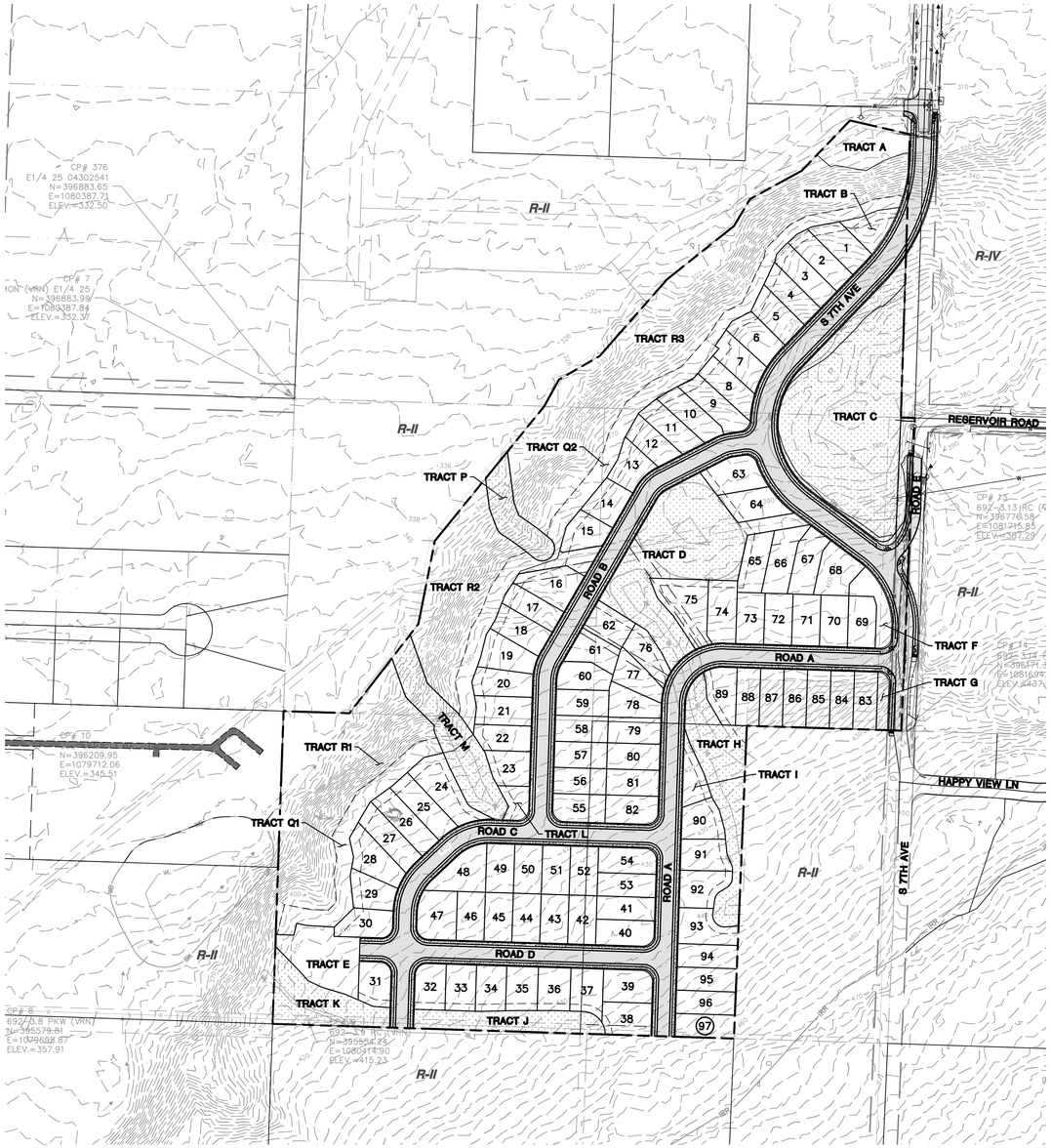
Rec'd 1/1/2017
City of Sequim
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Exhibit 4

LEGACY RIDGE PRELIMINARY PLAT

SEQUIM, WASHINGTON

DECEMBER 2018



SITE MAP

HORIZ. 0 75 150 300
Scale In Feet

PROJECT INFORMATION

APPLICANT: **IDEVELOP NW**
C/O PACE ENGINEERS
11255 KIRKLAND WAY SUITE 300
KIRKLAND,WA 98033
PHONE: 425-827-2014
CONTACT: STEVE CALHOON

ENGINEER/SURVEY: **PACE ENGINEERS, INC.**
11255 KIRKLAND WAY, SUITE 300
KIRKLAND, WA 98033
PHONE: 425-827-2014
CONTACT: PHIL CHEESMAN, P.E.
DAVID FULTON, P.L.S.

GEOTECHNICAL: **NORTHWESTERN TERRITORIES, INC**
717 S. PEABODY STREET
PORT ANGELES, WA. 98362
PHONE: 360-452-8491

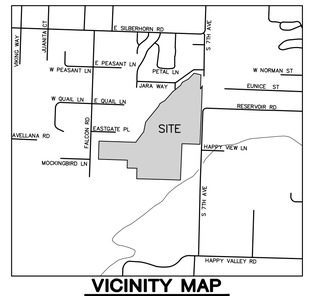
ASSOCIATED EARTH SCIENCES
911 5TH AVE.
KIRKLAND, WA. 98033
PHONE: 425-827-7701
CONTACT: JENNY SALTONSTALL

TRAFFIC: **GIBSON TRAFFIC CONSULTANTS, INC**
2802 WETMORE AVE. SUITE 200
EVERETT, WA. 98201
PHONE: 425-339-8266
CONTACT: EDWARD KOLTONOWSKI

OWNER: **IRVIN BOYD FAMILY LIMITED PARTNERSHIP**
6622 N. MOON DRUMMER WAY
MERIDIAN, ID 83646

WETLAND BIOLOGIST: **WETLAND RESOURCES, INC**
9505 19TH AVE SE, SUITE 106
EVERETT, WA. 98208
PHONE: 425-337-3174
CONTACT: SCOTT BRAINARD

CULTURAL RESOURCES: **TIERRA RIGHT OF WAY**
17553 15TH AVENUE NE
SEATTLE, WA. 98155
PHONE: 206-363-1556
CONTACT: JENNIFER HUSHOUR



VICINITY MAP
SCALE: 1"= ¼ MILE

DEVELOPMENT SUMMARY

GROSS SITE AREA:	37.59 AC
ACTIVE OPEN SPACE & PARKS:	2.71 AC
OS/CRITICAL WETLAND & BUFFER AREAS:	12.59 AC
PUBLIC ROW AREAS:	6.59 AC
STORMWATER MANAGEMENT TRACTS:	0.32 AC
TOTAL NON-RESIDENTIAL AREA:	22.20 AC
NET RESIDENTIAL AREA:	15.38 AC
	37.59 AC

LOT SUMMARY:

PROPOSED LOTS	97
AVERAGE LOT SIZE	6,906 SF
MINIMUM LOT SIZE (REQUIRED)	6,250 SF (PER R-II ZONE)

DENSITY ANALYSIS:

NET DENSITY	6.31 DU/AC
GROSS DENSITY	2.58 DU/AC

OPEN SPACE/ACTIVE RECREATION AREA

CODE REFERENCE:
PER SMC 17-28-050 A2

OPEN SPACE REQUIRED:	10% OF GROSS AREA	3.7 AC
OPEN SPACE PROVIDED (INCLUDING CRITICAL AREAS/SMC):		15.3 AC
ACTIVE RECREATION REQUIRED:	50% OF OPEN SPACE	1.9 AC
ACTIVE RECREATION PROVIDED:		2.7 AC

UTILITY PURVEYORS

WATER	CITY OF SEQUIM
SEWER	CITY OF SEQUIM
POWER/GAS	CLALLAM COUNTY PUD
TELEPHONE	CENTURYLINK

LEGAL DESCRIPTION

LOT 2B IN VOLUME 53 OF SURVEYS, PAGE 60, BEING A PORTION OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF SOUTH 7TH AVENUE BEING THE EASTERLY 30 FEET OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M. ADJOINING AFOREMENTIONED LOT 2B;

EXCEPT THAT PORTION OF LOT 2B DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2B, THENCE SOUTH 88°10'11" EAST, ALONG THE SOUTH LINE OF LOT 2B, 181.94 FEET;
THENCE NORTH 1°48'42" WEST, 191.81 FEET;
THENCE NORTH 88°11'18" WEST, 181.29 FEET, TO THE WEST LINE OF LOT 2B;
THENCE SOUTH 2°00'18" WEST, ALONG SAID WEST LINE, 191.75 FEET, TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON.

HORIZONTAL DATUM

NAD '83/'91 – WASHINGTON COORDINATE SYSTEM NORTH ZONE. BASED ON TERRESTRIAL AND GPS MEASUREMENTS FROM COORDINATES PUBLISHED IN PUBIC LANDS SURVEY SYSTEM (PLSS) AND GEODETIC MONUMENT REPORTS RECORDED IN CLALLAM COUNTY RECORDS UNDER AUDITORS FEE NUMBERS 19981010485 AND 19981006589 AND GRAPHICALLY SHOWN ON RECORDS OF SURVEY FILED UNDER AUDITORS FEE NUMBERS 19981010484 AND 19981006588.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 30, RANGE 4 WEST, W.M. BEARS SOUTH 01°52'48" WEST PER RECORD OF SURVEY FILED UNDER AUDITORS FEE NUMBER 19981010484

VERTICAL DATUM

NAVD '88 BASED ON TERRESTRIAL AND GPS MEASUREMENTS FROM COORDINATES PUBLISHED IN PUBIC LANDS SURVEY SYSTEM (PLSS) AND GEODETIC MONUMNET REPORTS RECORDED IN CLALLAM COUNTY RECORDS UNDER AUDITORS FEE NUMBERS 19981010485 AND 19981006589 AND GRAPHICALLY SHOWN ON RECORDS OF SURVEY FILED UNDER AUDITORS FEE NUMBERS 19981010484 AND 19981006588.

BENCHMARKS

N1/4 CORNER OF SECTION 30, DESIGNATION 03303021
NE CORNER OF SECTION 25, DESIGNATION 04602511
N1/4 CORNER OF SECTION 25, DESIGNATION 04302521
S1/4 CORNER OF SECTION 30, DESIGNATION 03303121
S1/4 CORNER OF SECTION 25, DESIGNATION 04303621

EARTHWORK ESTIMATES:

EARTHWORK QUANTITIES:
SITE (MINUS TRACT O)
- CUT: 34,125 CY ±
- FILL: 49,920 CY ±
- NET: 15,795 CY ± (FILL)

TRACT O (STORMWATER PONDS)
- CUT: 1,408 CY ±
- FILL: 4,382 CY ±
- NET: 2,974 CY ± (FILL)

TRACT SUMMARY

TRACT	TRACT TYPE	TRACT AREA
TRACT A	STORMWATER MANAGEMENT POND	13,694 SQ. FT.
TRACT B	OPEN SPACE – COMMON OPEN SPACE (PARK)	6,083 SQ. FT.
TRACT C	OPEN SPACE WETLAND & BUFFER (PROTECTED CRITICAL AREA)	101,532 SQ. FT.
TRACT D	OPEN SPACE WETLAND & BUFFER (PROTECTED CRITICAL AREA)	59,446 SQ. FT.
TRACT E	OPEN SPACE – COMMON OPEN SPACE (PARK)	18,839 SQ. FT.
TRACT F	OPEN SPACE – COMMON OPEN SPACE (PARK)	6,512 SQ. FT.
TRACT G	OPEN SPACE – COMMON OPEN SPACE (PARK)	2,908 SQ. FT.
TRACT H	OPEN SPACE WETLAND & BUFFER (PROTECTED CRITICAL AREA)	32,142 SQ. FT.
TRACT I	OPEN SPACE – COMMON OPEN SPACE (PARK)	5,385 SQ. FT.
TRACT J	OPEN SPACE WETLAND & BUFFER (PROTECTED CRITICAL AREA)	17,677 SQ. FT.
TRACT K	OPEN SPACE WETLAND & BUFFER (PROTECTED CRITICAL AREA)	21,046 SQ. FT.
TRACT L	OPEN SPACE – COMMON OPEN SPACE (PARK)	3,737 SQ. FT.
TRACT M	OPEN SPACE WETLAND & BUFFER (PROTECTED CRITICAL AREA)	27,253 SQ. FT.
TRACT N	NOT USED	
TRACT O	NOT USED	
TRACT P	OPEN SPACE WETLAND & BUFFER (PROTECTED CRITICAL AREA)	12,942 SQ. FT.
TRACT Q1	OPEN SPACE TRAIL EASEMENT PARK (SLOPE BUFFER)	21,863 SQ. FT.
TRACT Q2	OPEN SPACE TRAIL EASEMENT PARK (SLOPE BUFFER)	52,893 SQ. FT.
TRACT R1	OPEN SPACE SLOPE (PROTECTED CRITICAL AREA)	85,359 SQ. FT.
TRACT R2	OPEN SPACE SLOPE (PROTECTED CRITICAL AREA)	50,721 SQ. FT.
TRACT R3	OPEN SPACE SLOPE (PROTECTED CRITICAL AREA)	140,515 SQ. FT.
TOTAL		680,548 SQ. FT. 15.62 AC

SHEET LIST TABLE

#	Sheet Title
C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS MAP
C1.2	PRELIMINARY PLAT MAP
C1.3	HORIZONTAL CONTROL
C1.4	SIGHT DISTANCE TRIANGLES
C2.0	GRADING & DRAINAGE PLAN (NORTH)
C2.1	GRADING & DRAINAGE PLAN (SOUTH)
C2.2	GRADING & DRAINAGE PLAN (WEST)
C2.3	ROAD & DRAINAGE PROFILES
C2.4	ROAD & DRAINAGE PROFILES
C2.5	ROAD & DRAINAGE PROFILES
C2.6	ROAD & DRAINAGE PROFILES
C2.7	GRADING & DRAINAGE DETAILS
C2.8	OFF-SITE CONCEPTUAL ROADWAY EXTENSIONS
C2.9	OFF-SITE CONCEPTUAL ROADWAY EXTENSION PROFILES
C2.10	OFF-SITE CONCEPTUAL ROADWAY EXTENSION PROFILE ROAD D
C3.0	UTILITY PLAN (NORTH)
C3.1	UTILITY PLAN (SOUTH)
C3.2	SANITARY SEWER PROFILES
C3.3	SANITARY SEWER PROFILES
C3.4	SANITARY SEWER PROFILES
C4.0	IRRIGATION PLAN (NORTH)
C4.1	IRRIGATION PLAN (SOUTH)
L1.0	PRELIMINARY LANDSCAPE PLAN

REVISION	DATE
REVISED PER CITY OF SEQUIM COMMENTS	5/19
REVISED PER CITY OF SEQUIM COMMENTS	12/18
REVISED PER CITY OF SEQUIM COMMENTS	1/18

S'YM

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PHILIP D. CHEESMAN
STATE OF WASHINGTON
16890
REGISTERED
PROFESSIONAL ENGINEER
12/27/2018

iDevelop NORTHWEST

LEGACY RIDGE PRE-PLAT

COVER SHEET

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

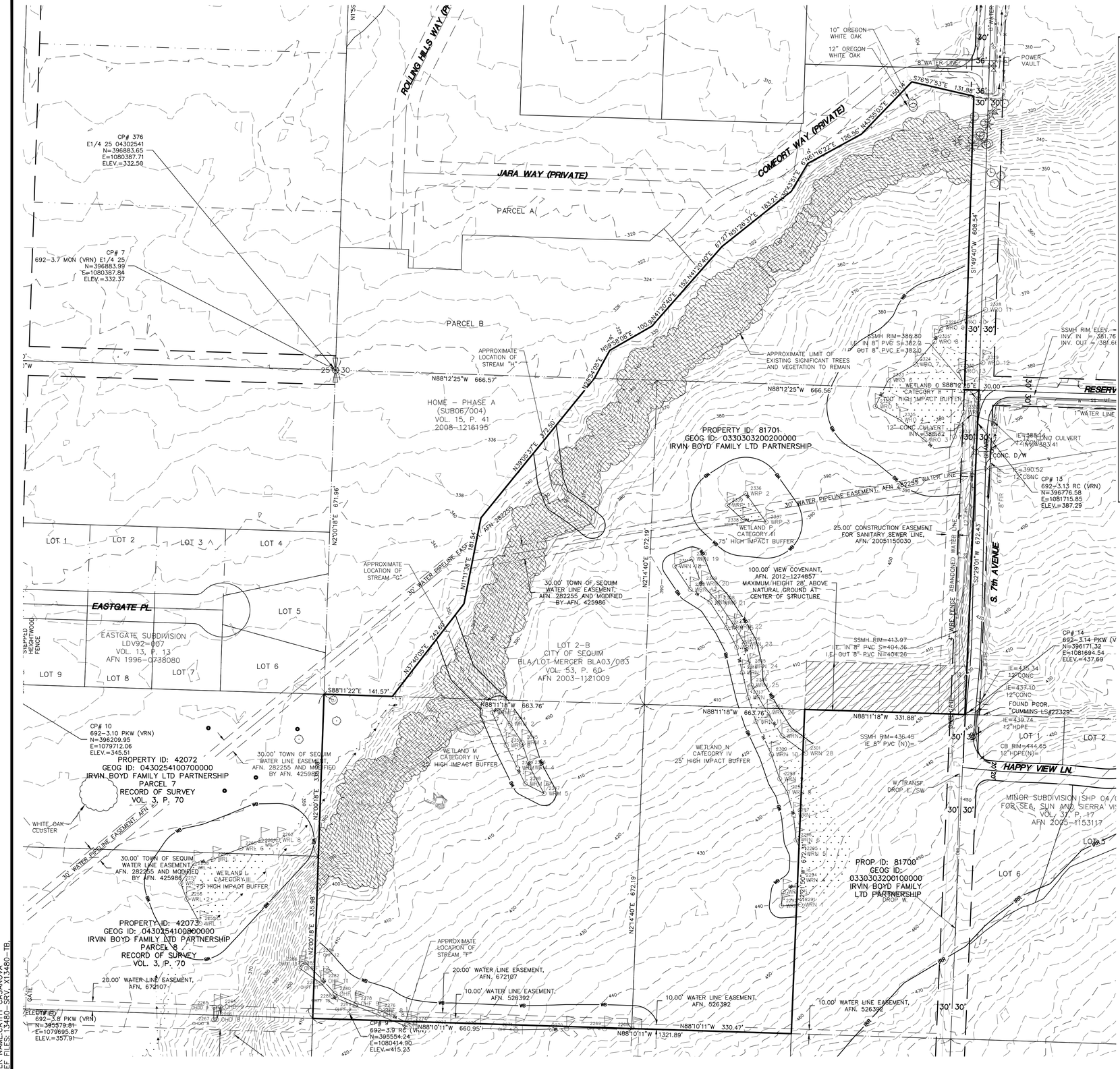
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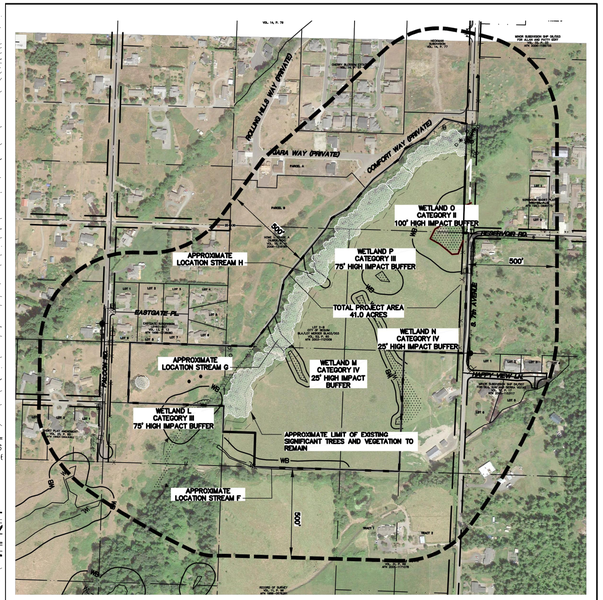
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PLOT TIME: 5/2/2019 11:19:33 AM
USER NAME: CHEESMAN
XREF FILES: X13480-HATCH, X13480-SITE, X13480-SRV, X13480-TB

Rec'd 1/1/2017
City of Sequim
DCD/Public Works





VICINITY MAP
EXISTING TREES / LAND COVER
CRITICAL AREAS WITHIN 500'

SCALE: 1"=400'

TREE NOTES

1. TREE SURVEY (LIMITED) WAS PREPARED IN ACCORDANCE WITH THE APRIL 1, 2016, LETTER FROM THE CITY OF SEQUIM TO THE APPLICANT.
2. FIELD SURVEY OCCURRED ON APRIL 13, 2016, BY PACE ENGINEERS, LANDSCAPE ARCHITECT.
3. TREE SURVEY / ASSESSMENT OCCURRED ON TRACTS SPECIFICALLY NOTED IN THE CITY OF SEQUIM EMAIL DATED APRIL 8, 2016.
4. CRITICAL AREA TRACTS Q1 AND Q2 ARE REGULATED AS STEEP SLOPE BUFFERS AS DESCRIBED IN NTI GEOTECHNICAL REPORT DATED JANUARY 26, 2016, NOTED AS "UNDISTURBED CRITICAL AREA BUFFERS SHOULD BE PROVIDED FROM THE RIM OF THE BLUFF TO THE PROPERTY LINE" OF THE NEW RESIDENTIAL LOTS. THE BUFFER WILL BE HELD IN COMMON (TRACT) BY THE HOME OWNERS ASSOCIATION (HOA), TO ENSURE PROTECTION FROM IMPACTS BY INDIVIDUAL HOMEOWNERS. SEE NTI REPORT SECTION 4.0 RECOMMENDED STRUCTURE SETBACK AND CRITICAL AREA BUFFER (PAGE 7).
5. CRITICAL AREA TRACTS R1, R2, AND R3 ARE GOVERNED BY "RESTRICTIVE COVENANTS TO PROTECT NATURAL VEGETATION ON THE SLOPE OF RIDGE", AS FULLY DESCRIBED IN DECLARATION OF COVENANTS AND RESTRICTIONS AFFECTING LAND, DATED NOVEMBER 21, 2003, RECORDED AT CLALLAM COUNTY #2003-1124092. SAID DECLARATION IS INCLUDED IN THE PROVIDED TITLE REPORT.

N

HORIZ. 0 50 100 200
Scale In Feet

NOT FOR CONSTRUCTION

SYM	REVISION	DATE
	REVISED PER CITY OF SEQUIM COMMENTS	5/19
	REVISED PER CITY OF SEQUIM COMMENTS	12/18
	REVISED PER CITY OF SEQUIM COMMENTS	1/18

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DAVID R. FULTON
STATE OF WASHINGTON
32429
REGISTERED
PROFESSIONAL LAND SURVEYOR
4/22/16

iDevelop NORTHWEST

LEGACY RIDGE PRE-PLAT

EXISTING CONDITIONS MAP

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

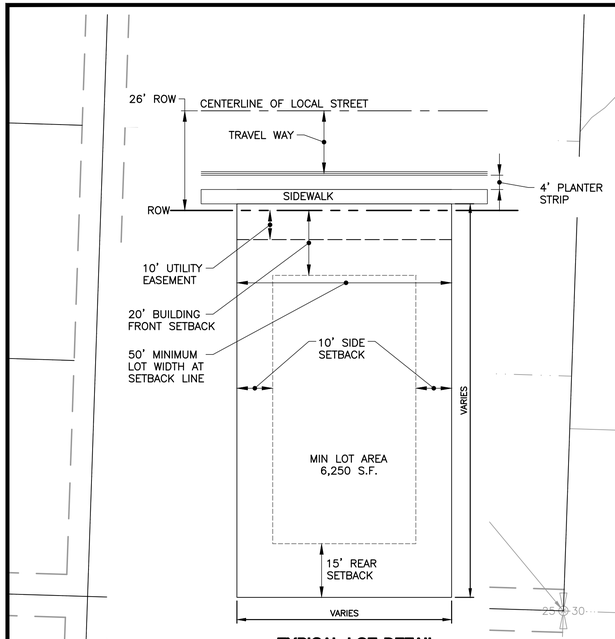
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P13480_EC

SHEET C1.1 OF 24

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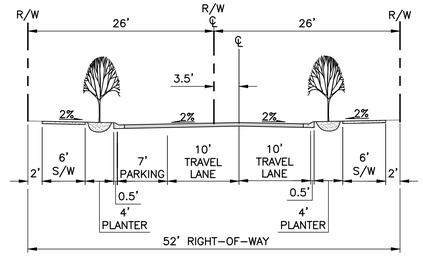
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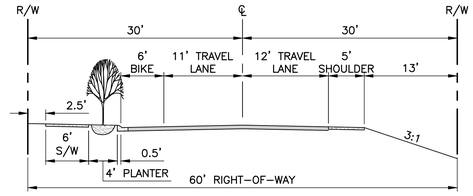
TYPICAL LOT DETAIL
1"=20'

P. PLAT NOTES:

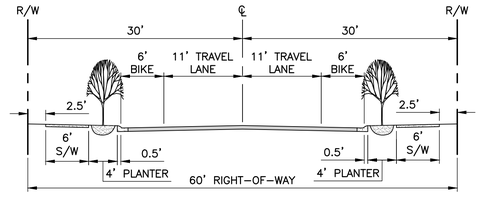
1. RESIDENTIAL LOTS 1–8 AND 65–68 ARE REQUIRED TO HAVE SHARED CURB CUTS AT DRIVEWAYS.
2. RESIDENTIAL LOTS 9 AND 63 WILL HAVE DRIVEWAY ACCESS FROM ROAD B, ONLY.
3. THE MAXIMUM LOT COVERAGE ALLOWED IS PER SEQUIM MUNICIPAL CODE (18.44.020(C). PLEASE REFER TO CONSTRUCTION DOCUMENTS AND FINAL PLAT REQUIREMENTS.
4. OPEN SPACE TRACTS ARE OWNED AND MAINTAINED BY LEGACY RIDGE HOA.
5. STORMWATER PONDS ARE TO BE MAINTAINED BY LEGACY RIDGE HOA.
6. LOTS MAY BE GRADED FOR 'STEPPED' FOOT PRINTS.
7. LOTS 32–97 SHALL HAVE PERFORATED ROOF DRAIN STUBS AT CONNECTIONS TO THE TIGHT LINED STORM SYSTEM.



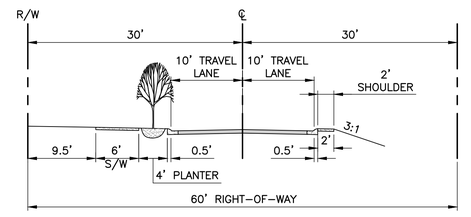
A TYPICAL SECTION
(ROADS A, B, C & D)



B TYPICAL SECTION - S 7TH AVE
(FROM STA: 81+09.90 TO STA: 82+73.47)



C TYPICAL SECTION - S 7TH AVE
(FROM STA: 82+73.47 TO STA: 96+51.19)



D TYPICAL SECTION - ROAD E
(RURAL TRANSITION SECTION)

SYM	REVISION	DATE
	REVISED PER CITY OF SEQUIM COMMENTS	5/19
	REVISED PER CITY OF SEQUIM COMMENTS	12/18
	REVISED PER CITY OF SEQUIM COMMENTS	1/18

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PHILIP D. CHRISMAN
STATE OF WASHINGTON
22690
REGISTERED
PROFESSIONAL ENGINEER
12/27/2018

Develop NORTHWEST

LEGACY RIDGE PRE-PLAT

PRELIMINARY PLAT MAP

SCALE:	DATE:
1" = 100'	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

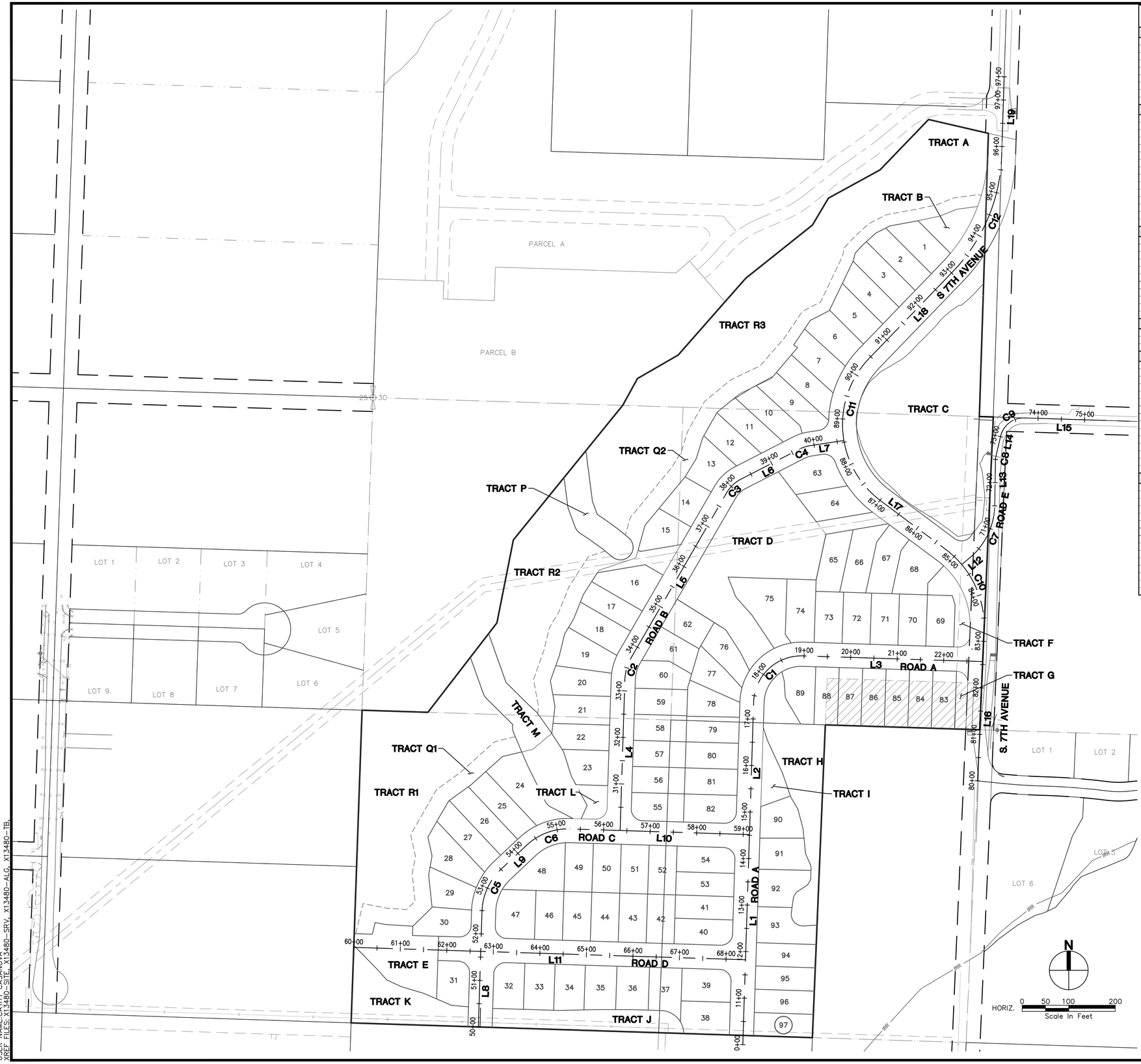
JOB NUMBER
13480.00

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P13480_HC01

SHEET C1.2 OF 24

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XREF FILES: X13480-SITE, X13480-SRV, X13480-ALG, X13480-TB.

Rec'd 1/1/2017
City of Sequim
DCD/Public Works



STATION	NORTHING	EASTING	LENGTH (FT)	BEARING	RADIUS (FT)	DELTA
ROAD A						
10+00.00	395493.65	1081182.07				
L1			451.52	N01°48'42"E		
14+51.52	395944.95	1081196.34				
L2			284.75	N01°48'42"E		
17+36.27	396229.56	1081205.34				
C1			161.02		102.50	090°00'28"
18+97.29	396328.77	1081311.05				
L3			386.54	S88°10'50"E		
22+83.84	396316.50	1081697.40				
ROAD B						
30+00.00	395953.74	1080918.48				
L4			323.32	N01°48'42"E		
33+23.32	396276.90	1080928.70				
C2			50.52		102.50	028°14'20"
33+73.84	396324.99	1080942.43				
L5			408.66	N30°03'02"E		
37+82.50	396678.72	1081147.07				
C3			43.75		76.50	032°46'07"
38+26.25	396708.46	1081178.34				
L6			140.82	N62°49'08"E		
39+67.07	396772.79	1081303.61				
C4			24.70		76.50	018°29'50"
39+91.77	396780.36	1081327.00				
L7			73.01	N81°18'58"E		
40+64.78	396791.38	1081399.18				
ROAD C						
50+00.00	395531.82	1080613.99				
L8			248.43	N01°48'42"E		
52+48.43	395780.12	1080621.84				
C5			101.71		129.50	045°00'00"
53+50.14	395870.45	1080662.65				
L9			75.53	N46°48'42"E		
54+25.67	395922.14	1080717.72				
C6			101.71		129.50	045°00'00"
55+27.38	395957.16	1080810.45				
L10			386.09	S88°11'18"E		
59+13.47	395944.95	1081196.34				
ROAD D						
60+00.00	395702.70	1080346.37				
L11			841.89	S88°11'18"E		
68+41.89	395676.09	1081187.84				
ROAD E						
70+00.00	396524.93	1081652.38				
L12			22.76	N49°55'19"E		
70+22.76	396539.59	1081669.79				
C7			128.20		150.00	048°58'13"
71+50.96	396651.87	1081723.20				
L13			96.38	N00°57'07"E		
72+47.35	396748.24	1081724.80				
C8			10.83		51.00	012°10'16"
72+58.18	396758.97	1081726.13				
L14			42.59	N13°07'23"E		
73+00.77	396800.45	1081735.79				
C9			70.03		51.00	078°40'12"
73+70.79	396839.84	1081787.06				
L15			156.75	S88°12'25"E		
75+27.54	396834.94	1081943.73				
S. 7TH AVE						
80+00.00	396060.34	1081686.29				
L16			324.03	N02°29'01"E		
83+24.03	396384.07	1081700.33				
C10			199.31		205.00	055°42'18"
85+23.34	396557.15	1081618.26				
L17			174.45	N53°13'17"W		
86+97.79	396661.59	1081478.53				
C11			347.79		205.00	097°12'11"
90+45.58	396968.15	1081453.76				
L18			258.26	N43°58'54"E		
93+03.84	397153.98	1081633.10				
C12			275.90		375.00	042°09'14"
95+79.73	397402.43	1081738.07				
L19			170.27	N01°48'22"E		
97+50.00	397572.61	1081743.44				

DATE	REVISION
1/18	REVISED PER CITY OF SEQUIM COMMENTS
12/18	REVISED PER CITY OF SEQUIM COMMENTS
5/19	REVISED PER CITY OF SEQUIM COMMENTS

SYM

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PHILIP D. CHRISMAN
STATE OF WASHINGTON
22690
REGISTERED
PROFESSIONAL ENGINEER
12/27/2018

Develop NORTHWEST

LEGACY RIDGE PRE-PLAT

HORIZONTAL CONTROL

SCALE:	DATE:
1" = 100'	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

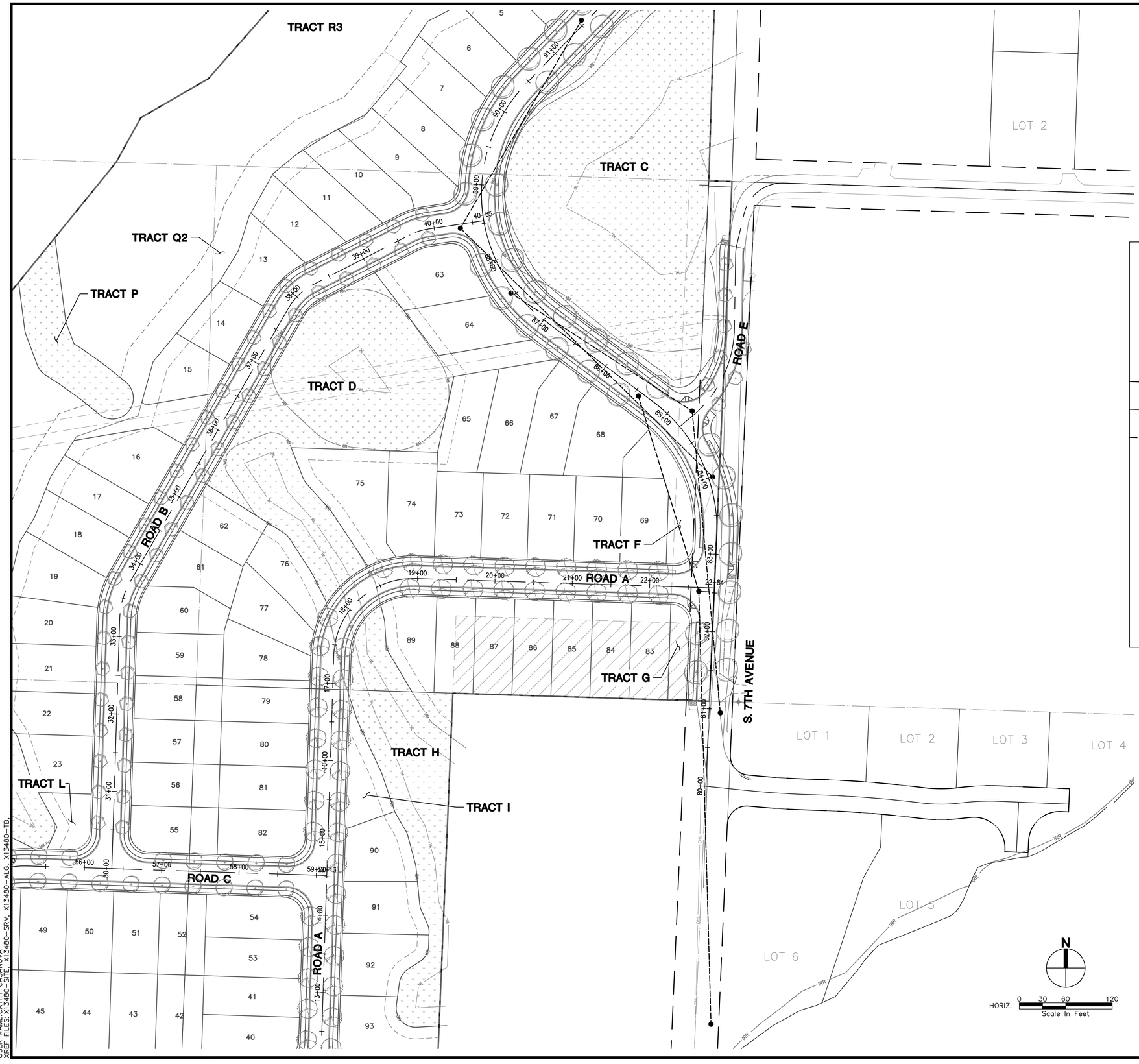
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P13480_HC_RD

SHEET C1.3 OF 24

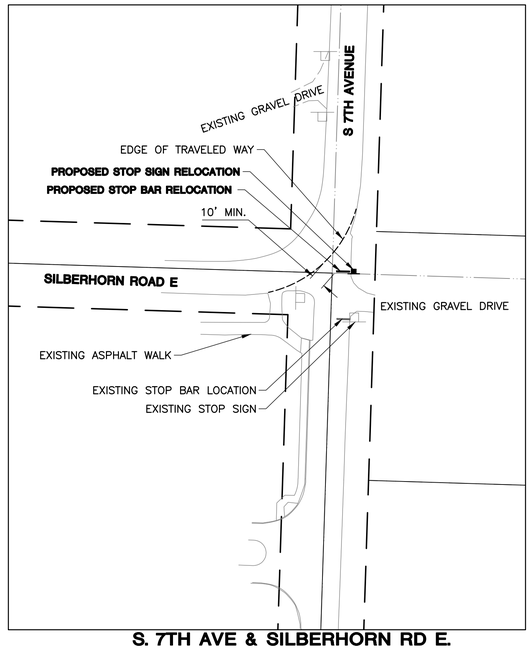
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USER NAME: CHRISMAN
XREF FILES: X13480-SITE, X13480-SRV, X13480-ALG, X13480-TB.

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City of Sequim
DCD/Public Works



HORIZONTAL SIGHT DISTANCE TO S 7TH AVENUE		
	NORTHBOUND	SOUTHBOUND
ROAD A	500'+	286'
ROAD B	458'	311'
ROAD E	392'	281'

PER AASHTO 2011 EDITION, MINIMUM STOPPING SIGHT DISTANCE FOR 25 MPH IS 155 FEET. MINIMUM ENTERING SIGHT DISTANCE IS 280 FEET.



S. 7TH AVE & SILBERHORN RD E. INTERSECTION DETAIL
1"=50'

N

HORIZ. 0 30 60 120
Scale In Feet

SYM	REVISION	DATE
	REVISED PER CITY OF SEQUIM COMMENTS	5/19
	REVISED PER CITY OF SEQUIM COMMENTS	12/18
	REVISED PER CITY OF SEQUIM COMMENTS	1/18

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12/27/2018

iDevelop NORTHWEST

LEGACY RIDGE PRE-PLAT

SIGHT DISTANCE TRIANGLES

SCALE:	DATE:
1" = 100'	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

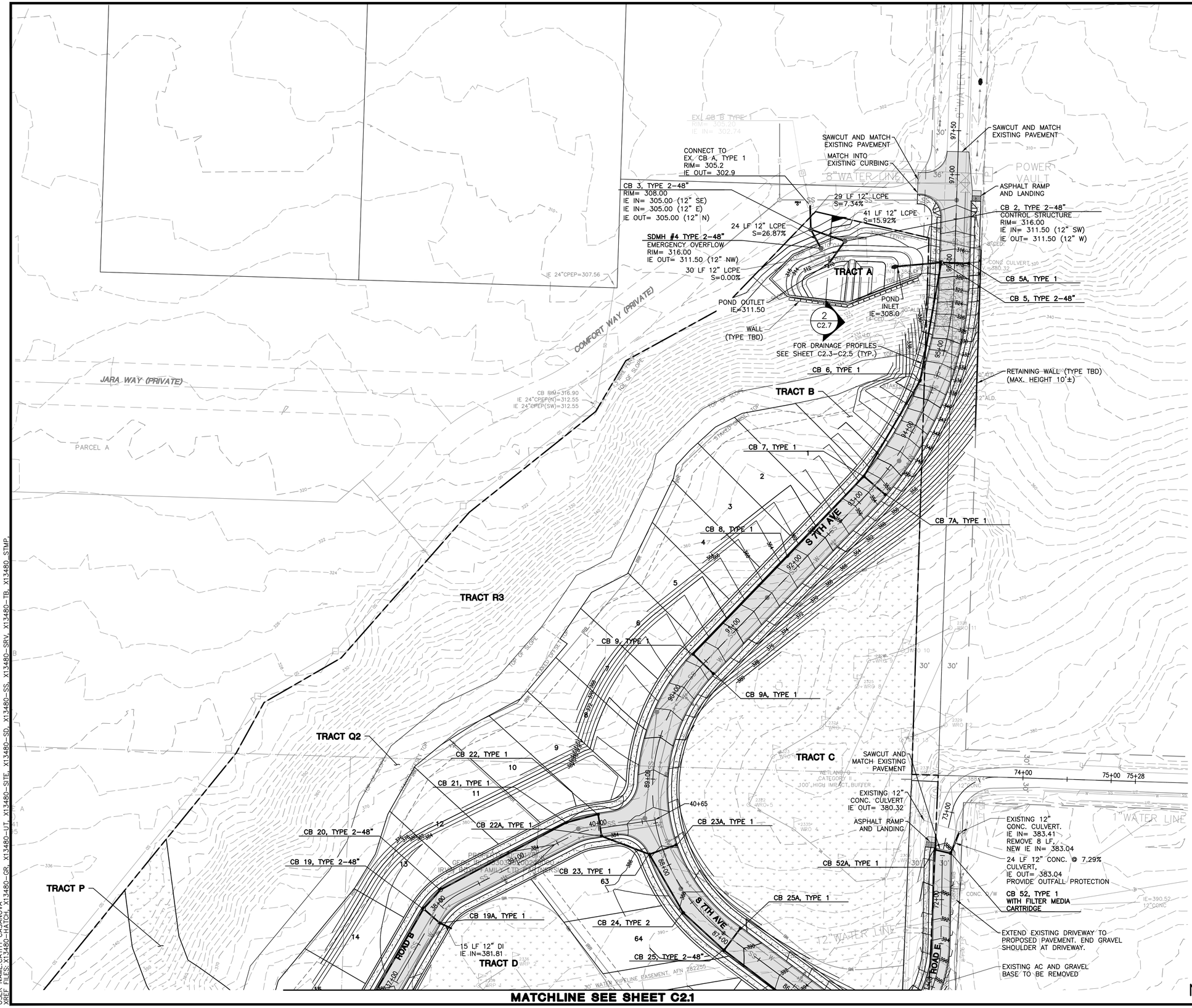
JOB NUMBER
13480.00

DWG NAME:
P13480_SIGHT

SHEET C1.4 OF 24

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USER NAME: CARLA
XREF FILES: X13480-SITE, X13480-SRV, X13480-ALG, X13480-TB,

Rec'd 1/1/2017
City of Sequim
DCD/Public Works



LEGEND

- PROPERTY LINE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- SWALE/DITCH
- BUILDING SETBACK LINE
- SLOPE/25' BUFFER
- RETAINING WALL
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- WATER LINE
- IRRIGATION LINE
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE WALK
- WETLAND/BUFFERS
- EARTHEN BERMS
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- WATER FITTINGS
- THRUST BLOCK

EARTHWORK VOLUMES

SITE (MINUS TRACT O)
- CUT: 34,125 CY ±
- FILL: 49,920 CY ±
- NET: 15,795 CY ± (FILL)

TRACT O (STORMWATER PONDS)
- CUT: 1,408 CY ±
- FILL: 4,382 CY ±
- NET: 2,974 CY ± (FILL)

HORIZ. 0 25 50 100 Scale In Feet

SYM	REVISION	DATE
	REVISED PER CITY OF SEQUIM COMMENTS	5/19
	REVISED PER CITY OF SEQUIM COMMENTS	12/18
	REVISED PER CITY OF SEQUIM COMMENTS	1/18

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Develop NORTHWEST

LEGACY RIDGE PRE-PLAT

GRADING & DRAINAGE PLAN (NORTH)

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

JOB NUMBER **13480.00**

DWG NAME: P13480_GRDR

SHEET C2.0 OF 24

FILE NAME: P:\P13\13480.00 BOYD FLP PRELIM PLAT\CAD\SHEETS\PRE-APPLICATION\P13480_GRDR.DWG
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Rec'd 1/1/2017
City of Sequim
DCD/Public Works

MATCHLINE SEE SHEET C2.0

PIPE END
IE OUT= 382.00 (12" SE)

139 LF 12" LCPE

CB 18, TYPE 2-48"

TRACT R2

CB 17, TYPE 2-48"

30' WATER PIPELINE EASEMENT, AFN 282255

DAYLIGHT PIPE AT 374.8±

CB 27, TYPE 1

CB 27B, TYPE 1

LAY HDPE PIPE ON SURFACE. FIELD LOCATE. SECURE TO SLOPE WITH ANCHORS. PROTECT EXISTING TREES. SEE PROFILE SHEET C2.6

CONNECT TO EX. CB
IE NEW= 344.2 (12" SW)

CB RIM=347.41
IE 24"CPEP(NE)=344.21

CB 10, TYPE 1
24"COTTONWOOD

RIPRAP OUTFALL
IE OUT=348.00

SDMH 16, 48"

WET POND CELL 1

ROCKERY, TYP. 4' MAX HEIGHT

TRACT Q1

TRACT M

TRACT R1

TRACT K

TRACT E

TRACT L

TRACT D
WETLAND D
CATEGORY III
75' HIGH IMPACT BUFFER

CB 18A, TYPE 1

PIPE END
IE IN= 390.00 (12" NW)

ROCKERY, TYP.
4' MAX HEIGHT

100.00' VIEW COVENANT, AFN. 2012-1274857
MAXIMUM HEIGHT 28' ABOVE

CB 42, TYPE 2-48"

CB 27A, TYPE 1

20' STORM DRAINAGE EASEMENT

240 LF 12" LCPE

30.00' TOWN OF SEQUIM WATER LINE EASEMENT, AFN. 282255 AND MODIFIED BY AFN. 425896

CB 28, TYPE 1

CB 28A, TYPE 1

CB 41, TYPE 2-48"

CB 46, TYPE 1

CB 29A, TYPE 1

CB 29, TYPE 1

CB 47, TYPE 1

CB 30, TYPE 1

CB 30A, TYPE 1

CB 31, TYPE 1

CB 31A, TYPE 1

CB 32, TYPE 1

CB 33, TYPE 1

CB 34, TYPE 1

CB 34A, TYPE 1

CB 35, TYPE 1

CB 36, TYPE 1

CB 37, TYPE 1

CB 38, TYPE 1

CB 50, TYPE 1

CB 51, TYPE 1

CB 51A, TYPE 1

CB 38A, TYPE 1

CB 39, TYPE 1

CB 40, TYPE 1

CB 39A, TYPE 1

CB 40A, TYPE 1

CB 48, TYPE 1

CB 48A, TYPE 1

CB 49, TYPE 1

CB 49A, TYPE 1

CB 43, TYPE 1

CB 44, TYPE 1

CB 45, TYPE 1

CB 43A, TYPE 1

CB 45A, TYPE 1

CB 26, TYPE 1

CB 26A, TYPE 1

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

S 7TH AVE

25.00' CONSTRUCTION EASEMENT FOR SANITARY SEWER LINE, AFN. 2005120030

EXISTING AC AND GRAVEL BASE TO BE REMOVED

AC RAMP AND LANDING

EXISTING AC AND GRAVEL BASE TO BE REMOVED

END GRAVEL AT EX. DRIVEWAY

100' LONG, 20' WIDE, 3-SIDED BOX CULVERT

6:1 ROADWAY TAPER TO EXISTING EDGE OF ASPHALT

FOR DRAINAGE PROFILES SEE SHEET C2.3-C2.6 (TYP.)

FOR DRAINAGE PROFILES SEE SHEET C2.3-C2.5 (TYP.)

TRAFFIC BARRIER

END ROAD IMPROVEMENTS STA: 61+81.39

END ROAD IMPROVEMENTS STA:50+00.00

TRAFFIC BARRIER

END ROAD IMPROVEMENTS STA:10+20.00

20.00' WATER LINE EASEMENT, AFN. 672107

10.00' WATER LINE EASEMENT, AFN. 526392

20' UTILITY EASEMENT

LEGEND

- PROPERTY LINE
- 140 PROPOSED CONTOURS
- 140 EXISTING CONTOURS
- SWALE/DITCH
- BUILDING SETBACK LINE
- SLOPE/25' BUFFER
- RETAINING WALL
- STORM DRAINAGE LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- IRR IRRIGATION LINE
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE WALK
- WETLAND/BUFFERS
- EARTHEN BERMS
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- WATER FITTINGS
- THRUST BLOCK

EARTHWORK VOLUMES

SITE (MINUS TRACT O)
- CUT: 34,125 CY ±
- FILL: 49,920 CY ±
- NET: 15,795 CY ± (FILL)

TRACT O (STORMWATER PONDS)
- CUT: 1,408 CY ±
- FILL: 4,382 CY ±
- NET: 2,974 CY ± (FILL)

N

HORIZ. 0 25 50 100
Scale In Feet

NOT FOR CONSTRUCTION

SYM	REVISION	DATE
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12/27/2018

Developer
NORTHWEST

LEGACY RIDGE PRE-PLAT

GRADING & DRAINAGE PLAN (SOUTH)

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

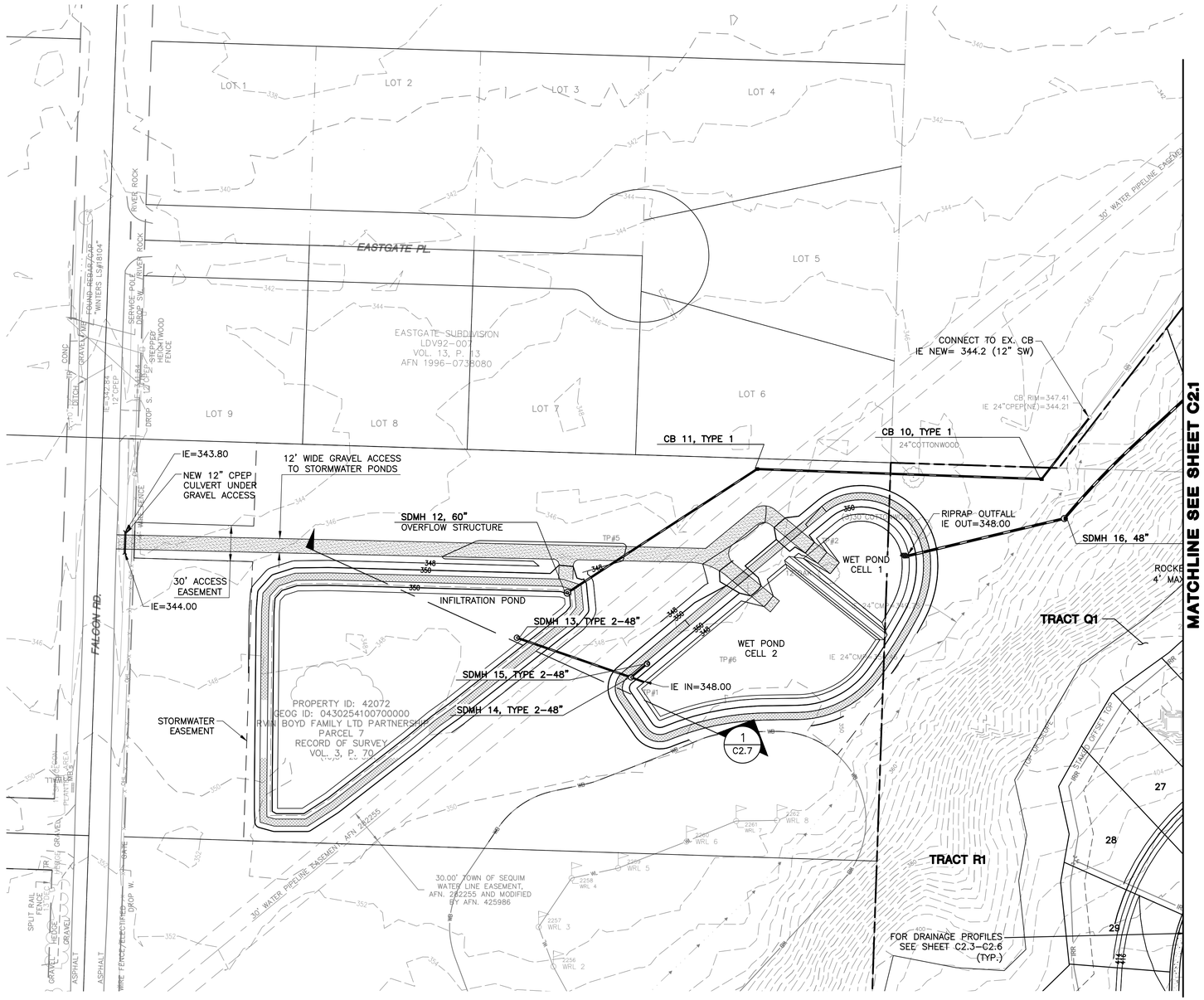
JOB NUMBER
13480.00

DWG NAME:
P13480_GRDR

SHEET C2.1 OF 24

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Rec'd 1/1/2017
City of Sequim
DCD/Public Works



LEGEND

- PROPERTY LINE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- SWALE/DITCH
- BUILDING SETBACK LINE
- SLOPE/25' BUFFER
- RETAINING WALL
- STORM DRAINAGE LINE
- IRRIGATION LINE
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE WALK
- WETLAND/BUFFERS
- EARTHEN BERMS
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE

EARTHWORK VOLUMES

SITE (MINUS TRACT O)
- CUT: 34,125 CY ±
- FILL: 49,920 CY ±
- NET: 15,795 CY ± (FILL)

TRACT O (STORMWATER PONDS)
- CUT: 1,408 CY ±
- FILL: 4,382 CY ±
- NET: 2,974 CY ± (FILL)

HORIZ. 0 25 50 100 Scale In Feet

NOT FOR CONSTRUCTION

SYM	REVISION	DATE
	REVISED PER CITY OF SEQUIM COMMENTS	5/19
	REVISED PER CITY OF SEQUIM COMMENTS	12/18
	REVISED PER CITY OF SEQUIM COMMENTS	1/18

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12/27/2018

Develop NORTHWEST

LEGACY RIDGE PRE-PLAT

GRADING & DRAINAGE PLAN (WEST)

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

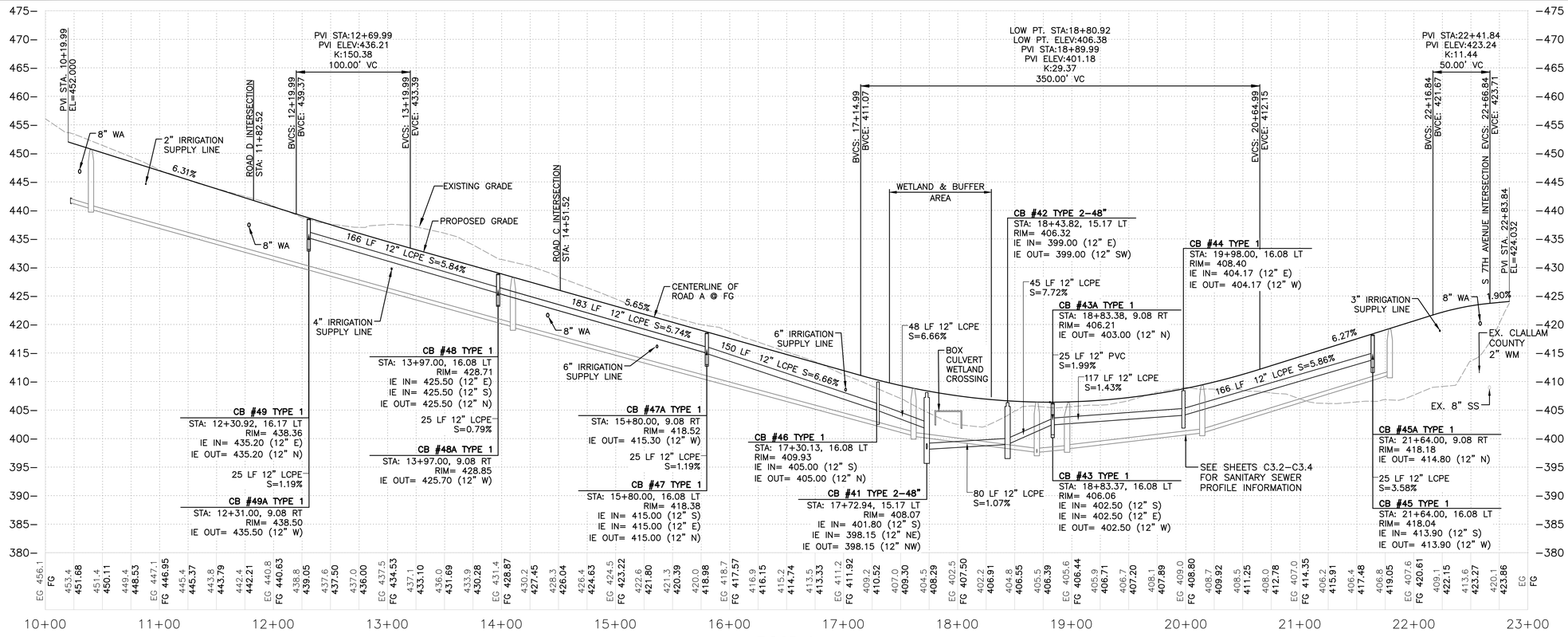
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SHEET C2.2 OF 24

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Rec'd 1/1/2017
City of Sequim
DCD/Public Works



ROAD A

SCALE= H= 1"=50'
V= 1"=10'

ROAD B

SCALE= H= 1"=50'
V= 1"=10'

VERT. 0 5 10 20 Scale In Feet
HORIZ. 0 25 50 100 Scale In Feet

NOT FOR CONSTRUCTION

DATE	REVISION	SYM
5/19	REVISED PER CITY OF SEQUIM COMMENTS	
12/18	REVISED PER CITY OF SEQUIM COMMENTS	
1/18	REVISED PER CITY OF SEQUIM COMMENTS	

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LEGACY RIDGE PRE-PLAT

ROAD & DRAINAGE PROFILES

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

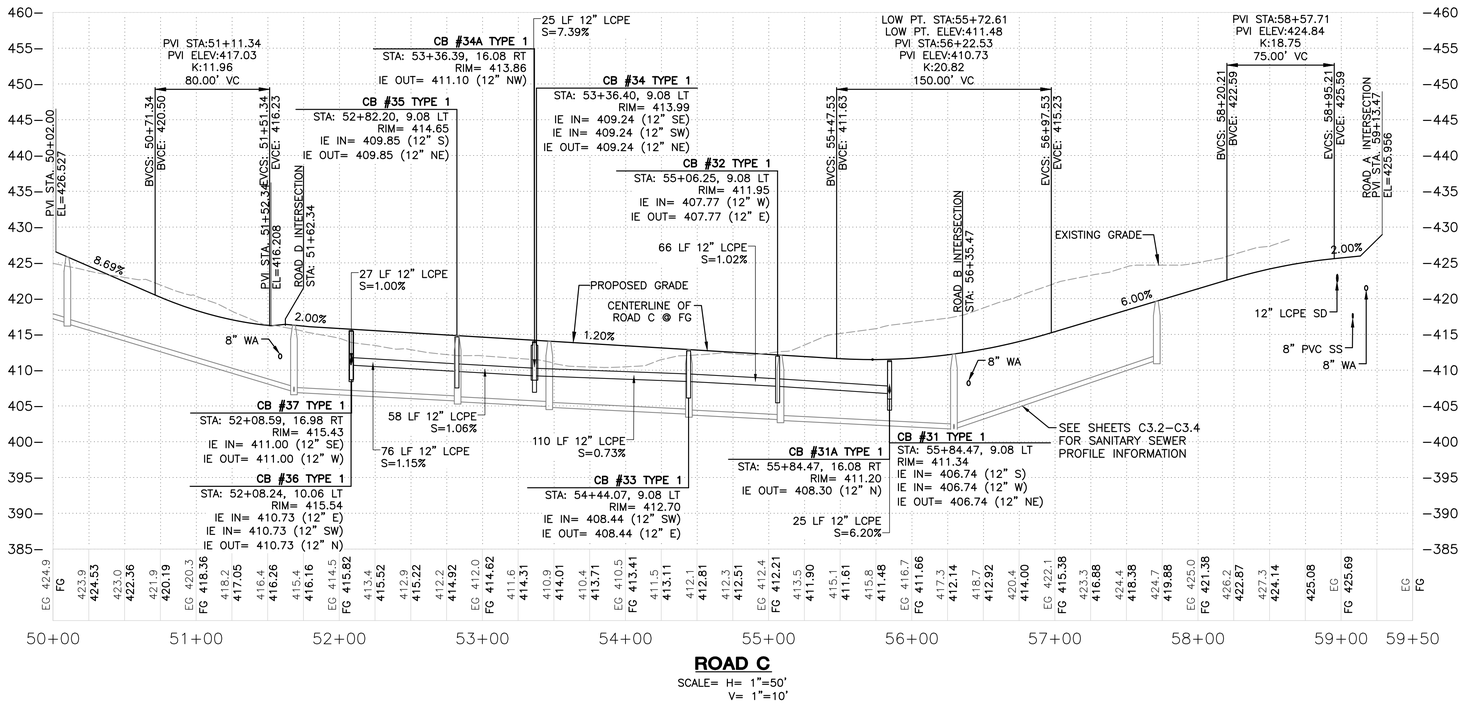
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13480.00

DWG NAME:
P13480_DRPR01

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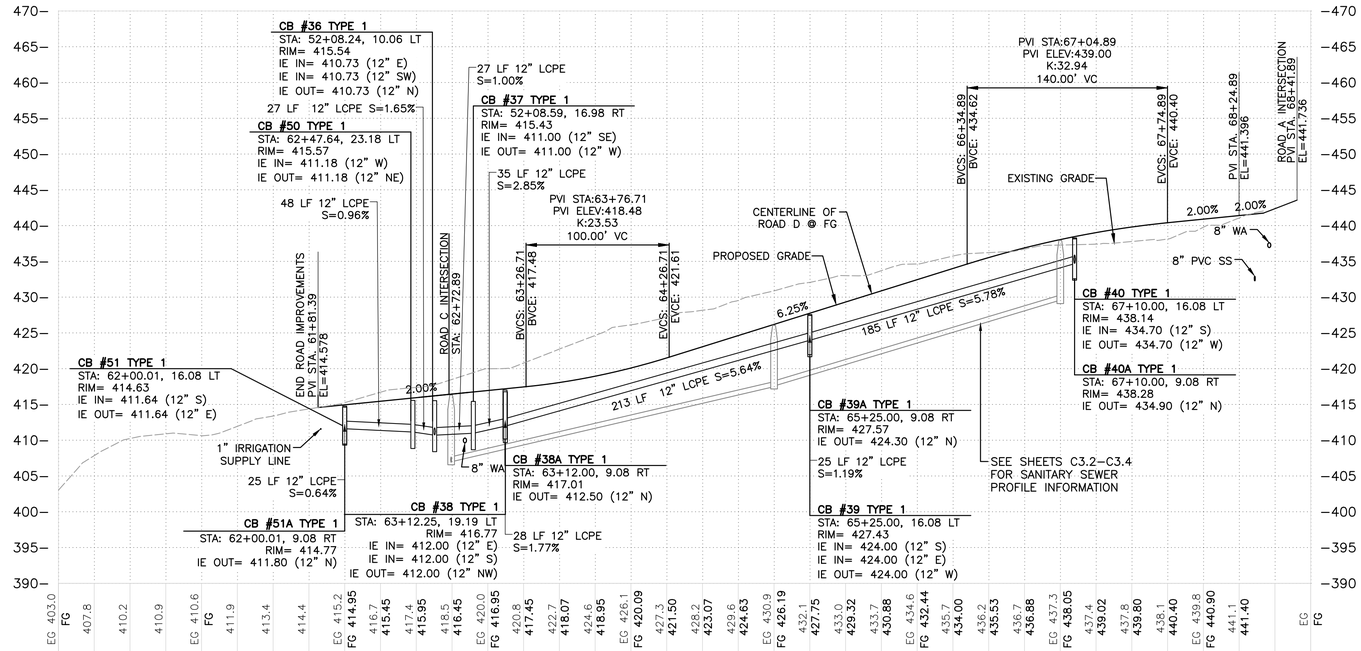
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Rec'd 1/1/2017
City of Sequim
DCD/Public Works



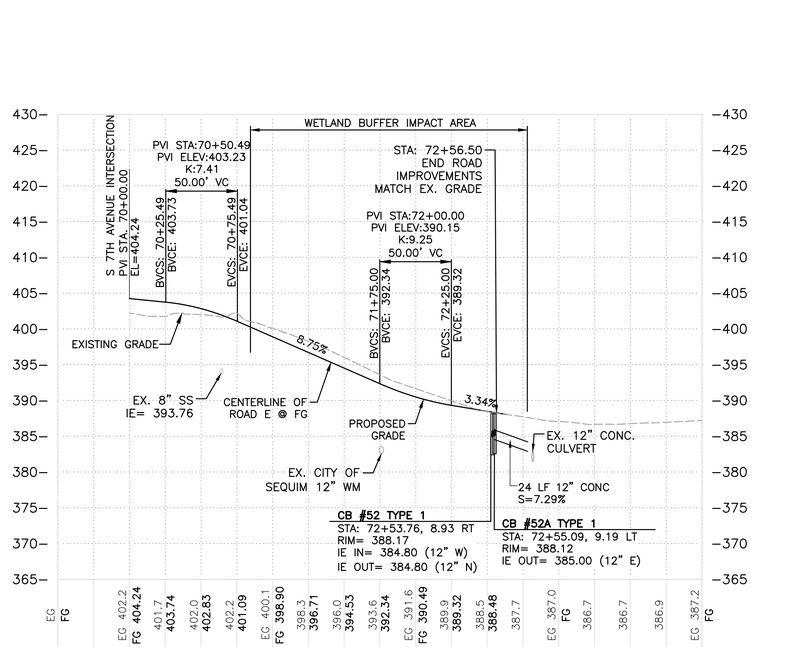
ROAD C

SCALE= H= 1"=50'
V= 1"=10'



ROAD D

SCALE= H= 1"=50'
V= 1"=10'



ROAD E

SCALE= H= 1"=50'
V= 1"=10'

VERT. 0 5 10 20 Scale In Feet

HORIZ. 0 25 50 100 Scale In Feet

NOT FOR CONSTRUCTION

SYM	REVISION	DATE
	REVISED PER CITY OF SEQUIM COMMENTS	5/19
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ROAD & DRAINAGE PROFILES

SCALE: AS SHOWN	DATE: 12/2018
DESIGNED BY: CC	CHECKED BY: PC

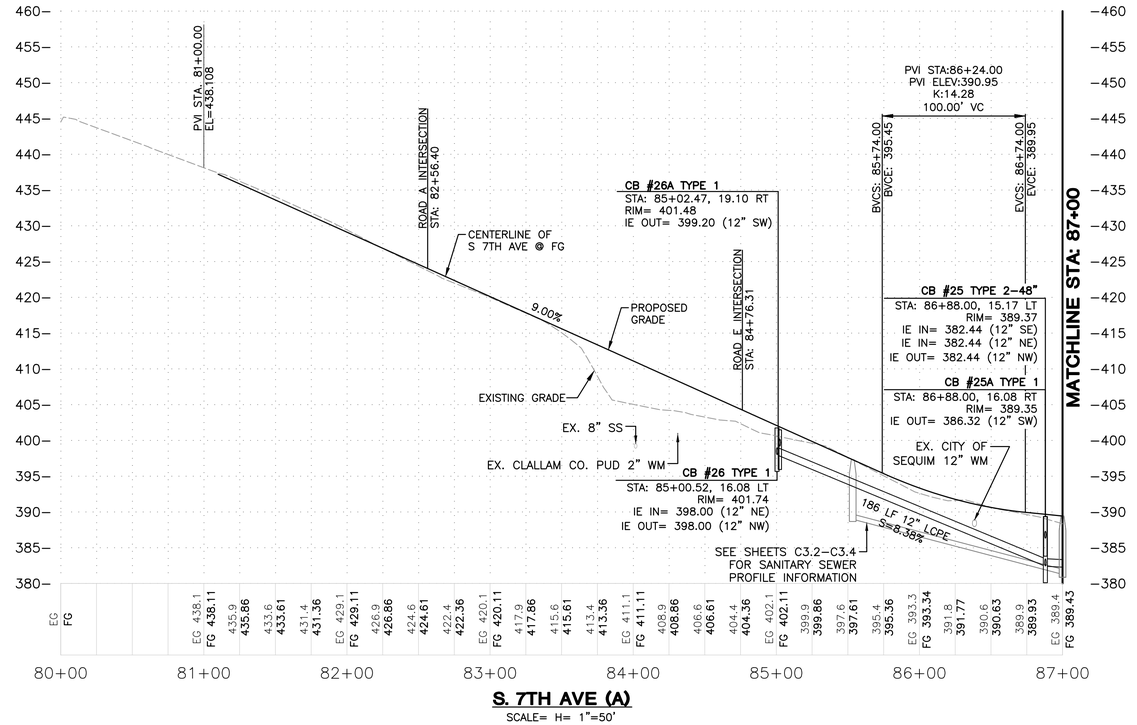
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DWG NAME: P13480_DRPR01

SHEET C2.4 OF 24

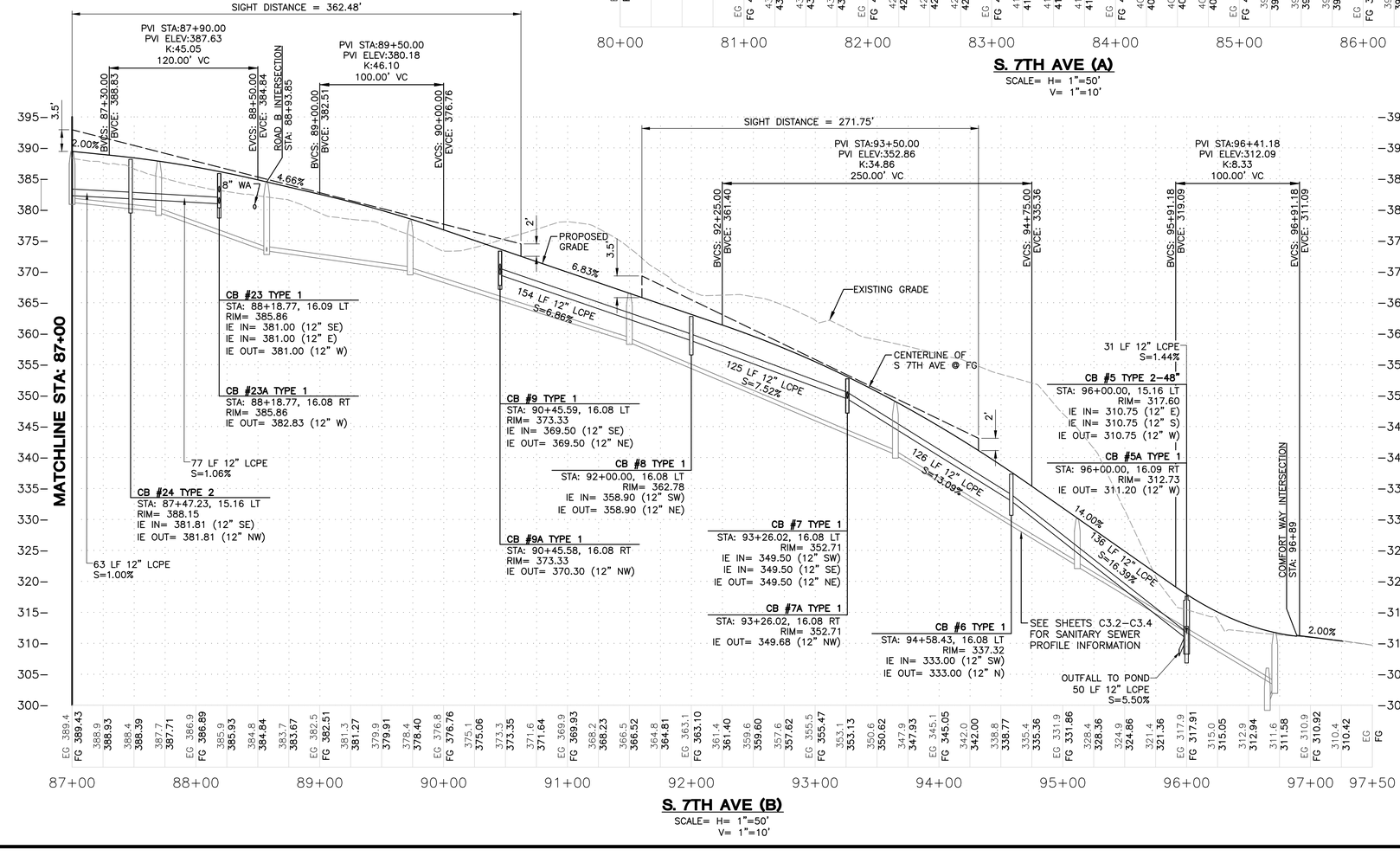
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PLOT TIME: 5/21/2019 8:34 AM
USER NAME: CHRIS CONOVER
XREF FILES: X13480-PROF, X13480-TB,

Rec'd 1/1/2017
City of Sequim
DCD/Public Works



S. 7TH AVE (A)

SCALE= H= 1"=50'
V= 1"=10'



S. 7TH AVE (B)

SCALE= H= 1"=50'
V= 1"=10'

REVISION	DATE
REVISED PER CITY OF SEQUIM COMMENTS	5/19
REVISED PER CITY OF SEQUIM COMMENTS	12/18
REVISED PER CITY OF SEQUIM COMMENTS	1/18

SYM

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Develop NORTHWEST

LEGACY RIDGE PRE-PLAT

ROAD & DRAINAGE PROFILES

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

JOB NUMBER
13480.00

DWG NAME:
P13480_DRPR01

SHEET C2.5 OF 24

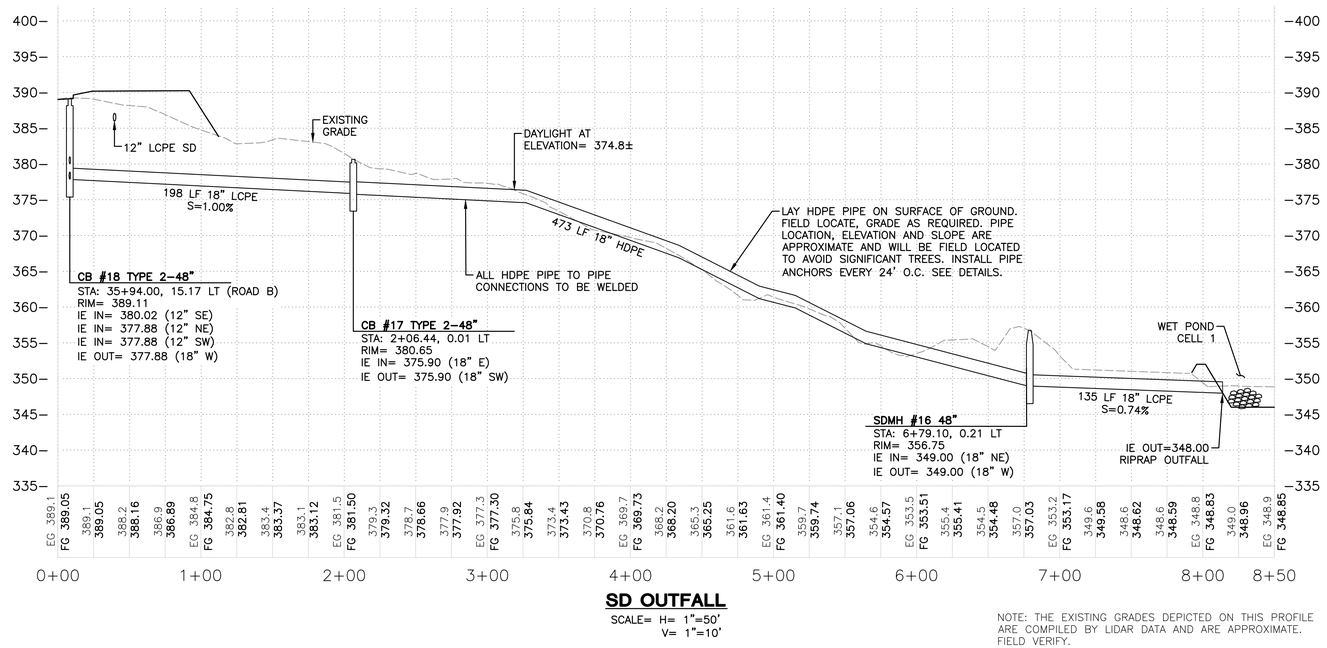
VERT. 0 5 10 20 Scale In Feet

HORIZ. 0 25 50 100 Scale In Feet

NOT FOR CONSTRUCTION

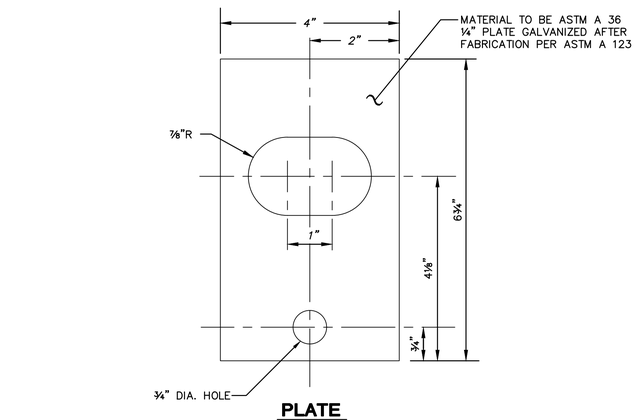
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XREF FILES: X13480-PROF, X13480-TB.

Rec'd 1/1/2017
City of Sequim
DCD/Public Works

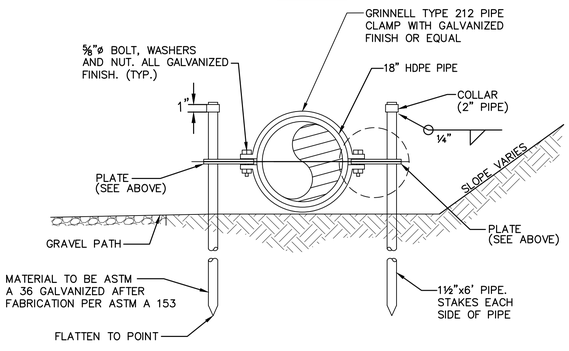


SD OUTFALL
SCALE= H= 1"=50'
V= 1"=10'

NOTE: THE EXISTING GRADES DEPICTED ON THIS PROFILE ARE COMPILED BY LIDAR DATA AND ARE APPROXIMATE. FIELD VERIFY.



PLATE



1 PIPE ANCHOR ASSEMBLY
NTS

VERT. 0 5 10 20 Scale In Feet
HORIZ. 0 25 50 100 Scale In Feet

NOT FOR CONSTRUCTION

SYM	REVISION	DATE
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12/27/2018

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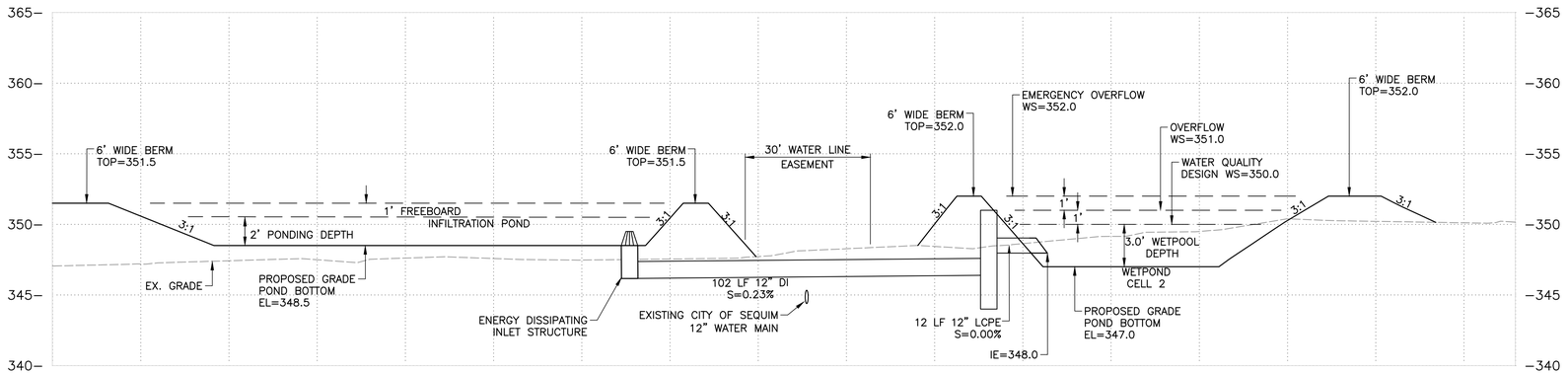
ROAD & DRAINAGE PROFILES

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

JOB NUMBER **13480.00**
DWG NAME: P13480_DRPR01
SHEET C2.6 OF 24

FILE NAME: P:\P13\13480.00 BOYD FLP PRELIM PLAT\CAD\SHEETS\PRE-APPLICATION\P13480_DRPR01.DWG
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Rec'd 1/1/2017
City of Sequim
DCD/Public Works



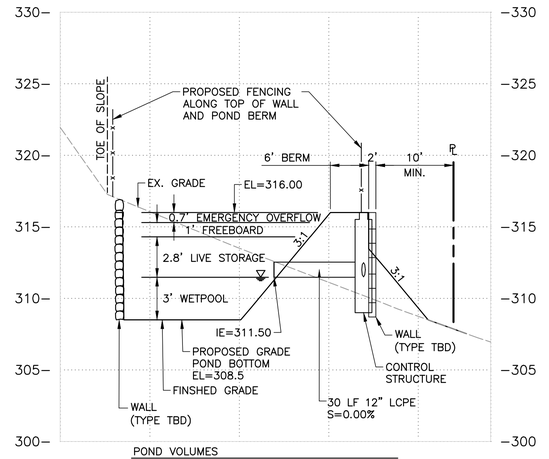
POND VOLUMES

	REQUIRED	PROPOSED
LIVE STORAGE	36,750 CF	57,900 CF
WATER QUALITY	55,487 CF	66,700 CF

POND SIZED WITH: 12" DIA OVERFLOW TEE AT ELEVATION= 350.5

1 / C2.2 **WEST POND SYSTEM**

SCALE= H= 1"=20'
V= 1"=5'



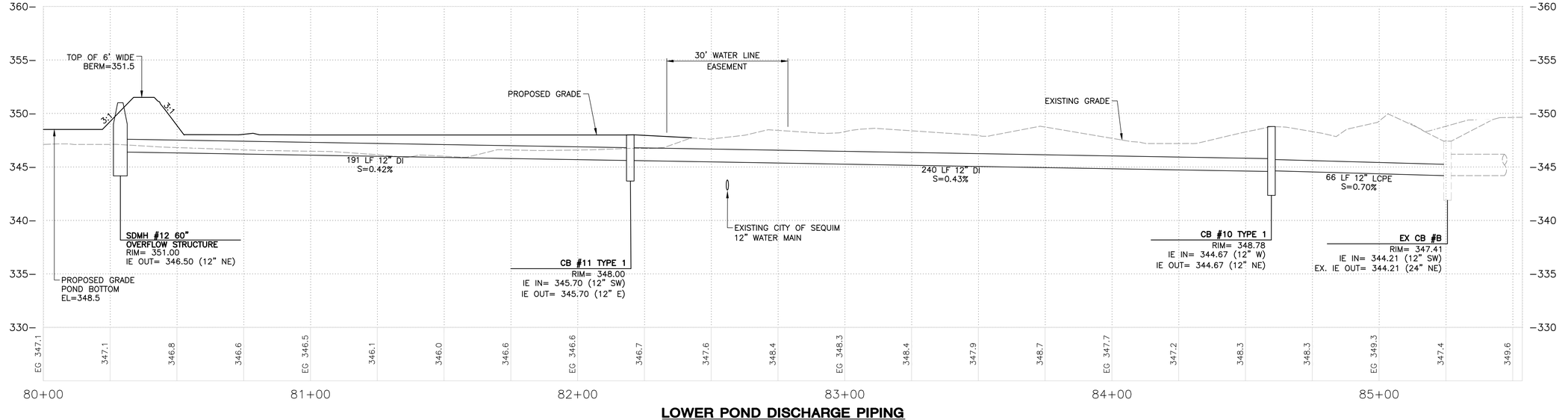
POND VOLUMES

	REQUIRED	PROPOSED
DETENTION	13,207 CF	14,650 CF
WATER QUALITY	7,300 CF	9,800 CF

POND SIZED WITH: 12" DIA FLOW CONTROL RESTRICTOR
OVERFLOW ELEVATION= 314.3
ORIFICE NO.1= 0.87 IN. DIA. AT ELEVATION 311.5
ORIFICE NO.2= 3.50 IN. DIA. AT ELEVATION 313.50

2 / C2.0 **NORTH POND SYSTEM (TRACT A)**

SCALE= H= 1"=20'
V= 1"=5'



LOWER POND DISCHARGE PIPING

SCALE= H= 1"=20'
V= 1"=5'

NOT FOR CONSTRUCTION

REVISION	DATE
REVISED PER CITY OF SEQUIM COMMENTS	5/19
REVISED PER CITY OF SEQUIM COMMENTS	12/18
REVISED PER CITY OF SEQUIM COMMENTS	1/18

SYM

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PHILIP D. CHRISMAN
STATE OF WASHINGTON
16890
REGISTERED
PROFESSIONAL ENGINEER
12/27/2018

Develop NORTHWEST

LEGACY RIDGE PRE-PLAT

GRADING & DRAINAGE DETAILS

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

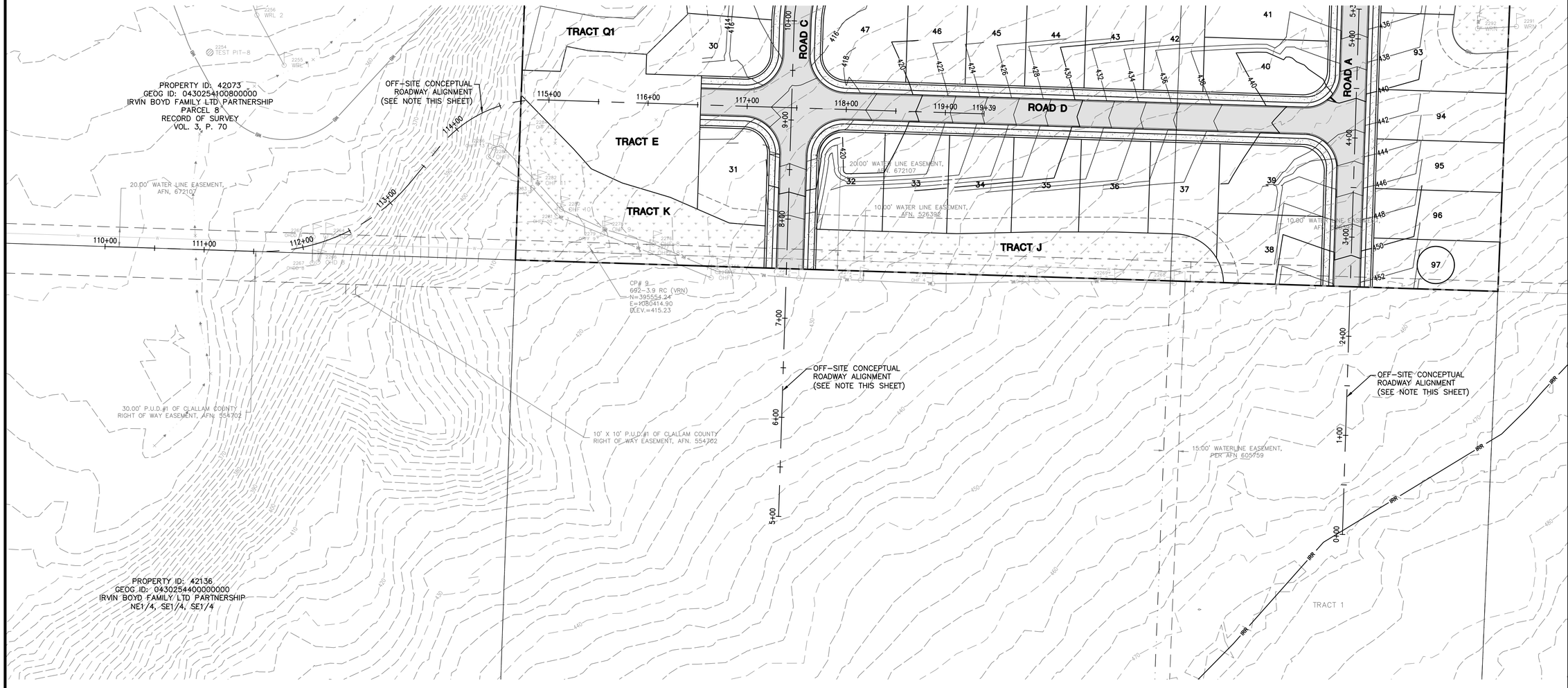
JOB NUMBER
13480.00

DWG NAME:
P13480_GRDT

SHEET C2.7 OF 24

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NOTE: OFF-SITE CONCEPTUAL ROADWAY EXTENSIONS ARE NOT PART OF THIS PRELIMINARY PLAT APPLICATION. POTENTIAL FUTURE ALIGNMENTS ARE SUBJECT TO FURTHER DUE DILIGENCE OF SITE CONDITIONS BY OTHERS.

N

HORIZ. 0 25 50 100
Scale In Feet

SYM	REVISION	DATE
	REVISED PER CITY OF SEQUIM COMMENTS	5/19
	REVISED PER CITY OF SEQUIM COMMENTS	12/18
	REVISED PER CITY OF SEQUIM COMMENTS	1/18

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OFF-SITE CONCEPTUAL ROADWAY EXTENSIONS

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

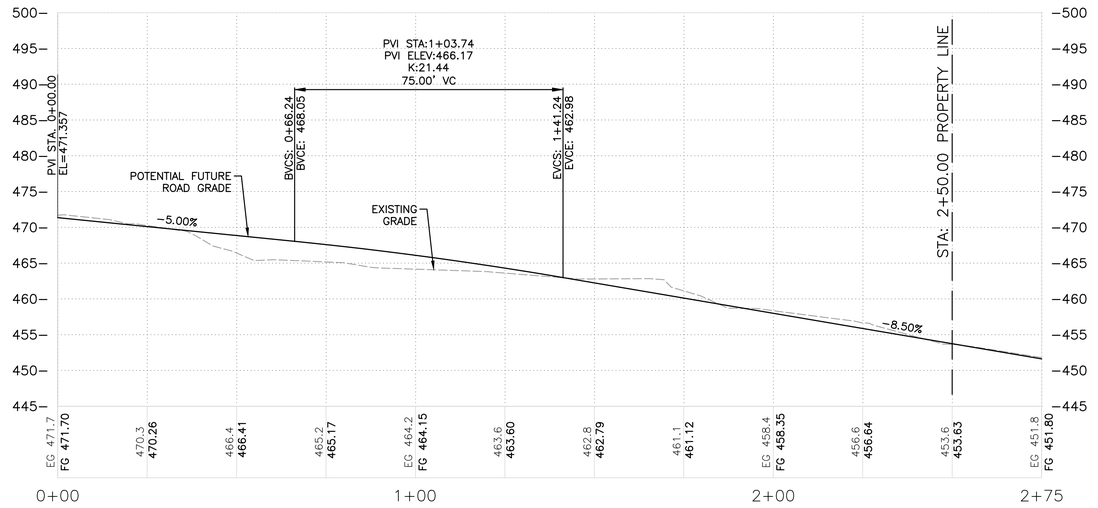
JOB NUMBER
13480.00

DWG NAME:
P13480_EXT

SHEET C2.8 OF 24

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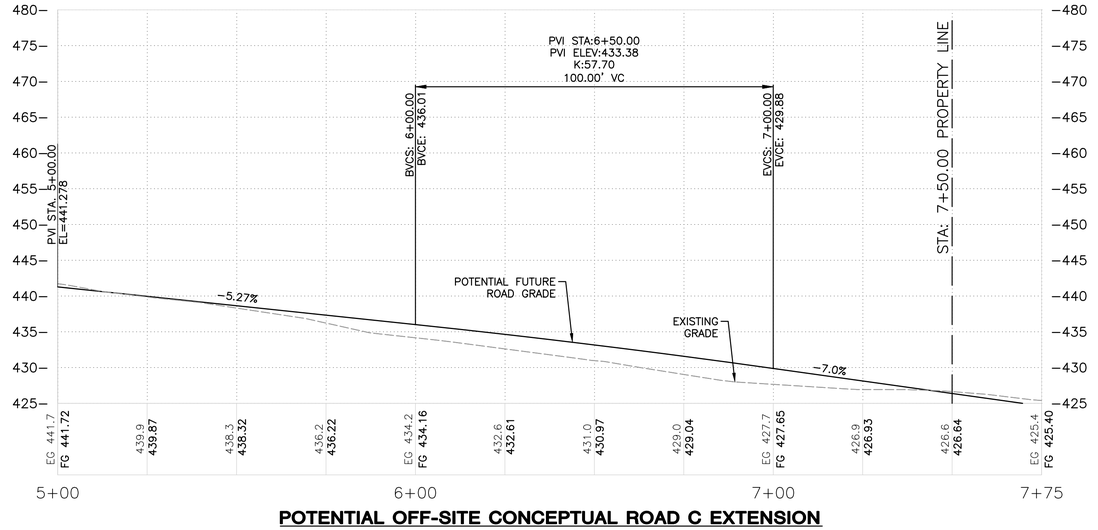
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POTENTIAL OFF-SITE CONCEPTUAL ROAD A EXTENSION

SCALE= H= 1"=20'
V= 1"=10'

NOTE: OFF-SITE CONCEPTUAL ROADWAY EXTENSIONS ARE NOT PART OF THIS PRELIMINARY PLAT APPLICATION. POTENTIAL FUTURE ALIGNMENTS ARE SUBJECT TO FURTHER DUE DILIGENCE OF SITE CONDITIONS BY OTHERS.



POTENTIAL OFF-SITE CONCEPTUAL ROAD C EXTENSION

SCALE= H= 1"=20'
V= 1"=10'

NOTE: OFF-SITE CONCEPTUAL ROADWAY EXTENSIONS ARE NOT PART OF THIS PRELIMINARY PLAT APPLICATION. POTENTIAL FUTURE ALIGNMENTS ARE SUBJECT TO FURTHER DUE DILIGENCE OF SITE CONDITIONS BY OTHERS.

HORIZ. 0 10 20 40 Scale In Feet

VERT. 0 5 10 20 Scale In Feet

DATE	REVISION	SYM.
5/19	REVISED PER CITY OF SEQUIM COMMENTS	
12/18	REVISED PER CITY OF SEQUIM COMMENTS	
1/18	REVISED PER CITY OF SEQUIM COMMENTS	

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OFF-SITE CONCEPTUAL ROADWAY EXTENSION PROFILES

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

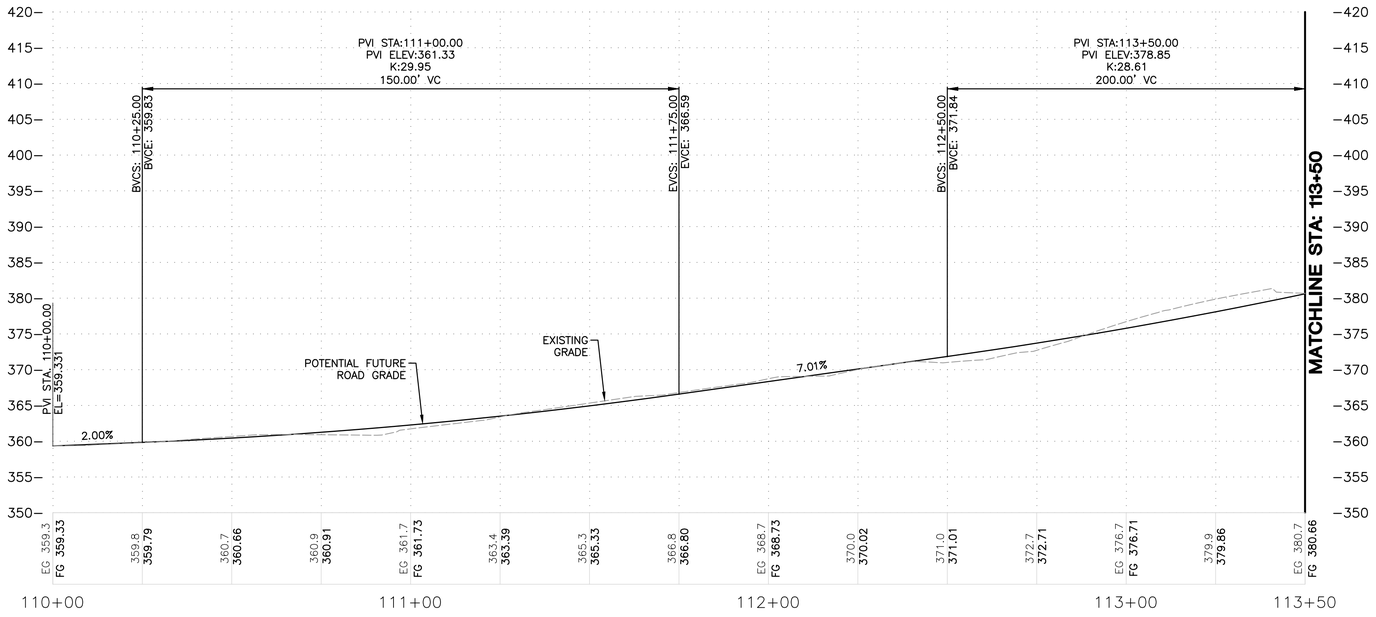
JOB NUMBER **13480.00**

DWG NAME: P13480_EXT

SHEET C2.9 OF 24

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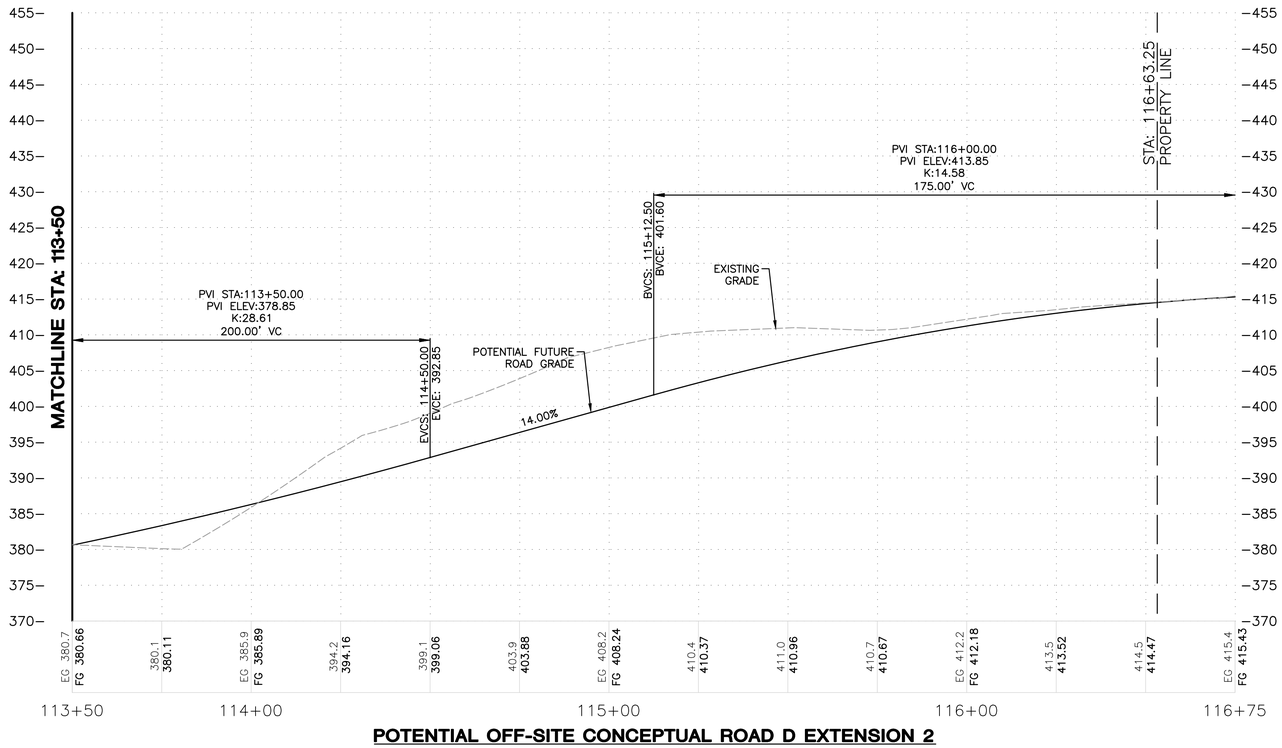
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City of Sequim
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POTENTIAL OFF-SITE CONCEPTUAL ROAD D EXTENSION

SCALE= H= 1"=20'
V= 1"=10'

NOTE: OFF-SITE CONCEPTUAL ROADWAY EXTENSIONS ARE NOT PART OF THIS PRELIMINARY PLAT APPLICATION. POTENTIAL FUTURE ALIGNMENTS ARE SUBJECT TO FURTHER DUE DILIGENCE OF SITE CONDITIONS BY OTHERS.



POTENTIAL OFF-SITE CONCEPTUAL ROAD D EXTENSION 2

SCALE= H= 1"=20'
V= 1"=10'

NOTE: OFF-SITE CONCEPTUAL ROADWAY EXTENSIONS ARE NOT PART OF THIS PRELIMINARY PLAT APPLICATION. POTENTIAL FUTURE ALIGNMENTS ARE SUBJECT TO FURTHER DUE DILIGENCE OF SITE CONDITIONS BY OTHERS.

HORIZ. 0 10 20 40 Scale In Feet
VERT. 0 5 10 20 Scale In Feet

SYM	REVISION	DATE
	REVISED PER CITY OF SEQUIM COMMENTS	5/19
	REVISED PER CITY OF SEQUIM COMMENTS	12/18
	REVISED PER CITY OF SEQUIM COMMENTS	1/18

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OFF-SITE CONCEPTUAL ROADWAY EXTENSION PROFILE ROAD D

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

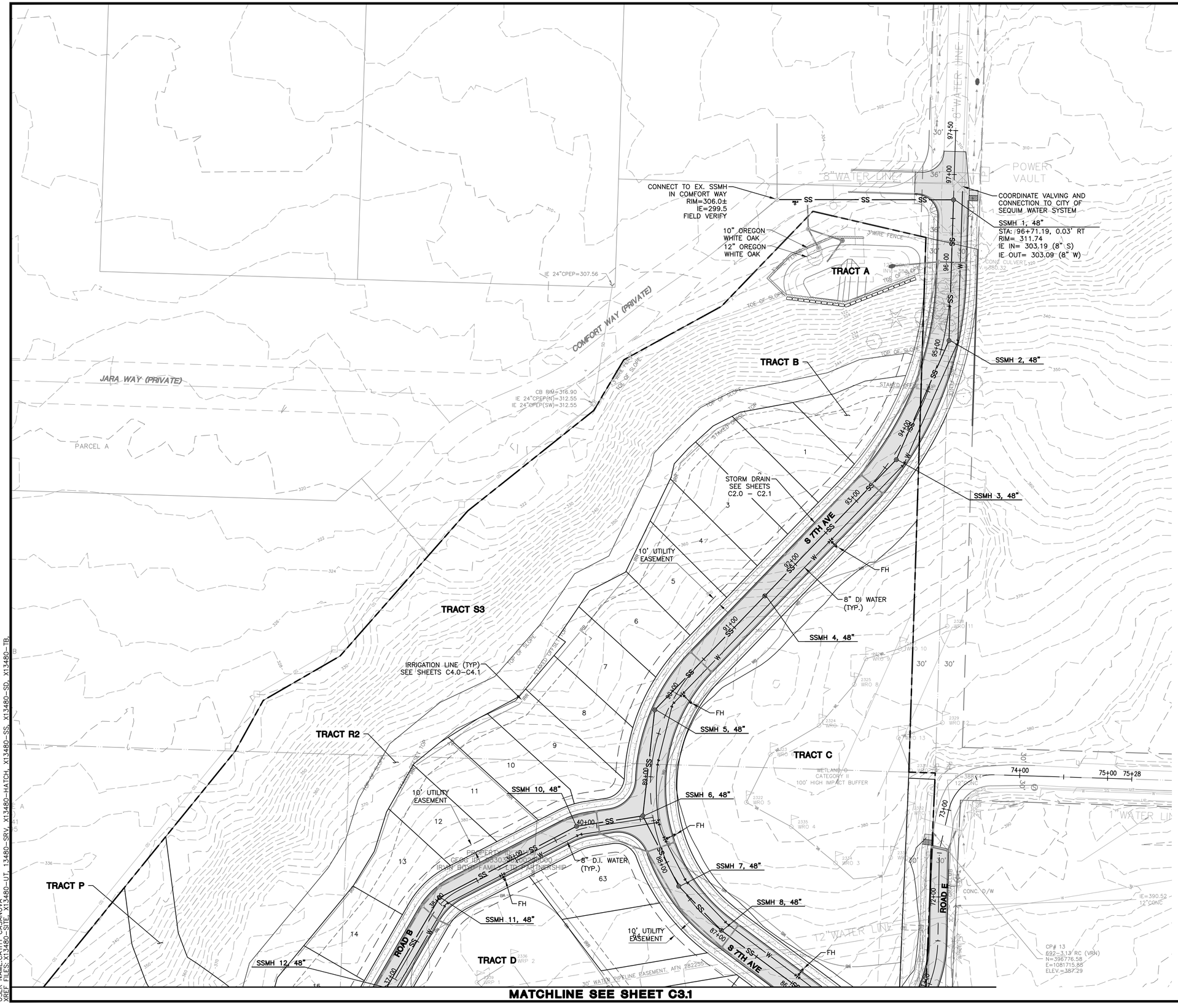
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DWG NAME: P13480_EXT

SHEET C2.10 OF 24

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PLOT TIME: 5/2/2019 8:37:37 AM
USER NAME: Kathy Kanoya
XREF FILES: PACE34X22

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LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- SWALE/DITCH
- BUILDING SETBACK LINE
- SLOPE/25' BUFFER
- UTILITY EASEMENT
- RETAINING WALL
- STORM DRAINAGE LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- IRR — IRRIGATION LINE
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE WALK
- WETLAND/BUFFERS
- EARTHEN BERMS
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT (FH)
- GATE VALVE
- WATER FITTINGS
- THRUST BLOCK

SYM	REVISION	DATE
	REVISED PER CITY OF SEQUIM COMMENTS	5/19
	REVISED PER CITY OF SEQUIM COMMENTS	12/18
	REVISED PER CITY OF SEQUIM COMMENTS	1/18

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12/27/2018

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LEGACY RIDGE PRE-PLAT

UTILITY PLAN (NORTH)

HORIZ. 0 25 50 100 Scale In Feet

NOT FOR CONSTRUCTION

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

JOB NUMBER 13480.00

DWG NAME: P13480_UT

SHEET C3.0 OF 24

FILE NAME: P:\P13\13480.00 BOYD FLP PRELIM PLAT\CAD\SHEETS\PRE-APPLICATION\P13480_UT.DWG
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MATCHLINE SEE SHEET C3.0

TRACT S2
TRACT S1
TRACT R1
TRACT M
TRACT L
TRACT D
TRACT H
TRACT I
TRACT F
TRACT G
TRACT E
TRACT K
TRACT J
ROAD A
ROAD B
ROAD C
ROAD D
10' UTILITY EASEMENT
20' SS EASEMENT
327 LF 8" PVC S=6.15%
8" DI. WATER (TYP.)
20' STORM DRAINAGE EASEMENT
30.00' TOWN OF SEQUIM WATER LINE EASEMENT, AFN. 2822255 AND MODIFIED BY AFN. 428966
IRRIGATION LINE (TYP) SEE SHEETS C4.0-C4.1
STORM DRAIN SEE SHEETS C2.0 - C2.1
SSMH 9, 48"
SSMH 13, TYPE 1-48"
SSMH 14, 48"
SSMH 25, 48"
SSMH 24, 48"
SSMH 29, 48"
SSMH 30, 48"
SSMH 28, 48"
SSMH 19, 48"
SSMH 17, 48"
SSMH 15, 48"
SSMH 18, 48"
SSMH 16, 48"
SSMH 26, 48"
SSMH 20, 48"
SSMH 21, 48"
SSMH 22, 48"
SSMH 23, 48"
SSMH 31, 48"
SSMH 27, 48"
25.00' CONSTRUCTION EASEMENT FOR SANITARY SEWER LINE, AFN. 200511150030
100.00' VIEW COVENANT, AFN. 2012-1274857 MAXIMUM HEIGHT 28' ABOVE NATURAL GROUND AT CENTER OF STRUCTURE
CONNECTION TO HIGHLAND IRRIGATION SYSTEM
PROPOSED 8" DI WATER MAIN EXTENSION
COORDINATE CONNECTION TO CLALLAM CO. PUD WATER SYSTEM WITH CITY OF SEQUIM
2"ø PVC IRRIGATION LINE (TYP)
EX. 6" WATER
EX. 8" WATER
END IRRIGATION LINE
WET POND CELL 1
30' WATER PIPELINE EASEMENT, AFN. 282255
CB, RIM=347.41
IE 24"CPEP(NE)=344.21
24"COTTONWOOD
(3)30"COTTONWOOD
IE 24"CMP=349.39
IE 24"CMP=350.19
WETLAND M CATEGORY III 25' HIGH IMPACT BUFFER
WETLAND P CATEGORY III 75' HIGH IMPACT BUFFER
CITY OF SEQUIM BLA/LOT MERGER BLA 05-0 VOL. 53, P. 160 AFN 2003-1120099
LOT 2 B
LOT 5
CP# 9
692-3.9 RC (VRN)
N=395554.24
E=108414.90
ELEV=415.21

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- SWALE/DITCH
- BUILDING SETBACK LINE
- SLOPE/25' BUFFER
- UTILITY EASEMENT
- RETAINING WALL
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- WATER LINE
- IRRIGATION LINE
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE WALK
- WETLAND/BUFFERS
- EARTHEN BERMS
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT (FH)
- GATE VALVE
- WATER FITTINGS
- THRUST BLOCK

HORIZ. 0 25 50 100
Scale In Feet

NOT FOR CONSTRUCTION

SYM	REVISION	DATE
	REVISED PER CITY OF SEQUIM COMMENTS	5/19
	REVISED PER CITY OF SEQUIM COMMENTS	12/18
	REVISED PER CITY OF SEQUIM COMMENTS	1/18

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26901
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PROFESSIONAL ENGINEER
12/27/2018

Develop NORTHWEST

LEGACY RIDGE PRE-PLAT

UTILITY PLAN (SOUTH)

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

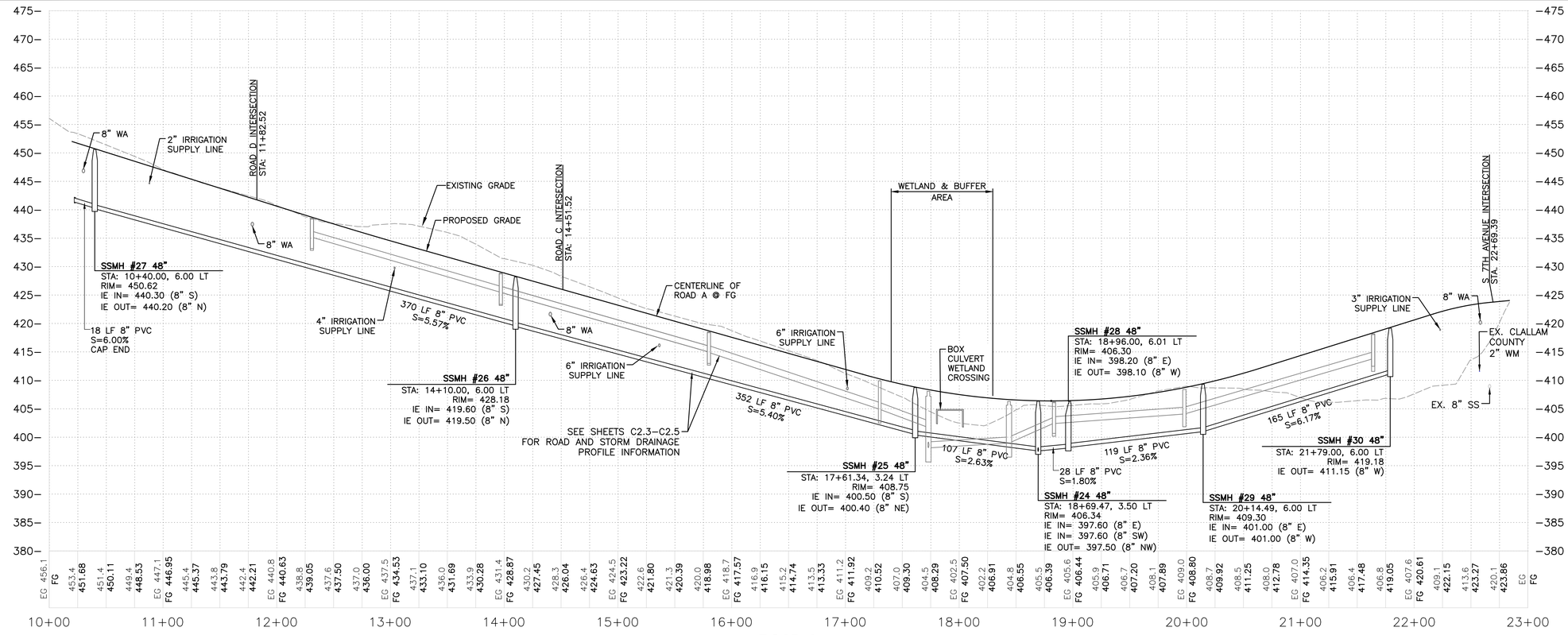
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DWG NAME: P13480_UT

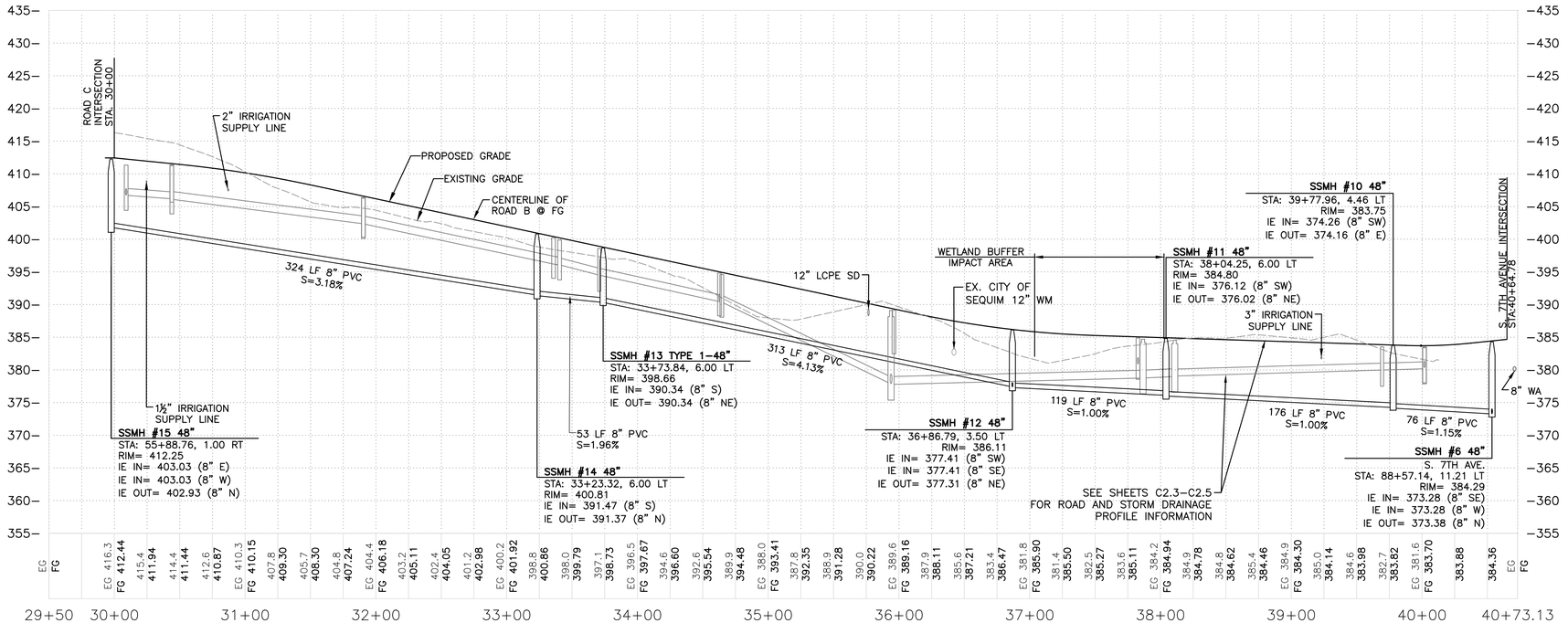
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City of Sequim
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ROAD A
SCALE= H= 1"=50'
V= 1"=10'



ROAD B
SCALE= H= 1"=50'
V= 1"=10'

VERT. 0 5 10 20 Scale In Feet
HORIZ. 0 25 50 100 Scale In Feet

NOT FOR CONSTRUCTION

DATE	REVISION
1/18	REVISED PER CITY OF SEQUIM COMMENTS
12/18	REVISED PER CITY OF SEQUIM COMMENTS
5/19	REVISED PER CITY OF SEQUIM COMMENTS

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SANITARY SEWER PROFILES

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

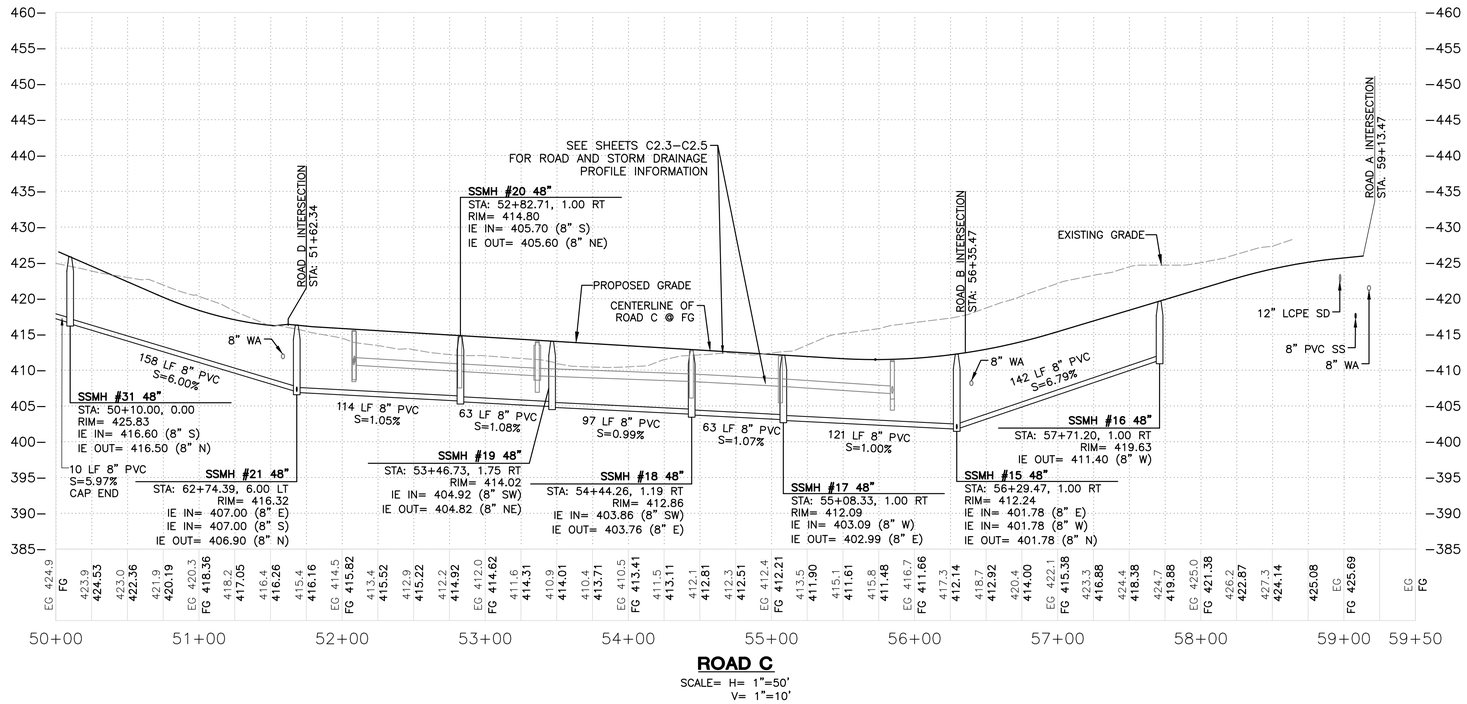
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13480.00

DWG NAME:
P13480_SSPR01

SHEET C3.2 OF 24

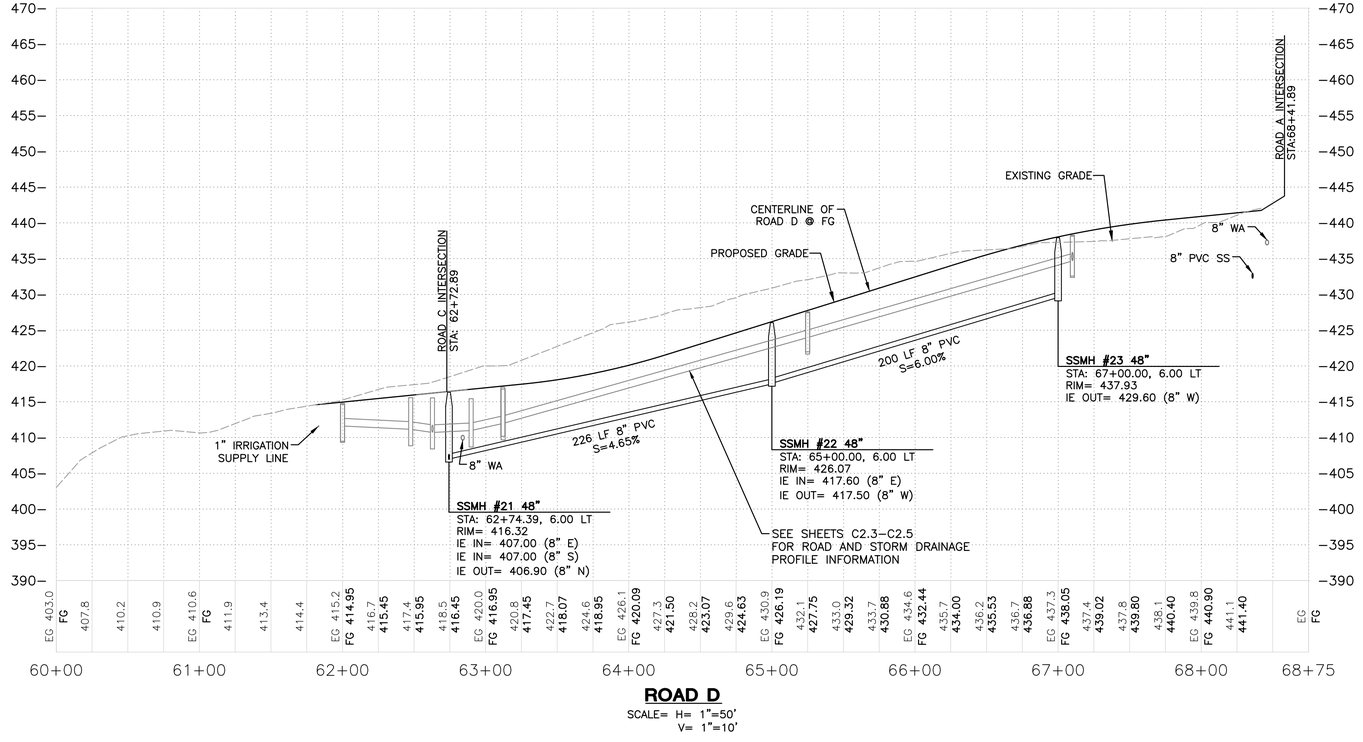
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USER NAME: CHRISTIANSEN, PHILIP
XREF FILES: X13480-PROF, X13480-TB.

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City of Sequim
DCD/Public Works



ROAD C

SCALE= H= 1"=50'
V= 1"=10'



ROAD D

SCALE= H= 1"=50'
V= 1"=10'

VERT. 0 5 10 20 Scale In Feet

HORIZ. 0 25 50 100 Scale In Feet

NOT FOR CONSTRUCTION

REVISION	DATE
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REVISED PER CITY OF SEQUIM COMMENTS	12/18
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SANITARY SEWER PROFILES

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

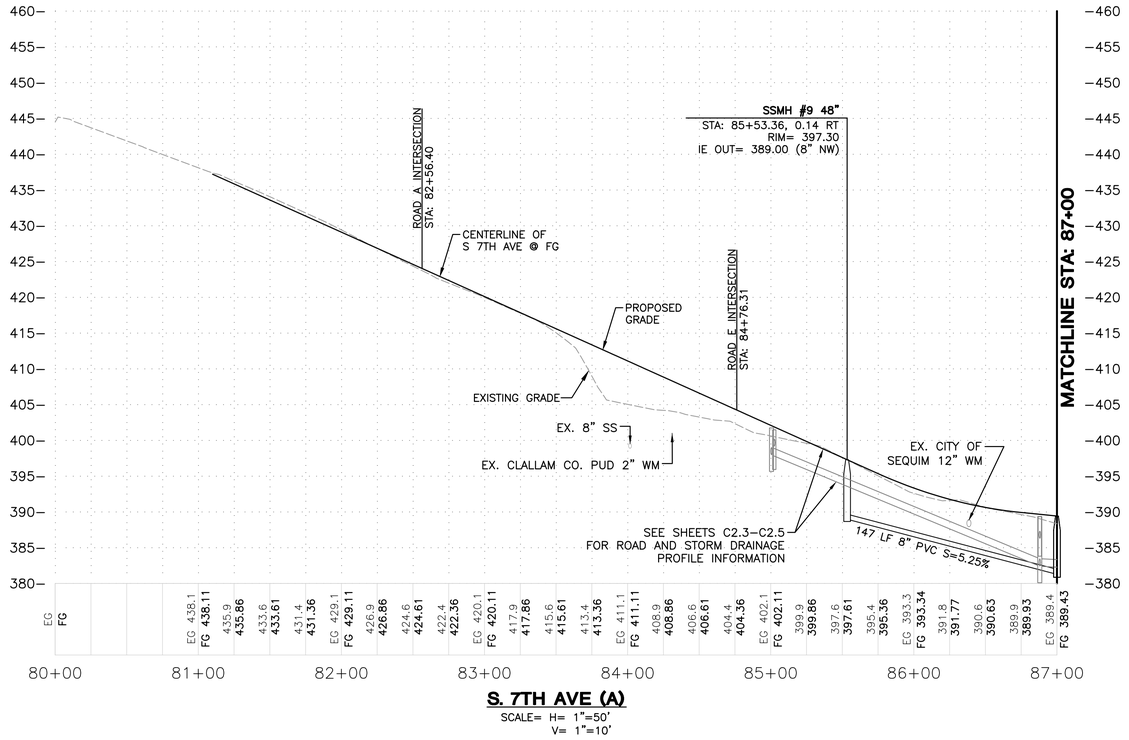
JOB NUMBER
13480.00

DWG NAME:
P13480_SSPR01

SHEET C3.3 OF 24

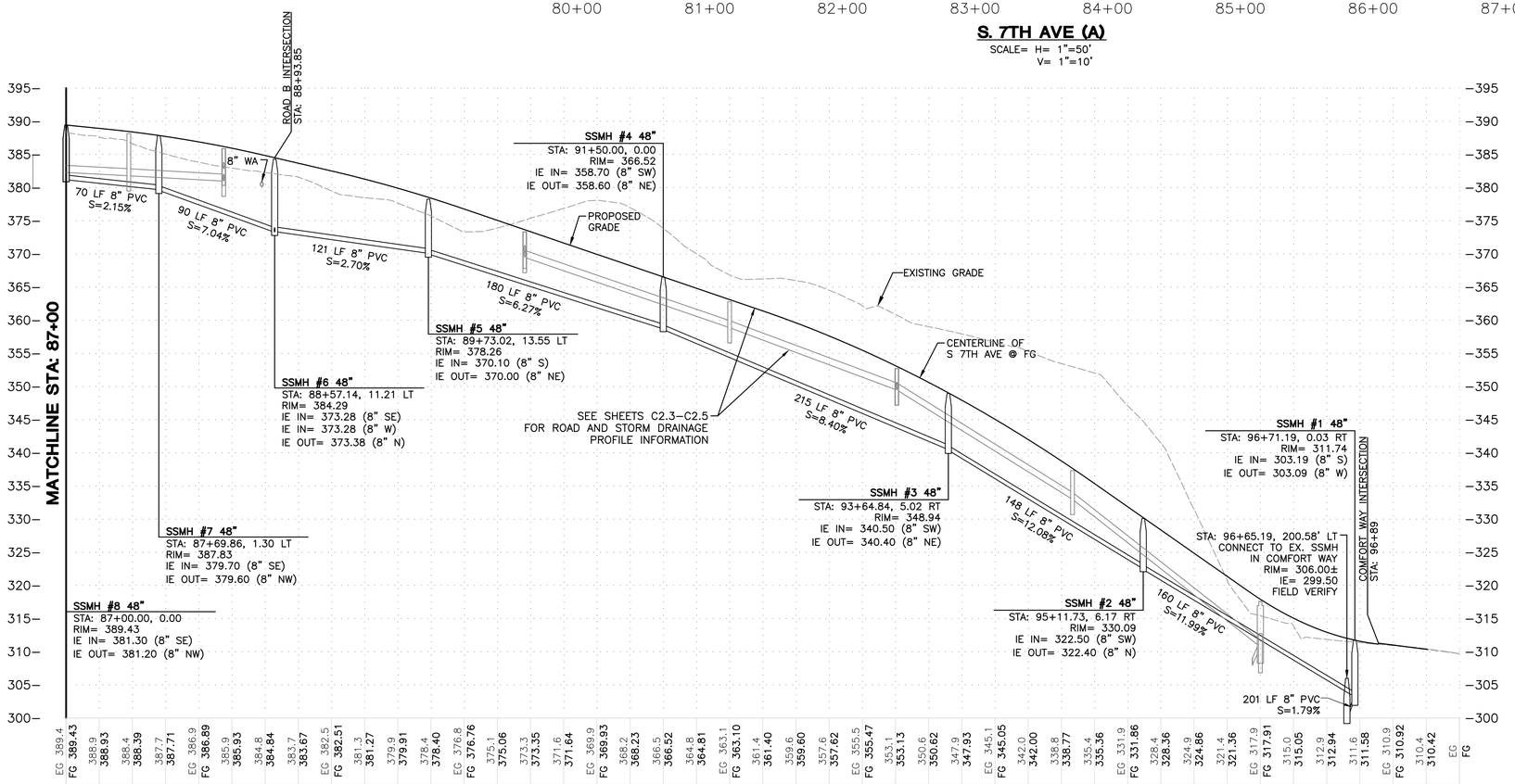
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USER NAME: CASEY KASHOA
XREF FILES: X13480-PROF, X13480-TB,

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City of Sequim
DCD/Public Works



S. 7TH AVE (A)

SCALE= H= 1"=50'
V= 1"=10'



S. 7TH AVE (B)

SCALE= H= 1"=50'
V= 1"=10'

VERT. 0 5 10 20 Scale In Feet

HORIZ. 0 25 50 100 Scale In Feet

NOT FOR CONSTRUCTION

SYM	REVISION	DATE
	REVISED PER CITY OF SEQUIM COMMENTS	5/19
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SANITARY SEWER PROFILES

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

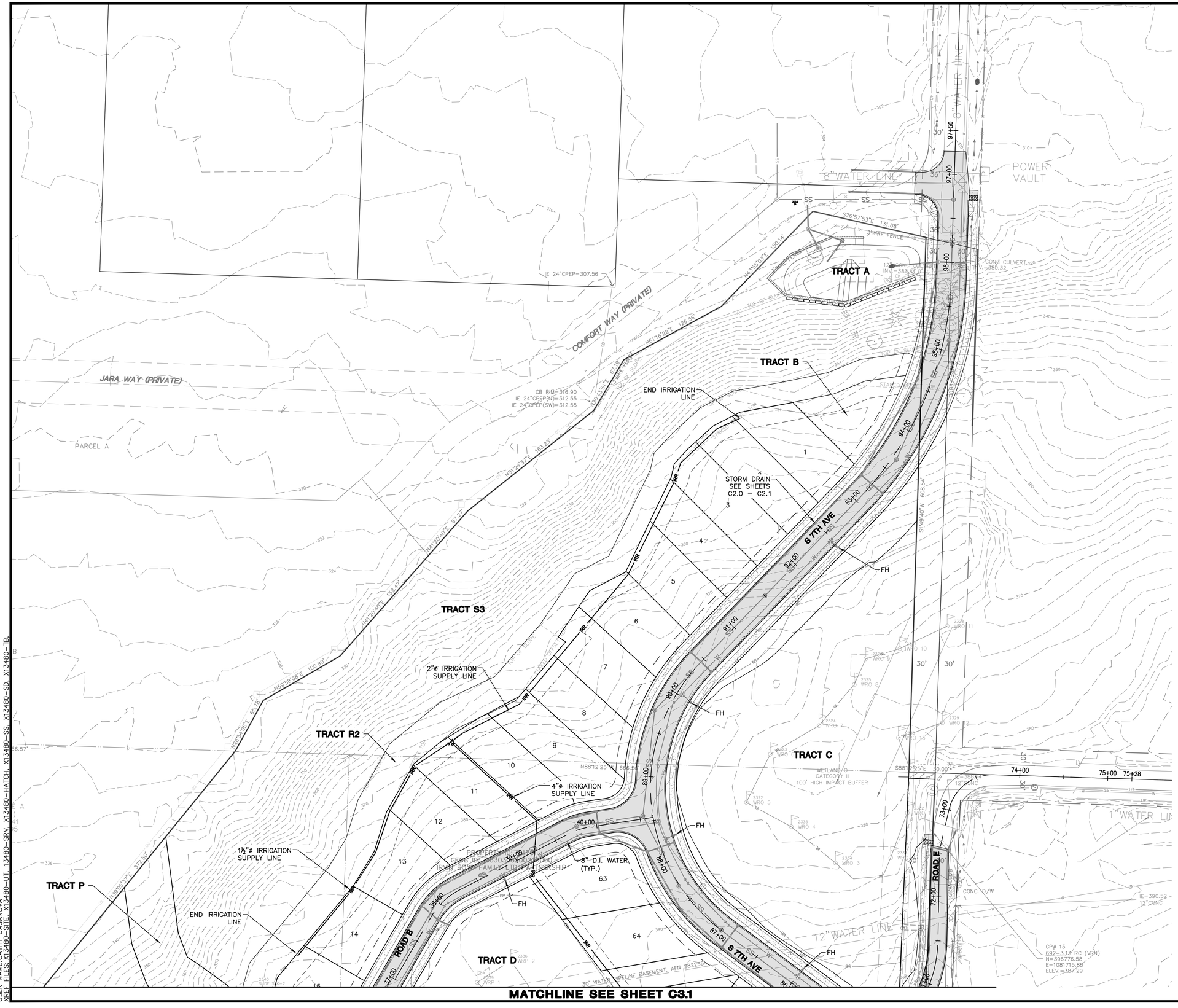
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13480.00

DWG NAME:
P13480_SSPR01

SHEET C3.4 OF 24

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PLOT TIME: 12/27/2018 8:38 AM
USER NAME: CHRISMAN, PHILIP
XREF FILES: X13480-PROF, X13480-TB,

Rec'd 1/1/2017
City of Sequim
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LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- SWALE/DITCH
- BUILDING SETBACK LINE
- SLOPE/25' BUFFER
- UTILITY EASEMENT
- RETAINING WALL
- STORM DRAINAGE LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- IRR — IRRIGATION LINE
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE WALK
- WETLAND/BUFFERS
- EARTHEN BERMS
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT (FH)
- GATE VALVE
- WATER FITTINGS
- THRUST BLOCK

IRRIGATION NOTES:

1. IRRIGATION SERVICE TO EACH LOT SHALL BE MAXIMUM ¾" SUPPLY TO FROST FREE HOSE BIB, OR ¾" GATE VALVE, WITH HOSE FITTING TERMINATION IN 12" X 18" FLUSH TO GRADE SERVICE BOX.
2. RESIDENTIAL SUPPLY SHALL BE CLEARLY MARKED AS "IRRIGATION ONLY".
3. ALL PIPE 3" DIAMETER OR LESS SHALL BE SCHEDULE 40 OR BETTER
4. ALL PIPING SHALL HAVE 10G LOCATE WIRE ATTACHED TO PIPE AND DAY LIGHTED AT EACH PIPE EXPOSURE.
5. ALL PIPE SHALL HAVE WARNING TAPE ABOVE PIPE.
6. ALL PIPE SHALL BE BEDDED IN SAND.
7. ALL PIPE SHALL HAVE A CLEAN-OUT EVERY 400' (MAX).
8. ADDITIONAL REQUIREMENTS FOR PIPE SIZE 4" DIAMETER OR GREATER:
   - C900 PIPE
   - DUCTILE IRON FITTINGS
   - ALL FITTINGS WITH ANGLES GREATER THAN 22 DEGREES SHALL HAVE ENGINEERED THRUST BLOCKS INSTALLED
   - ALL FITTINGS SHALL USE MEGALUG OR BETTER MECHANICAL ATTACHMENTS.
   - ALL FITTINGS AND PIPE SHALL BE PROTECTIVE WRAPPED PRIOR TO POURING CONCRETE THRUST BLOCKS.
   - ALL TERMINATIONS SHALL HAVE ENGINEERED THRUST BLOCKS INSTALLED, EXCLUDING FINAL RESIDENTIAL TERMINATION.

SYM	REVISION	DATE
	REVISED PER CITY OF SEQUIM COMMENTS	5/19
	REVISED PER CITY OF SEQUIM COMMENTS	12/18
	REVISED PER CITY OF SEQUIM COMMENTS	1/18

PACE
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PHILLIP D. CHESNUT
STATE OF WASHINGTON
22890
REGISTERED
PROFESSIONAL ENGINEER
12/27/2018

iDevelop NORTHWEST

LEGACY RIDGE PRE-PLAT

IRRIGATION PLAN (NORTH)

N

HORIZ. 0 25 50 100
Scale In Feet

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY: CC	CHECKED BY: PC
JOB NUMBER 13480.00	
DWG NAME: P13480_IRR	
SHEET C4.0 OF 24	

NOT FOR CONSTRUCTION

FILE NAME: P:\P13\13480.00 BOYD FLP PRELIM PLAT\CAD\SHEETS\PRE-APPLICATION\P13480_IRR.DWG
SAVE TIME: 4/26/2019 11:31:27 AM
PLOT TIME: 5/21/2019 8:39 AM
USER NAME: CHRIS
XREF FILES: X13480-SITE, X13480-UT, 13480-SRV, X13480-HATCH, X13480-SS, X13480-SD, X13480-TB,

Rec'd 1/1/2017
City of Sequim
DCD/Public Works

MATCHLINE SEE SHEET C3.0

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- SWALE/DITCH
- BUILDING SETBACK LINE
- SLOPE/25' BUFFER
- UTILITY EASEMENT
- RETAINING WALL
- STORM DRAINAGE LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- IRR — IRRIGATION LINE
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE WALK
- WETLAND/BUFFERS
- EARTHEN BERMS
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT (FH)
- GATE VALVE
- WATER FITTINGS
- THRUST BLOCK

TRACT S2
TRACT D
WETLAND P
CATEGORY III
75' HIGH IMPACT BUFFER
25.00' CONSTRUCTION EASEMENT FOR SANITARY SEWER LINE, AFN. 2005150030
100.00' VIEW COVENANT, AFN. 2012-1274857 MAXIMUM HEIGHT 28' ABOVE NATURAL GROUND AT CENTER OF STRUCTURE
ROAD B
ROAD A
ROAD C
ROAD D
S 7TH AVENUE
TRACT F
TRACT G
TRACT H
TRACT I
TRACT J
TRACT K
TRACT L
TRACT M
TRACT Q1
TRACT R1
TRACT E
30.00' TOWN OF SEQUIM WATER LINE EASEMENT, AFN. 2822501 AND MODIFIED BY AFN. 4128956
CITY OF SEQUIM BLA/LOT MERGER BLA 05-0142 AFN 2003-1120099
LOT 2 B
20 VOL. 53, P. 20
20.00' WATER LINE EASEMENT, AFN. 672107
10.00' WATER LINE EASEMENT, AFN. 526392
PROP ID: 81700
GEOG ID: 033030320010000
IRVIN BOYD FAMILY LTD PARTNERSHIP
WET POND CELL 1
HAPPY VIEW LN.
30' WATER PIPELINE EASEMENT, AFN. 282255
(3)30"COTTONWOOD
IE 24"CMP=349.76
IE 24"CMP=350.48
CP# 9
692-3.9 RC (VRN)
N=395554.24
E=1080414.90
ELEV=415.23
EX. WATER

END IRRIGATION LINE
8" D.I. WATER (TYP.)
1"ø IRRIGATION SUPPLY LINE
2"ø IRRIGATION SUPPLY LINE
1½"ø IRRIGATION SUPPLY LINE
4"ø IRRIGATION SUPPLY LINE
6"ø IRRIGATION SUPPLY LINE
STORM DRAIN SEE SHEETS C2.0 - C2.1
222 LF 18"ø IRRIGATION RESERVOIR SUPPLY LINE
227 LF 18"ø IRRIGATION RESERVOIR SUPPLY LINE
62 LF 18"ø IRRIGATION RESERVOIR SUPPLY LINE
EXISTING HIGHLAND IRRIGATION PIPE
PROPOSED 8" DI WATER MAIN EXTENSION
COORDINATE CONNECTION TO CLALLAM CO. PUD WATER SYSTEM WITH CITY OF SEQUIM
APPROXIMATE LOCATION OF HIGHLAND IRRIGATION DITCH
INSTALL PUMP FOR IRRIGATION SYSTEM.
CONNECTION TO EXISTING HIGHLAND IRRIGATION PIPELINE. INSTALL 6" SUPPLY VALVE

N
HORIZ. 0 25 50 100
Scale In Feet

NOT FOR CONSTRUCTION

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PHILIP D. CHRISTIANSEN
STATE OF WASHINGTON
22890
REGISTERED PROFESSIONAL ENGINEER
12/27/2018

Develop NORTHWEST

LEGACY RIDGE PRE-PLAT

IRRIGATION PLAN (SOUTH)

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
CC	PC

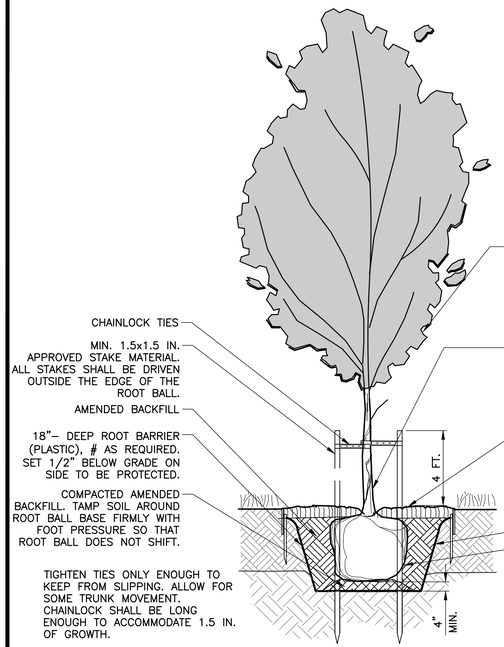
JOB NUMBER **13480.00**

DWG NAME: P13480_IRR

SHEET C4.1 OF 24

FILE NAME: P:\P13\13480.00 BOYD FLP PRELIM PLAT\CAD\SHEETS\PRE-APPLICATION\P13480_IRR.DWG
SAVE TIME: 4/26/2019 11:31:27 AM
USER NAME: CHRIS
PLOT TIME: 5/24/2019 8:39 AM
XREF FILES: X13480-SITE, X13480-UT, 13480-SRV, X13480-HATCH, X13480-SS, X13480-SD, X13480-TB.

Rec'd 1/1/2017
City of Sequim
DCD/Public Works



1 DECIDUOUS TREE PLANTING DETAIL
NTS

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE/CONDITIONS	SPACING	QTY.
	STREET TREES			
	PYRUS CALLERYANA 'ARISTOCRAT'/ ARISTOCRAT FLOWERING PEAR	1–1/2" CAL. B&B	40' O.C.	35
	ACER TRUNCATUM X A. PLATANOIDES 'WARRENSRED' / PACIFIC SUNSET MAPLE	1–1/2" CAL. B&B	40' O.C.	53
	CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEAM'	1–1/2" CAL. B&B	40' O.C.	57
	FRAXINUS AMERICANA 'AUTUMN APPLAUSE' AUTUMN APPLAUSE ASH	1–1/2" CAL. B&B	40' O.C.	26
	QUERCUS COCCINEA / SCARLET OAK	1–1/2" CAL. B&B	50' O.C.	50
	PARK–SUPPLEMENTAL TREES			
	QUERCUS GARRYANA / OREGON WHITE OAK – GARRY OAK	1–1/2" CAL. B&B	AS SHOWN	8
	VEGETATIVE SCREEN / LANDSCAPE BUFFER			
	CALOCEDRUS DECURRENS / INCENSE CEDAR			
	CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS			
	PINUS SYLVESTRIS / SCOTS PINE			
	EUOUNYMUS ALATUS 'COMPATUS' / COMPACT BURNING BUSH			
	MAHONIA AQUILFOLIUM / OREGON GRAPE			
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE			
	VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS			
	GROUNDCOVERS			
	SOD LAWN ALL PLANTING STRIPS – (NOT SHOWN)			

HYDROSEED PERMANENT EROSION CONTROL SEED MIX.

EXISTING SIGNIFICANT TREES AND VEGETATION TO REMAIN.

STREET TREE LIST

STREET	TREE – COMMON NAME	MATURE HEIGHT X SPREAD
ROAD A	PACIFIC SUNSET MAPLE	35' HT. X 25'
ROAD B	PYRAMIDAL EUROPEAN HORNBEAM	40' HT. X 15'
ROAD C	ARISTOCRAT FLOWERING PEAR	40' HT. X 30'
ROAD D	AUTUMN APPLAUSE ASH	45' HT. X 25'
ROAD E	PYRAMIDAL EUROPEAN HORNBEAM	40' HT. X 15'
S 7TH AVE	SCARLET OAK	60' HT. X 40'

GENERAL PLANTING NOTES

1. ALL PLANTER AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE INSTALLED AND FULLY FUNCTIONAL PRIOR TO PLANT INSTALLATION.
2. PROVIDE A 4–FOOT SQUARE MULCH AREA AROUND ALL TREES PLANTED IN PLANTERS. INSTALL ALUMINUM EDGING BETWEEN ALL LAWN AND BARK MULCH AREAS.
3. REFER TO CIVIL PLANS FOR NEW UTILITY WORK. ADJUST TREE LOCATIONS AS NEEDED TO AVOID CONFLICTS WITH NEW WATER, SEWER AND STORM DRAINAGE PIPING.
4. STORMWATER POND SIDE SLOPE PLANTING (ON 3:1 SLOPES) AND BUFFERS WILL BE INCLUDED ON FINAL CONSTRUCTION PLANS.

PLANTING AND FERTILIZING

5. ALL PLANT SIZES NOTED FOR HEIGHT, SPREAD AND CALIPER ARE MINIMUM REQUIREMENTS.
6. ALL PLANTS SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMAN (AAN) GRADES AND STANDARDS AS PUBLISHED IN THE MOST RECENT Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" MANUAL. TREE CALIPER SHALL BE MEASURED SIX INCHES ABOVE THE ROOT FLARE.
7. APPLY FERTILIZER TO ALL LAWN, AND TREE PLANTING AREAS, FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR FERTILIZER TYPE (N–P–K RATIO) FOR LAWN, ORNAMENTAL SHRUBS, AND TREES.

TOPSOIL, COMPOST AND MULCH

8. REMOVE SUBGRADE MATERIAL TO ACCOMMODATE TOPSOIL, BARK, SOD LAWN WITH 1" CLEAR TO TOP OF CURB, SIDEWALK OR OTHER PAVED SURFACES.
9. PLACE 3–INCHES OF TOPSOIL FOR ALL SEEDING AREAS, PLACE 24–INCHES OF TOPSOIL 3 INCHES OF BARK MULCH IN PLANTER STRIPS.
10. PRIOR TO INSTALLING SOD LAWN FINE GRADE ENTIRE LAWN AREA AND COMPACT TOPSOIL USING A WATER FILLED ROLLER.
11. TOPSOIL SHALL BE A 3–WAY (LOAM SOIL, PEAT AND COMPOST)
12. BARK MULCH SHALL BE HEMLOCK / FIR MEDIUM GRIND.
13. AREAS DISTURBED BY GRADING AND NOT SHOWN AS PLANTING / LAWN AREAS SHALL BE HYDROSEEDED.

N

HORIZ. 0 50 100 200
Scale In Feet

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STATE OF WASHINGTON
BRIAN WAY
NO. 493 EXP 8/12/2019
REGISTERED LANDSCAPE ARCHITECT

Develop NORTHWEST

LEGACY RIDGE PRE-PLAT

PRELIMINARY LANDSCAPE PLAN

SCALE:	DATE:
AS SHOWN	12/2018
DESIGNED BY:	CHECKED BY:
BW	PC

JOB NUMBER
13480.00

DWG NAME:
P13480_LP01

SHEET L1.0 OF 24

FILE NAME: P:\P13\13480.00 BOYD FLP PRELIM PLAT\CAD\SHEETS\PRE-APPLICATION\P13480_LP01.DWG
SAVE TIME: 5/2/2019 7:49:11 AM
PLOT TIME: 5/2/2019 8:40 AM
USER NAME: BRIAN WAY
XREF FILES: PACE34X22