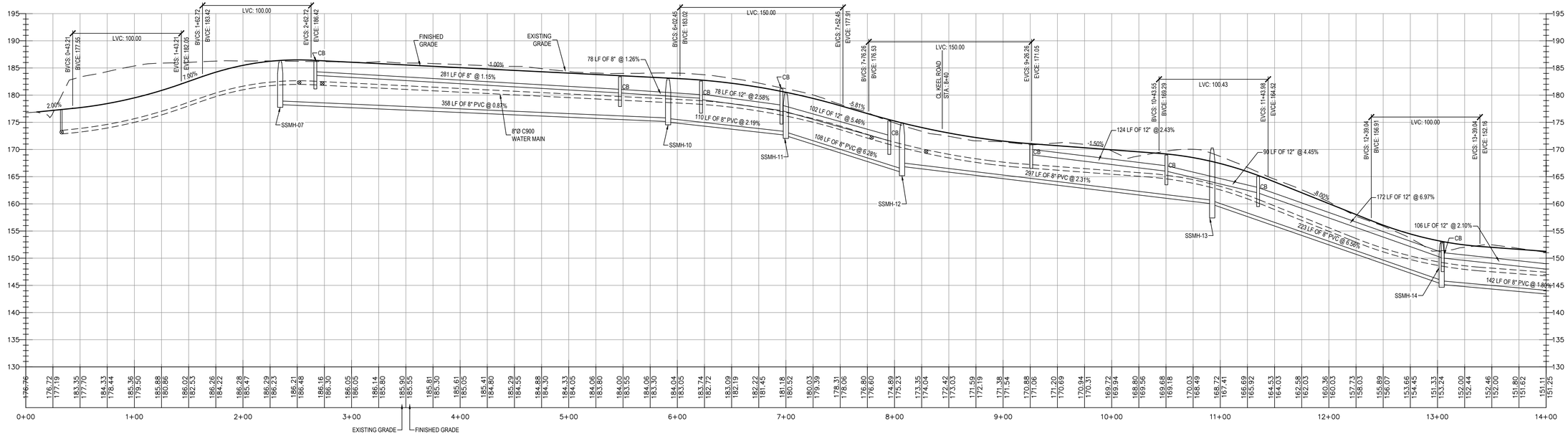
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DATE: August 10, 2021

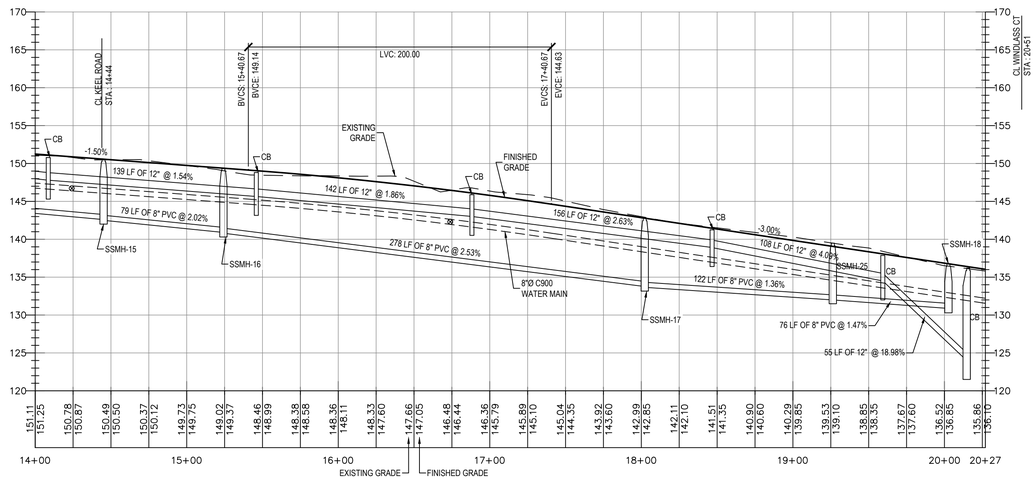
SET: PRE-PLAT

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PROFESSIONAL ENGINEER

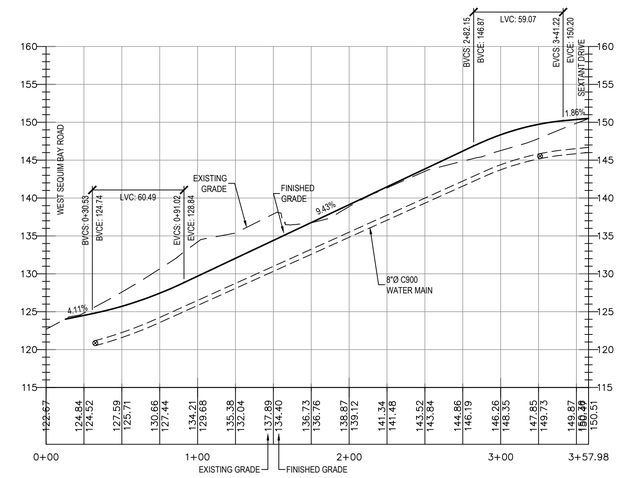
SHEET
C303



CUTTER WAY PROFILE
SCALE: 50
VERT. EXAGERATION: 5.0



CUTTER WAY PROFILE
SCALE: 50
VERT. EXAGERATION: 5.0



KEEL ROAD (1) PROFILE
SCALE: 50
VERT. EXAGERATION: 5.0

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REVISIONS:

DATE	MARK	NOTE

PRELIMINARY ROADWAY PROFILES 1 OF 2

TITLE: MARINERS OUTLOOK PHASE III – W. SEQUIM BAY ROAD, SEQUIM, WA

CLIENT: MARINERS INVESTORS, LTD.
6679 GUNPARK DR. STE. D
BOULDER, CO 80301

SCALE: NOTED

FILE: 18164–P9

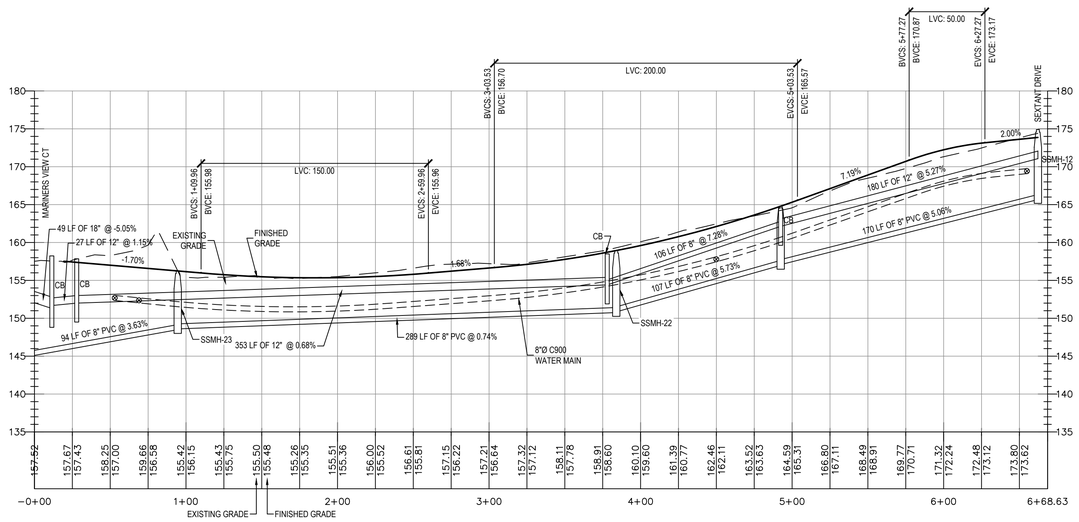
JOB NO: 18164

DATE: August 10, 2021

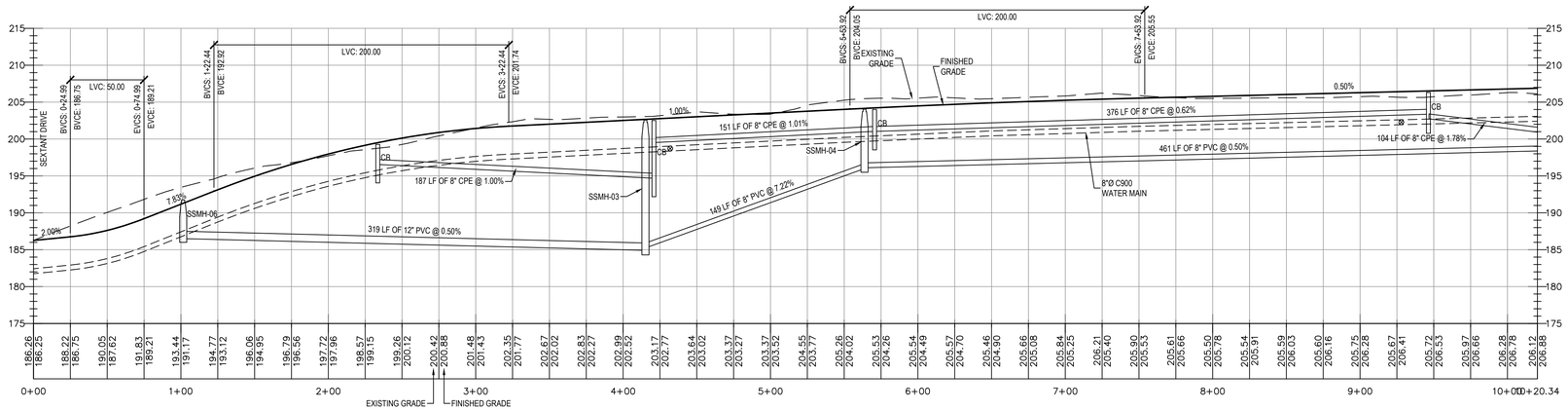
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STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
C311



MARINER VIEW DRIVE PROFILE
SCALE: 50
VERT. EXAGERATION: 5.0



ANCHOR LANE PROFILE
SCALE: 50
VERT. EXAGERATION: 5.0

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REVISIONS:

DATE	MARK	NOTE

TITLE: MARINERS OUTLOOK PHASE III - W. SEQUIM BAY ROAD, SEQUIM, WA

PRELIMINARY ROADWAY PROFILES 2 OF 2

CLIENT:
MARINERS INVESTORS, LTD.
6679 GUNPARK DR. STE. D
BOULDER, CO 80301

SCALE: NOTED

FILE: 18164-P9

JOB NO: 16462

DATE: August 10, 2021

SET: PRE-PLAT

SETH J. RODMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
C312