CITY OF SEQUIM, MAJOR SUBDIVISION: EFFIE ESTATES (PRE21-011) IN SECTION 19, TOWNSHIP 30 NORTH, RANGE 03 WEST, W.M. CITY OF SEQUIM, CLALLAM COUNTY

PROJECT INFORMATION

APPLICANT/OWNER:	GMB USA LIMITED P.O. BOX 2710 SEQUIM, WA. 98382
SITE LOCATION:	NORTHEAST CORNER OF 7TH AVENUE AND WEST HEMLOCK STREET SEQUIM, WA. 98382
PROPOSED PROJECT:	15 LOT SUBDIVISION
ZONING:	S_R4-8
UTILITIES:	SANITARY SEWER, WATER - CITY OF SEQUIM POWER - CLALLAM COUNTY PUD #1 COMMUNICATIONS - CENTURY LINK, WAVE BROADBAND
PARCEL NO.:	03-30-19-34-9180
LEGAL DESCRIPTION:	LOT 1 FIR LANE TERRACE SHORT PLAT AS RECORDED IN VOLUME 32 OF PLATS, PAGE 100; AFN# 2007-1211230. SEE INSTRUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2019-1382290, RECORDS OF CLALLAM COUNTY, WA FOR FULL DESCRIPTION.
DATE OF PREPARATION:	APRIL 2022
HORIZONTAL AND VERTICAL DATUM:	WASHINGTON STATE COORDINATE SYSTEM NORTH ZONE NAVD 83/91

MAP LEGEND

- 500' OFFSET FROM PROJECT BOUNDARIES
- PROJECT PROPERTY BOUNDARIES
- EXISTING PARCEL BOUNDARIES
- EXISTING 10' CONTOURS
- PROPOSED ROADWAY

MAPPING NOTES

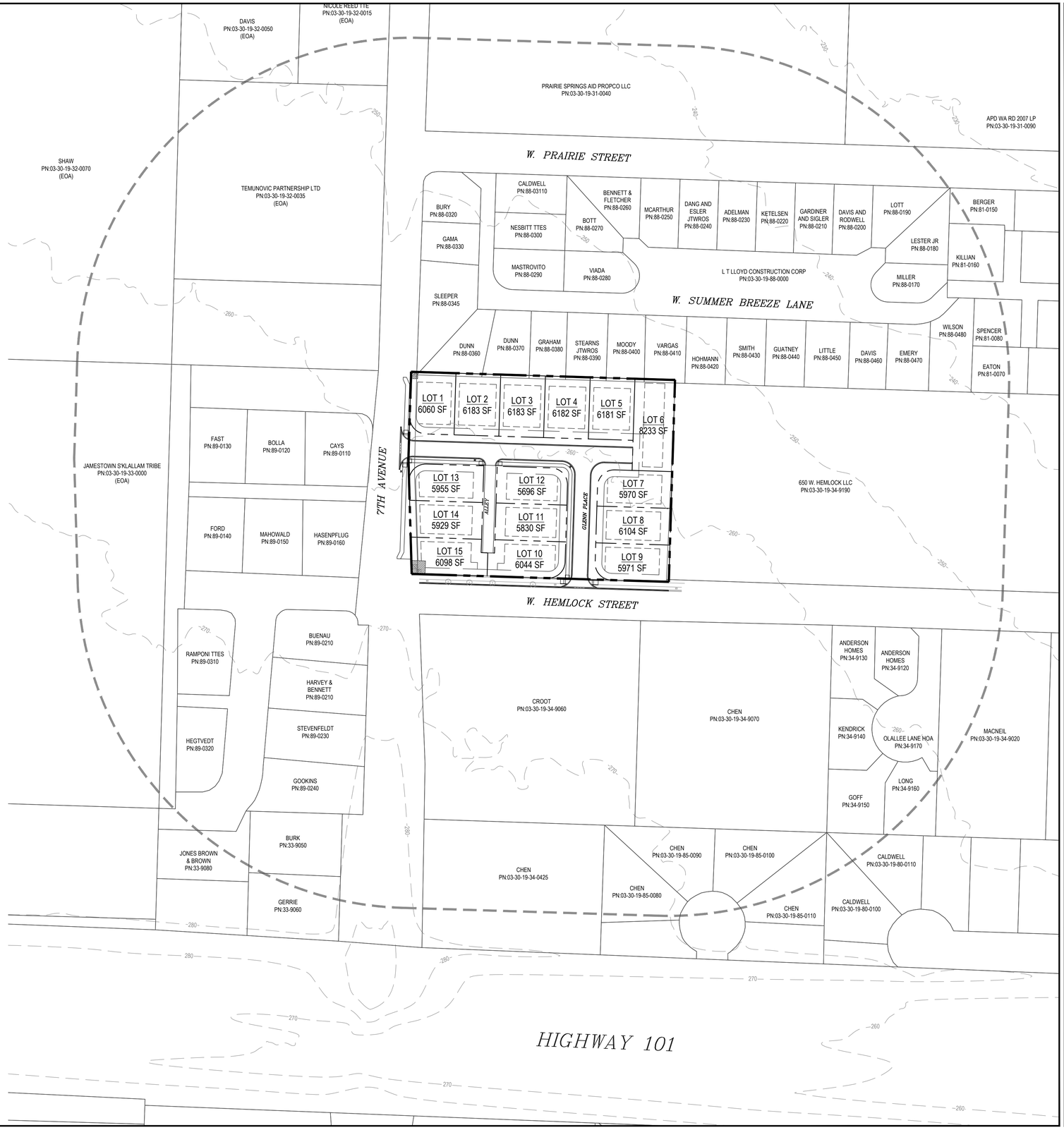
NO CRITICAL AREAS HAVE BEEN MAPPED WITHIN 500 FEET OF THE SUBJECT PARCEL.

PARCEL AND STREAM 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.

THIS PLAN IS 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.

ZONING NOTES

THE ZONING OF THE ALL PARCELS WITHIN 500 FEET OF THE SUBJECT PARCEL ARE ZONED SINGLE FAMILY RESIDENTIAL (R4-8) OR ECONOMIC OPPORTUNITY AREA (EOA). LABELED LOTS ARE ZONED R4-8 UNLESS OTHERWISE NOTED.



VICINITY MAP

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: EFFIE ESTATES, PROPOSED SUBDIVISION, 7TH & HEMLOCK, SEQUIM WA

VICINITY MAP

CLIENT:
GMB USA LIMITED
PO BOX 2710
SEQUIM, WA 98362

SCALE: 1" = 80'

FILE: 22044-VM

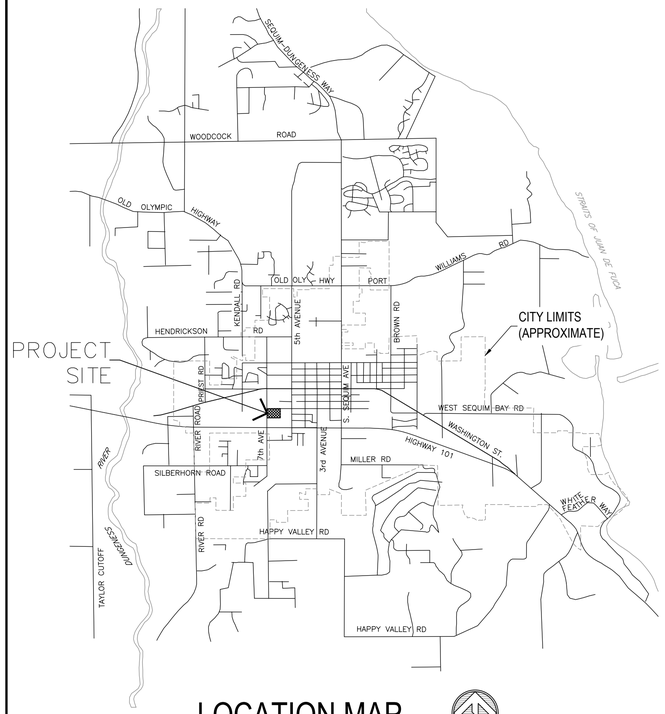
JOB NO: 22044

DATE: May 25, 2022

SET: PRELIMINARY PLAT

SETH J. ROMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
C000



LOCATION MAP

NOT TO SCALE

LEGEND:

..... PROPERTY BOUNDARY

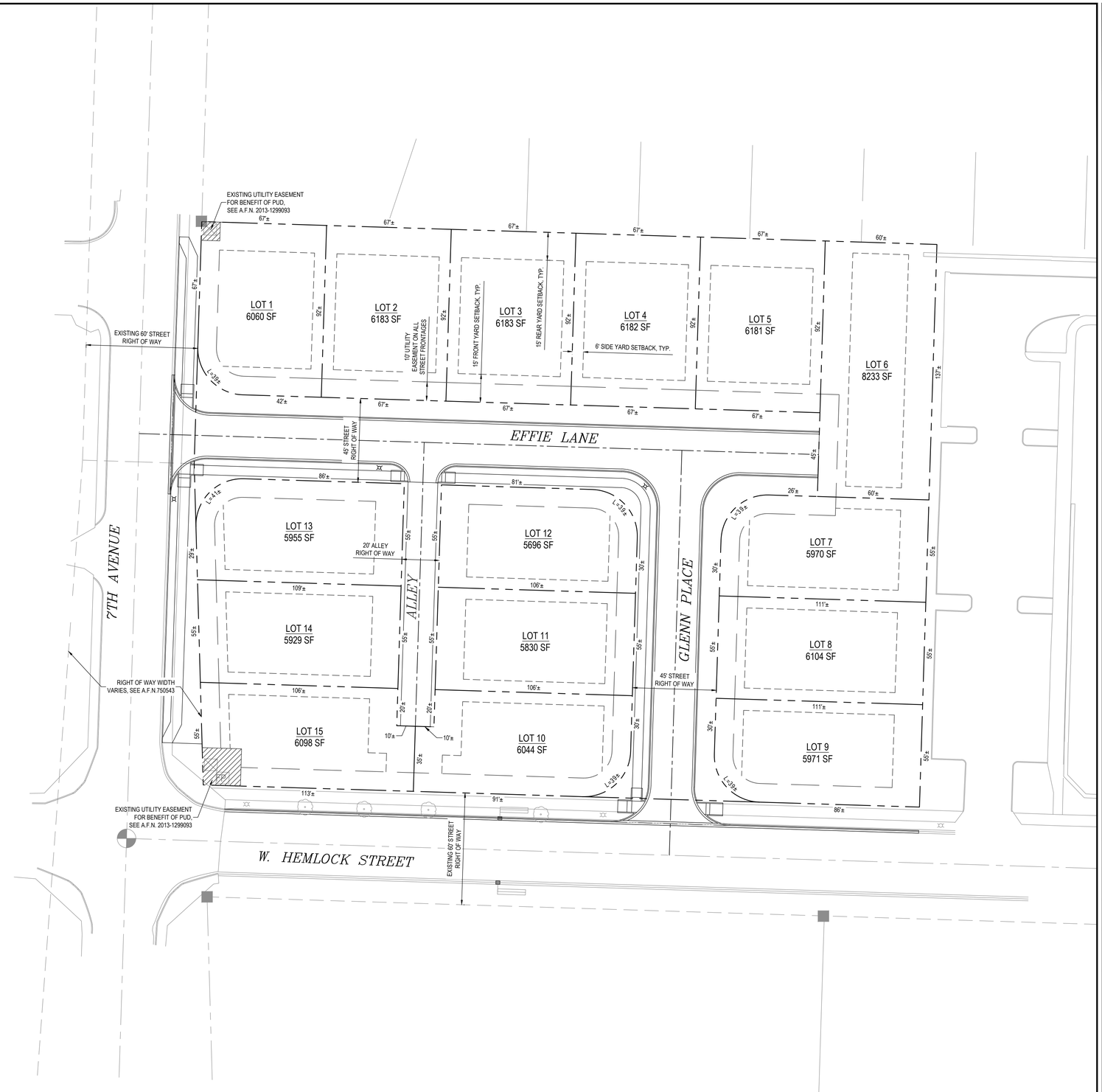
..... BUILDING SETBACK

..... EASEMENT BOUNDARY

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

SITE LAND USAGE DATA

NUMBER OF NEW RESIDENTIAL LOTS	15 LOTS
GROSS ACREAGE	2.72 AC±
RESIDENTIAL LOT AREA (NEW LOTS)	2.12 AC±
RIGHT-OF-WAY AREA	0.60 AC±
GROSS DENSITY	5.5 UNITS/AC
NET DENSITY	7.1 UNITS/AC



SITE PLAN

Scale: 1" = 30'

0 30' 60' 90'

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REVISIONS:

DATE	MARK	NOTE

TITLE: *EFFIE ESTATES, PROPOSED SUBDIVISION, 7TH & HEMLOCK, SEQUIM WA*

PRELIMINARY LOT LAYOUT

CLIENT: *GMB USA LIMITED*
PO BOX 2710
SEQUIM, WA 98362

SCALE: 1" = 30'

FILE: *22044-P1*

JOB NO: 22044

DATE: *May 25, 2022*

SET: PRELIMINARY PLAT

SETH J. RODMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET

C001

LEGEND:

- ..... PROPERTY BOUNDARY
- ..... BUILDING SETBACK
- ..... EASEMENT BOUNDARY
- ..... TRAVELLED WAY CENTERLINE
- ..... 5' EXISTING MAJOR CONTOUR
- ..... 1' EXISTING MINOR CONTOUR
- ..... 5' PROPOSED MAJOR CONTOUR
- ..... 1' PROPOSED MINOR CONTOUR
- ..... APPROXIMATE EDGE OF GRADING
- ..... PROPOSED DRIVEWAY
- ..... CONCRETE SIDEWALK
- ..... ASPHALT PAVING

GRADING NOTES:

EXISTING GRADES BASED ON TOPOGRAPHIC SURVEY COMPLETED BY THIS OFFICE IN 2004 FOR EXTENDICARE AND WAS COMPLETED PRIOR TO THE CONSTRUCTION OF HEMLOCK STREET. UTILITIES IN 7TH AVENUE WERE MAPPED AS PART OF THE 2004 SURVEY. UTILITY LOCATIONS IN HEMLOCK AVENUE ARE BASED ON AN ALTA SURVEY OF THE EXTENDICARE SITE COMPLETED BY THIS OFFICE AS WELL AS AVAILABLE AS-BUILT DRAWINGS. GRADES AND UTILITY LOCATIONS SHOWN SHOULD BE UNDERSTOOD AS APPROXIMATE. AN UPDATED TOPOGRAPHIC SURVEY WILL BE PERFORMED PRIOR TO SUBMITTAL FOR SITE CONSTRUCTION PERMIT.,

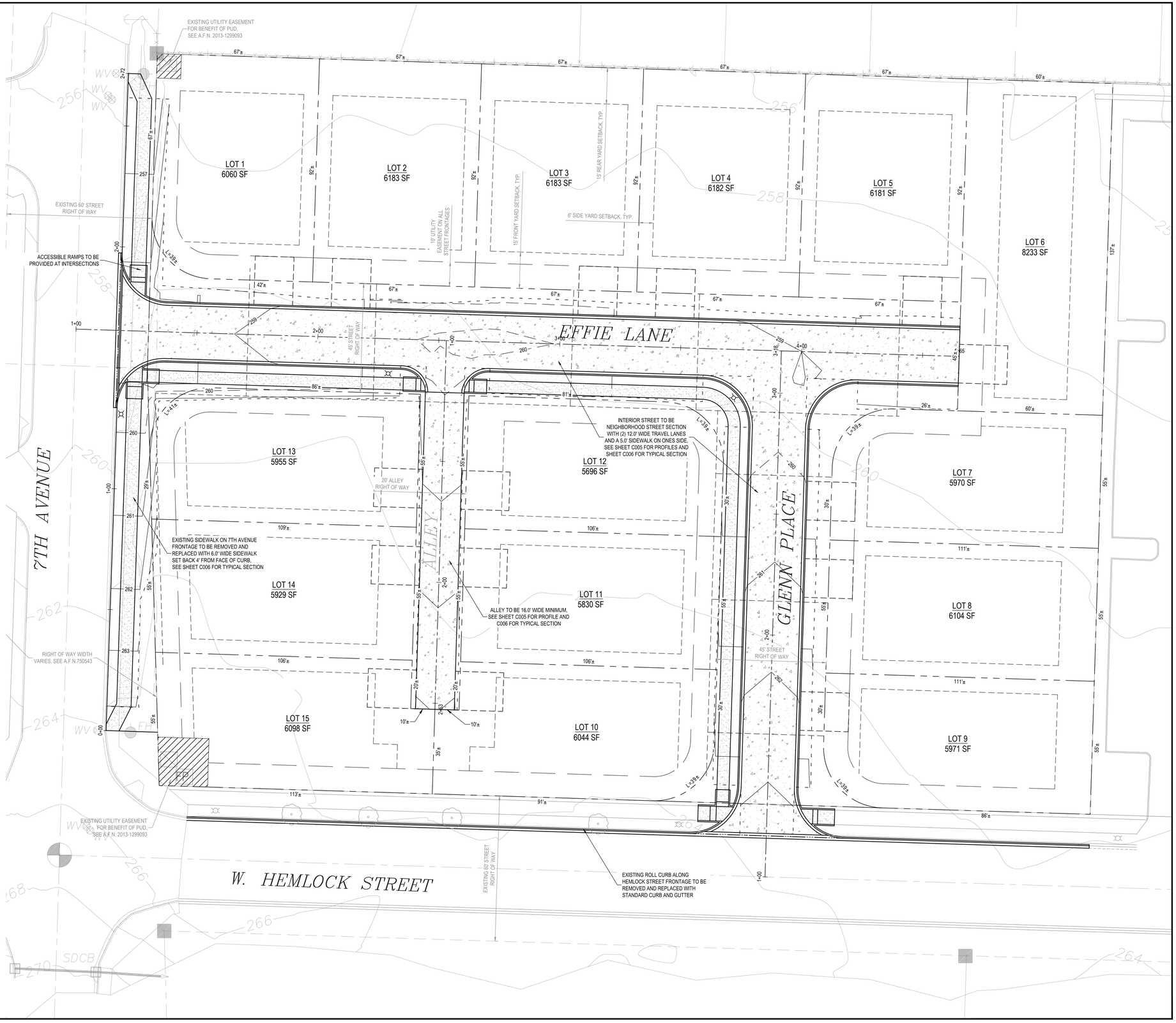
PROPOSED FINISH CONTOURS SHOWN ARE APPROXIMATE AND WILL BE ADJUSTED DURING THE FINAL DESIGN STAGE TO OPTIMIZE CUT/FILL QUANTITIES.

APPROXIMATE CUT AND FILL QUANTITIES
1,300 C.Y. CUT
850 C.Y. FILL

PARKING NOTES:

PER SEQUIM MUNCIPIAL CODE SECTION 18.48.050(B) THE DEVELOPMENT WILL BE REQUIRED TO PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER UNIT. TO MEET THIS REQUIREMENT, EACH LOT IN THE SUBDIVISION WILL HAVE A MINIMUM OF TWO OFF-STREET PARKING SPACES.

AS THE THE PROPOSED STREETS HAVE BEEN PRELIMINARILY CLASSIFIED AS "NEIGHBORHOOD" THERE ARE NO ADDITIONAL REQUIREMENTS FOR ON-STREET PARKING.



SITE PLAN

Scale: 1" = 20'

0 20' 40' 60'

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EMAIL: ZENOVIC@ZENOVIC.NET

REVISIONS:

DATE	MARK	NOTE

TITLE: EFFIE ESTATES, PROPOSED SUBDIVISION, 7TH & HEMLOCK, SEQUIM WA

PAVING & GRADING PLAN

CLIENT: GMB USA LIMITED
PO BOX 2710
SEQUIM, WA 98362

SCALE: 1" = 20'

FILE: 22044-P1

JOB NO: 22044

DATE: May 25, 2022

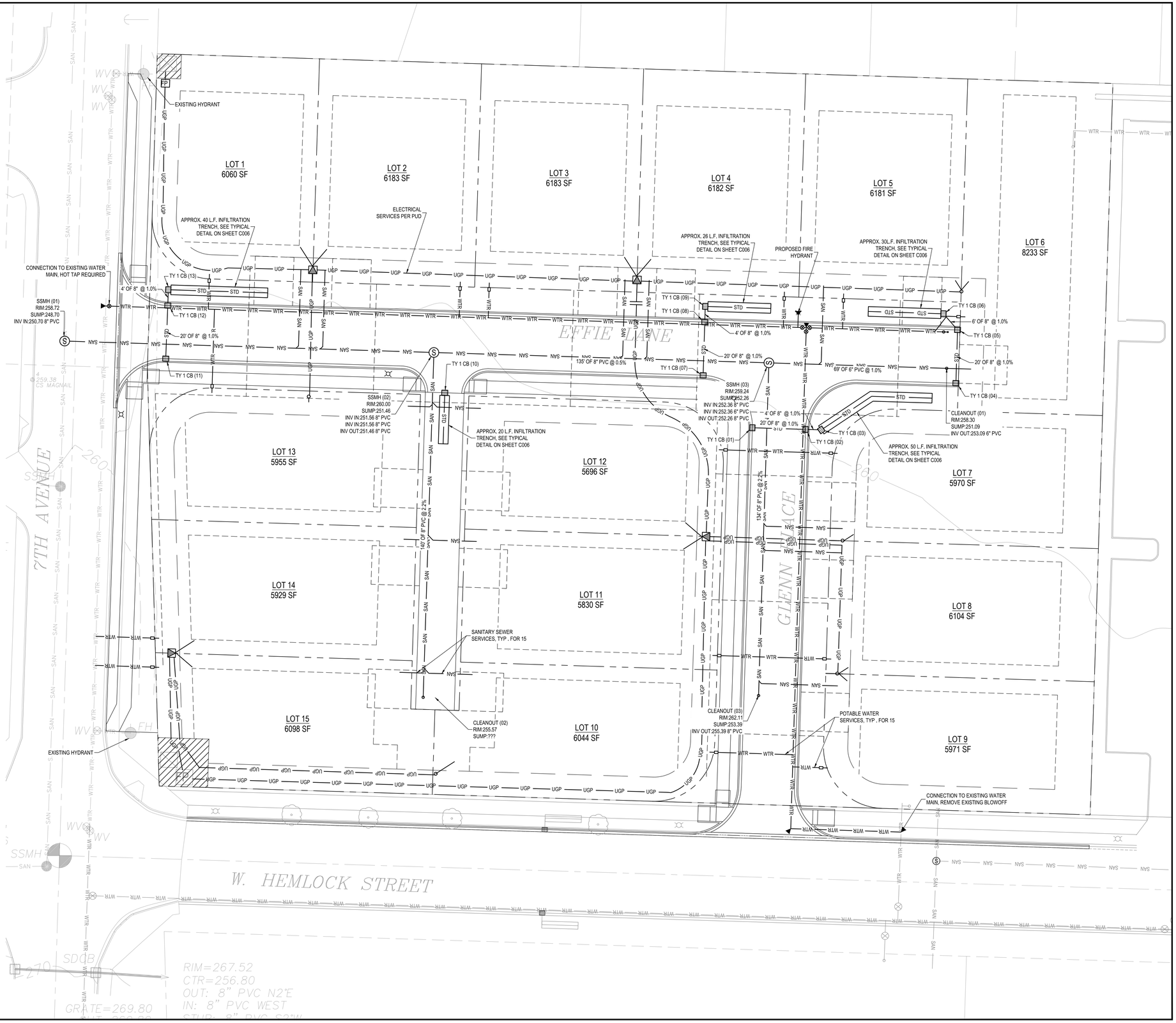
SET: PRELIMINARY PLAT

SETH J. RODMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
C002

LEGEND:

- ..... 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
- ..... PROPOSED STORM DRAIN CATCH BASIN
- ..... PROPOSED WATER SERVICE CONNECTION
- ..... PROPOSED FIRE HYDRANT
- ..... PROPOSED PEDESTRIAN LUMINARIES



SITE PLAN

Scale: 1" = 20'

0 20' 40' 60'

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REVISIONS:		
DATE	MARK	NOTE

TITLE: EFFIE ESTATES, PROPOSED SUBDIVISION, 7TH & HEMLOCK, SEQUIM WA

UTILITY PLAN

CLIENT: GMB USA LIMITED
PO BOX 2710
SEQUIM, WA 98362

SCALE: 1" = 20'

FILE: 22044-P1

JOB NO: 22044

DATE: May 25, 2022

SET: PRELIMINARY PLAT

SETH J. RODMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET

C003

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
- ..... PROPOSED STORM DRAIN CATCH BASIN
- ..... PROPOSED WATER SERVICE CONNECTION
- ..... PROPOSED FIRE HYDRANT
- ..... PROPOSED PEDESTRIAN LUMINARIES
- ..... PROPOSED STREET TREES

LOT 1
6060 SF

LOT 2
6183 SF

LOT 3
6183 SF

LOT 4
6182 SF

LOT 5
6181 SF

LOT 6
8233 SF

LOT 7
5970 SF

LOT 8
6104 SF

LOT 9
5971 SF

LOT 10
6044 SF

LOT 11
5830 SF

LOT 12
5696 SF

LOT 13
5955 SF

LOT 14
5929 SF

LOT 15
6098 SF

LUMINAIRES AT PEDESTRIAN CROSSING OR AT 200' SPACING, SEE SHEET C006 FOR TYPICAL DETAIL

2"Ø MIN. IRRIGATION MAIN WITH 1"Ø SERVICES TO EACH LOT

STREET TREES AT 50' O.C., MAXIMUM SPACING

ALL R.O.W. AREAS TO BE REMEDIATED FOR SOIL QUALITY AND DEPTH AND PLANTED WITH NATIVE GRASS MIXTURE

EFFIE LANE

GLENN PLACE

7TH AVENUE

W. HEMLOCK STREET

RIM=267.52
CTR=256.80
OUT: 8" PVC N2°E
IN: 8" PVC WEST
STUB: 8" PVC S2°W

SITE PLAN

Scale: 1" = 20'

0 20' 40' 60'

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REVISIONS:

DATE	MARK	NOTE

LANDSCAPING & IRRIGATION PLAN

TITLE: *EFFIE ESTATES, PROPOSED SUBDIVISION, 7TH & HEMLOCK, SEQUIM WA*

CLIENT: *GMB USA LIMITED*
PO BOX 2710
SEQUIM, WA 98362

SCALE: 1" = 20'

FILE: *22044-P1*

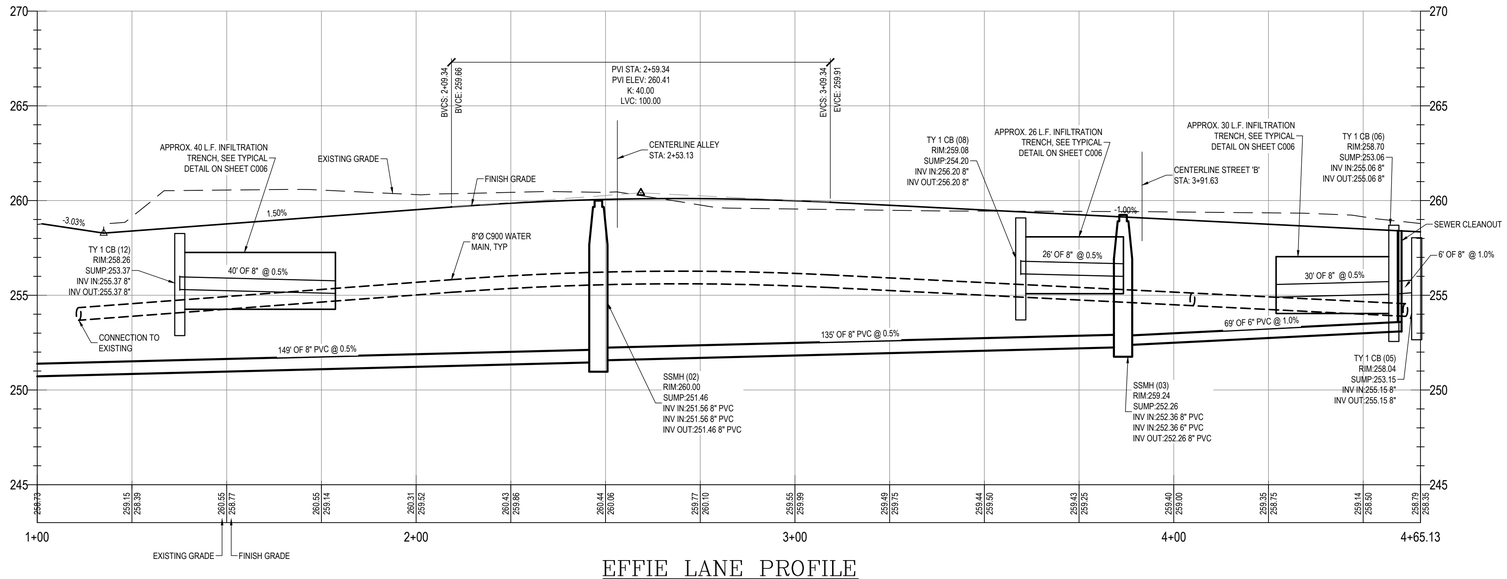
JOB NO: 22044

DATE: *May 25, 2022*

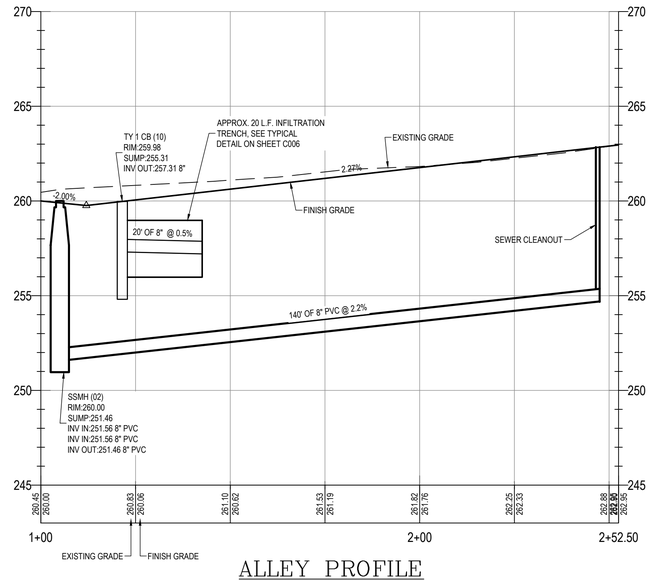
SET: PRELIMINARY PLAT

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STATE OF WASHINGTON
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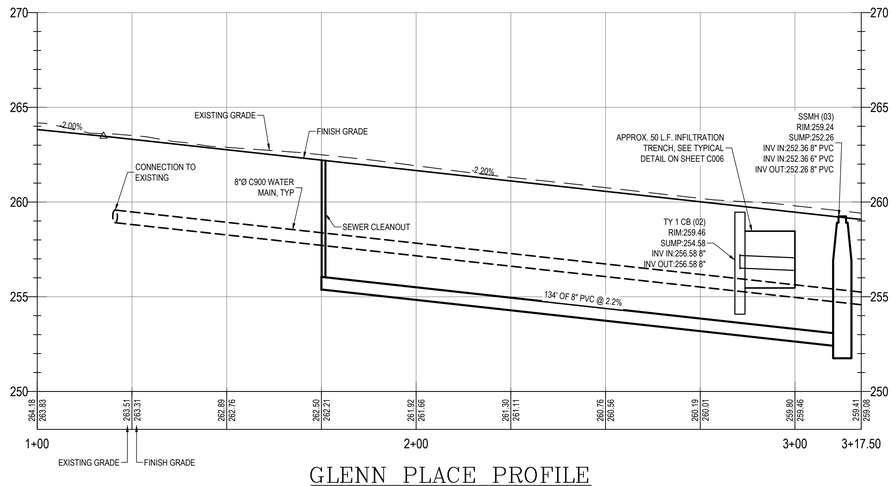
SHEET
C004



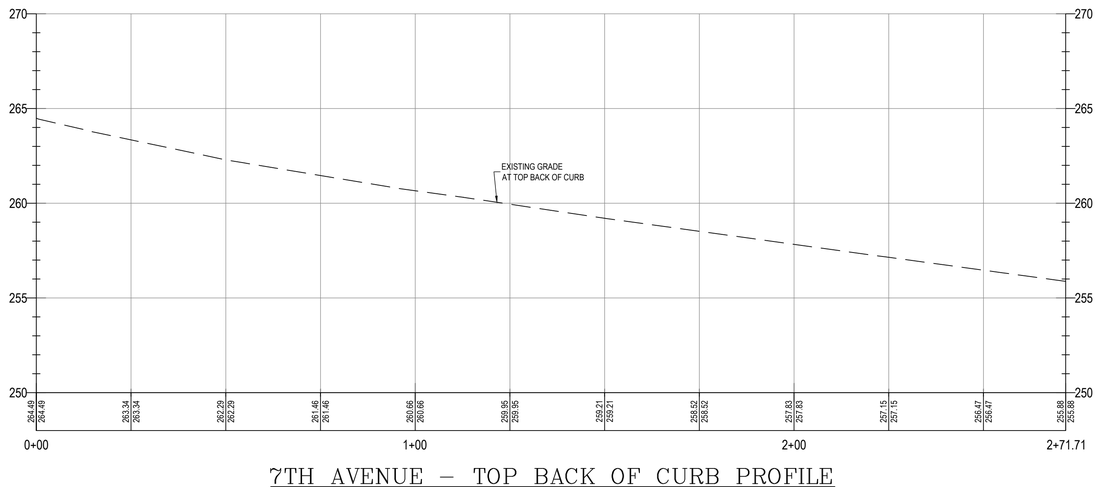
EFFIE LANE PROFILE
SCALE: 20
VERT. EXAGERATION: 5.0



ALLEY PROFILE
SCALE: 20
VERT. EXAGERATION: 5.0



GLENN PLACE PROFILE
SCALE: 20
VERT. EXAGERATION: 5.0



7TH AVENUE – TOP BACK OF CURB PROFILE
SCALE: 20
VERT. EXAGERATION: 5.0

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REVISIONS:

DATE	MARK	NOTE

TITLE: EFFIE ESTATES, PROPOSED SUBDIVISION, 7TH & HEMLOCK, SEQUIM WA

PROFILES

CLIENT:
GMB USA LIMITED
PO BOX 2710
SEQUIM, WA 98362

SCALE: AS NOTED

FILE: 22044-P1

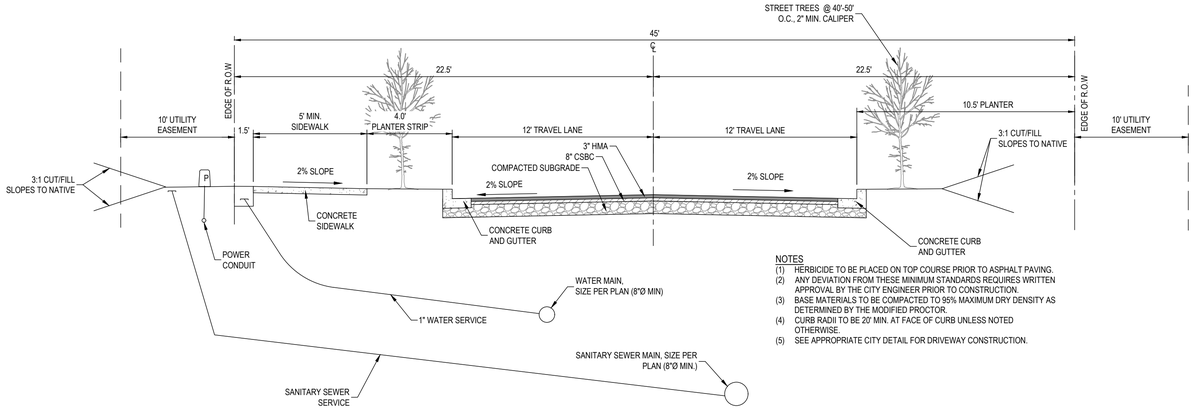
JOB NO: 22044

DATE: May 25, 2022

SET: PRELIMINARY PLAT

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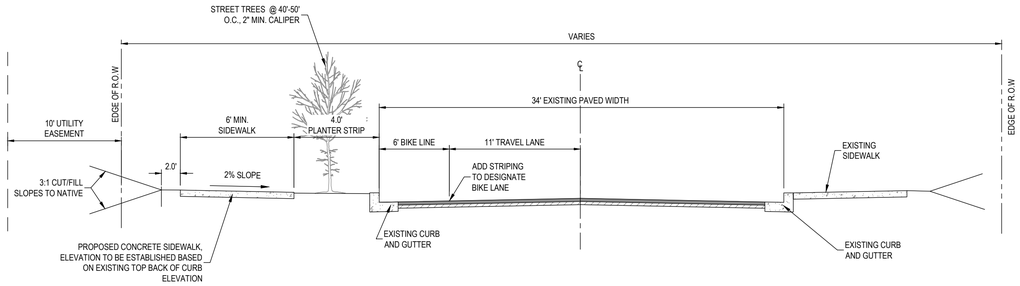
SHEET
C005



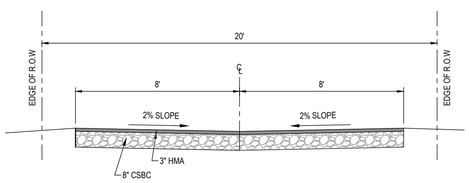
NOTES

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

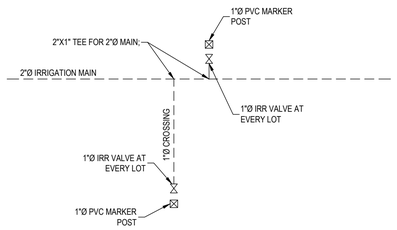
A C003 NEIGHBORHOOD ROADWAY SECTION
Scale: NTS



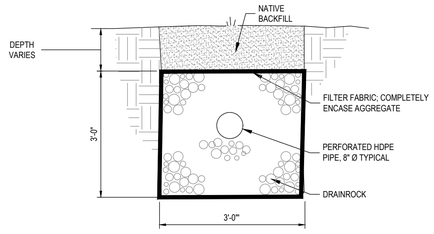
B C003 7TH AVENUE ROADWAY IMPROVEMENTS
Scale: NTS



C C003 ALLEY SECTION
Scale: NTS

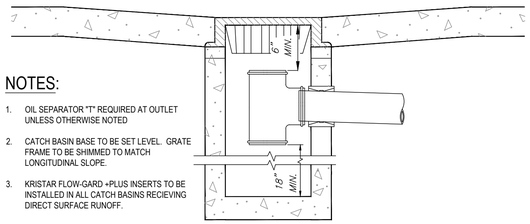


F C006 TYPICAL IRRIGATION CONNECTION
Scale: NTS



SECTION

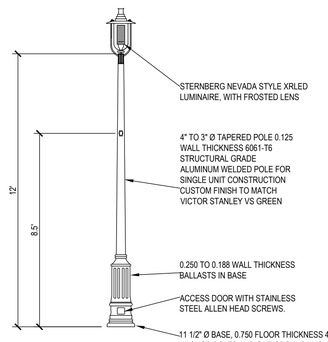
D C006 INFILTRATION TRENCH SECTION
Scale: NTS



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.

E C006 TYPE 1 CATCH BASIN
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.

G C006 LIGHT POLE DETAIL
Scale: NTS

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REVISIONS:

DATE	MARK	NOTE

TITLE: EFFIE ESTATES, PROPOSED SUBDIVISION, 7TH & HEMLOCK, SEQUIM WA

TYPICAL DETAILS

CLIENT: GMB USA LIMITED
PO BOX 2710
SEQUIM, WA 98362

SCALE: NTS
FILE: 22044-P1
JOB NO: 22044
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SET: PRELIMINARY PLAT

SETH J. ROMAN
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SHEET
C006

TEST PIT #1
0-4" TOPSOIL
4-24" COBBLY LOAMY SAND
24-78" EXTREMELY COBBLY SAND
NO GROUNDWATER OR MOTTLING OBSERVED,
GRAB SAMPLE TAKEN AT 5.0'± (SP#1)

TEST PIT #2
0-6" TOPSOIL
6-20" COBBLY LOAMY SAND
20-72" EXTREMELY COBBLY SAND
NO GROUNDWATER OR MOTTLING OBSERVED,
GRAB SAMPLE TAKEN AT 5.5'± (SP#2)

TEST PIT #3
0-6" TOPSOIL
6-16" COBBLY LOAMY SAND
16-72" EXTREMELY COBBLY SAND
NO GROUNDWATER OR MOTTLING OBSERVED,
GRAB SAMPLE TAKEN AT 5.5'± (SP#3)

TEST PIT #4
0-6" TOPSOIL
6-16" COBBLY LOAMY SAND
16-72" EXTREMELY COBBLY SAND
NO GROUNDWATER OR MOTTLING OBSERVED,
GRAB SAMPLE TAKEN AT 5.5'± (SP#2)

TEST PIT #5
0-6" EXTREMELY COBBLY LOAMY SAND (FILL)
6-12" TOPSOIL
12-20" EXTREMELY COBBLY LOAMY SAND
20-96" EXTREMELY COBBLY SAND
NO GROUNDWATER OR MOTTLING OBSERVED,

LOT 1
6060 SF

LOT 2
6183 SF

PIT #4

LOT 3
6183 SF

LOT 4
6182 SF

PIT #5

LOT 5
6181 SF

LOT 6
8233 SF

EFFIE LANE

LOT 13
5955 SF

PIT #2

LOT 12
5696 SF

LOT 7
5970 SF

LOT 14
5929 SF

PIT #3

LOT 11
5830 SF

LOT 8
6104 SF

PIT #1

LOT 15
6098 SF

LOT 10
6044 SF

LOT 9
5971 SF

7TH AVENUE

GLENN PLACE

SITE PLAN
Scale: 1" = 20'
0 20' 40' 60'

ZENOVIC & ASSOCIATES
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PORT ANGELES, WA 98362
PHONE: (360) 417-0501
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REVISIONS:

DATE	MARK	NOTE

TITLE: EFFIE ESTATES, PROPOSED SUBDIVISION, 7TH & HEMLOCK, SEQUIM WA

SOILS INVESTIGATION MAP

CLIENT:
GMB USA LIMITED
PO BOX 2710
SEQUIM, WA 98362

SCALE: 1" = 20'

FILE: 22044-P1

JOB NO: 22044

DATE: May 25, 2022

SET: PRELIMINARY PLAT

SETH J. RODMAN
STATE OF WASHINGTON
53171
REGISTERED
PROFESSIONAL ENGINEER

SHEET
C007

SMALL AREA ALONG 7TH AVENUE WILL NOT BE CONTROLLED. NET INCREASE IN IMPERVIOUS COVERAGE IN 7TH AVENUE WILL BE APPROXIMATELY 400 S.F. ANY IMPACT TO THE EXISTING STORMWATER SYSTEM FROM THIS INCREASE WILL BE NEGLIGIBLE AND SETTING SIDEWALK BACK FROM BACK OF SIDEWALK WILL SERVE TO LOWER RUNOFF RATES THROUGH DISPERSION AND INFILTRATION OF RUNOFF FROM SIDEWALK.

LOT 1
6060 SF

LOT 2
6183 SF

LOT 3
6183 SF

LOT 4
6182 SF

LOT 5
6181 SF

LOT 6
8233 SF

BASIN E

BASIN C

BASIN B

BASIN D

BASIN A

LOT 13
5955 SF

LOT 12
5696 SF

LOT 7
5970 SF

LOT 14
5929 SF

LOT 11
5830 SF

LOT 8
6104 SF

LOT 15
6098 SF

LOT 10
6044 SF

LOT 9
5971 SF

7TH AVENUE SOUTH

W. HEMLOCK STREET

RIM=260.28
CTR=253.19
OUT: 8" PVC N2°E
IN: 8" PVC S2°W

RIM=266.21
SDCB
GRATE=266.21
OUT=263.06

SSMH

RIM=269.89
SDCB
GRATE=269.89
OUT=266.39

RIM=269.80
SDCB
GRATE=269.80

RIM=267.52
CTR=256.80
OUT: 8" PVC N2°E
IN: 8" PVC WEST
STUB: 8" PVC S2°W

SITE PLAN

Scale: 1" = 20'

0 20' 40' 60'

ENOVIC & 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

STORMWATER BASIN MAP

TITLE: EFFIE ESTATES, PROPOSED SUBDIVISION, 7TH & HEMLOCK, SEQUIM WA

CLIENT: GMB USA LIMITED
PO BOX 2710
SEQUIM, WA 98362

SCALE: 1" = 20'

FILE: 22044-P1

JOB NO: 22044

DATE: May 25, 2022

SET: PRELIMINARY PLAT

SETH J. RODMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
C008