CITY OF SEQUIM

152 West Cedar Street Sequim, WA 98382
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July 11, 2023

City of Sequim- Resubmittal Review
Permit No: CDR-22-001, BSP-22-001 and SUB-23-001

Plan Review: CDR-22-001, BSP-22-001 and SUB-23-001 Grubb Hendrickson 8unit Multi-family
Address: W Hendrickson, Parcel Number: 033019820570

The city of Sequim has completed a **review of the following:**

1. Site Plan
2. Utility Plan
3. Landscaping Plan
4. Hendrickson Park Amend (two pages)
5. Pointer Prop BSP 1 & 2
6. Review Response
7. Color Render
8. Lighting Report

The 2018 International Building Code (IBC) (adopted in SMC 15.04.010), 2018 Washington Department of Transportation Standard Specifications (WSDOT), the Revised Code of Washington (RCW), International Fire Code Section 503 and Appendix (IFC) (adopted in SMC 15.04.080), 2019 Stormwater Management Manual for Western Washington (SWMMWW) (adopted in SMC 13.104.100), 2010 ADA Standards for Accessible Design including Title II regulations at 28 CFR 35.151 and the 2004 ADAAG at 36 CFR part 1191 appendices B and D (ADA) along with the City of Sequim Municipal Code and Engineering Standards were used as the basis of this review. Plan review comments follow on the attached list.

Please submit an itemized response letter and **complete and revised** documents directly to the City of Sequim Department of Community Development. **Plan review comments follow on the attached list.**

Sincerely,

City of Sequim
Emily Coler, DCD Specialist
Department of Community Development
Business Hours: 7:30AM – 4:00PM, M-F (360) 683-4908 Web site: sequimwa.gov
cc: Charisse Deschenes, DCD Director, cdeschenes@sequimwa.gov
Sarah VanAusdle, PW Director, svanausdle@sequimwa.gov

GENERAL COMMENTS:

G1. The following plan review documents are based on the **City of Sequim** Building Regulations. The following comments may reference the 2018 International Building Code (IBC) (adopted in SMC 15.04.010), 2018 Washington Department of Transportation Standard Specifications (WSDOT), the Revised Code of Washington (RCW), International Fire Code Section 503 and Appendix D (IFC) (adopted in SMC 15.04.080), 2019 Stormwater Management Manual for Western Washington (SWMMWW) (adopted in SMC 13.104.100), City of Sequim Engineering Standards, 2010 ADA Standards for Accessible Design including Title II regulations at 28 CFR 35.151 and the 2004 ADAAG at 36 CFR part 1191 appendices B and D (ADA) and City of Sequim Municipal Code (SMC) were used as the basis of this review as amended by the **City of Sequim** unless otherwise noted.

G2. Please respond in writing to each plan review comment by marking this comment list or creating a response letter. Indicate which detail, specification, or calculation shows the requested information. At minimum, the following should be included with each plan review response:

- Page / sheet number(s), detail / specification number(s), etc., and include all applicable code section(s).
- Briefly explain in writing how the design is intended to comply with the applicable code sections.
- Please provide a narrative of revisions made outside the plan review comments.

Complete and clear responses will expedite the re-check of this project.

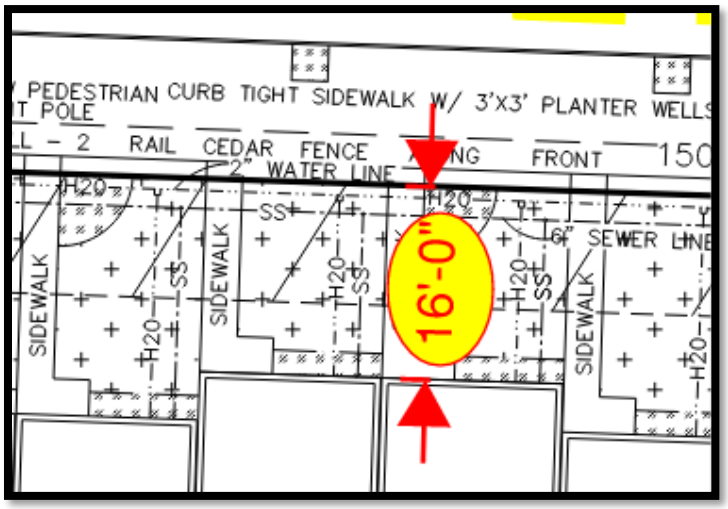
G3. Please be sure to include on the re-submittal the architect's and /or engineer's stamp, signature, date of signature, and registration number on all sheets of plans depicting structural designed elements and cover sheets of calculations. RCW 18.43.70 & RCW 18.43.130.

PLAN REVIEW COMMENTS:

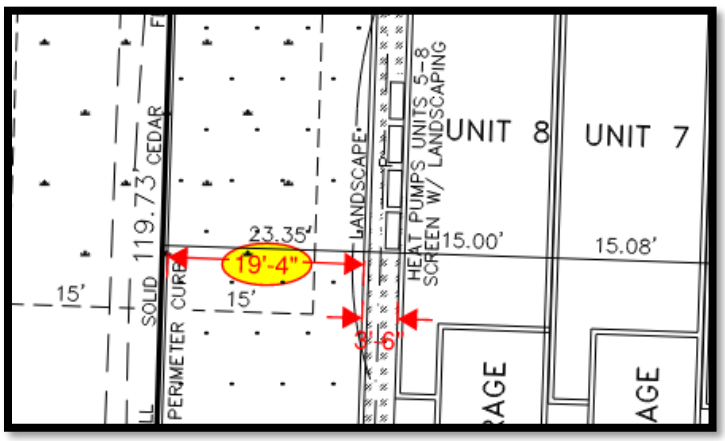
PLANNING: [Travis Simmons, DCD Assistant Planner; tsimmons@sequimwa.gov; (360)681-3438]
Date Reviewed: 07-10-2023

P1. Facade wall plane projections: The newly shown projections are now within the front setback as defined on the plat. Note 11 restricts setbacks to 20'. Please address to satisfy.

"11). BUILDING SETBACKS ARE AS FOLLOWS: 20.00 FEET FROM PROPERTY LINE ON HENDRICKSON ROAD AND 15.00 FEET FROM PROPERTY LINE ON 7TH AVENUE."

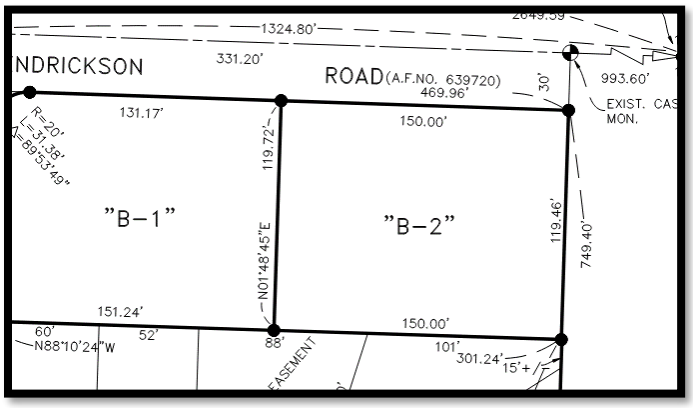


P2. Drive aisles from which no parking is directly accessed shall be a minimum of 20 feet in width for two-way traffic [SMC18.48.040(D)]. Current scale shows drive aisle as less than 20 feet, please address.

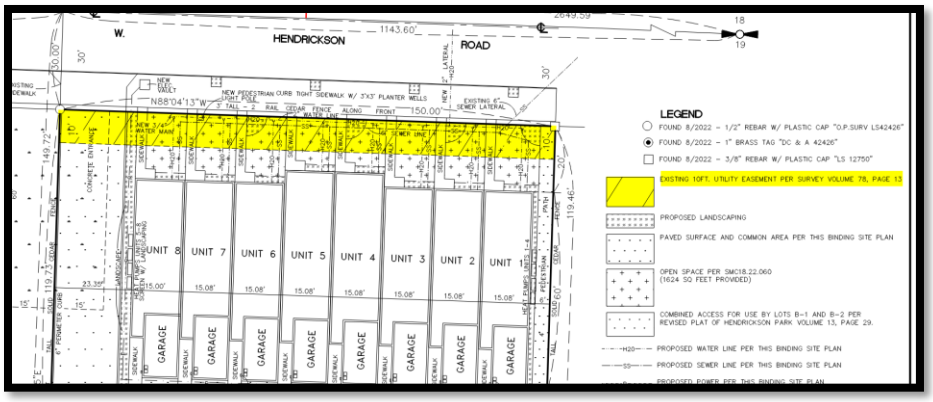


P3. The existing 10' utility easement at front of lot is not shown on the Proposed Amendment to Phase One of Hendrickson Park. This easement is shown on the binding site plan with reference to survey. Per the deed, this easement contains a sewer lateral for neighboring property and we'll want it to be shown on both the amended plat and binding site plan. Please include on face of plat or by reference.

Proposed Amendment to Phase One of Hendrickson Park (no easement shown):



Proposed Grubb-Hendrickson Binding Site Plan (easement shown):



P4. Proposed Amendment to Phase One of Hendrickson Park shows note #10 (11th note) being crossed out. This note does not need to be removed for this project.

P5. Remove all reference to "open space" citing SMC requirements as there are none. Only leave "open space" on the Binding Site Plan as needed for dedications to individual unit owners.

ENGINEERING: [Shawnie Peters; speters@sequimwa.gov; (360)582-2473]
Date Reviewed: 07-10-2023

E1. Frontage improvements will be required at Hendrickson Road to "Collector" Street standards as set forth in the City Standard Street Drawings, SMC17.32.170 and SMC18.24.180(B)(1). Beginning at the right-of-way centerline (also roadway centerline) for West Hendrickson Rd, the roadway paving section for West Hendrickson has been set at 18' to the edge of curb and gutter. A four (4) foot landscape strip and eight-foot sidewalk must be added to meet the City Standard Street Drawings for a Collector Street, SMC17.32.170 and SMC18.24.180(B)(1). Please also provide a sidewalk transition between the existing sidewalk to the west and the proposed sidewalk. [SMC18.22.030(B)]

SMC18.22.030(B) Where sidewalk depths are inconsistent a transition area shall be provided to avoid hazardous conditions.

E2. Provided Landscape plan does not show irrigation, please address. [SMC18.24.130(B)(2), SMC18.48.080(C)(6)]

SMC18.24.130(B)(2)(c) Landscape design plans shall incorporate a mix of indigenous and native plants that are hardy and drought-tolerant, and shall include a minimum of 40 percent evergreen plantings (trees, shrubs, groundcovers, ornamental grasses, and evergreen herbs). Lavender plants shall be a part of the landscape plan. ***Permanently installed irrigation systems are required.***

[END]