BELL CREEK
PRELIMINARY PLAT
SEQUIM, WASHINGTON

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON;

EXCEPT THE NORTH HALF OF THE NORTH HALF THEREOF;

AND EXCEPT THE EAST 15 FEET THEREOF CONVEYED TO CLALLAM COUNTY BY DEED RECORDED UNDER CLALLAM COUNTY RECORDING NO. 355858;

AND EXCEPT THIRD AVENUE SOUTH ON THE WEST BOUNDARY THEREOF;

AND EXCEPT THAT PORTION CONVEYED TO CLALLAM COUNTY BY DEED RECORDED UNDER CLALLAM COUNTY RECORDING NO. 380722;

AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER CLALLAM COUNTY RECORDING NO. 750544.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

BASIS OF BEARINGS

N88°13'02"W BETWEEN THE MONUMENTS FOUND AT THE NE CORNER AND N 1/4 CORNER OF SECTION 30, CALC'D AND SHOWN HEREON PER REF. 1.

DATUM

VERTICAL: NAVD88, PER GNSS OBSERVATIONS
HORIZONTAL: NAD83(2011) WSPC NORTH ZONE PER GNSS OBSERVATIONS

PROJECT BENCHMARKS

"A": REBAR WITH CAP STAMPED "CORE CONTROL" AT SE 1/4 OF INTERSECTION OF S SEQUIM AVE AND E BROWNFIELD RD.
EL=230.39

"B": NAIL WITH WASHER STAMPED "CORE CONTROL" ON E SIDE OF S 3RD AVE.
EL=274.03

REFERENCES

1. RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 1998-1010484, RECORDS OF CLALLUM COUNTY, WASHINGTON.
2. CITY OF SEQUIM SHORT PLAT #05/006 RECORDED UNDER RECORDING NUMBER 2005-1160902, RECORDS OF CLALLUM COUNTY, WASHINGTON
3. RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 2020-1409146, RECORDS OF CLALLUM COUNTY, WASHINGTON.

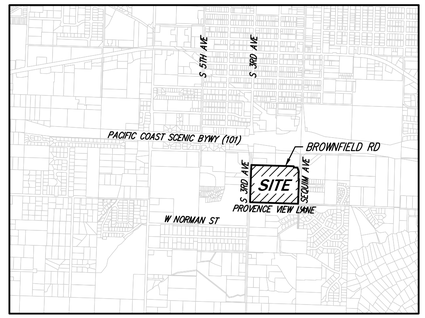
SITE STATISTICS

TAX ACCOUNT NO	OWNER	
033030110000	SEQUIM AVENUE LLC	
ZONING	R4-8 SINGLE FAMILY RESIDENTIAL	
	(S.F.)	(ACRES)
GROSS SITE AREA	1,241,807	28.51
ROW DEDICATION	211,066	4.85
CRITICAL AREAS (TRACT F)	290,423	6.67
OPEN SPACES (TRACTS A-E & G-N)	127,603	2.93
ACCESS TRACT (TRACT O) (P2)	2,723	0.06
NET DEVELOPABLE AREA	608,992	14.00
MAXIMUM DENSITY (8 UNITS PER ACRE)	112 (BASED ON NET AREA TIMES 8)	
LOTS PROPOSED	104	
DENSITY PROPOSED	3.65 DU/AC (GROSS) 7.43 DU/AC (NET)	

SUBDIVISION DESIGN STANDARDS

	ALLOWED/REQUIRED PER CODE SMC 18.20.050	PROVIDED/PROPOSED
MINIMUM LOT AREA	5,400 SF	5,400 SF
MAXIMUM LOT AREA	14,500 SF	<14,500 SF
FRONT SETBACK:	15'	15'
SIDE YARD SETBACK:	6'	6'
REAR YARD SETBACK:	15'	15'
MAXIMUM BUILDING HEIGHT:	25'	25'
MAXIMUM BUILDING LOT COVERAGE:	40% LOTS 10,000 S.F. AND LARGER; INCREASES BY 0.4% FOR EACH 100 S.F. LOT AREA LESS THAN 10,000 S.F. OR THE AREA WITHIN THE BUILDING SETBACKS OF THE LOT WHICHEVER IS LESS	40% LOTS 10,000 S.F. AND LARGER; INCREASES BY 0.4% FOR EACH 100 S.F. LOT AREA LESS THAN 10,000 S.F. OR THE AREA WITHIN THE BUILDING SETBACKS OF THE LOT WHICHEVER IS LESS
OPEN SPACE CALCULATIONS ARE BASED ON THE GROSS SITE AREA MINUS CRITICAL AREA TRACT F. GROSS SITE AREA: 1,241,807 SF - 290,423 SF = 951,384 SF GROSS DEVELOPABLE AREA		
OPEN SPACE REQUIRED:		95,138 S.F. (10% OF GROSS DEVELOPABLE)
OPEN SPACE PROVIDED (TRACTS A-E & G-M): (P1)		125,475 S.F. (1.3%)
REC SPACE REQUIRED:		47,569 S.F. (50% OF REQ. OPEN SPACE)
REC SPACE PROVIDED (TOTAL):		48,346 S.F. (51%) (P3)
TRACT D: TRAIL AND EXERCISE EQUIPMENT		4,166 S.F.
TRACT E: TRAIL AND SEATING AREA		4,805 S.F.
TRACT G: TRAIL AND EXERCISE EQUIPMENT		15,868 S.F.
TRACT J: BOCCE BALL AND TRAIL		5,704 S.F.
TRACT L: PICKLEBALL AND EXERCISE EQUIPMENT		17,803 S.F.
OFF-STREET PARKING	2 SPACES PER RESIDENCE (208 SPACES TOTAL)	4 PER UNIT (416 TOTAL) (2 SPACES PER DRIVEWAY 2 SPACES PER GARAGE)





VICINITY MAP
1" = 2,000'

SCALE: 1" = 100'
0 25 50 100

SHEET INDEX

ENGINEERING PLANS		
1	C1.01	COVER SHEET
2	C1.02	OVERALL SITE PLAN
3-4	C1.03-C1.04	PRELIMINARY PLAT PLANS
5	C1.05	LOT STATISTICS
6	C1.06	PHASING PLAN
7	C1.07	INFRASTRUCTURE PHASING PLAN
8-9	C1.10-C1.11	PRELIMINARY SITE PLANS
10	C1.12	PRELIMINARY SITE SECTIONS
11-12	C3.01-C3.02	PRELIMINARY GRADING & UTILITY PLANS
13	C3.31	PRELIMINARY ROAD DETAILS
14	C4.00	PRELIMINARY COMPOSITE STORM PLAN
15-21 (PW2)	C4.21-C4.27	PRELIMINARY ROAD & STORM PROFILES
22	C4.41	PHASE A POND PLAN & SECTIONS (POND A)
23 (E4)	C4.42	PHASE B POND PLAN & SECTIONS (POND B)
24	C4.43	POND DETAILS
25	C5.00	PRELIMINARY COMPOSITE SEWER PLAN
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LANDSCAPE PLANS		
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34	L2.01	OVERALL LANDSCAPE PLAN
35-38	L2.02-L2.05	LANDSCAPE PLANS
39	L2.06	LANDSCAPE SCHEDULE
40-42	L2.31-L2.33	LANDSCAPE DETAILS
SURVEY PLANS		
1-3		BOUNDARY & TOPOGRAPHIC SURVEY

OWNER/APPLICANT

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383
(360) 265-8701
CONTACT: LEVI HOLMES

ENGINEER/SURVEYOR
LANDSCAPE ARCHITECT/PLANNING

CORE DESIGN INC.
12100 N.E. 195TH ST, SUITE 300
BOTHELL, WASHINGTON 98011
(425) 885-7877
CONTACT: HOLLI H. HEAVRIN, P.E.- ENGINEER, PROJECT MANAGER
ROBERT D. WEST, P.L.S.- SURVEYOR
LINDSEY B. SOLORIO, P.L.A. - LANDSCAPE ARCHITECT
BEN MADEO - PLANNER

EARTH WORK

CUT: 54,250± C.Y.
FILL: 48,900± C.Y.
NET: 5,350± C.Y. (CUT)
* QUANTITIES ARE APPROXIMATE
CONTRACTOR TO VERIFY

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	9/20/24
2	REVISED PER CITY COMMENTS	10/25/24
3	REVISED PER CITY COMMENTS	11/18/24

11/18/24

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

COVER SHEET
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E.
	PROJECT MANAGER

SHEET	OF
C1.01	42

PROJECT NUMBER
23255

11/19/2024 2:01 PM v:\2023\23255\ENGINEERING\PRELIMINARY\SHEETS\23255 C1.01.DWG

NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.

SEE SITE SECTION A–A SHEET C1.12

A

TOP OF STEEP SLOPE (TYP)

25' STEEP SLOPE BUFFER (TYP)

033030110200 C. CARPENTER

033030110300 D. GOTT

E1 30' ROW FOR THE FUTURE BUILDOUT OF BROWNFIELD ROAD TO BE DEDICATED ACROSS PROPERTY AS SHOWN

BROWNFIELD ROAD IMPROVEMENTS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. APPLICANT WILL PAY A FEE IN LIEU AND PUBLIC WORKS WILL BE CONSTRUCTING THE FULL IMPROVEMENT.

E1

W BROWNFIELD RD

N88°12'58"W 1123.41

ROW C

N01°47'02"E 30.00

N88°12'58"W 104.81

E BROWNFIELD RD

TRACT A (OPEN SPACE)

N03°26'35"E 171.17

ROAD A

TRACT N (OPEN SPACE)

TRACT E (OPEN SPACE)

TRACT O (ACCESS & UTILITY)

TRACT H (OPEN SPACE)

N11°45'55"W 101.01

TRACT J (OPEN SPACE)

N02°08'58"E 194.54

N87°51'02"W 14.51

ROAD E

SEE SITE SECTION B–B SHEET C1.12

B

S 3RD AVE

ROAD B

ROW A

TRACT B (OPEN SPACE)

ROAD D

TOP OF SLOPE (TYP)

OHW OF BELL CREEK (TYP)

100' BUFFER (TYP)

100' BUFFER (TYP)

ROAD F

S SEQUIM AVE

N02°08'50"E 661.38

ALPINE LOOP

B

N01°46'08"E 687.00

ROAD C

TRACT C (OPEN SPACE)

TRACT F (CRITICAL AREA)
TRACT F NOT INCLUDED IN SITE OPEN SPACE CALCULATIONS PER SMC 17.28.050

TRACT G (OPEN SPACE)

TRACT D (OPEN SPACE)

TRACT L (OPEN SPACE)

25' TOP OF SLOPE SETBACK (TYP)

25' TOP OF SLOPE SETBACK (TYP)

TRACT K (OPEN SPACE)

ROAD G
ROW B

TRACT M (OPEN SPACE)

A

033030140100 A. BARRETT 1450 S 3RD AVE

N88°12'46"W 1266.45

PROVENCE VIEW LN

MILLER RD

SCALE: 1" = 60'

0 30 60 120

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF SLOPE
- TOP OF SLOPE SETBACK
- 100' BUFFER
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE BUFFER
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE P3
- ACCESS TRACT (NOT COUNTED IN OPEN SPACE)

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

OVERALL SITE PLAN
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E.
	PROJECT MANAGER

SHEET	OF
C1.02	42

PROJECT NUMBER
23255

11/18/2024 2:24 PM N:\23\23255\ENGINEERING\PLANNING\SHEETS\23255 C1.02.DWG

NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.

MATCHLINE, SEE UPPER RIGHT

MATCHLINE, SEE BELOW RIGHT

W BROWNFIELD RD

ROW C 33,841± SF

TOP OF STEEP SLOPE (TYP)

25' STEEP SLOPE BUFFER (TYP)

30' ROW FOR THE FUTURE BUILDOUT OF BROWNFIELD ROAD TO BE DEDICATED ACROSS PROPERTY AS SHOWN

BROWNFIELD ROAD IMPROVEMENTS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. APPLICANT WILL PAY A FEE IN LIEU AND PUBLIC WORKS WILL BE CONSTRUCTING THE FULL IMPROVEMENT.

20' SEWER EASEMENT

TRACT N (OPEN SPACE) 2,127± SF

TRACT A (OPEN SPACE) 5,369± SF

ROAD A NEIGHBORHOOD ACCESS

ROAD B NEIGHBORHOOD ACCESS

ROAD C NEIGHBORHOOD ACCESS

ROAD D NEIGHBORHOOD ACCESS

ROW A 110,161± SF

TRACT B (OPEN SPACE) 2,435± SF

TRACT C (OPEN SPACE) 2,662± SF

TRACT D (OPEN SPACE) 4,166± SF

TRACT E (OPEN SPACE) 34,101± SF

TRACT F (CRITICAL AREA) 290,423± SF

TRACT K (OPEN SPACE) 3,849± SF

TRACT L (OPEN SPACE) 17,803± SF

TRACT O (ACCESS & UTILITY) 2,723± SF

15' FRONT SETBACK (TYP)

20' GARAGE SETBACK (TYP)

6' SIDE YARD SETBACK (TYP)

15 REAR YARD SETBACK (TYP)

SIGHT DISTANCE TRIANGLE (TYP)

S 3RD AVE

335' (TYP)

100' BUFFER (TYP)

TOP OF SLOPE (TYP)

OHW OF BELL CREEK (TYP)

25' TOP OF SLOPE SETBACK (TYP)

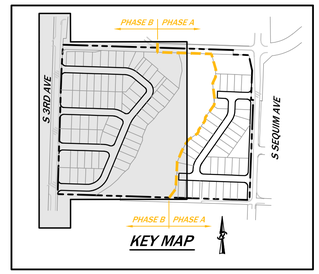
10' UTILITY EASEMENT (TYP)

PROJECT BOUNDARY (TYP)

PROVENCE VIEW LANE

484'

SEE SHEET C1.04



KEY MAP

SCALE: 1" = 50'

0 25 50 100

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- TOP OF SLOPE
- TOP OF SLOPE SETBACK
- 100' BUFFER
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE BUFFER
- FRONT OF LOT
- SIGHT DISTANCE TRIANGLE

SETBACKS

	ALLOWED/REQUIRED PER CODE SMC 18.20.050	PROVIDED/ PROPOSED
FRONT SETBACK:	15'	15'
GARAGE SETBACK:	20'	20'
SIDE YARD SETBACK:	6'	6'
REAR YARD SETBACK:	15'	15'

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CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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PRELIMINARY PLAT PLAN
BELL CREEK

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SILVERDALE, WA 98383

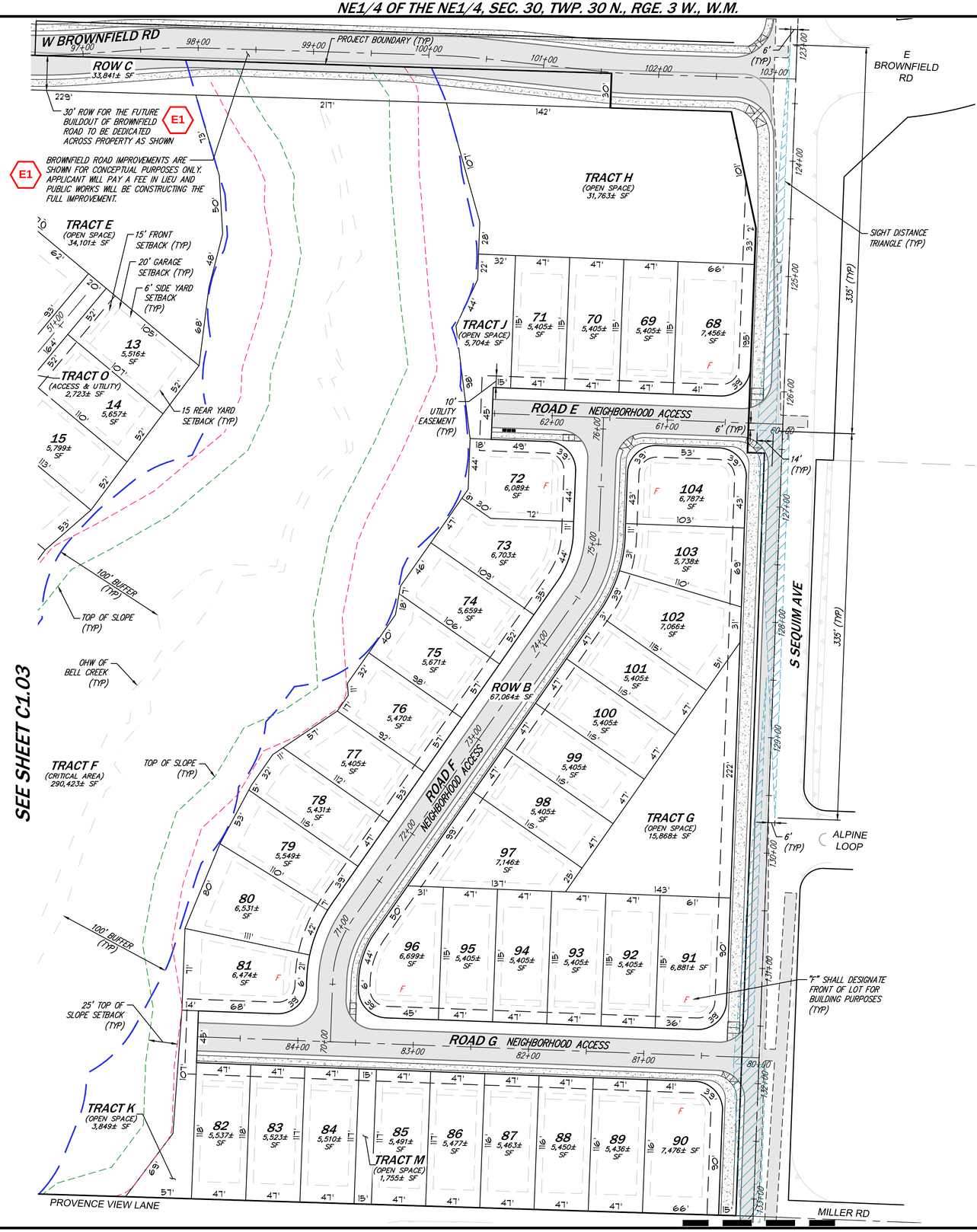
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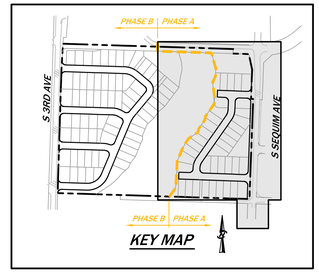
SHEET	OF
C1.03	42

PROJECT NUMBER 23255

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NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.





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11/18/24

SCALE: 1" = 50'

0 25 50 100

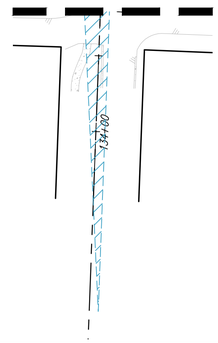
SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- TOP OF SLOPE
- TOP OF SLOPE SETBACK
- 100' BUFFER
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE BUFFER
- FRONT OF LOT
- SIGHT DISTANCE TRIANGLE

SETBACKS

	ALLOWED/REQUIRED PER CODE SMC 18.20.050	PROVIDED/ PROPOSED
FRONT SETBACK:	15'	15'
GARAGE SETBACK:	20'	20'
SIDE YARD SETBACK:	6'	6'
REAR YARD SETBACK:	15'	15'

MATCHLINE, SEE BELOW LEFT



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PRELIMINARY PLAT PLAN
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E.
	PROJECT MANAGER

SHEET	OF
C1.04	42

PROJECT NUMBER
23255

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LOT COVERAGE

MAXIMUM LOT COVERAGE SHALL BE EITHER THE SQUARE FOOTAGE CALCULATED PER SMC 18.20.050 OR THE AREA WITHIN THE SETBACKS, WHICHEVER IS LESS.

LOT STATISTICS

P9

Lot	Area (S.F.)	Max Lot Coverage %	Max Lot Coverage Allowed (S.F.)	Lot Coverage (Area Within Setbacks (S.F.))	Lot	Area (S.F.)	Max Lot Coverage %	Max Lot Coverage Allowed (S.F.)	Lot Coverage (Area Within Setbacks (S.F.))
Code Section		18.20.050			Code Section		18.20.050		
1	5,442	58%	3,169	2,946	53	5,405	58%	3,155	2,975
2	5,435	58%	3,166	2,950	54	5,407	58%	3,156	2,975
3	5,630	57%	3,236	3,085	55	5,653	57%	3,244	3,151
4	5,419	58%	3,160	2,923	56	5,424	58%	3,162	2,777
5	5,661	57%	3,247	3,159	57	5,594	58%	3,223	2,971
6	5,401	58%	3,154	2,967	58	6,990	52%	3,638	3,494
7	5,668	57%	3,249	3,160	59	6,563	54%	3,527	3,891
8	6,039	56%	3,372	3,393	60	5,405	58%	3,155	2,975
9	6,512	54%	3,513	3,890	61	5,405	58%	3,155	2,975
10	5,413	58%	3,158	2,962	62	5,405	58%	3,155	2,975
11	5,409	58%	3,157	2,961	63	5,405	58%	3,155	2,975
12	5,988	56%	3,356	3,338	64	5,405	58%	3,155	2,975
13	5,516	58%	3,196	3,042	65	5,405	58%	3,155	2,975
14	5,657	57%	3,246	3,151	66	5,405	58%	3,155	2,975
15	5,799	57%	3,294	3,260	67	8,721	45%	3,935	4,739
16	5,654	57%	3,245	3,142	68	7,456	50%	3,741	3,804
17	5,510	58%	3,193	3,037	69	5,405	58%	3,155	2,975
18	5,417	58%	3,160	2,963	70	5,405	58%	3,155	2,975
19	6,014	56%	3,364	3,377	71	5,405	58%	3,155	2,975
20	5,550	58%	3,208	3,062	72	6,089	56%	3,388	2,946
21	5,428	58%	3,164	2,995	73	6,703	53%	3,565	3,793
22	5,499	58%	3,190	3,045	74	5,659	57%	3,246	3,157
23	5,499	58%	3,190	3,045	75	5,671	57%	3,250	3,088
24	5,746	57%	3,276	3,202	76	5,470	58%	3,179	2,945
25	5,773	57%	3,285	3,203	77	5,405	58%	3,155	2,907
26	5,471	58%	3,180	3,004	78	5,431	58%	3,165	3,001
27	5,512	58%	3,194	3,040	79	5,549	58%	3,208	3,076
28	5,512	58%	3,194	3,040	80	6,531	54%	3,519	3,755
29	8,028	48%	3,844	4,235	81	6,474	54%	3,503	3,107
30	8,798	45%	3,942	4,795	82	5,537	58%	3,203	3,070
31	5,452	58%	3,173	3,010	83	5,523	58%	3,198	3,060
32	5,452	58%	3,173	3,010	84	5,510	58%	3,194	3,050
33	5,452	58%	3,173	3,010	85	5,491	58%	3,187	3,039
34	5,452	58%	3,173	3,010	86	5,477	58%	3,182	3,029
35	6,328	55%	3,461	2,993	87	5,463	58%	3,177	3,019
36	5,415	58%	3,159	2,925	88	5,450	58%	3,172	3,008
37	5,415	58%	3,159	2,925	89	5,436	58%	3,167	2,998
38	5,415	58%	3,159	2,925	90	7,476	50%	3,745	3,818
39	7,181	51%	3,682	3,619	91	6,881	52%	3,611	3,379
40	7,181	51%	3,682	3,619	92	5,405	58%	3,155	2,975
41	5,415	58%	3,159	2,925	93	5,405	58%	3,155	2,975
42	5,415	58%	3,159	2,925	94	5,405	58%	3,155	2,975
43	5,415	58%	3,159	2,925	95	5,405	58%	3,155	2,975
44	5,480	58%	3,183	2,942	96	6,699	53%	3,564	3,315
45	7,149	51%	3,675	3,590	97	7,146	51%	3,674	4,165
46	5,408	58%	3,157	2,960	98	5,405	58%	3,155	2,975
47	7,062	52%	3,655	3,624	99	5,405	58%	3,155	2,975
48	8,721	45%	3,935	4,739	100	5,405	58%	3,155	2,975
49	5,405	58%	3,155	2,975	101	5,405	58%	3,155	2,975
50	5,405	58%	3,155	2,975	102	7,066	52%	3,656	4,216
51	5,405	58%	3,155	2,975	103	5,738	57%	3,273	3,177
52	5,405	58%	3,155	2,975	104	6,787	53%	3,587	3,425

UNDERGROUND LOCATOR SERVICE
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1-800-424-5555 (811)

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	9/20/24
2	REVISED PER CITY COMMENTS	10/25/24
3	REVISED PER CITY COMMENTS	11/18/24

HOLLI H. HEAVIRN
STATE OF WASHINGTON
23255
REGISTERED PROFESSIONAL ENGINEER
11/18/24

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

LOT STATISTICS
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9,307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

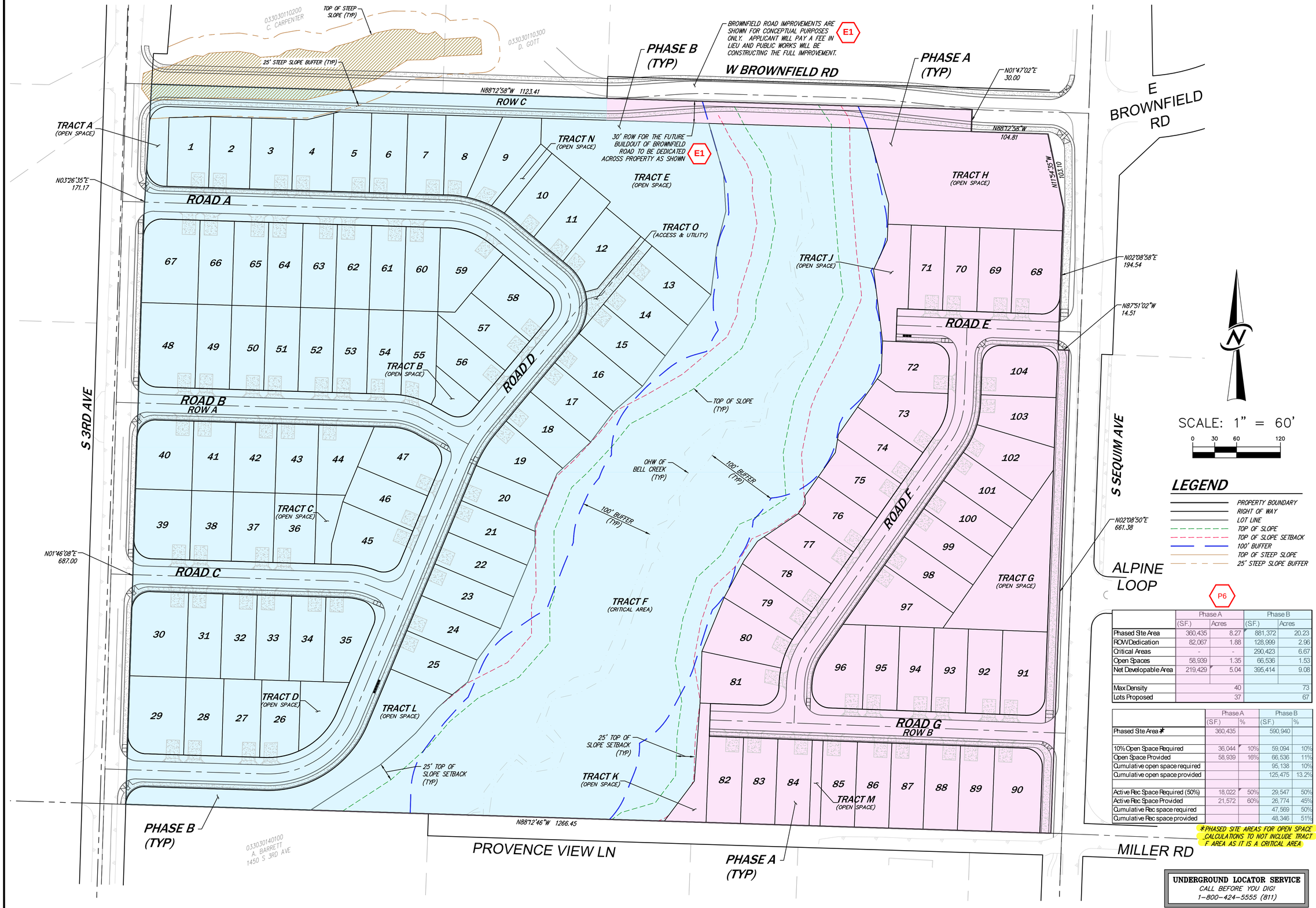
DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVIRN, P.E.
	HOLLI H. HEAVIRN, P.E.
	PROJECT MANAGER

SHEET	OF
C1.05	42

PROJECT NUMBER
23255

11/18/2024 1:06 PM J:\2023\23255\ENGINEERING\PRELIMINARY\SHEETS\23255 C1.05.DWG

NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.



P6

	Phase A		Phase B	
	(S.F.)	Acres	(S.F.)	Acres
Phased Site Area	360,435	8.27	881,372	20.23
ROW Dedication	82,067	1.88	128,999	2.96
Critical Areas	-	-	290,423	6.67
Open Spaces	58,939	1.35	66,536	1.53
Net Developable Area	219,429	5.04	395,414	9.08
Max Density		40		73
Lots Proposed		37		67

	Phase A		Phase B	
	(S.F.)	%	(S.F.)	%
Phased Site Area*	360,435		590,940	
10% Open Space Required	36,044	10%	59,094	10%
Open Space Provided	58,939	16%	66,536	11%
Cumulative open space required			95,138	10%
Cumulative open space provided			125,475	13.2%
Active Rec Space Required (50%)	18,022	50%	29,547	50%
Active Rec Space Provided	21,572	60%	26,774	45%
Cumulative Rec space required			47,569	50%
Cumulative Rec space provided			48,346	51%

*PHASED SITE AREAS FOR OPEN SPACE CALCULATIONS TO NOT INCLUDE TRACT F AREA AS IT IS A CRITICAL AREA

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	9/20/24
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3	REVISED PER CITY COMMENTS	11/18/24

11/18/24

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

PHASING PLAN
BELL CREEK

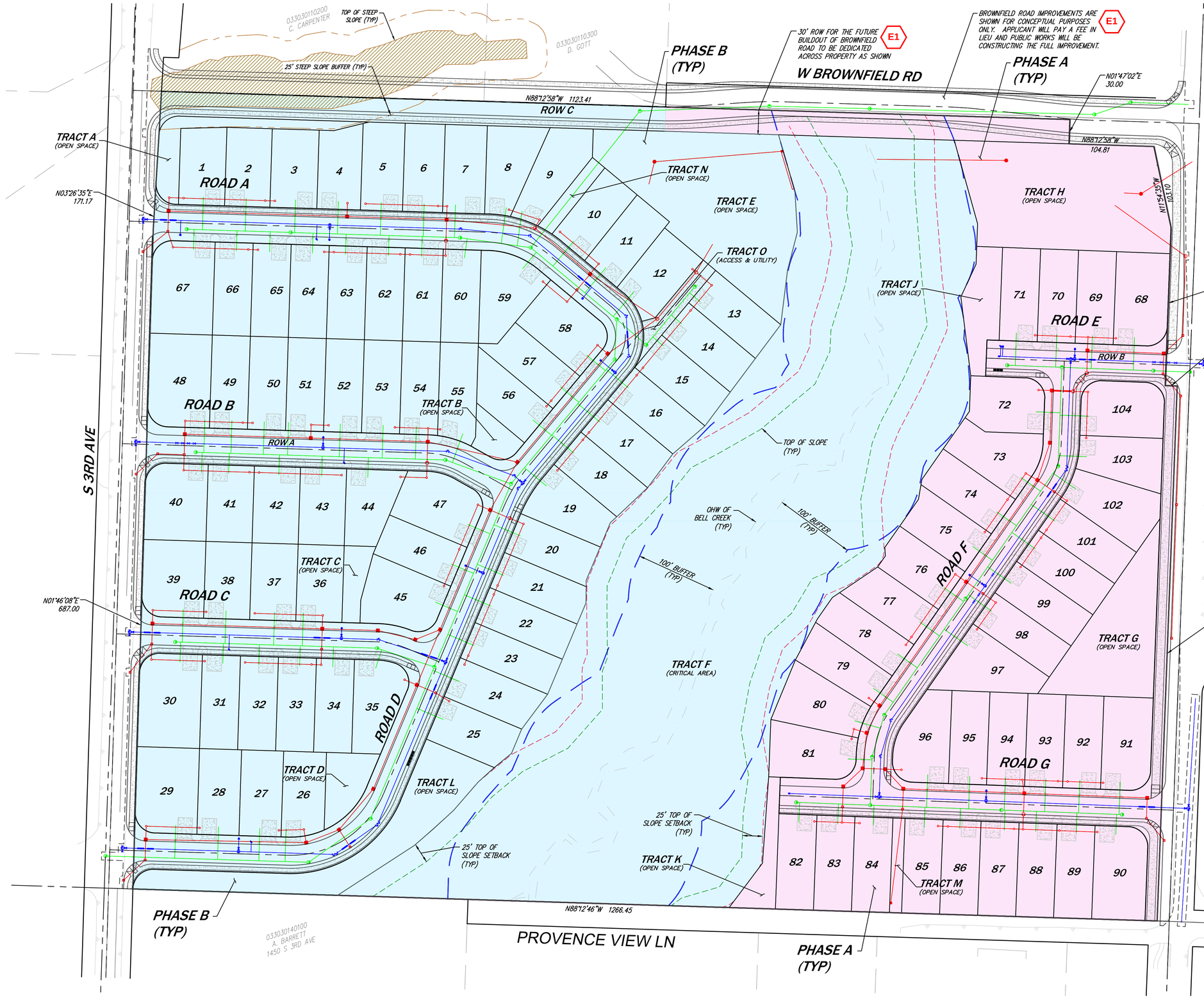
BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE
DESIGNED KATIE E. LANE, EIT
DRAWN MARY E. MOORE
APPROVED HOLLI H. HEAVRIN, P.E.
SEE STAMP
HOLLI H. HEAVRIN, P.E.
PROJECT MANAGER

SHEET C1.06 OF 42
PROJECT NUMBER 23255

11/18/2024 2:25 PM N:\23255\ENGINEERING\PLAN\SHEETS\23255 C1.06.DWG

NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.



SCALE: 1" = 60'

0 30 60 120

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF SLOPE
- TOP OF SLOPE SETBACK
- 100' BUFFER
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE BUFFER

STORM LEGEND

- STORM PIPE
- STORM STRUCTURE
- STORM PIPE FLOW ARROW

SEWER LEGEND

- SEWER PIPE
- SEWER STRUCTURE
- SEWER PIPE FLOW ARROW

WATER LEGEND

- WATER MAIN
- WATER FITTING
- FIRE HYDRANT

	Phase A		Phase B	
	(SF.)	Acres	(SF.)	Acres
Phased Site Area	360,435	8.27	881,372	20.23
ROW Dedication	82,067	1.88	128,999	2.96
Critical Areas	-	-	290,423	6.67
Open Spaces	58,939	1.35	66,536	1.53
Net Developable Area	219,429	5.04	395,414	9.08
Max Density		40		73
Lots Proposed		37		67

P7

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

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3	REVISED PER CITY COMMENTS	11/18/24

11/18/24

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PLANNING
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CORE DESIGN
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INFRASTUCTURE PHASING PLAN
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVIRIN, P.E.
	HOLLI H. HEAVIRIN, P.E.
	PROJECT MANAGER

SHEET	OF
C1.07	42

PROJECT NUMBER
23255

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NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.

E1 BROWNFIELD ROAD IMPROVEMENTS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. APPLICANT WILL PAY A FEE IN LIEU AND PUBLIC WORKS WILL BE CONSTRUCTING THE FULL IMPROVEMENT.

E1 30' ROW FOR THE FUTURE BUILDOUT OF BROWNFIELD ROAD TO BE DEDICATED ACROSS PROPERTY AS SHOWN

TOP OF STEEP SLOPE (TYP)

25' STEEP SLOPE BUFFER (TYP)

W BROWNFIELD RD

ROW C

N88°12'58"W 647.63

N85°52'09"E 54.38
R=500.00
Δ=5°54'57"
L=51.63
R=500.00
Δ=5°54'54"
L=51.62

EX EDGE OF CURB (TYP)

20' SEWER EASEMENT

TRACT N (OPEN SPACE)

TRACT E (OPEN SPACE)

TRACT A (OPEN SPACE)

SAWCUT (TYP)

EX EDGE OF PAVEMENT (TYP)

PRELIMINARY STREET LIGHT FINAL LOCATION TO BE DESIGNATED AT FINAL DESIGN

ROAD A NEIGHBORHOOD ACCESS

ROW A

N88°13'52"W 444.40

R=125.00
Δ=38°03'49"
L=83.04

N50°10'04"W 38.39

N74°47'52"E 21.81
R=47.50
Δ=90°00'00"
L=74.61
N39°49'56"E 50.47

17+00.64, ROAD A = 49+82.23, ROAD D

N39°49'56"E 100.09

TRACT O (ACCESS & UTILITY)

15' FRONT SETBACK (TYP)

20' GARAGE SETBACK (TYP)

6' SIDE YARD SETBACK (TYP)

15 REAR YARD SETBACK (TYP)

SINGLE DIRECTION CURB RAMP PER C.O.S STD DTL 4-26 (TYP)

PERPENDICULAR CURB RAMP PER C.O.S STD DTL 4-25 (TYP)

S 3RD AVE

ROAD B NEIGHBORHOOD ACCESS

N88°13'52"W 377.15

N80°44'42"W 67.55

R=100.00
Δ=27°29'10"
L=47.97

R=200.00
Δ=17°05'00"
L=59.63

TRACT B (OPEN SPACE)

TRACT C (OPEN SPACE)

SEE SECTION SHEET C3.31 (TYP)

ROAD C NEIGHBORHOOD ACCESS

N88°13'52"W 322.77

N67°15'04"W 43.68

R=100.00
Δ=20°58'48"
L=36.62

TRACT D (OPEN SPACE)

R=125.00
Δ=69°01'12"
L=150.58

N88°13'52"W 219.60

ROAD D NEIGHBORHOOD ACCESS

N02°44'56"E 176.17

N02°44'56"E 206.70

TRACT L (OPEN SPACE)

PRELIMINARY DRIVEWAY LOCATION FINAL LOCATION TO BE DESIGNATED AT FINAL DESIGN

25' TOP OF SLOPE SETBACK (TYP)

100' BUFFER (TYP)

TOP OF SLOPE (TYP)

OHW OF BELL CREEK (TYP)

TRACT F (CRITICAL AREA)

TRACT K (OPEN SPACE)

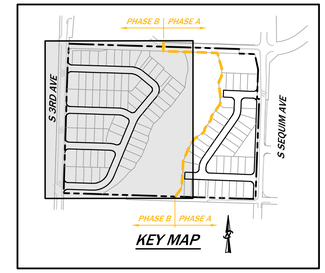
N87°51'10"W 115.20'

10' UTILITY EASEMENT (TYP)

PROJECT BOUNDARY (TYP)

PROVENCE VIEW LANE

SEE SHEET C1.11



KEY MAP

SCALE: 1" = 50'

0 25 50 100

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- TOP OF SLOPE
- TOP OF SLOPE SETBACK
- 100' BUFFER
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE BUFFER
- STREET LIGHT
- F FRONT OF LOT

SETBACKS

	ALLOWED/REQUIRED PER CODE SMC 18.20.050	PROVIDED/ PROPOSED
FRONT SETBACK:	15'	15'
GARAGE SETBACK:	20'	20'
SIDE YARD SETBACK:	6'	6'
REAR YARD SETBACK:	15'	15'

UNDERGROUND LOCATOR SERVICE
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1-800-424-5555 (811)

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	9/20/24
2	REVISED PER CITY COMMENTS	10/25/24
3	REVISED PER CITY COMMENTS	11/18/24

HOLLI H. HEAVRIN — 22360 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON
11/18/24

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CORE DESIGN
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PRELIMINARY SITE PLAN
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

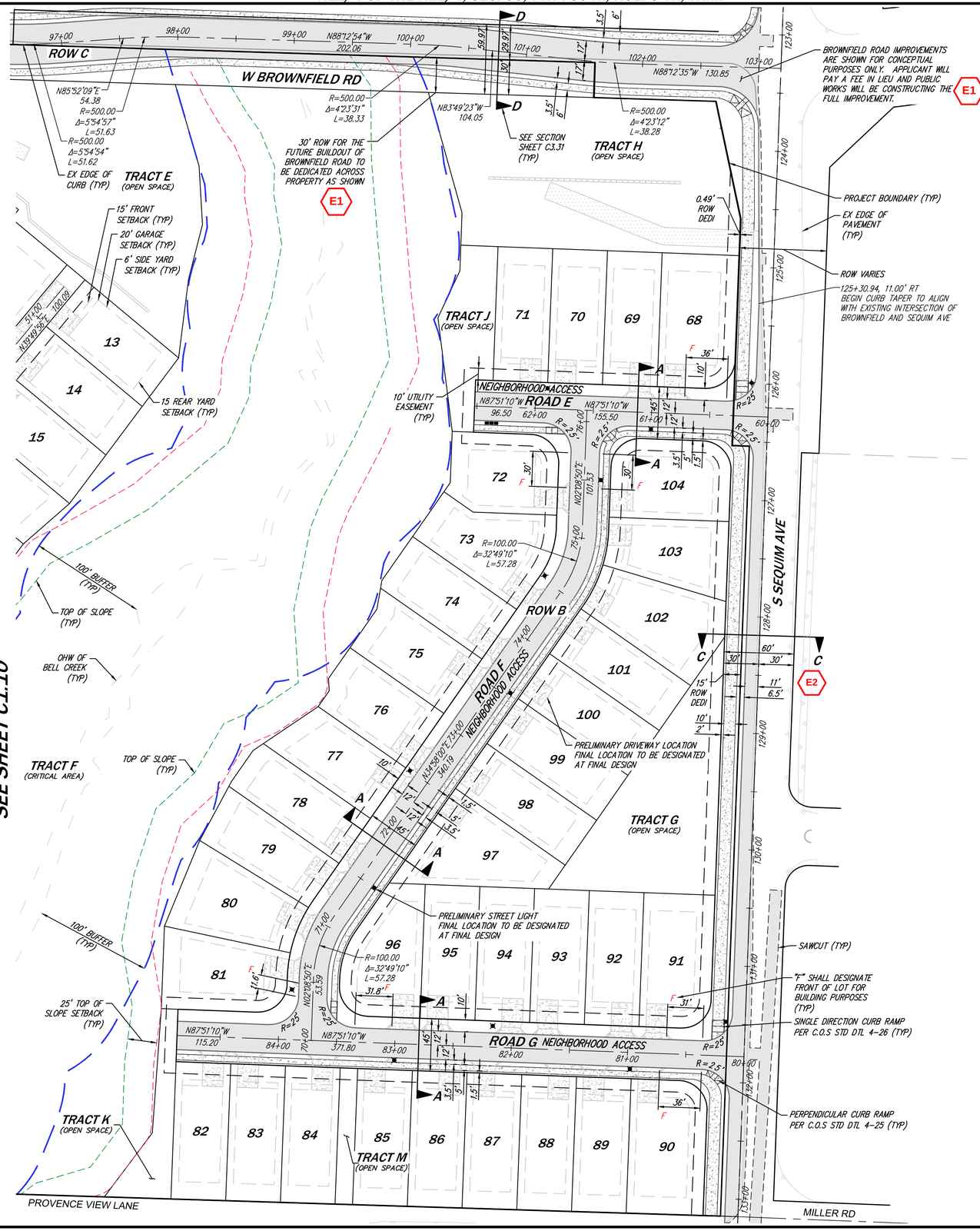
DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E.
	PROJECT MANAGER

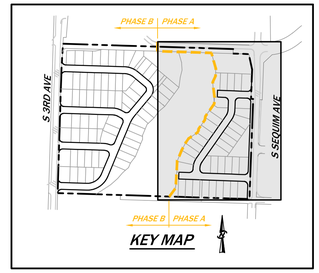
SHEET	OF
C1.10	42

PROJECT NUMBER
23255

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NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.







SCALE: 1" = 50'

0 25 50 100

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- TOP OF SLOPE
- TOP OF SLOPE SETBACK
- 100' BUFFER
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE BUFFER
- STREET LIGHT
- "F" FRONT OF LOT

SETBACKS

	ALLOWED/REQUIRED PER CODE SMC 18.20.050	PROVIDED/ PROPOSED
FRONT SETBACK:	15'	15'
GARAGE SETBACK:	20'	20'
SIDE YARD SETBACK:	6'	6'
REAR YARD SETBACK:	15'	15'

UNDERGROUND LOCATOR SERVICE
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1-800-424-5555 (811)

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	9.20.24
2	REVISED PER CITY COMMENTS	10.25.24
3	REVISED PER CITY COMMENTS	11.18.24

HOLLI H. HEAVRIN — 22400 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON
11/18/24

CIVIL ENGINEERING
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PRELIMINARY SITE PLAN
BELL CREEK

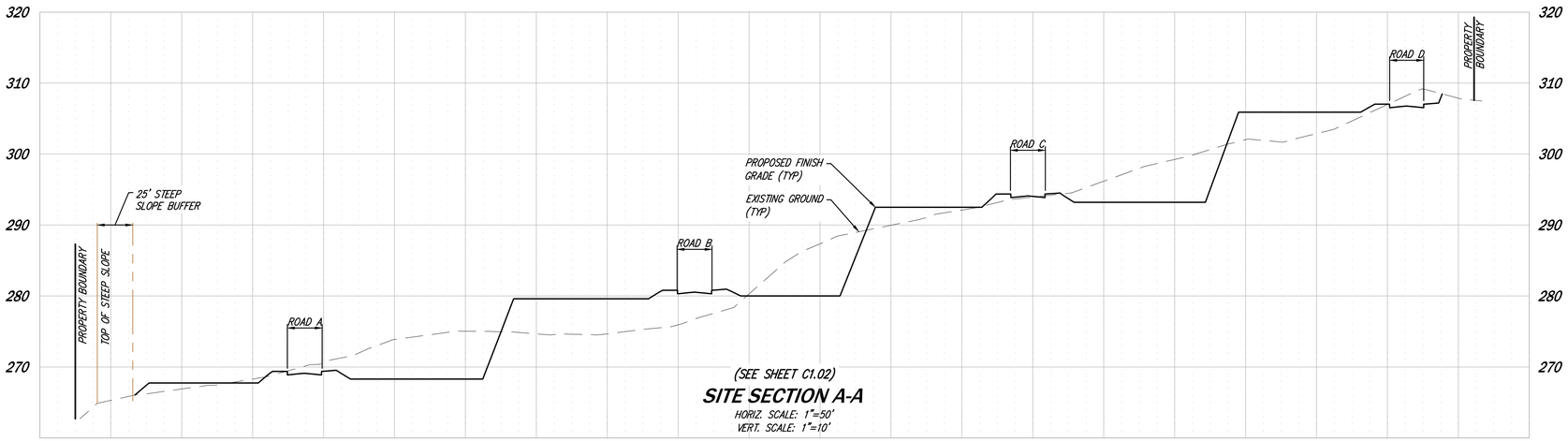
BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E. PROJECT MANAGER

SHEET	OF
C1.11	42

PROJECT NUMBER 23255

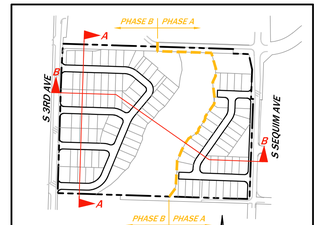
11/18/2024, 3:07 PM, n:\2021\23255\ENGINEERING\PRELIMINARY\SHEETS\23255 C1.10.DWG

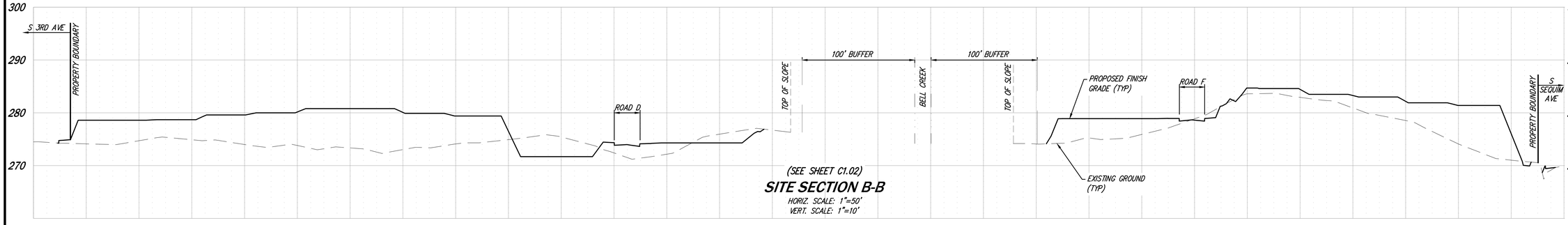


(SEE SHEET C1.02)

SITE SECTION A-A

HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=10'





(SEE SHEET C1.02)

SITE SECTION B-B

HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=10'

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11/18/24

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PRELIMINARY SITE SECTIONS
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E.
	PROJECT MANAGER

SHEET	OF
C1.12	42

PROJECT NUMBER
23255

11/18/2024 11:51:14 AM C:\USERS\MARY.MOORE\DOCUMENTS\PROJECTS\23255\CIVIL\DRAWINGS\SHEETS\23255 C1.12.DWG

NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.

E1 BROWNFIELD ROAD IMPROVEMENTS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. APPLICANT WILL PAY A FEE IN LIEU AND PUBLIC WORKS WILL BE CONSTRUCTING THE FULL IMPROVEMENT.

P12 2' LEVEL BENCH TO BE PROVIDED

TRACT A (OPEN SPACE)

CONNECT TO EXISTING WATER

"F" SHALL DESIGNATE FRONT OF LOT FOR BUILDING PURPOSES (TYP)

P12 2' LEVEL BENCH TO BE PROVIDED

CULVERT BURIED

12"CMP(N)IE=271.71

S 3RD AVE

12"CONC(S)IE=277.95

CONNECT TO EXISTING WATER

12"CONC(N)IE=279.59

P12 2' LEVEL BENCH TO BE PROVIDED

CONNECT TO EXISTING WATER

12"CONC(S)IE=301.44

CONNECT TO EXISTING WATER

SEWER TO BE EXTENDED INTO S 3RD AVE TO PROVIDE FOR FUTURE SEWER EXTENSION

12"CPEP(SW)IE=309.93

P12 GRADING LIMITS SHALL BE 2' OFF PROPERTY LINE (TYP)

E6 10' UTILITY EASEMENT (TYP)

TOP OF STEEP SLOPE (TYP)

25' STEEP SLOPE BUFFER (TYP)

W BROWNFIELD RD

30' ROW FOR THE FUTURE BUILDOUT OF BROWNFIELD ROAD TO BE DEDICATED ACROSS PROPERTY AS SHOWN

PROPOSED STORM (TYP)

PROPOSED WATERMAIN (TYP)

ROAD A

PROPOSED SANITARY SEWER (TYP)

PROPOSED FIRE HYDRANT (TYP)

ROAD B

PRELIMINARY STREET LIGHT LOCATION (TYP)

TRACT C (OPEN SPACE)

ROAD C

PROPOSED DRY UTILITY TRENCH (TYP)

TRACT D (OPEN SPACE)

ROAD D

EXISTING IRRIGATION PIPE TO REMAIN

PROJECT BOUNDARY (TYP)

20' SEWER EASEMENT

TRACT N (OPEN SPACE)

TOP 252.0 TOE 250.0

TOP 252.0 TOE 244.0

TRACT E (OPEN SPACE)

TOP 252.0 TOE 243.0

TRACT O (ACCESS & UTILITY)

TRACT B (OPEN SPACE)

ROAD D

TRACT L (OPEN SPACE)

25' TOP OF SLOPE SETBACK (TYP)

ALL TREES WITHIN CRITICAL AREA, BUFFER AND SETBACK ARE PROPOSED TO BE RETAINED

P13

TRACT K (OPEN SPACE)

25' TOP OF SLOPE SETBACK (TYP)

TOP OF SLOPE (TYP)

OHW OF BELL CREEK (TYP)

TRACT F (CRITICAL AREA)

TOP OF SLOPE (TYP)

EXISTING GROUND CONTOUR (TYP)

PROPOSED FINISH GRADE CONTOUR (TYP)

100' BUFFER (TYP)

25' TOP OF SLOPE SETBACK (TYP)

ROAD G

PROVENCE VIEW LANE

SEE SHEET C3.02

BROWNFIELD ROAD IMPROVEMENTS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. APPLICANT WILL PAY A FEE IN LIEU AND PUBLIC WORKS WILL BE CONSTRUCTING THE FULL IMPROVEMENT.

E4 CONTROL STRUCTURE SEE POND DETAIL SHEET C4.42

E4 LEVEL SPREADER SEE POND DETAIL SHEET C4.42 AND DETAIL SHEET C4.43

E4 PHASE B STORMWATER DETENTION SEE POND DETAIL SHEET C4.42

E4 EMERGENCY OVERFLOW SPILLWAY SEE POND DETAIL SHEET C4.42 AND DETAIL SHEET C4.43

RETAINING WALL. WALL MATERIAL TO BE DETERMINED AT FINAL DESIGN. SEPARATE WALL DETAILS TO BE PROVIDED BY OTHERS

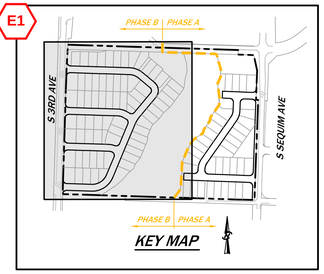
STORM PIPE SHALL BE SLEEVED UNDER WALL

TOP 252.0 TOE 243.0

TOP 252.0 TOE 244.0

TOP 252.0 TOE 250.0

E1



KEY MAP

SCALE: 1" = 50'

0 25 50 100

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- UTILITY EASEMENT
- TOP OF SLOPE
- TOP OF SLOPE SETBACK
- 100' BUFFER
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE BUFFER
- DRY UTILITY TRENCH
- STREET LIGHT
- "F" FRONT OF LOT

SURFACE LEGEND

- EXISTING GROUND CONTOUR MAJR
- EXISTING GROUND CONTOUR MINR
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR

STORM LEGEND

- STORM PIPE
- STORM STRUCTURE
- STORM PIPE FLOW ARROW
- EXISTING STORM PIPE

SEWER LEGEND

- SEWER PIPE
- SEWER STRUCTURE
- SEWER PIPE FLOW ARROW
- EXISTING SEWER PIPE

WATER LEGEND

- WATER MAIN
- WATER FITTING
- FIRE HYDRANT
- EXISTING WATER PIPE

P10 P11 P12

GRADING NOTES

PER SMC 18.82.090(C): GRADING BOUNDARIES MUST BE MARKED BY FLAGGING, STAKES, PAINT SPOTS, A CONTINUOUS RIBBON, OR OTHER READILY VISIBLE MEANS AROUND THE PERIMETER.

PER SMC 18.82.090(E)(5): COMPACTION OF ALL FILL MATERIAL MUST BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D1557.

PER SMC 18.82.090(F)(2): SLOPE PROTECTION IS REQUIRED TO PROTECT ADJACENT PARCELS FROM ADVERSE EFFECTS OF GRADING. PER FIGURE 18.82090B SHOWS A MINIMUM 2FT SETBACK FROM THE PROPERTY LINE TO THE TOE OF SLOPE.

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	9/20/24
2	REVISED PER CITY COMMENTS	10/25/24
3	REVISED PER CITY COMMENTS	11/18/24

11/18/24

CIVIL ENGINEERING
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CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

PRELIMINARY GRADING & UTILITY PLAN

BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

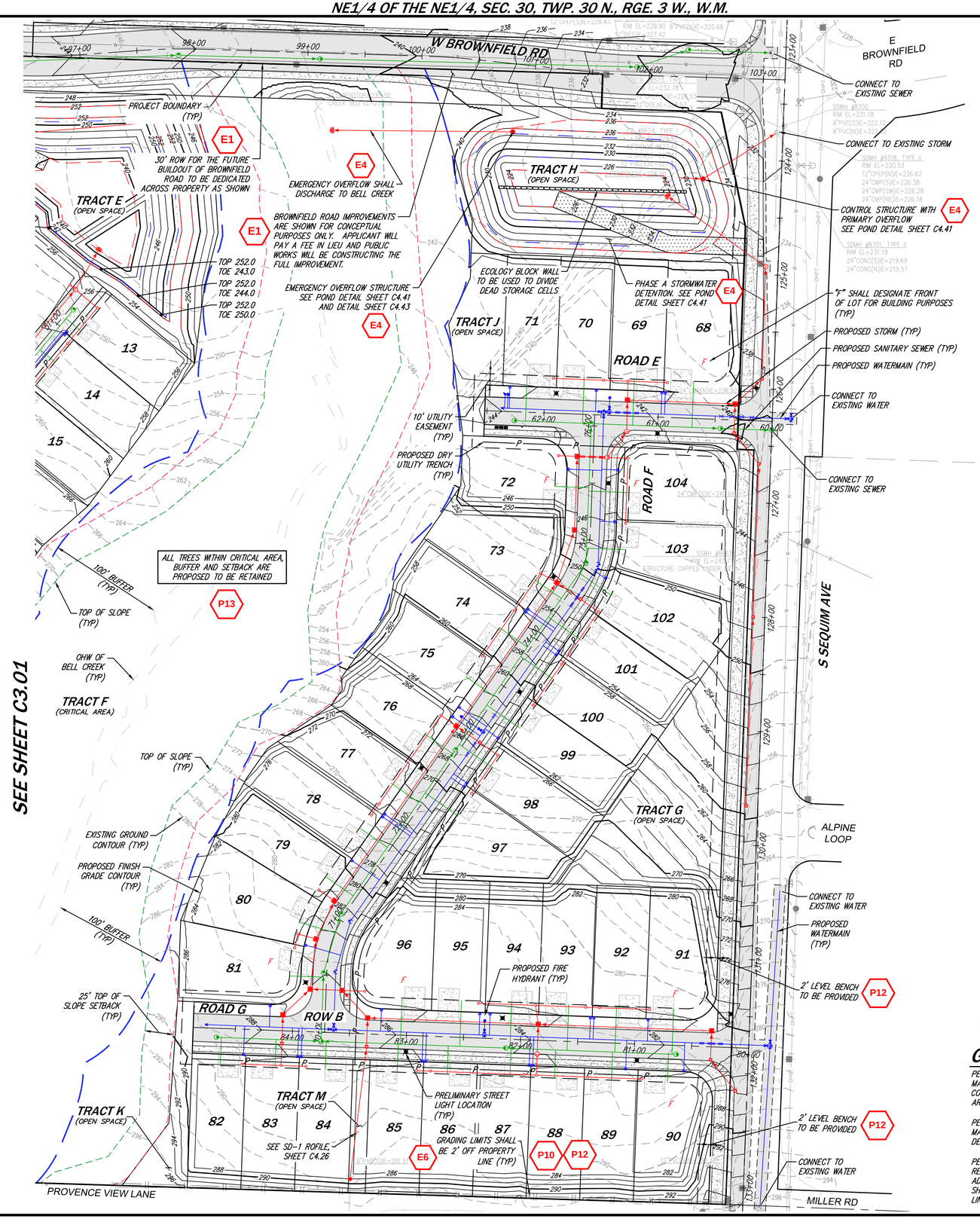
DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E. — PROJECT MANAGER

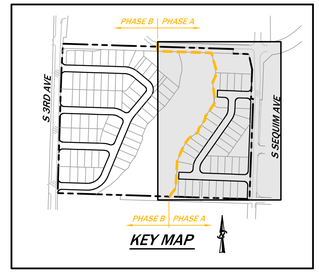
SHEET	OF
C3.01	42

PROJECT NUMBER 23255

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NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.





SCALE: 1" = 50'

0 25 50 100

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- UTILITY EASEMENT
- TOP OF SLOPE
- TOP OF SLOPE SETBACK
- 100' BUFFER
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE BUFFER
- DRY UTILITY TRENCH
- STREET LIGHT
- "F" FRONT OF LOT

SURFACE LEGEND

- EXISTING GROUND CONTOUR MAJR
- EXISTING GROUND CONTOUR MINR
- FINISH GRADE CONTOUR MAJR
- FINISH GRADE CONTOUR MINR

STORM LEGEND

- STORM PIPE
- STORM STRUCTURE
- STORM PIPE FLOW ARROW
- EXISTING STORM PIPE

SEWER LEGEND

- SEWER PIPE
- SEWER STRUCTURE
- SEWER PIPE FLOW ARROW
- EXISTING SEWER PIPE

WATER LEGEND

- WATER MAIN
- WATER FITTING
- FIRE HYDRANT
- EXISTING WATER PIPE

P10 P11 P12

GRADING NOTES

PER SMC 18.82.090(C): GRADING BOUNDARIES MUST BE MARKED BY FLAGGING, STAKES, PAINT SPOTS, A CONTINUOUS RIBBON, OR OTHER READILY VISIBLE MEANS AROUND THE PERIMETER.

PER SMC 18.82.090(E)(5): COMPACTION OF ALL FILL MATERIAL MUST BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D1557.

PER SMC 18.82.090(F)(2): SLOPE PROTECTION IS REQUIRED TO PROTECT ADJACENT PARCELS FROM ADVERSE EFFECTS OF GRADING. PER FIGURE 18.82090B SHOWS A MINIMUM 2FT SETBACK FROM THE PROPERTY LINE TO THE TOE OF SLOPE.

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NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	9.20.24
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3	REVISED PER CITY COMMENTS	11.18.24

11/18/24

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12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

PRELIMINARY GRADING & UTILITY PLAN
BELL CREEK

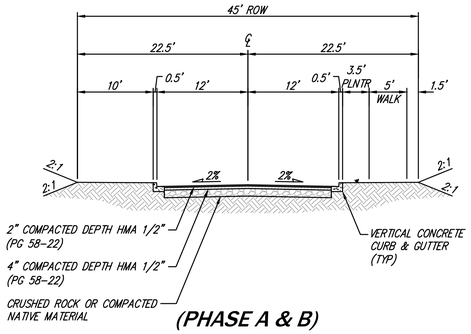
BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E.
	PROJECT MANAGER

SHEET	OF
C3.02	42

PROJECT NUMBER
23255

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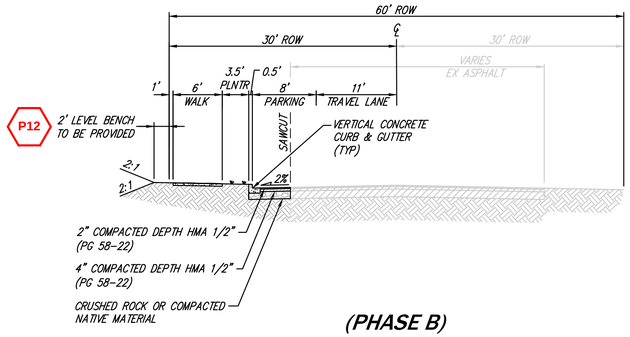


(PHASE A & B)

ROAD A – ROAD G
PER CITY OF SEQUIM STANDARD DTL 4-01
NEIGHBORHOOD ACCESS STANDARD

SECTION A-A

NOT TO SCALE

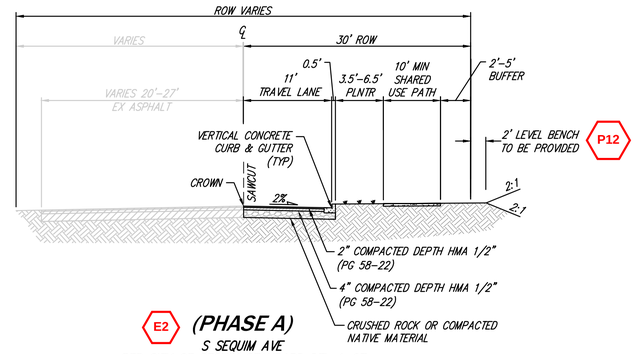


(PHASE B)

S 3RD AVE
PER CITY OF SEQUIM STANDARD DTL 4-03
COLLECTOR STREET STANDARD

SECTION B-B

NOT TO SCALE

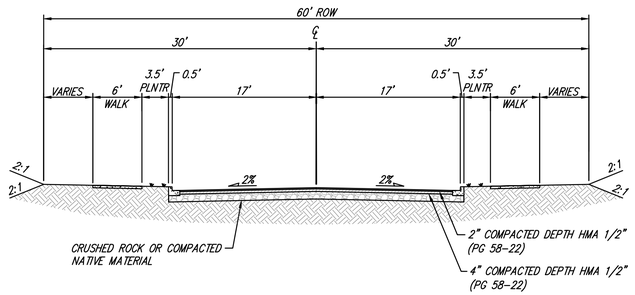


E2 **(PHASE A)**

S SEQUIM AVE
PER CITY OF SEQUIM STANDARD DTL 4-07
COLLECTOR STREET – SHARED USE PATH STANDARD

SECTION C-C

NOT TO SCALE



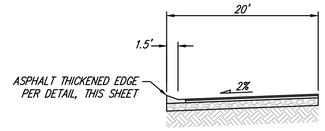
30' WIDE ROW DEDICATION TO BE PROVIDED ALONG NORTH PROPERTY LINE WHERE ROW DOES NOT CURRENTLY EXIST. REMAINING OFFSITE ROW SHALL BE OBTAINED BY CITY. E1

BROWNFIELD ROAD IMPROVEMENTS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. APPLICANT WILL PAY A FEE IN LIEU AND PUBLIC WORKS WILL BE CONSTRUCTING THE FULL IMPROVEMENT.

W BROWNFIELD ROAD

SECTION D-D

NOT TO SCALE

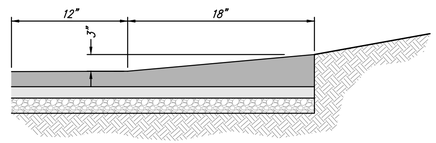


(PHASE B)

TRACT O
PAVEMENT SECTION SHALL FOLLOW
CITY OF SEQUIM STANDARD DTL 4-16
FOR A NEIGHBORHOOD ROAD SECTION

SECTION E-E

NOT TO SCALE



ASPHALT THICKENED EDGE

NOT TO SCALE

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11/18/24

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PRELIMINARY ROAD DETAILS
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.

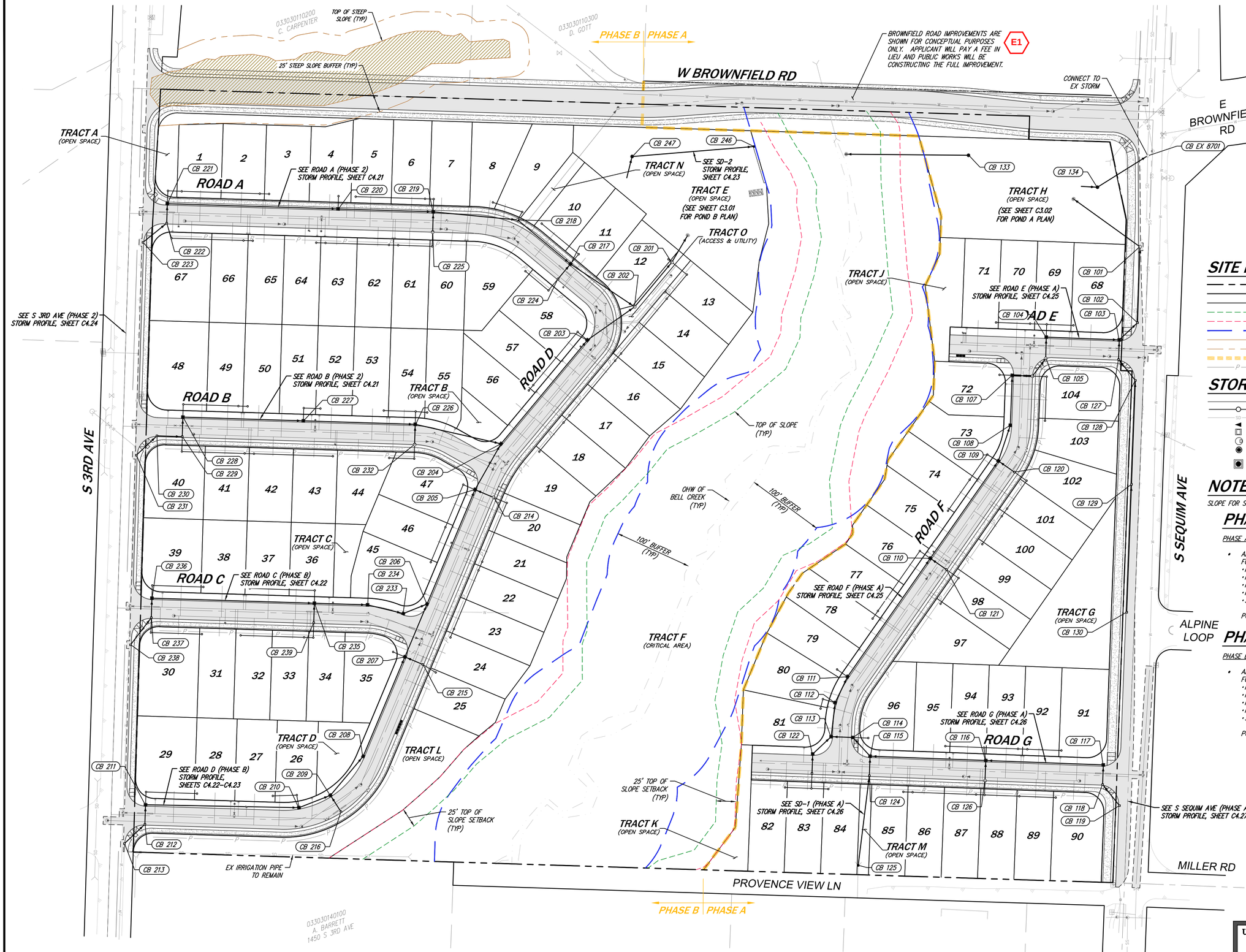
HOLLI H. HEAVRIN, P.E.
PROJECT MANAGER

SHEET	OF
C3.31	42

PROJECT NUMBER
23255

11/18/2024 3:48 PM e:\2021\23255\ENGINEERING\PRELIMINARY\SHEETS\23255 C3.31.DWG

NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.



SCALE: 1" = 60'

0 30 60 120

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF SLOPE
- TOP OF SLOPE SETBACK
- 100' BUFFER
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE BUFFER
- PHASE LINE
- DRY UTILITY TRENCH

STORM LEGEND

- STORM PIPE
- STORM SERVICE
- EXISTING STORM PIPE
- STORM PIPE FLOW ARROW
- STORM STRUCTURE – TYPE 1 CB
- STORM STRUCTURE – TYPE 2 CB
- STORM STRUCTURE W/ BIRDCAGE
- STRUCTURE TYPE C CURB INLET MODEL PARK USA COHTC–2 OR APPROVED EQUAL. SEE DETAIL SHEET C4.51 (TYP)

NOTE

SLOPE FOR STORM SERVICE LINES SHALL BE 1% MINIMUM

PHASE A

PHASE A STORM SHALL INCLUDE THE INSTALLATION OF:

- ALL STORM STRUCTURES AND PIPES WITHIN THE FOLLOWING ROAD SECTIONS:
  - ROAD E
  - ROAD F
  - ROAD G
  - PORTION OF WEST BROWNFIELD RD
  - S SEQUIM AVE

POND A

PHASE B

PHASE B SEWER SHALL INCLUDE THE INSTALLATION OF:

- ALL SEWER STRUCTURES AND PIPES WITHIN THE FOLLOWING ROAD SECTIONS:
  - ROAD A
  - ROAD B
  - ROAD C
  - ROAD D
  - SE 3RD ST

POND B

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PRELIMINARY COMPOSITE STORM DRAINAGE PLAN

BELL CREEK

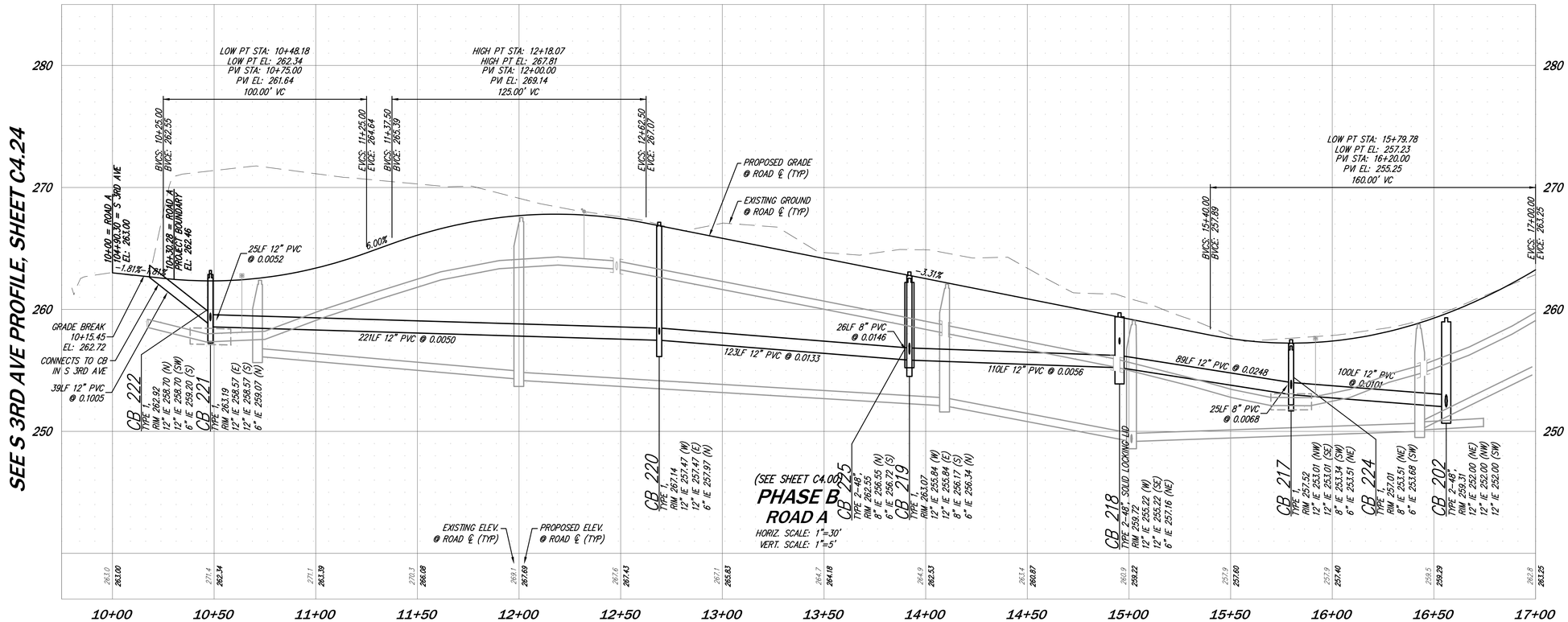
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9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

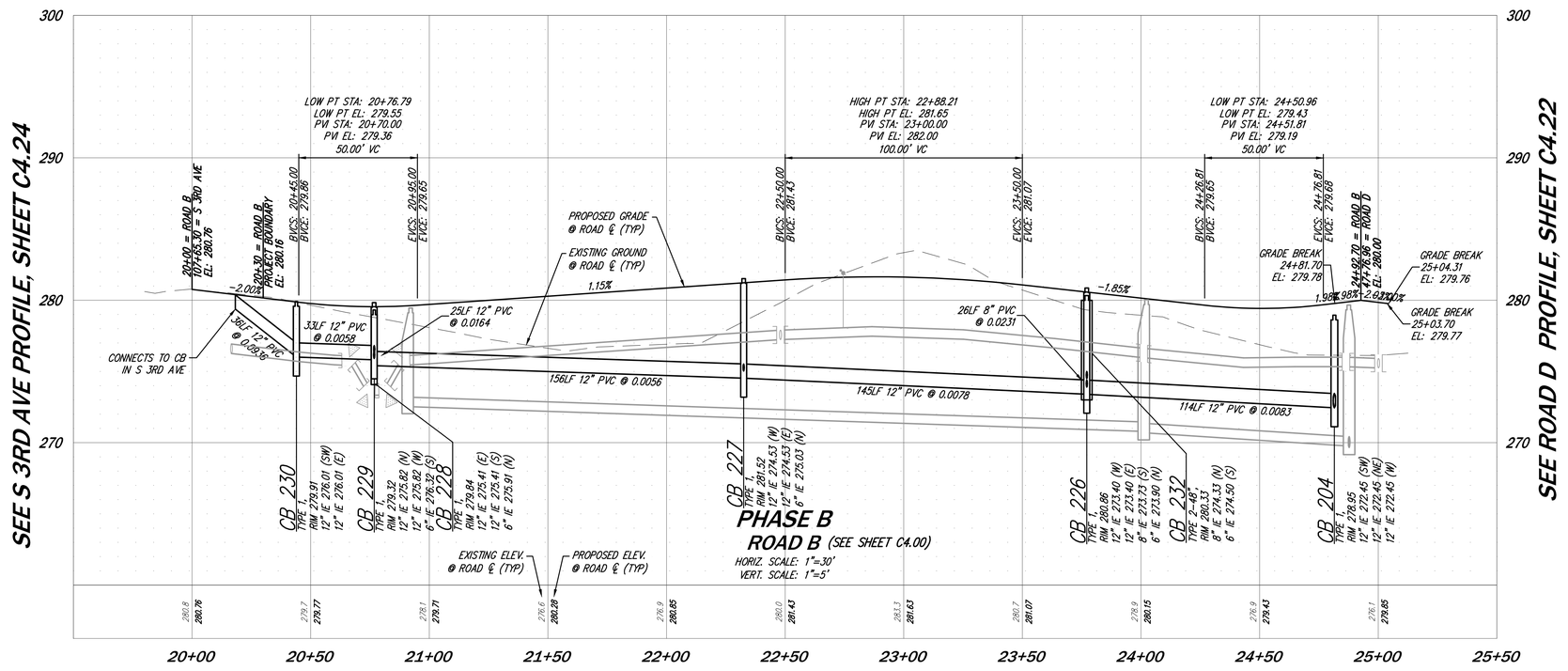
DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E. PROJECT MANAGER

SHEET	OF
C4.00	42

PROJECT NUMBER
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PRELIMINARY ROAD & STORM PROFILES (PHASE B)

BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

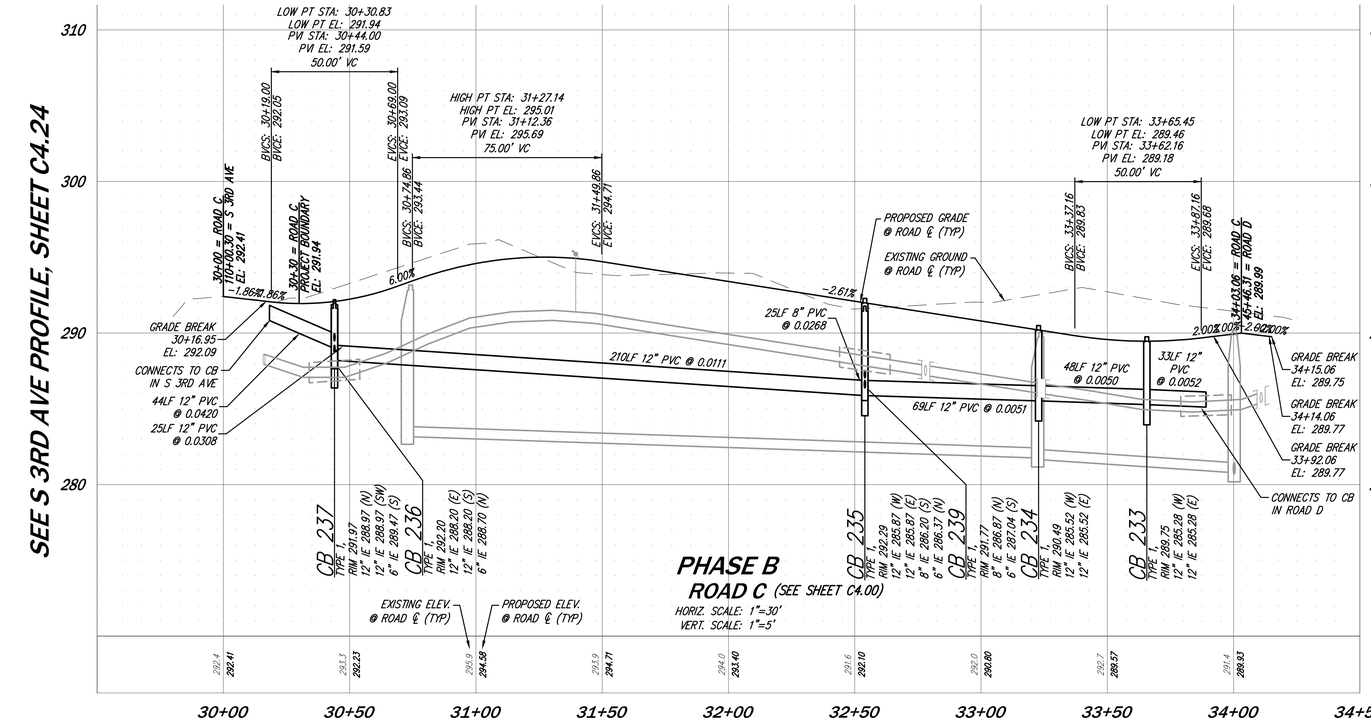
DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E. PROJECT MANAGER

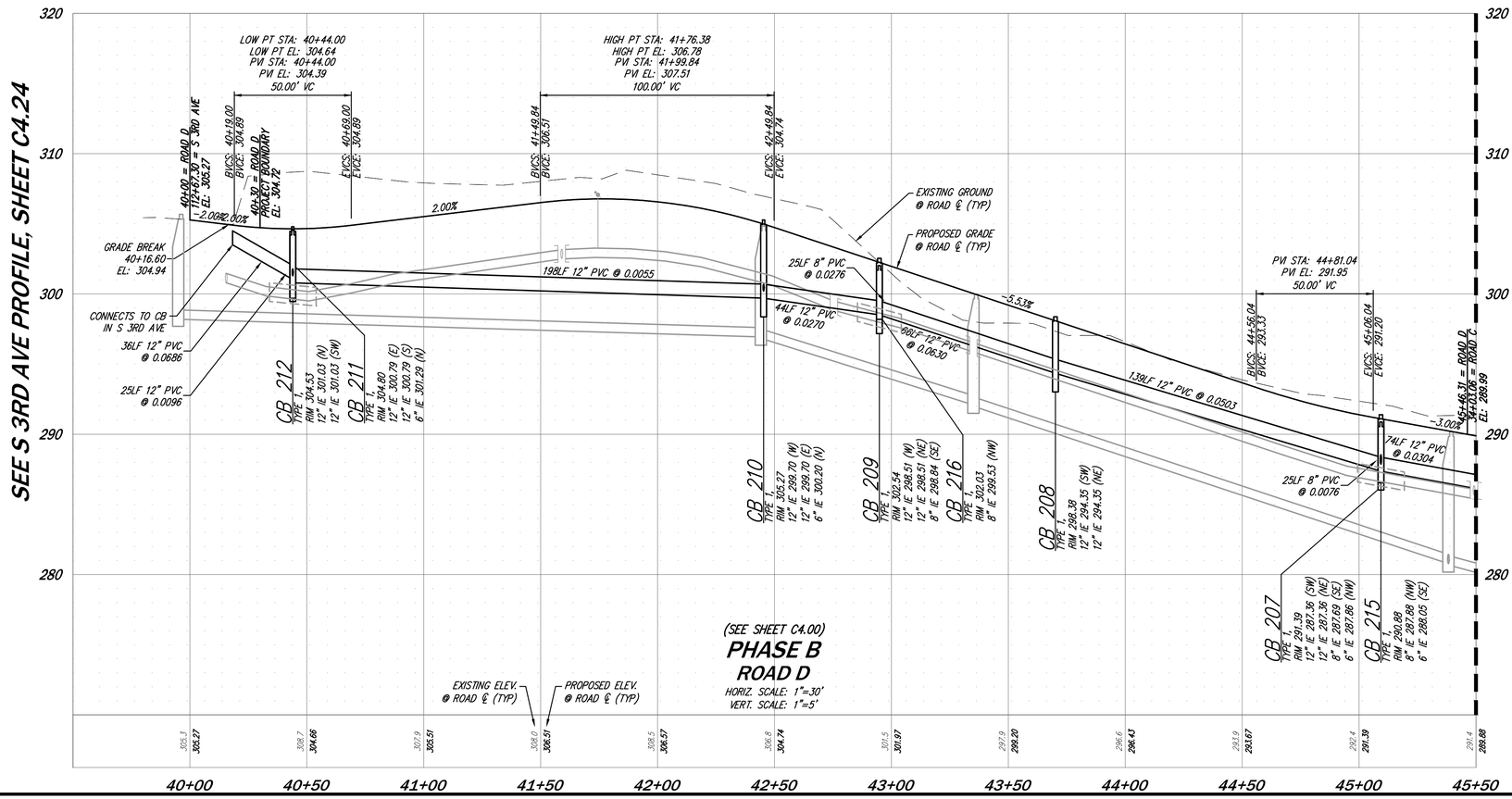
SHEET	OF
C4.21	42

PROJECT NUMBER
23255

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NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.





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PRELIMINARY ROAD & STORM PROFILES (PHASE B)

BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

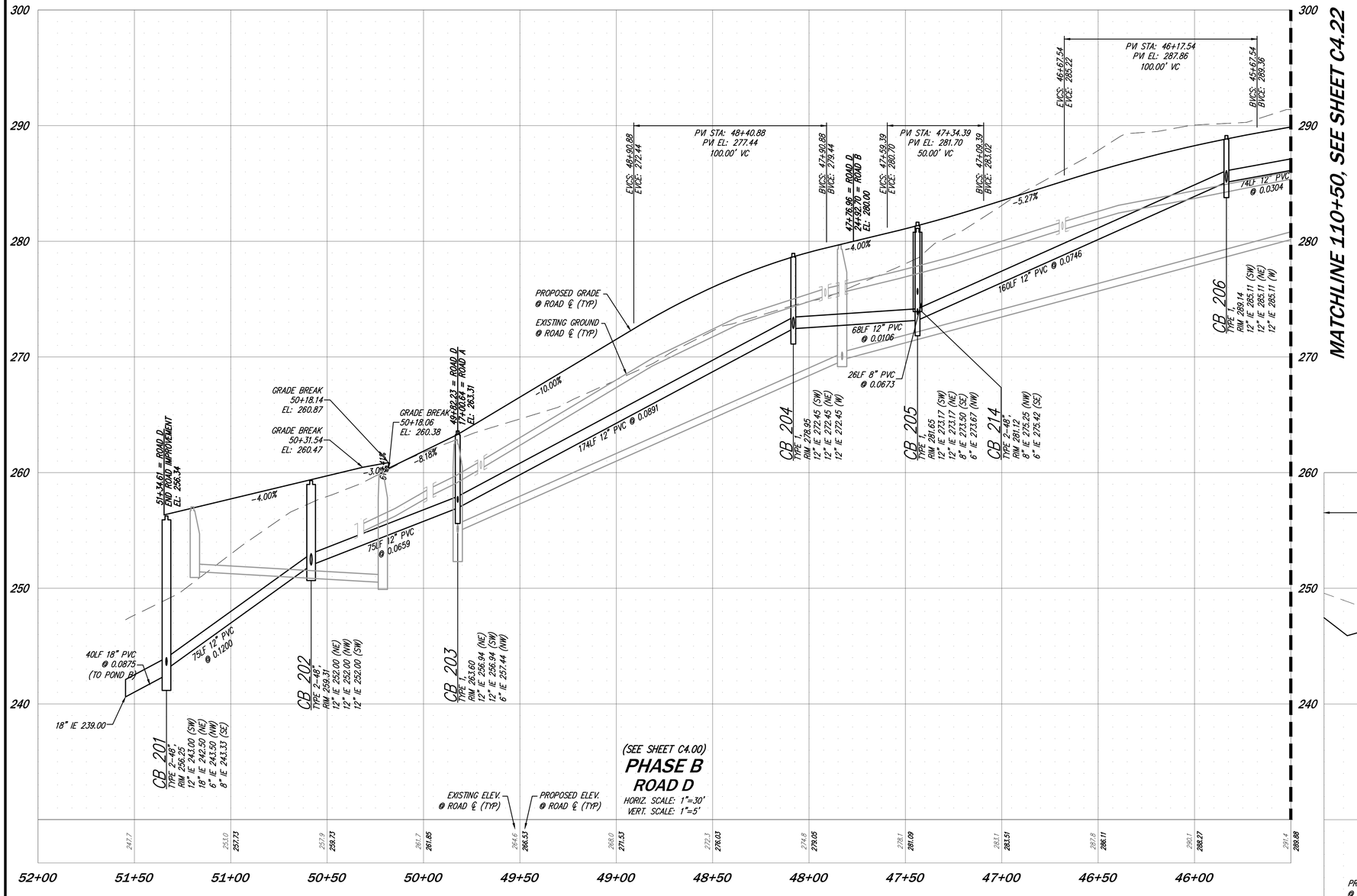
DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E.
	PROJECT MANAGER

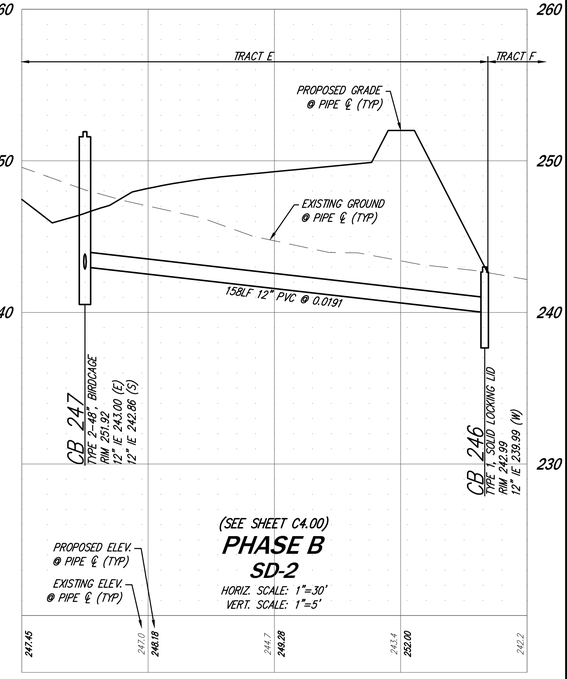
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PROJECT NUMBER
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PRELIMINARY ROAD & STORM PROFILES (PHASE B)

BELL CREEK

BELL CREEK INVESTMENTS, LLC

9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA. 98383

DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E. PROJECT MANAGER

SHEET	OF
C4.23	42

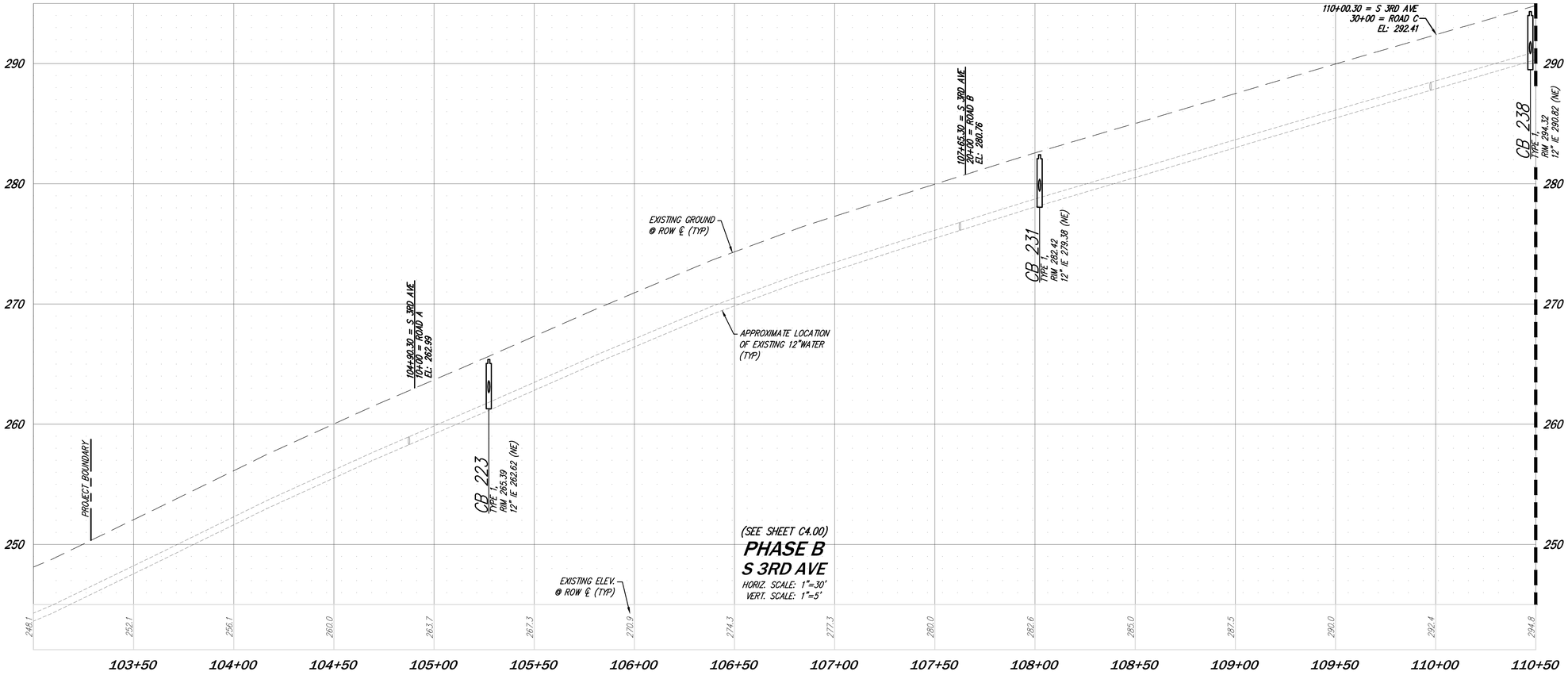
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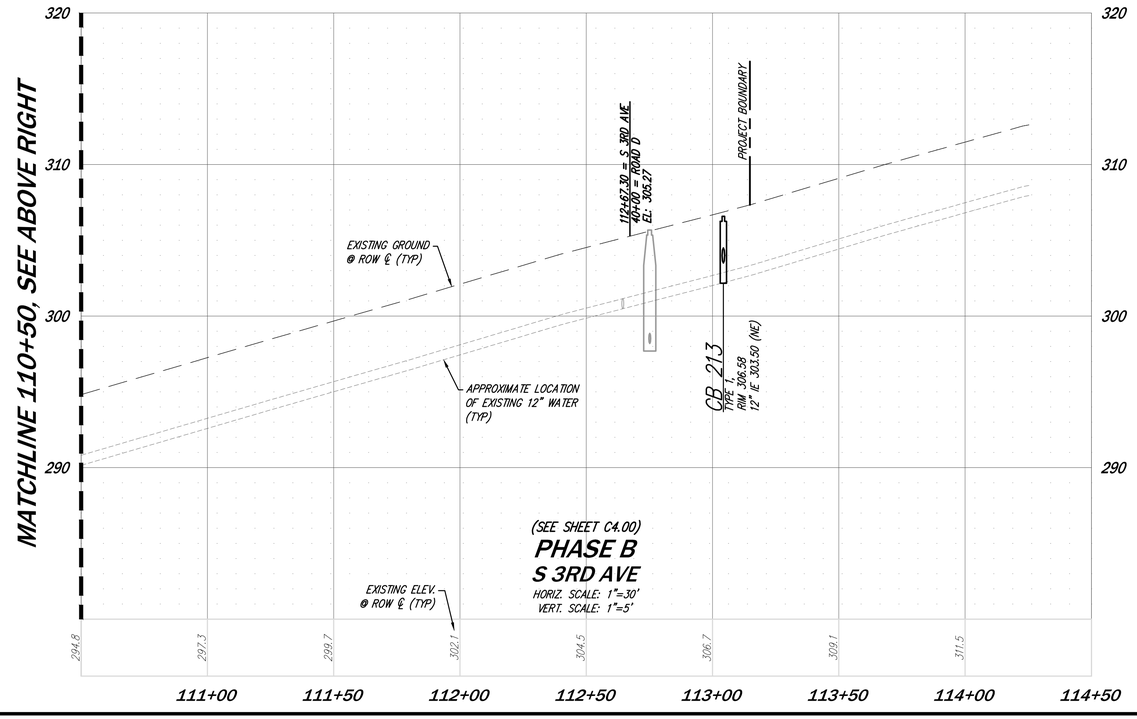
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HOLLI H. HEAVRIN
WASHINGTON
21389
REGISTERED
PROFESSIONAL
ENGINEER
11/18/24

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PRELIMINARY ROAD & STORM PROFILES (PHASE B)
BELL CREEK

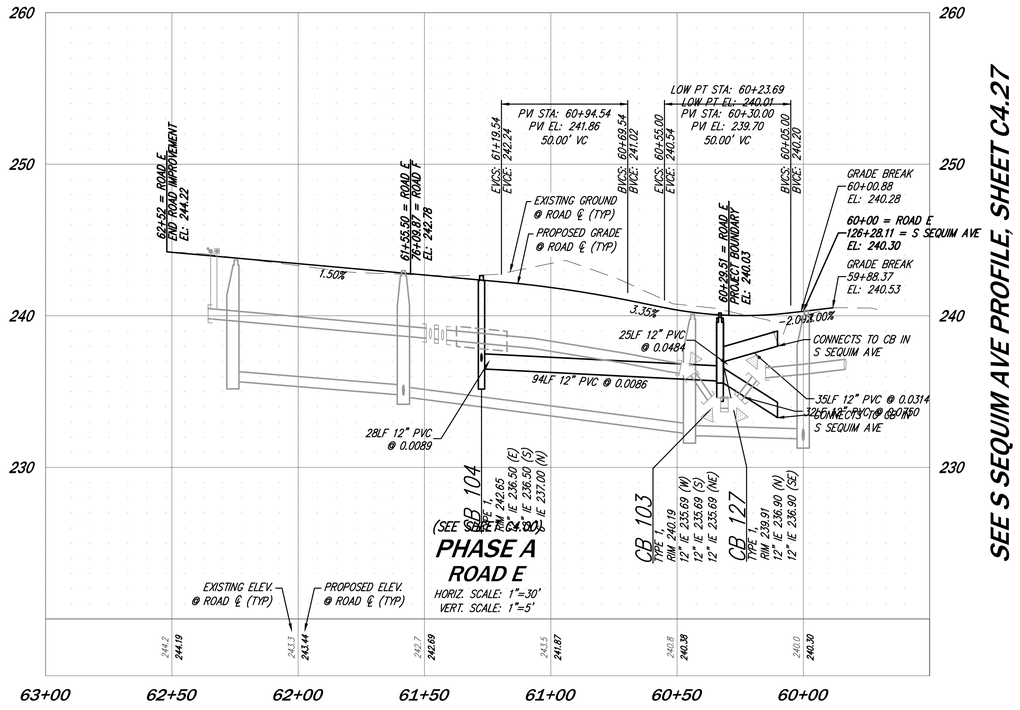
BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
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APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E.
	PROJECT MANAGER

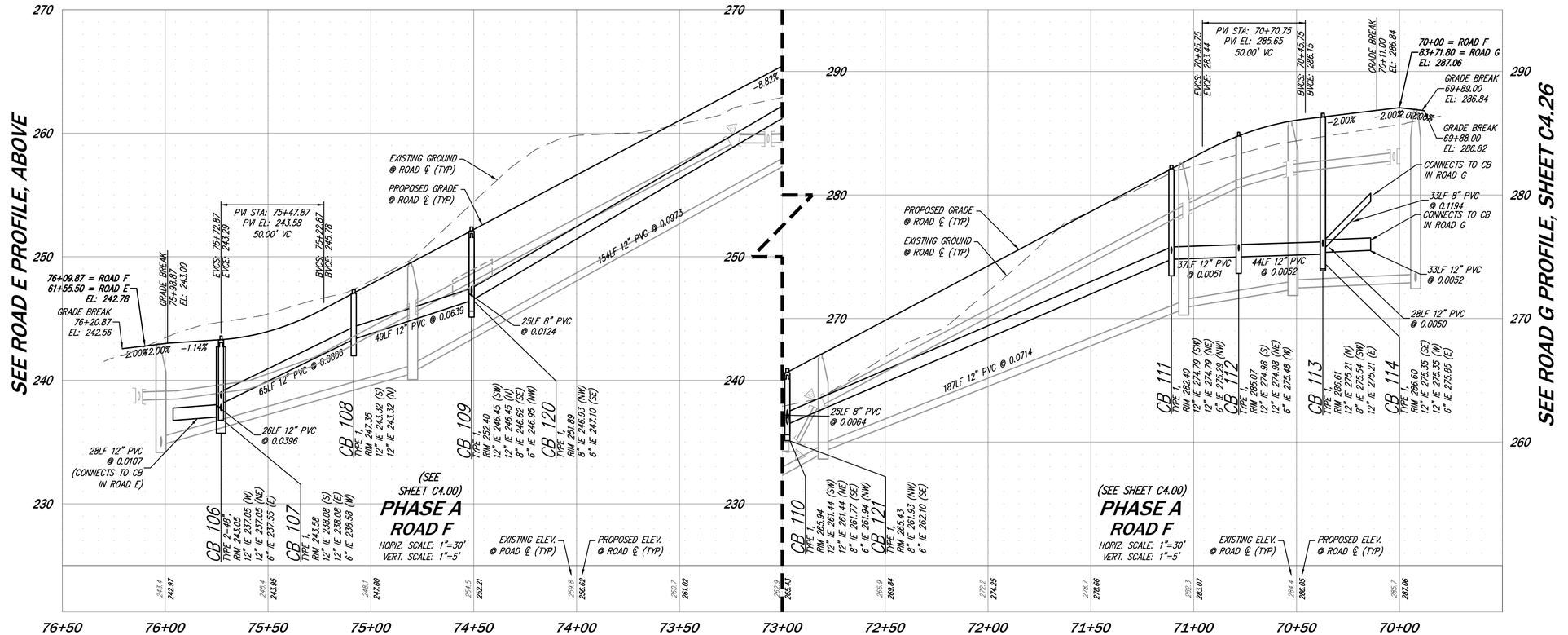
SHEET	OF
C4.24	42

PROJECT NUMBER
23255

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SEE S SEQUIM AVE PROFILE, SHEET C4.27



SEE ROAD G PROFILE, SHEET C4.26

PW2

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PRELIMINARY ROAD & STORM PROFILES (PHASE A)

BELL CREEK

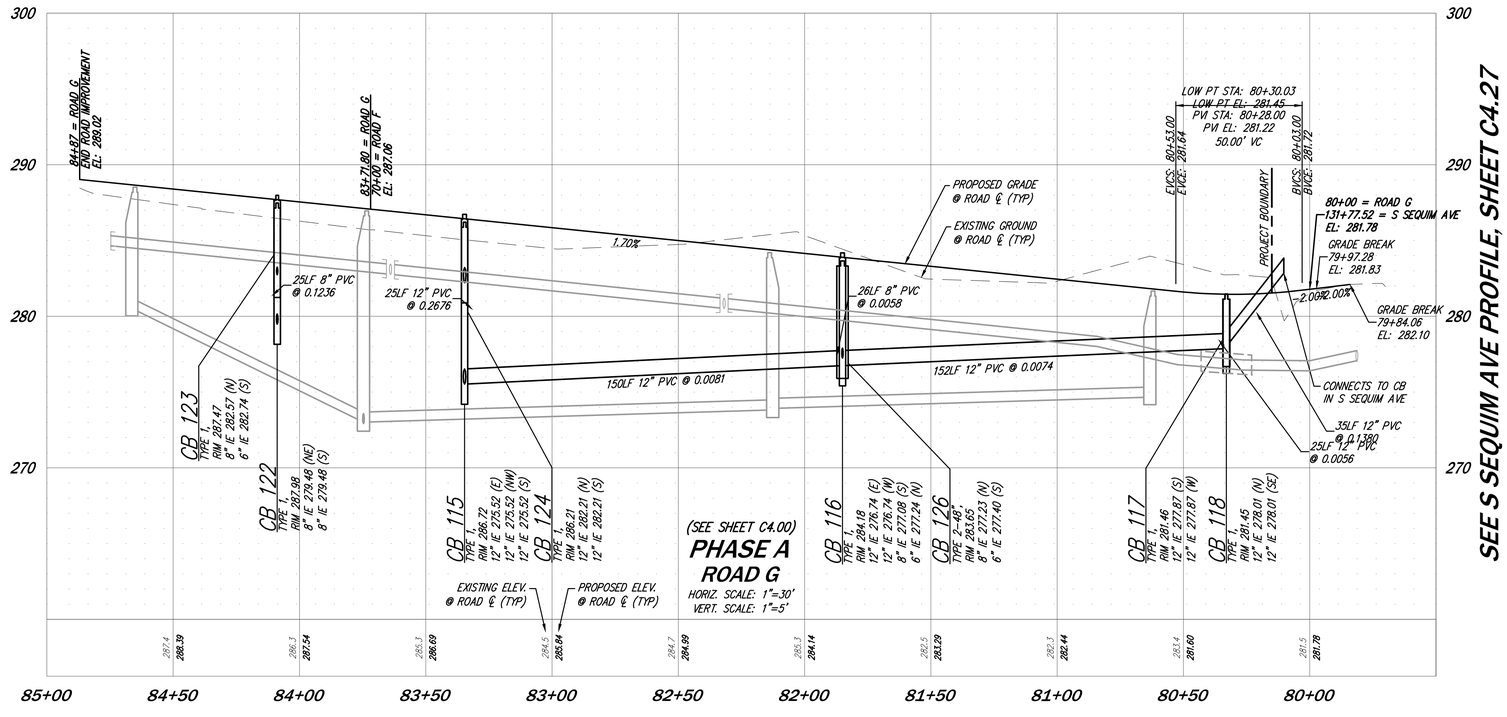
BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E. PROJECT MANAGER

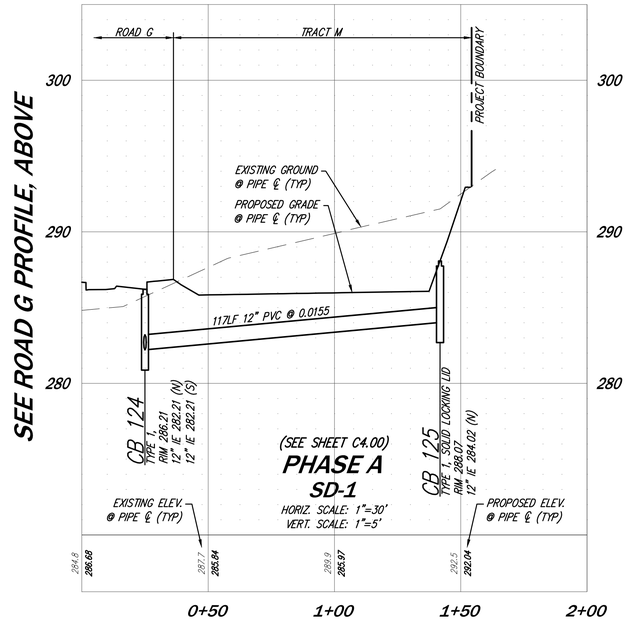
SHEET	OF
C4.25	42

PROJECT NUMBER
23255

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SEE S SEQUIM AVE PROFILE, SHEET C4.27



SEE ROAD G PROFILE, ABOVE

PW2

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11/18/24

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PRELIMINARY ROAD & STORM PROFILES (PHASE A)

BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

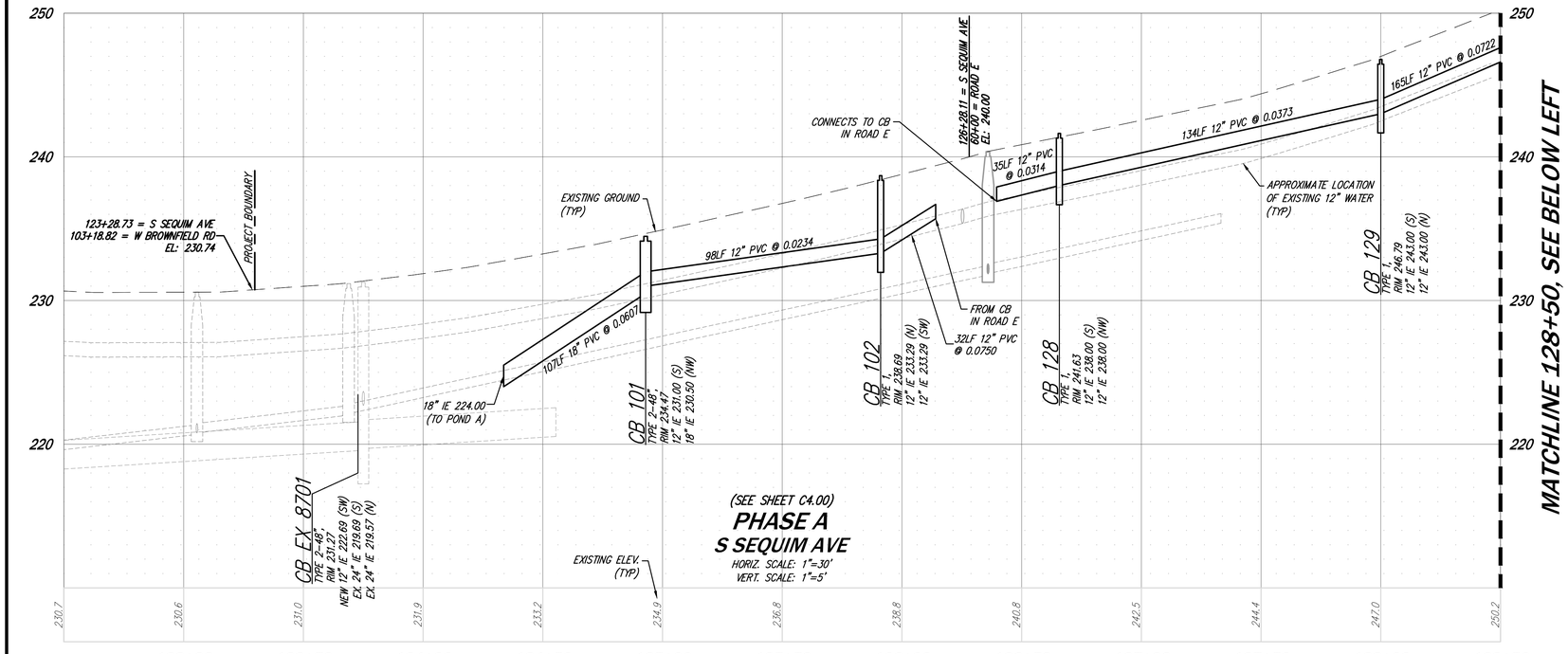
DATE	SEE STAMP
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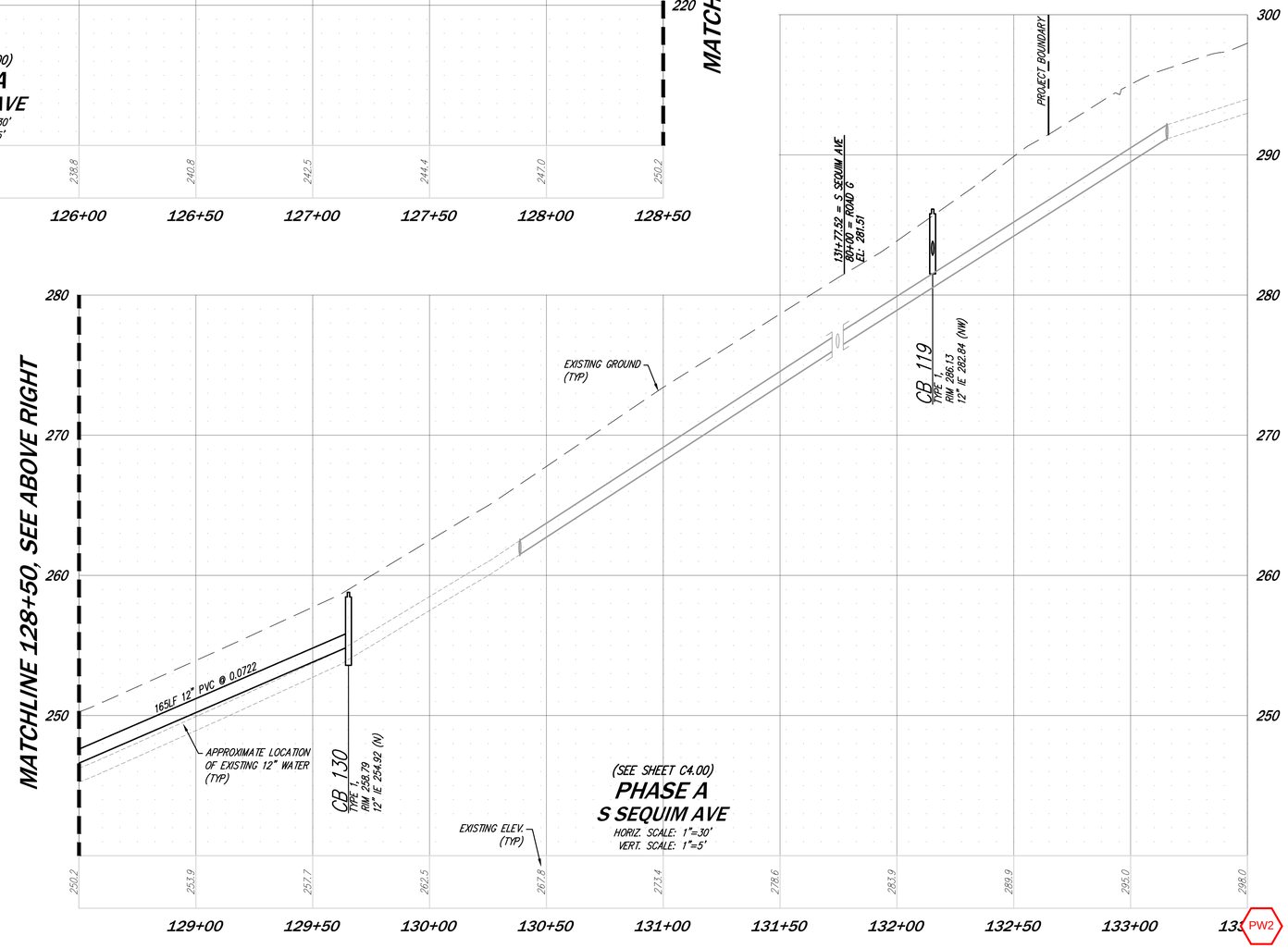
SHEET	OF
C4.26	42

PROJECT NUMBER
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PRELIMINARY ROAD & STORM PROFILES (PHASE A)
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9,307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

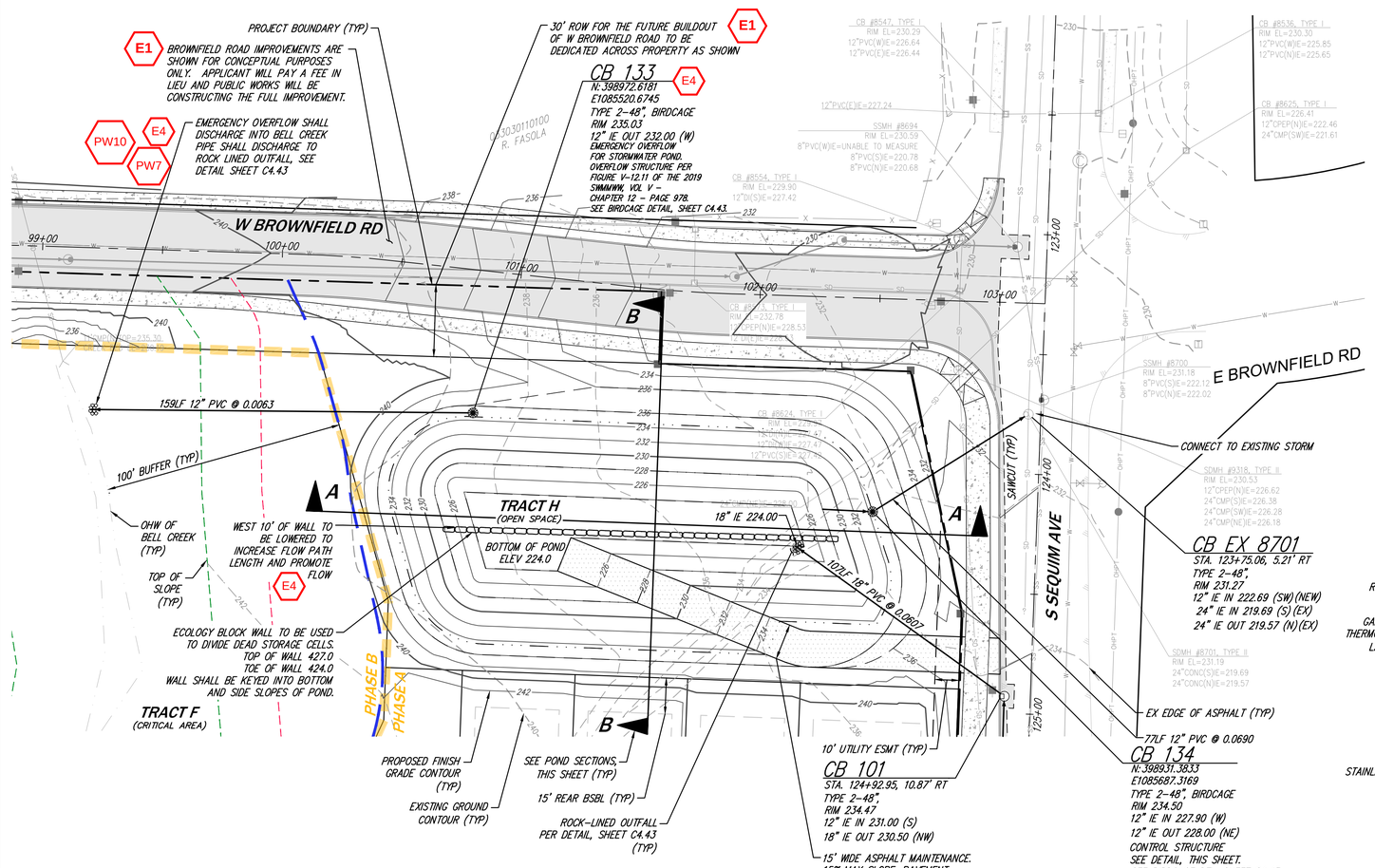
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DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E. PROJECT MANAGER

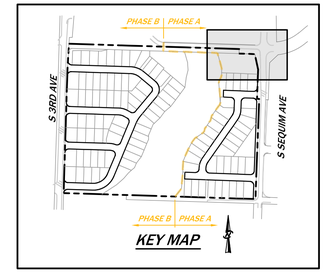
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C4.27	42

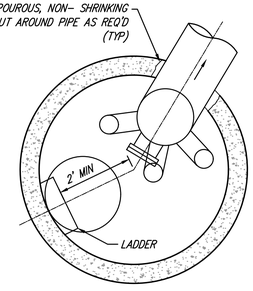
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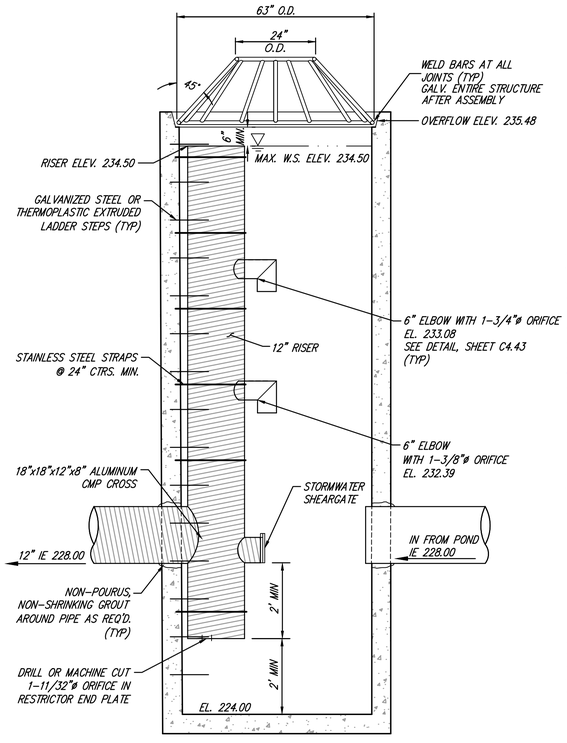
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ELEVATION

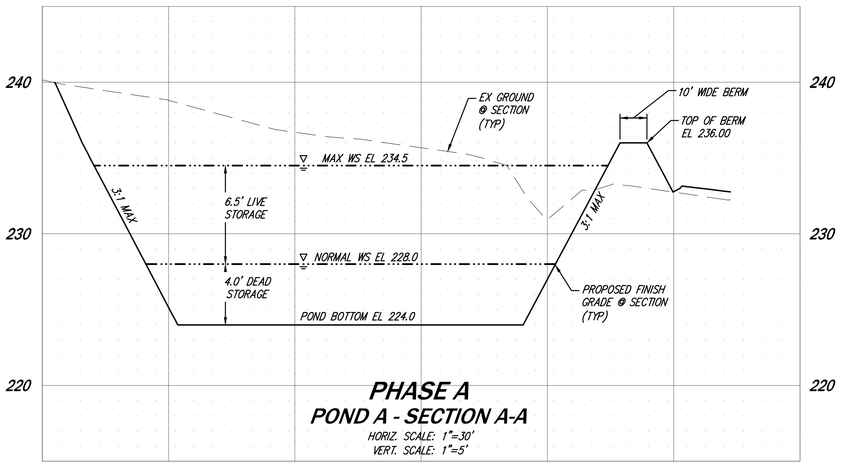


PLAN

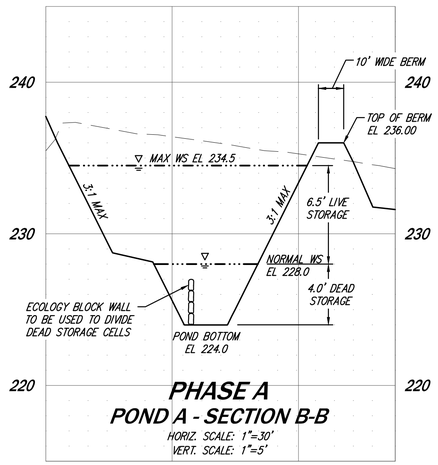
(CB 134, TYPE II-48" W/ BIRDCAGE)

POND A CONTROL STRUCTURE

NOT TO SCALE



PHASE A
POND A - SECTION A-A
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'



PHASE A
POND A - SECTION B-B
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- TOP OF SLOPE
- TOP OF SLOPE SETBACK
- 100' BUFFER
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE BUFFER
- PHASE LINE
- DRY UTILITY TRENCH

STORM LEGEND

- STORM PIPE
- STORM SERVICE
- EXISTING STORM PIPE
- STORM PIPE FLOW ARROW
- STORM STRUCTURE - TYPE 1 CB
- STORM STRUCTURE - TYPE 2 CB
- STORM STRUCTURE - W/ BIRDCAGE
- STORM STRUCTURE - TYPE-C CURB INLET

SURFACE LEGEND

- 300 EXISTING GROUND CONTOUR MAJR
- 302 EXISTING GROUND CONTOUR MINR
- 300 FINISH GRADE CONTOUR MAJR
- 302 FINISH GRADE CONTOUR MINR

DETENTION POND A

REQUIRED VOLUME:	79,926 CF
PROVIDED VOLUME:	80,831 CF
MAX. W.S. ELEV.	234.50
NORMAL W.S. ELEV.:	228.0
BTM ELEV.	224.0

3:1 INTERNAL SIDE SLOPES OR RETAINING WALL WHERE SHOWN.

PW10 E4

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PHASE A POND PLAN & SECTIONS (POND A)

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SILVERDALE, WA 98383

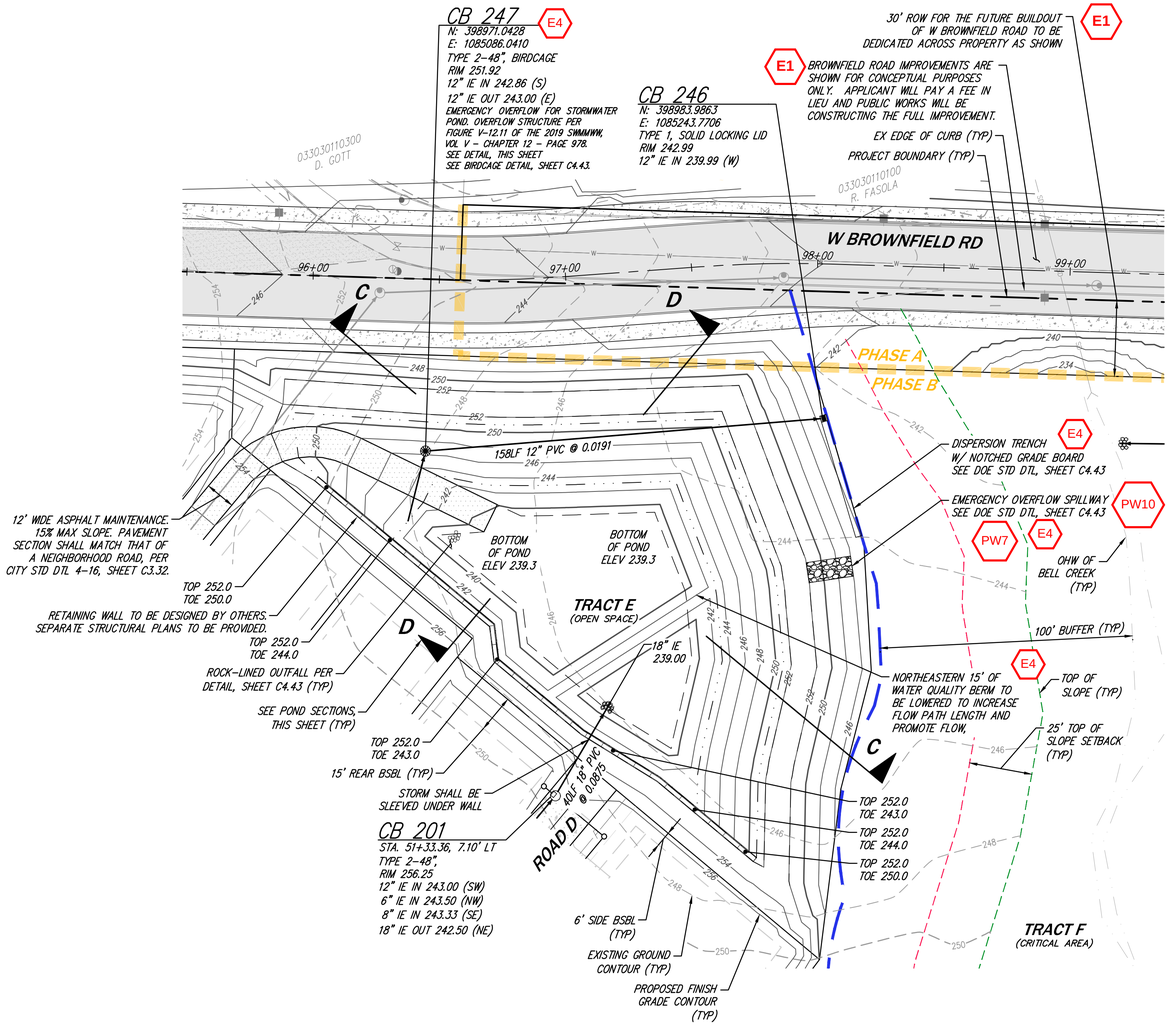
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	HOLLI H. HEAVRIN, P.E.
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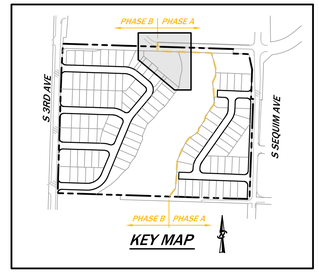
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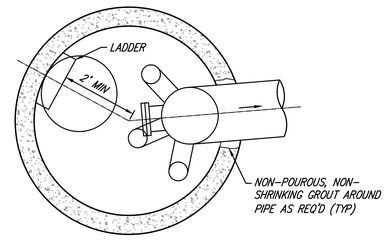
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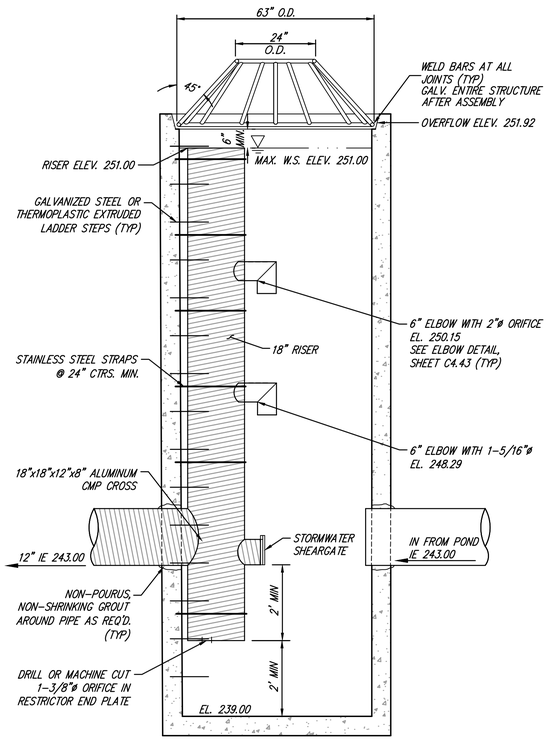
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ELEVATION

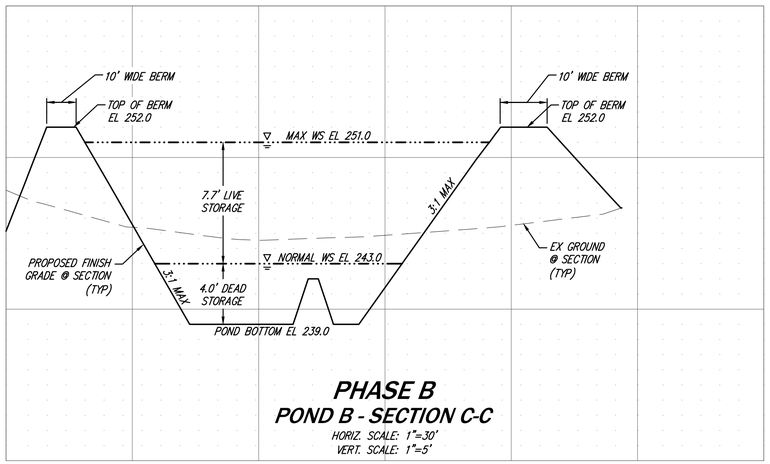


PLAN

(CB 247, TYPE II-48" W/ BIRDCAGE)

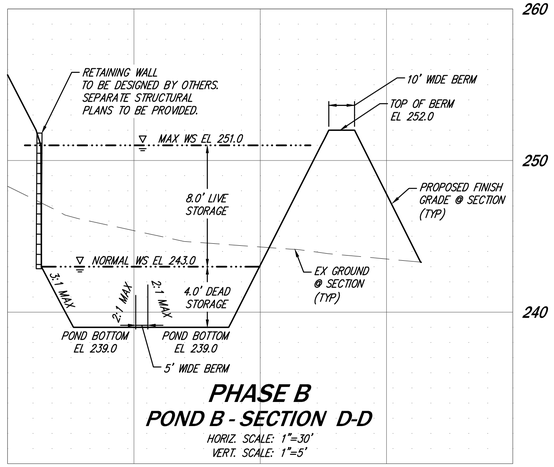
POND B CONTROL STRUCTURE

NOT TO SCALE



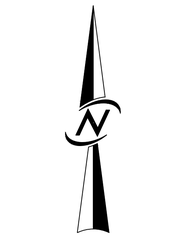
PHASE B
POND B - SECTION C-C

HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'



PHASE B
POND B - SECTION D-D

HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'



SCALE: 1" = 30'

0 15 30 60

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- TOP OF SLOPE
- TOP OF SLOPE SETBACK
- 100' BUFFER
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE BUFFER
- PHASE LINE
- DRY UTILITY TRENCH

STORM LEGEND

- STORM PIPE
- STORM SERVICE
- EXISTING STORM PIPE
- STORM PIPE FLOW ARROW
- STORM STRUCTURE - TYPE 1 CB
- STORM STRUCTURE - TYPE 2 CB
- STORM STRUCTURE - W/ BIRDCAGE
- STORM STRUCTURE - TYPE-C CURB INLET

SURFACE LEGEND

- 300 EXISTING GROUND CONTOUR MAJR
- 302 EXISTING GROUND CONTOUR MINR
- 300 FINISH GRADE CONTOUR MAJR
- 302 FINISH GRADE CONTOUR MINR

DETENTION POND B

REQUIRED VOLUME:	101,930 CF
PROVIDED VOLUME:	105,500 CF
MAX. W.S. ELEV.	251.0
NORMAL W.S. ELEV.:	243.0
BTM ELEV.	239.0

3:1 INTERNAL SIDE SLOPES OR RETAINING WALL WHERE SHOWN.

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PHASE B POND PLAN & SECTIONS (POND B)

BELL CREEK

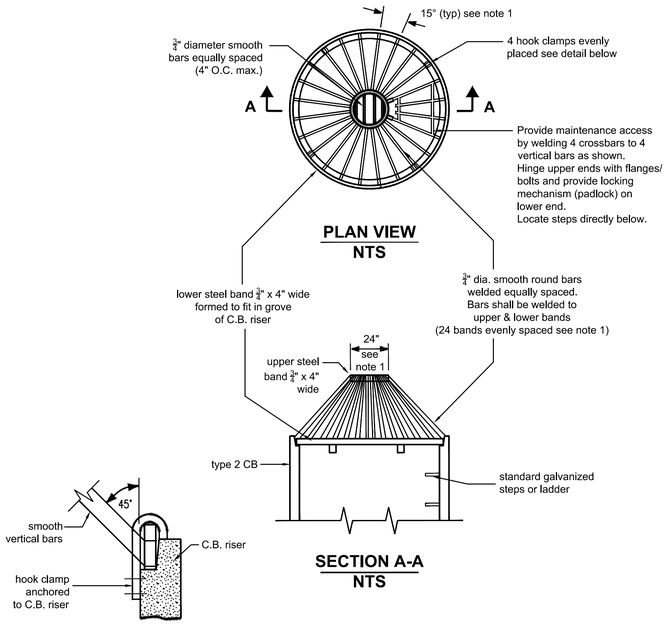
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SILVERDALE, WA 98383

DATE	SEE STAMP
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DRAWN	MARY E. MOORE
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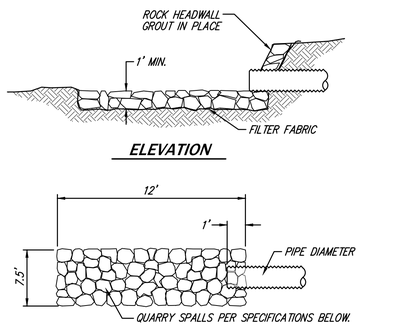


NOTES:

1. Dimensions are for illustration on 54" diameter CB. For different diameter CB's adjust to maintain 45° angle on "vertical" bars and 7" o.c. maximum spacing of bars around lower steel band.
2. Metal parts must be corrosion resistant; steel bars must be galvanized.
3. This debris barrier is also recommended for use on the inlet to roadway cross-culverts with high potential for debris collection (except on type 2 streams).
4. This debris barrier is for use outside of road right-of-way only. For debris cages within road right-of-way, see Drawing 2-028 KCRS.

BIRDCAGE DETAIL

NOT TO SCALE



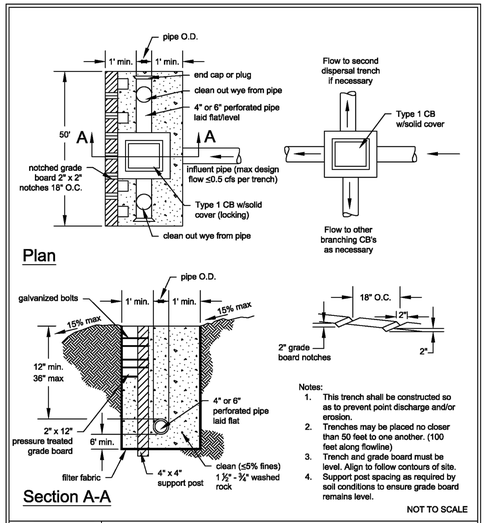
ROCK LINING SHALL BE QUARRY SPALLS WITH GRADATION AS FOLLOWS:

PASSING 8-INCH SQUARE SIEVE:	*100%*
PASSING 3-INCH SQUARE SIEVE:	*40 TO 60% MAXIMUM*
PASSING 3/4-INCH SQUARE SIEVE:	*0 TO 10% MAXIMUM*

ROCK LINED OUTFALL DETAIL

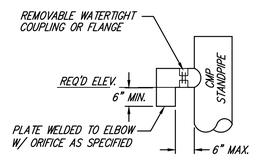
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Figure V-4.5: Standard Dispersion Trench with Notched Grade Board



2019 Stormwater Management Manual for Western Washington

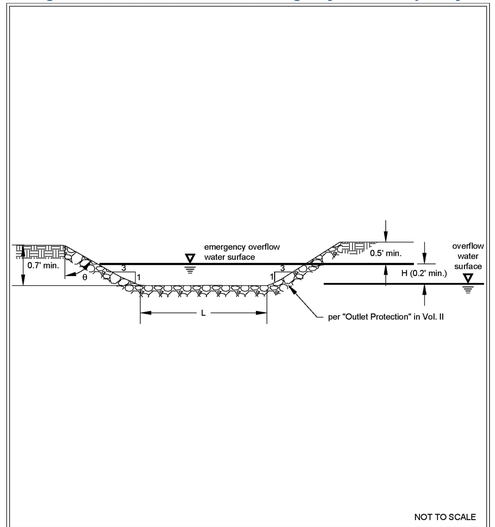
Volume V - Chapter 4 - Page 716



ELBOW DETAIL

NOT TO SCALE

Figure V-12.13: Weir Section for Emergency Overflow Spillway



2019 Stormwater Management Manual for Western Washington

Volume V - Chapter 12 - Page 982

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POND DETAILS
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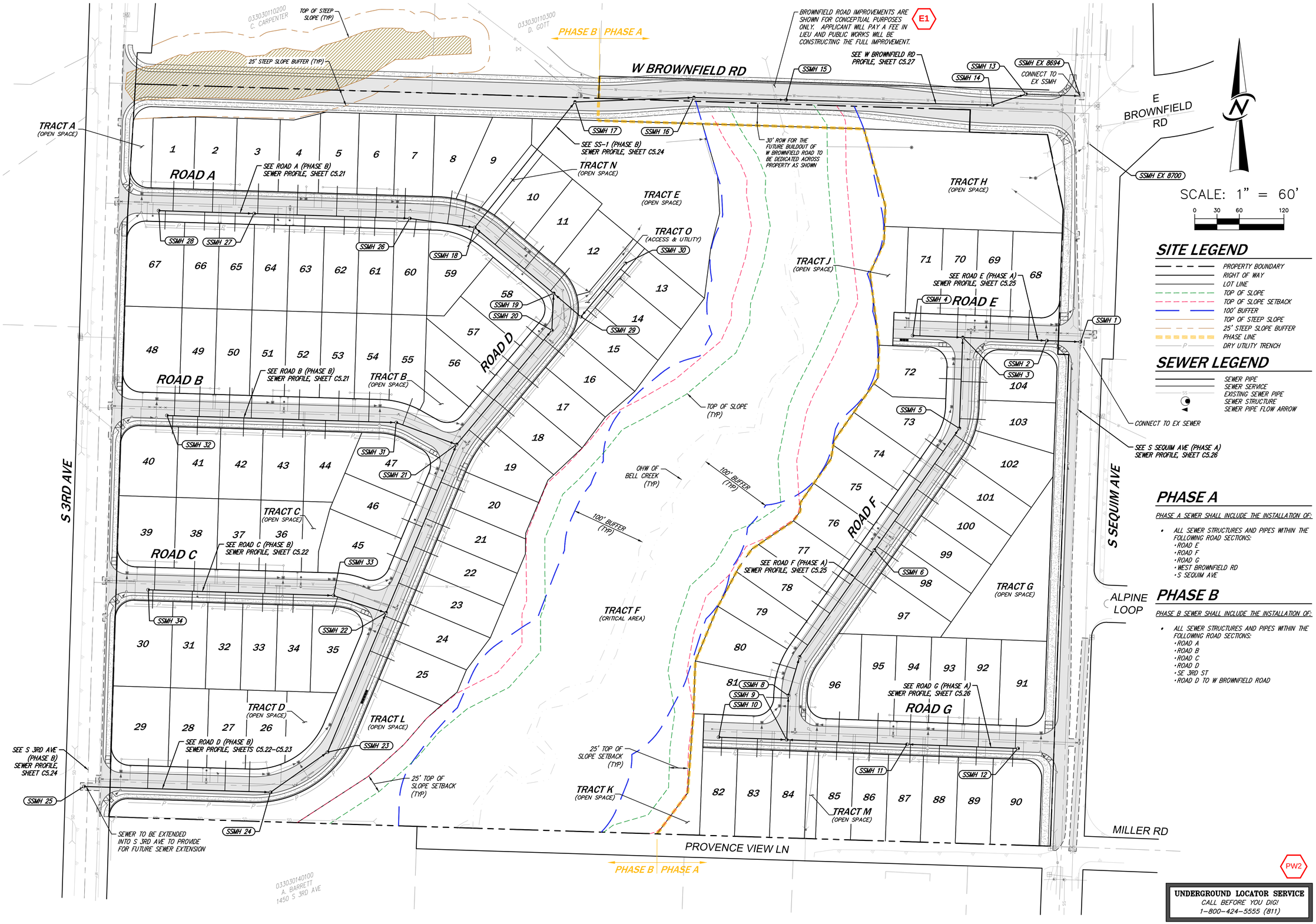
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	PROJECT MANAGER

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SCALE: 1" = 60'

0 30 60 120

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- TOP OF SLOPE
- TOP OF SLOPE SETBACK
- 100' BUFFER
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE BUFFER
- PHASE LINE
- DRY UTILITY TRENCH

SEWER LEGEND

- SEWER PIPE
- SEWER SERVICE
- EXISTING SEWER PIPE
- SEWER STRUCTURE
- SEWER PIPE FLOW ARROW

PHASE A

PHASE A SEWER SHALL INCLUDE THE INSTALLATION OF:

- ALL SEWER STRUCTURES AND PIPES WITHIN THE FOLLOWING ROAD SECTIONS:
  - ROAD E
  - ROAD F
  - ROAD G
  - WEST BROWNFIELD RD
  - S SEQUIM AVE

PHASE B

PHASE B SEWER SHALL INCLUDE THE INSTALLATION OF:

- ALL SEWER STRUCTURES AND PIPES WITHIN THE FOLLOWING ROAD SECTIONS:
  - ROAD A
  - ROAD B
  - ROAD C
  - ROAD D
  - SE 3RD ST
  - ROAD D TO W BROWNFIELD ROAD

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PRELIMINARY COMPOSITE SEWER PLAN
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SILVERDALE, WA 98383

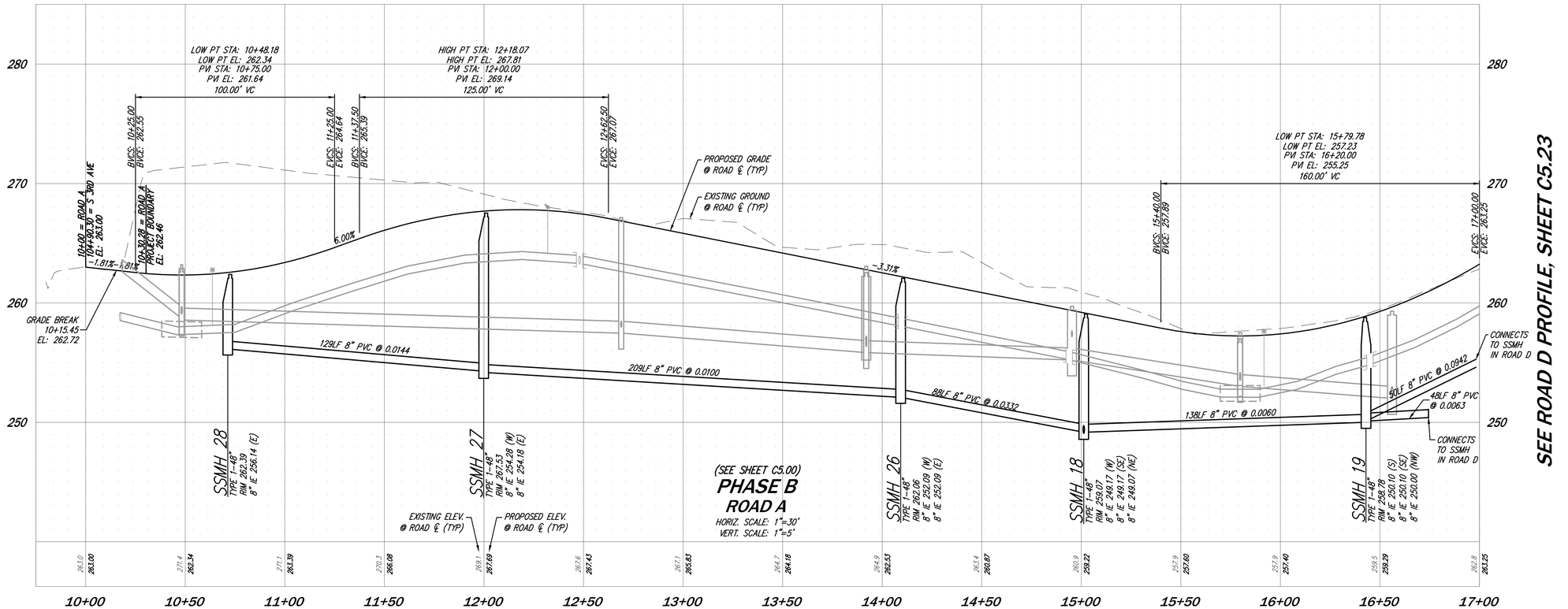
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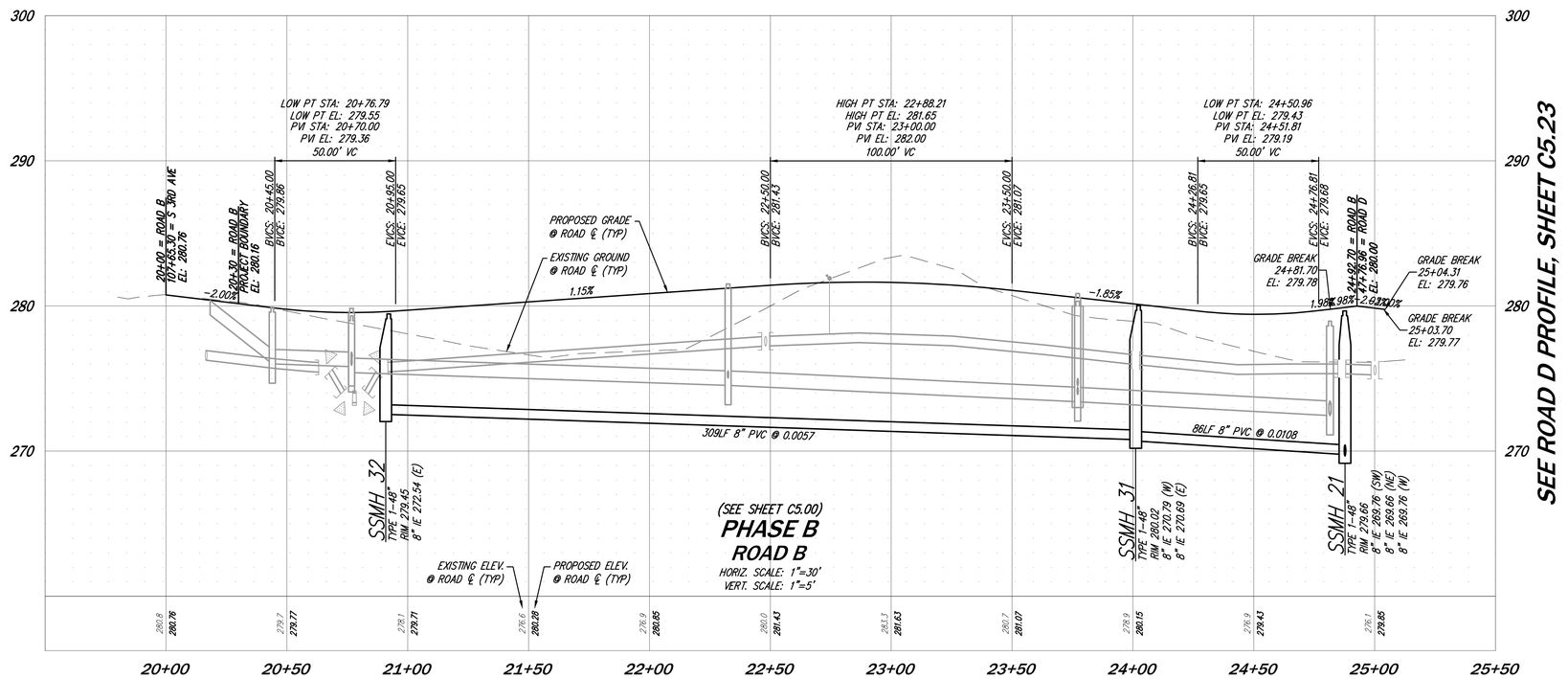
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SEE ROAD D PROFILE, SHEET C5.23



SEE ROAD D PROFILE, SHEET C5.23

PW2

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HOLLI H. HEAVRIN
WASHINGTON
21608
REGISTERED
PROFESSIONAL
ENGINEER
11/18/24

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PRELIMINARY SEWER PROFILES (PHASE B)
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SILVERDALE, WA 98383

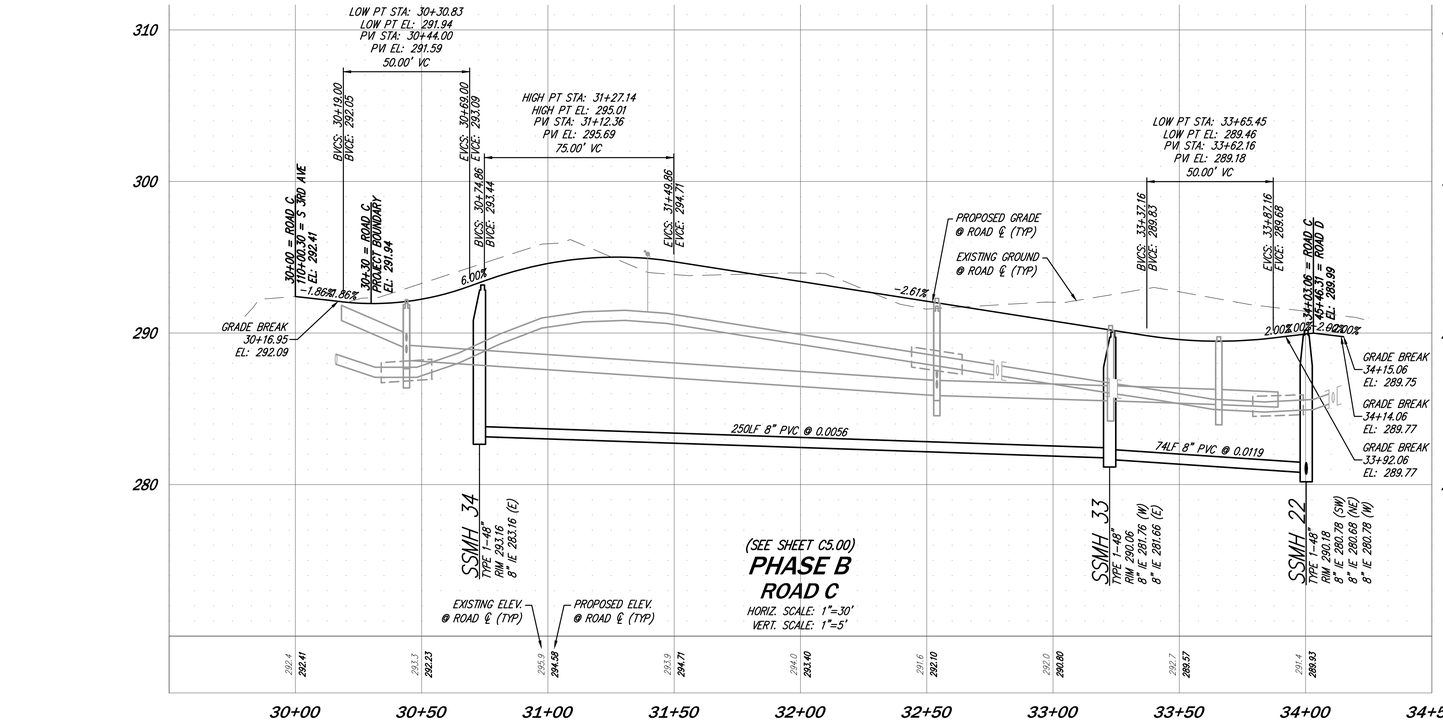
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	HOLLI H. HEAVRIN, P.E.
	PROJECT MANAGER

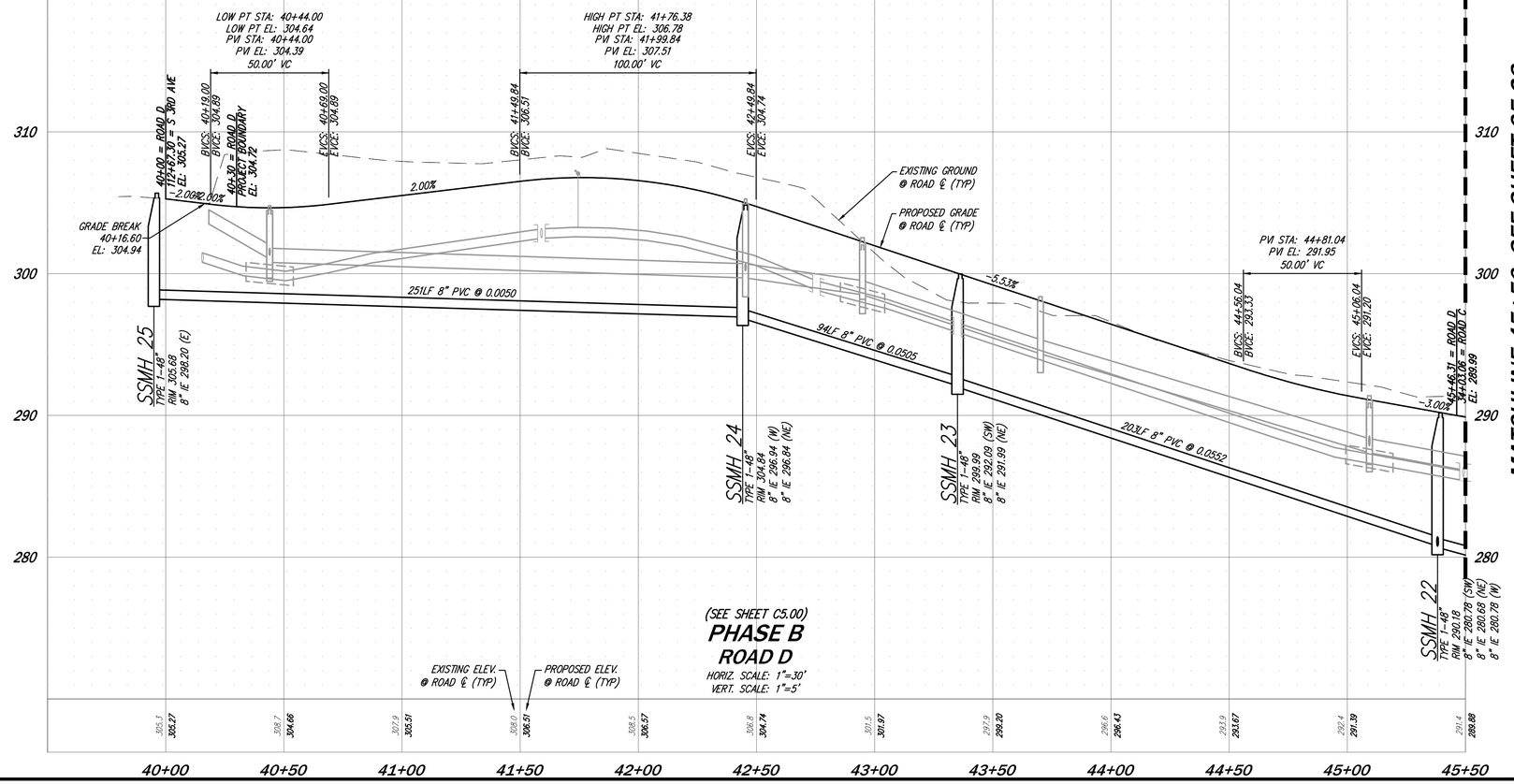
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PRELIMINARY SEWER PROFILES (PHASE B)
BELL CREEK

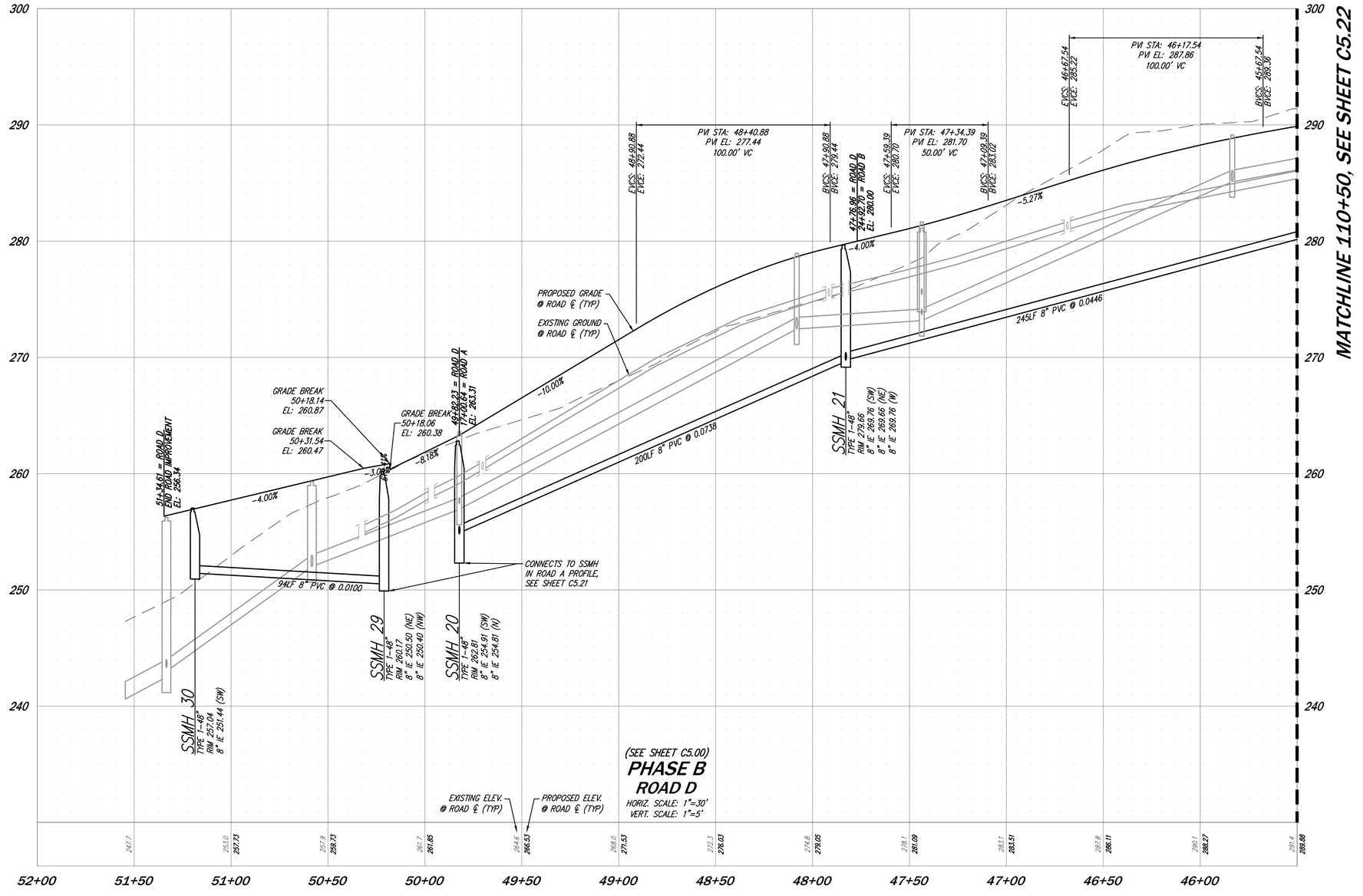
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DRAWN	MARY E. MOORE
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	HOLLI H. HEAVRIN, P.E.
	PROJECT MANAGER

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PRELIMINARY SEWER PROFILES (PHASE B)

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SILVERDALE, WA. 98383

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DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.

HOLLI H. HEAVRIN, P.E.
PROJECT MANAGER

SHEET	OF
C5.23	42

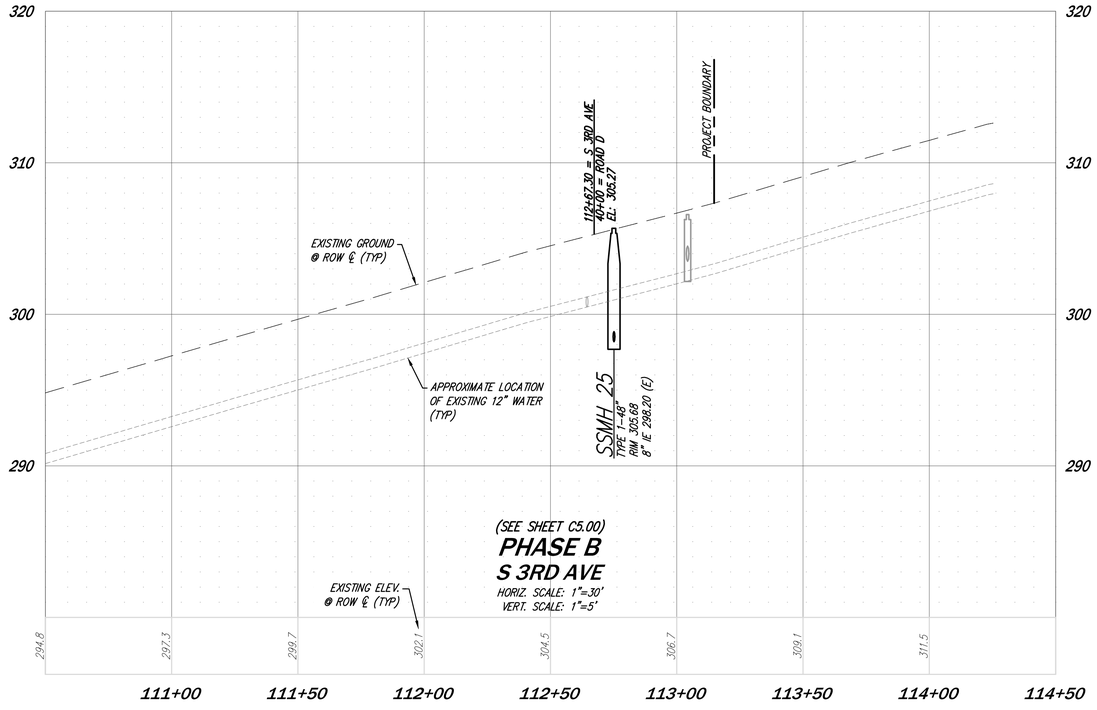
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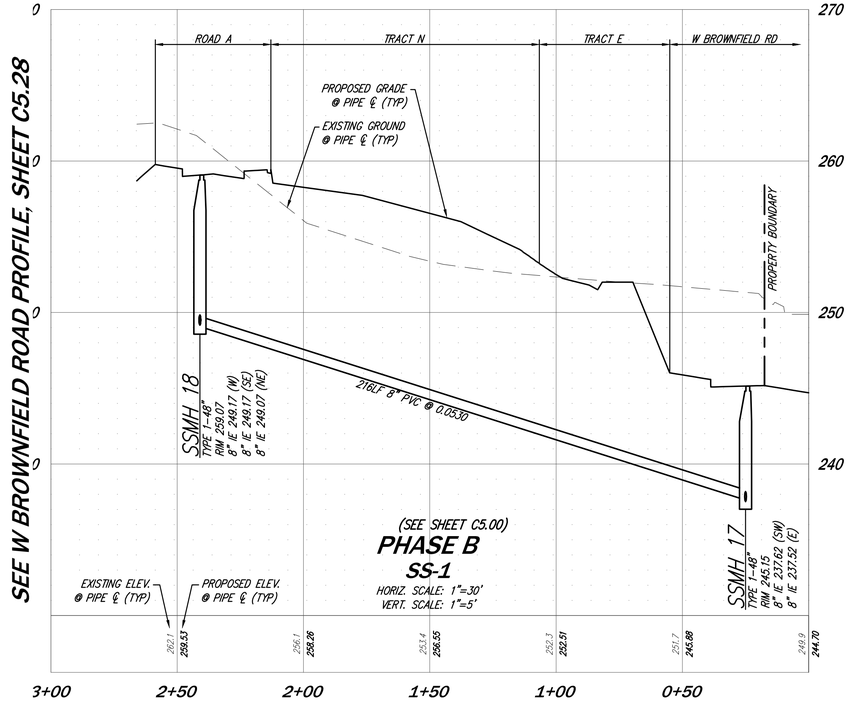
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3	REVISED PER CITY COMMENTS	11/18/24

REGISTERED PROFESSIONAL ENGINEER — HOLLI H. HEAVRIN — STATE OF WASHINGTON — 35981 — 11/18/24

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 | 425.885.7877

PRELIMINARY SEWER PROFILES (PHASE B)
BELL CREEK

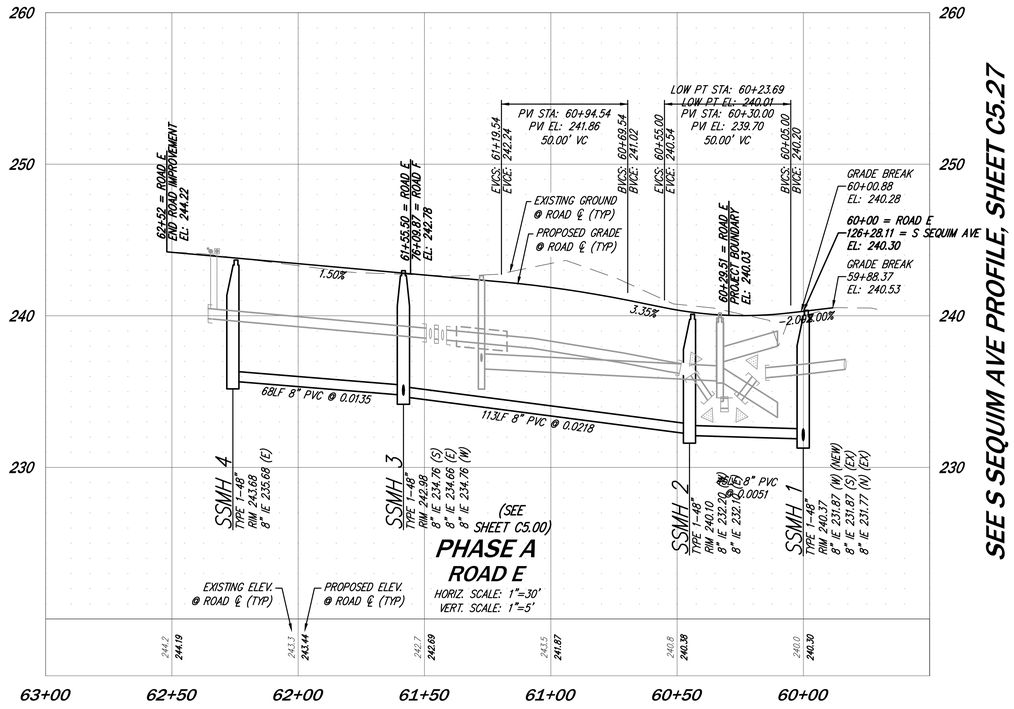
BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
DESIGNED	KATIE E. LANE, EIT
DRAWN	MARY E. MOORE
APPROVED	HOLLI H. HEAVRIN, P.E.
	HOLLI H. HEAVRIN, P.E.
	PROJECT MANAGER

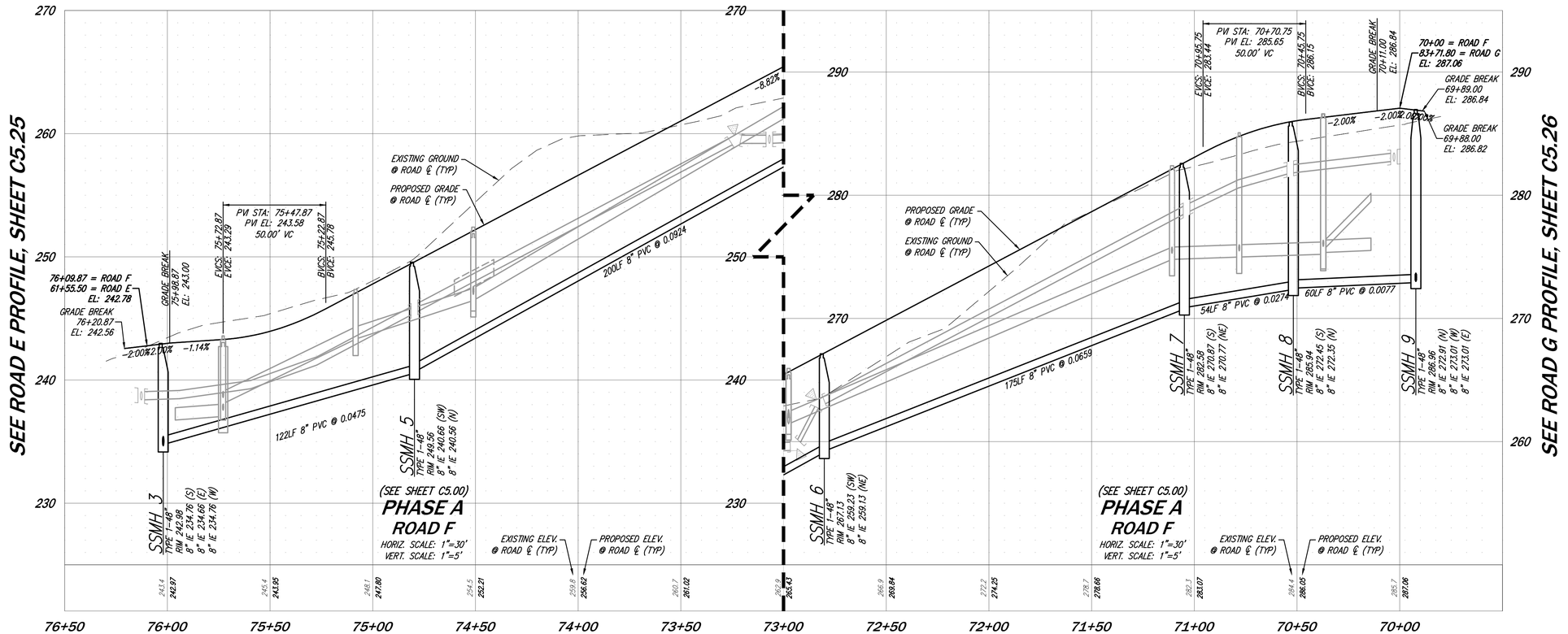
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C5.24	42

PROJECT NUMBER
23255

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SEE S SEQUIM AVE PROFILE, SHEET C5.27



SEE ROAD G PROFILE, SHEET C5.26

PW2

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

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11/18/24

CORE DESIGN
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LANDSCAPE ARCHITECTURE
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SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

PRELIMINARY SEWER PROFILES (PHASE A)
BELL CREEK

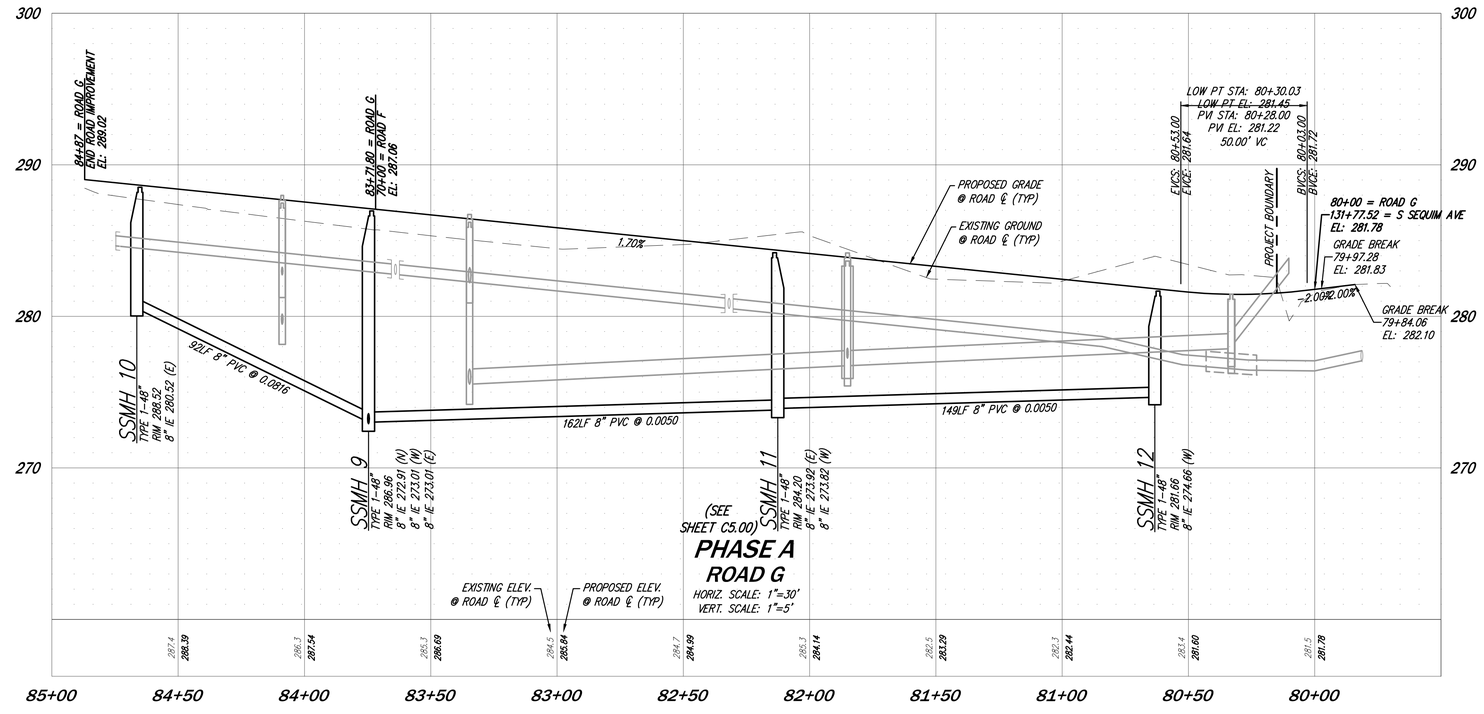
BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

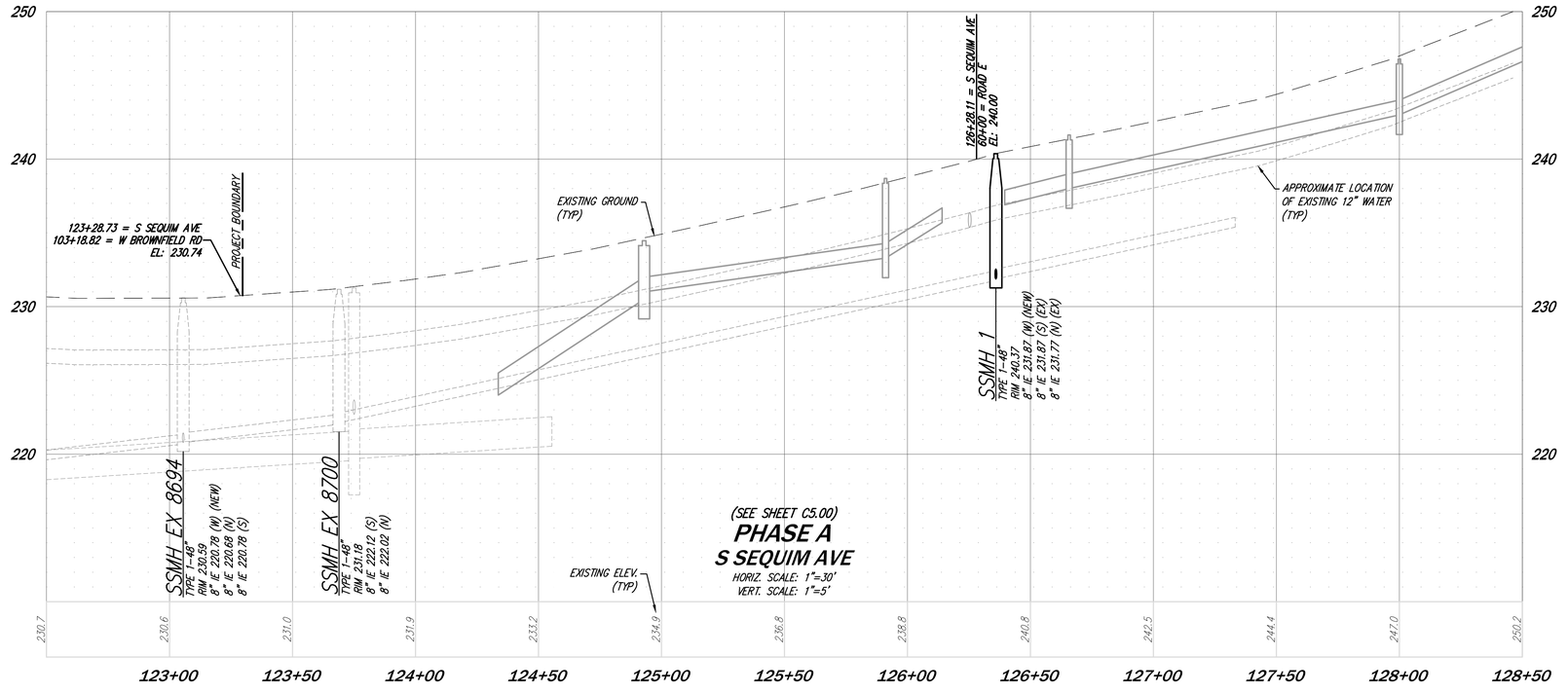
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	HOLLI H. HEAVRIN, P.E.
	PROJECT MANAGER

SHEET	OF
C5.25	42

PROJECT NUMBER
23255

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PW2

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11/18/24

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PRELIMINARY SEWER PROFILES (PHASE A)
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

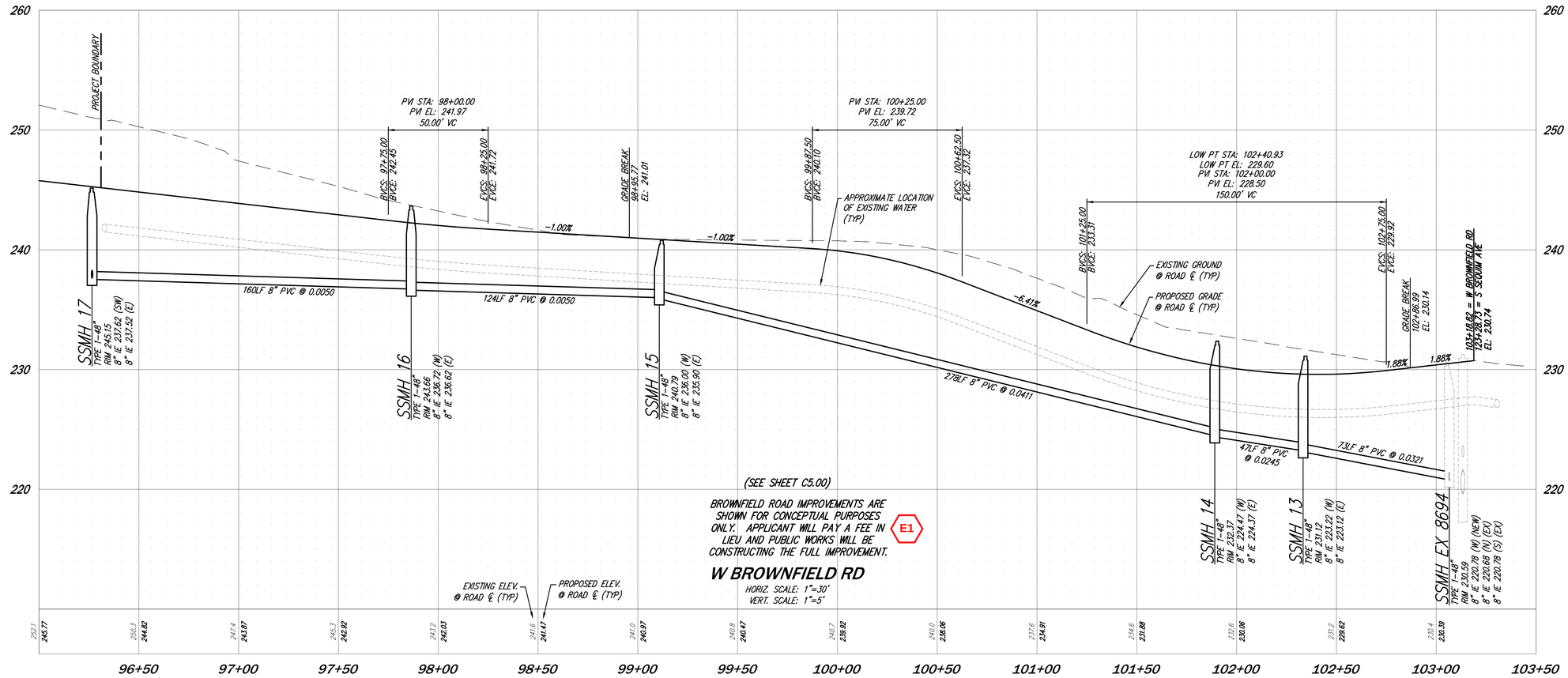
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	HOLLI H. HEAVRIN, P.E.
	PROJECT MANAGER

SHEET	OF
C5.26	42

PROJECT NUMBER
23255

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NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.



PW2

UNDERGROUND LOCATOR SERVICE
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11/18/24

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PRELIMINARY SEWER PROFILES
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

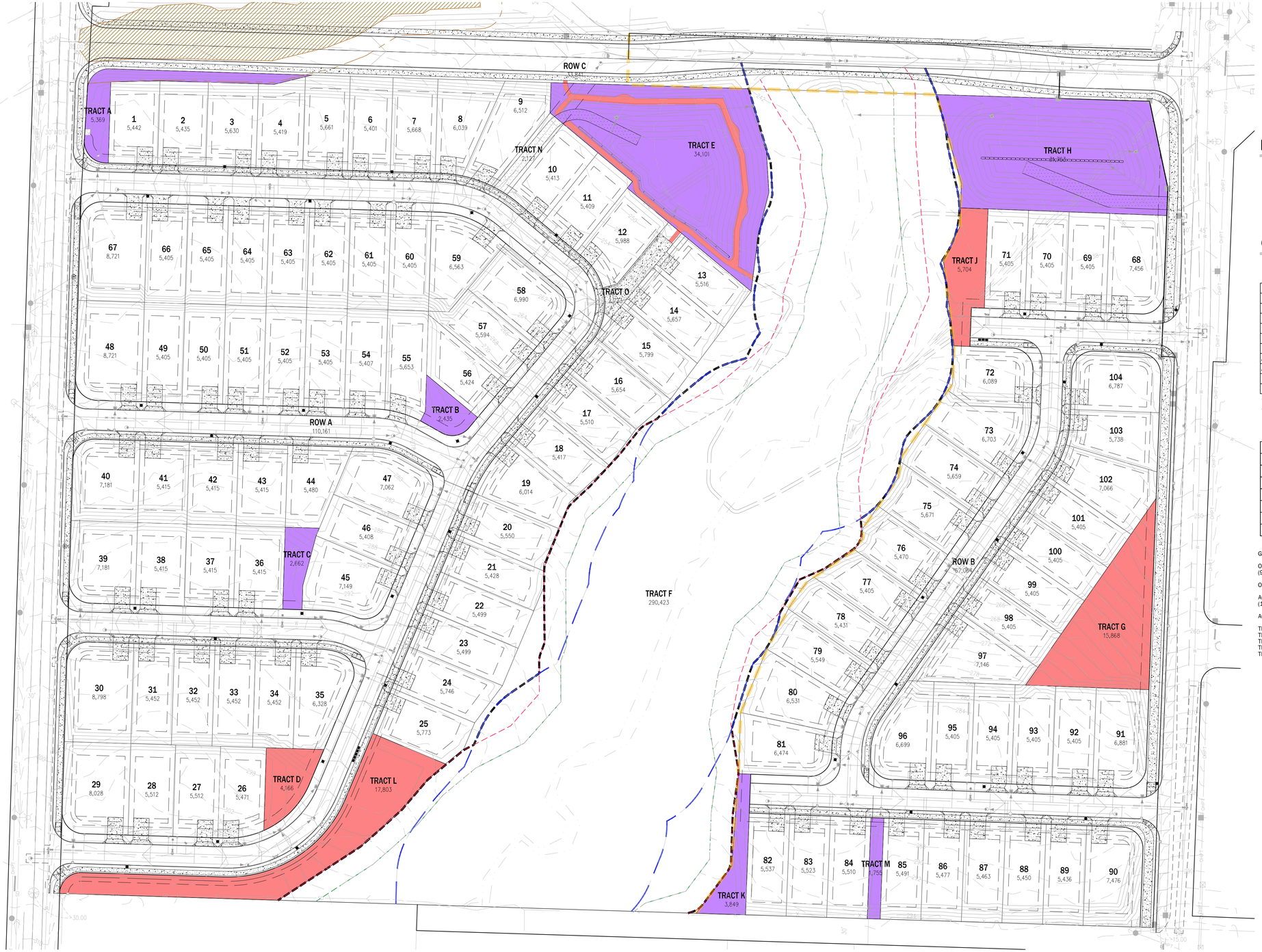
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NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.



LEGEND

ACTIVE OPEN SPACE

PASSIVE OPEN SPACE

OPEN SPACE CALCULATIONS

	Phase A		Phase B	
	SF	%	SF	%
Phased Ste Area*	360,435		590,940	
10% Open Space Required	36,044	10%	59,094	10%
Open Space Provided	58,939	16%	66,536	11%
Cumulative Open Space Required			95,138	10%
Cumulative Open Space Provided			125,475	13%
Active Rec Space Required (50%)	18,022	50%	29,547	50%
Active Rec Space Provided	21,572	60%	26,774	45%
Cumulative Rec Space Required			47,569	50%
Cumulative Rec Space Provided			48,346	51%

*PHASED SITE AREAS FOR OPEN SPACE CALCULATIONS TO NOT INCLUDE TRACT F AREA AS IT IS A CRITICAL AREA

	Phase A		Phase B	
	SF	Acres	SF	Acres
Phased Ste Area	360,435	8.27	881,372	20.23
ROW Dedication	82,067	1.88	128,999	2.96
Critical Areas	n/a	n/a	290,432	6.67
Open Spaces	58,939	1.35	66,536	1.53
Net Developable Area	219,429	5.04	424,710	9.75
Max Density		40		78
Lots Proposed		37		67

GROSS SITE AREA: 951,384 SF (100%)

OPEN SPACE REQUIRED: (951,384 SF X 10%) 95,138 SF (10% SITE AREA)

OPEN SPACE PROVIDED: 125,475 SF (13% SITE AREA)

ACTIVE RECREATION SPACE REQUIRED: (125,475 SF X 50%) 47,569 SF (50% O.S.)

ACTIVE RECREATION SPACE PROVIDED: 48,346 SF (51% O.S.)

TRACT D: EXERCISE EQUIPMENT 4,166 SF
TRACT E: TRAIL/SEATING AROUND POND 4,805 SF
TRACT G: EXERCISE EQUIPMENT 15,868 SF
TRACT J: BOCCE BALL COURT, TRAIL ALONG CRITICAL AREA 5,704 SF
TRACT L: PICKLEBALL COURT & EXERCISE EQUIPMENT 17,803 SF

SCALE: 1" = 60'

0 30 60 120

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STATE OF WASHINGTON · JESSE BENNETT ST. CLAIR · 22830 · REGISTERED LANDSCAPE ARCHITECT · EXP. 04/17/2025

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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OPEN SPACE PLAN
BELL CREEK

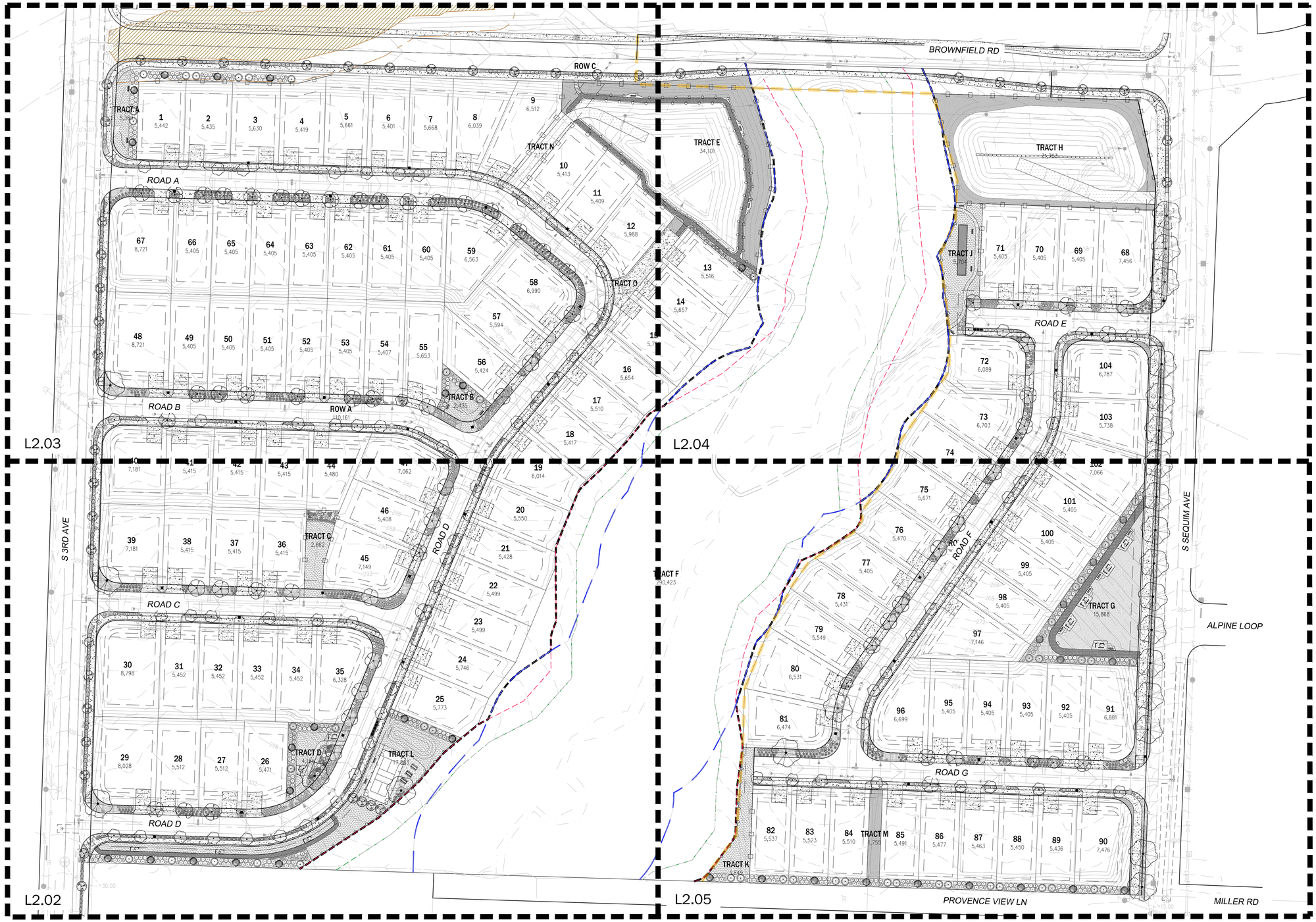
BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
DESIGNED	JOSIAH M. PEARSON
DRAWN	JOSIAH M. PEARSON
APPROVED	LINDSEY B. SOLORIO P.L.A.
	HOLLI H. HEAVIRN, P.E.
	PROJECT MANAGER

SHEET L1.01 OF 42

PROJECT NUMBER 23255

NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.



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STATE OF WASHINGTON
JESSE BENNETT SLOAN
EBENEXP. 04/17/2025
LANDSCAPE ARCHITECT

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 +425.885.7877

OVERALL LANDSCAPE PLAN
BELL CREEK

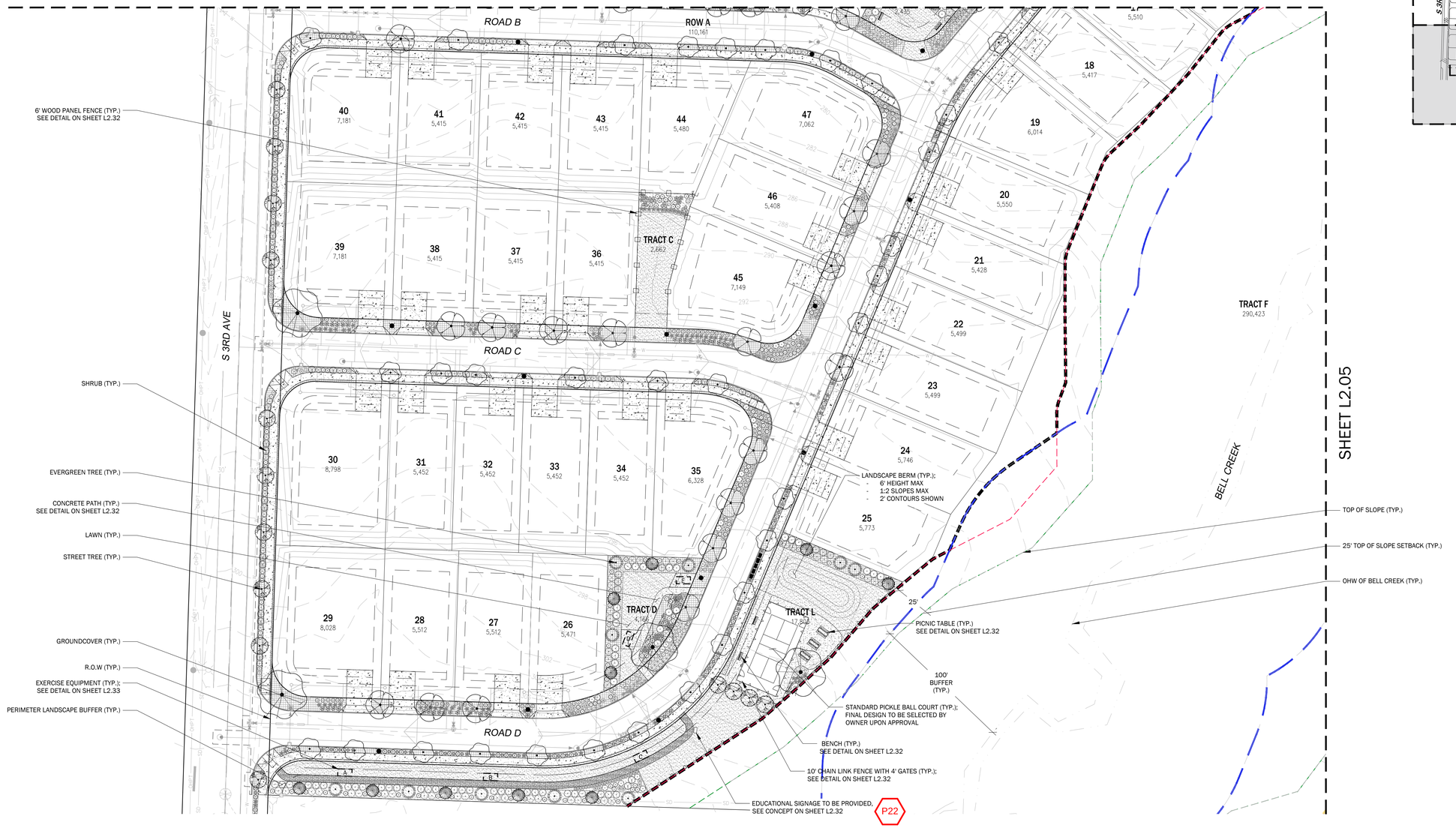
BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
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DRAWN	JOSIAH M. PEARSON
APPROVED	LINDSEY B. SOLORIO P.L.A.
	HOLLY H. HEAVRIN, P.E.
	PROJECT MANAGER

SHEET	OF
L2.01	42

PROJECT NUMBER
23255

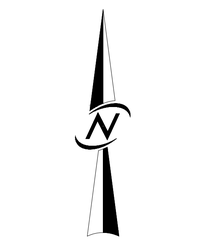
NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.





LANDSCAPE PLAN

SCALE 1" = 40'



SCALE: 1" = 40'

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STATE OF WASHINGTON
JESSE BENNETT SLOAN
EBENEXP. 04/17/2025
LICENSED LANDSCAPE ARCHITECT

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
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CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 | 425.885.7877

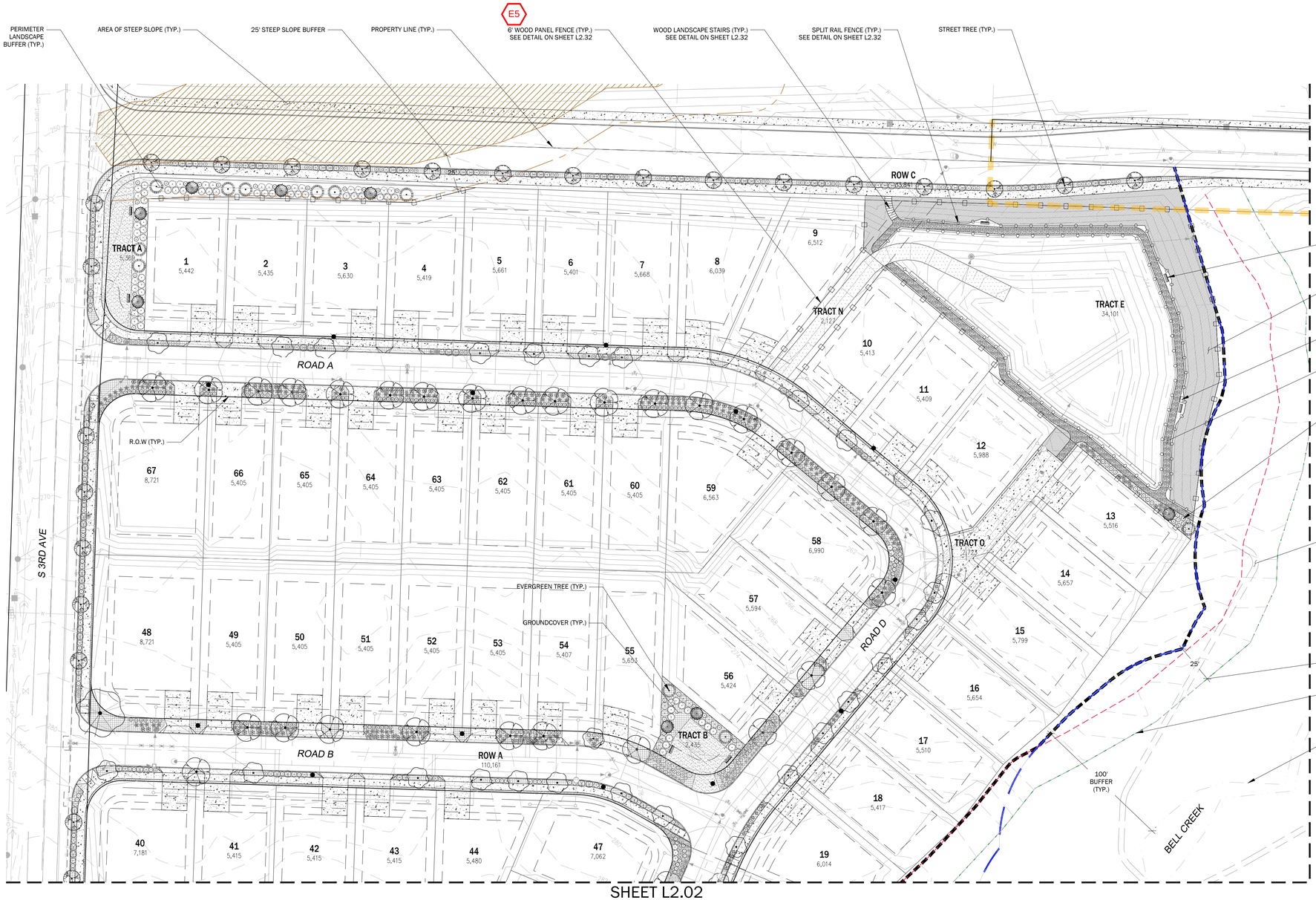
LANDSCAPE PLAN
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP	
DESIGNED	JOSIAH M. PEARSON	
DRAWN	JOSIAH M. PEARSON	
APPROVED	LINDSEY B. SLOAN P.L.A	
	HOLLY H. HEAVRIN, P.E.	PROJECT MANAGER

SHEET	OF
L2.02	42

PROJECT NUMBER
23255





LANDSCAPE PLAN

SCALE 1" = 40'

SCALE: 1" = 40'

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STATE OF WASHINGTON
JESSE BENNETT SLOAN
EBENEXP. 04 / 17 / 2025
LICENSED LANDSCAPE ARCHITECT

CIVIL ENGINEERING
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LANDSCAPE PLAN
BELL CREEK

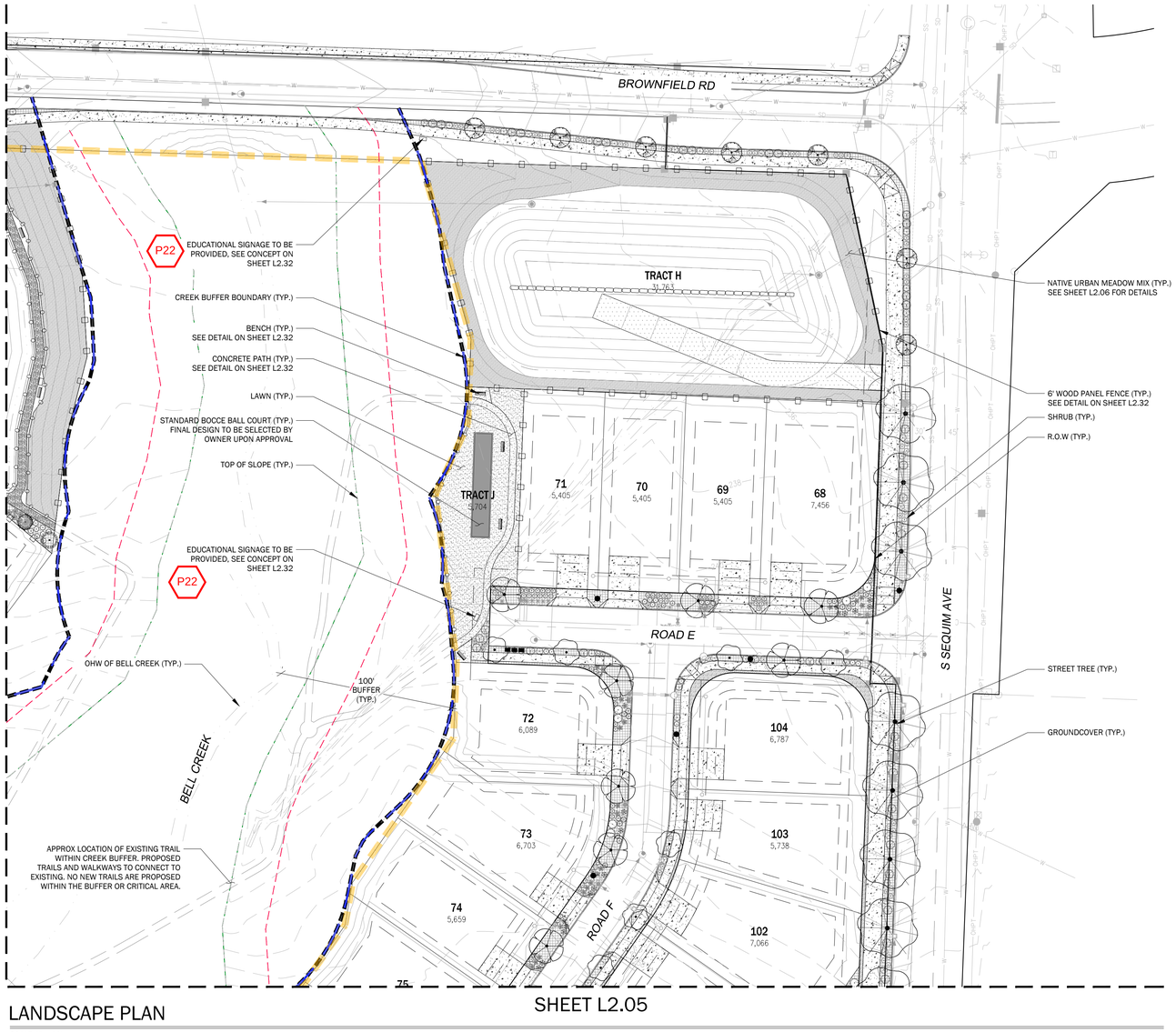
BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
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DRAWN	JOSIAH M. PEARSON
APPROVED	LINDSEY B. SOLORIO P.L.A.
	HOLLY H. HEAVIRIN, P.E. PROJECT MANAGER

SHEET	OF
L2.03	42

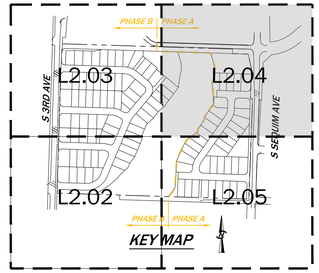
PROJECT NUMBER
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NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.



LANDSCAPE PLAN

SCALE 1" = 40'





SCALE: 1" = 40'

0 20 40 80

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STATE OF WASHINGTON
LINDSEY BENNETT SOLORIO
EBE/EXP. 04 / 17 / 2025
REGISTERED LANDSCAPE ARCHITECT

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 +425.885.7877

LANDSCAPE PLAN
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
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DRAWN	JOSIAH M. PEARSON
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	HOLLI H. HEAVIRN, P.E.
	PROJECT MANAGER

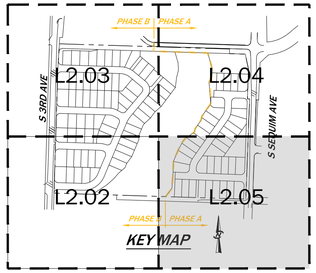
SHEET	OF
L2.04	42

PROJECT NUMBER
23255



LANDSCAPE PLAN

SCALE 1" = 40'





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STATE OF WASHINGTON
BRIDGE BENNETT STEPHENS
EBENEXP. 04 / 17 / 2025
REGISTERED LANDSCAPE ARCHITECT

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
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CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 | 425.885.7877

LANDSCAPE PLAN
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

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	HOLLI H. HEAVRIN, P.E. PROJECT MANAGER

SHEET	OF
L2.05	42

PROJECT NUMBER
23255

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
BUFFER TREES					
	48	CALOCEDRUS DECURRENS	INCENSE CEDAR	6` HT. MIN.	AS SHOWN
	33	TAXUS BREVIFOLIA	PACIFIC YEW	8` HT. MIN.	8` O.C.
STREET TREES					
	24	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CAL. MIN.	40` O.C. OR AS SHOWN
	46	CORNUS KOUSA ``EDDIE`S WHITE WONDER`	KOUSA DOGWOOD	1.5" CAL. MIN.	AS SHOWN
	61	CRATAEGUS LAEVIGATA	ENGLISH HAWTHORN	2" CAL. MIN.	40` O.C. OR AS SHOWN
	73	PYRUS CALLERYANA `CHANTICLEER`	CHANTICLEER PEAR	2" CAL. MIN.	AS SHOWN
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER SIZE**	**SPACING**
SHRUBS					
	123	ABELIA X EDWARD GOUCHER	PINK ABELIA	3 GAL./24" HT. MIN.	4` O.C.
	96	CORNUS STOLONIFERA `KELSEYI`	KELSEY DOGWOOD	3 GAL/18" HT. MIN.	3` O.C.
	24	ERICA CARNEA ``VIVELLII`	HEATH	2 GAL/15" HT. MIN.	2` O.C.
	238	FORSYTHIA X INTERMEDIA `FIESTA`	FIESTA FORSYTHIA	5 GAL./30" HT. MIN.	3` O.C.
	334	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	2 GAL./12" HT.	3` O.C.
	177	LAVANDULA X INTERMEDIA 'GROSSO'	FRENCH HYBRID LAVENDER	2 GAL./12" HT.	3` O.C.
	158	LONICERA NITIDA	BOX LEAF HONEYSUCKLE	2 GAL/15" HT. MIN.	5` O.C.
	202	LONICERA NITIDA 'BAGGESEN'S GOLD'	BOXLEAF HONEYSUCKLE	5 GAL./24" HT. MIN.	5` O.C.
	173	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	2 GAL.	3` O.C.
	33	PENNISETUM ALOPECUROIDES ``LITTLE BUNNY``	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	1.5` O.C.
	382	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	3 GAL/18" HT. MIN.	3` O.C.
	224	ROSMARINUS OFFICINALIS 'ARP'	ARP ROSEMARY	5 GAL./24" HT. MIN.	4` O.C.
	67	SPIRAEA BETULIFOLIA	BIRCH LEAF SPIREA	2 GAL/18" HT. MIN.	2` O.C.
	656	THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	5 GAL./24" HT. MIN.	3` O.C.
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**
GROUND COVERS					
	52,037 m²	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL.	18" O.C.
	7,728 m²	GAULTHERIA SHALLON	SALAL	1 GAL.	18" O.C.
	22,930 m²	LAWN		HYDROSEED	
	3,889 m²	LIRIOPE MUSCARI	LILY TURF	1 GAL.	18" O.C.
	27,862 m²	NATIVE URBAN MEADOW MIX		HYDROSEED	4 OZ PER 1,000 SF.

GENERAL NOTES

1. THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HER/HIMSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND USE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DISTURBING ANY EXISTING UTILITIES. THE LANDSCAPE CONTRACTOR WILL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND OWNER OF ANY CONFLICTS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING ACTIVITIES, ALTERNATIVE LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK RELATED TO OTHER TRADES AS REQUIRED.
5. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OR PLANT BROKERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
6. ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1).
7. THE LANDSCAPE CONTRACTOR SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNERS FINAL ACCEPTANCE IS RECEIVED.
8. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC.. DURING CONSTRUCTION.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.
10. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ASSURE PROPER SUBGRADES ARE MET.
11. THE LANDSCAPE CONTRACTOR SHALL SUBMIT THREE REPRESENTATIVE SOIL SAMPLES TO THE OWNER'S REPRESENTATIVE FOR TESTING BY AN APPROVED SOIL TESTING LABORATORY. AMENDMENTS SHALL BE ADDED TO THE SOIL MIX AS RECOMMENDED BY SOIL TESTING LAB.
12. THE LANDSCAPE CONTRACTOR SHALL RAKE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1". ALL LAWN AREAS SHALL BE ROLLED TO PROVIDE A FIRM, SMOOTH SURFACE FREE OF DIVOTS OR MOUNDS.
13. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 2" DEEP LAYER OF MULCH IN ALL PLANTING BEDS.
14. MULCH SHALL BE 100% NATURAL FIR OR HEMLOCK, FINE GROUND, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAWDUST & SCRAP LUMBER FIBER, TRASH, INORGANIC MATERIAL OR ANY OTHER COMPOUND DETRIMENTAL TO PLANT GROWTH.
15. FERTILIZER SHALL BE A COMPLETE, BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LAB'S RECOMMENDATIONS.
16. WORK AREAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEATLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR MORE FREQUENTLY AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.
17. IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.
18. PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY CITY OF SEQUIM PLANNING.
19. SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENED SUB GRADE TO A MINIMUM DEPTH OF 6". VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THIS TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.
20. DRAINAGE: CONTRACTOR SHALL NOTIFY THE OWNER OF ANY LOW POINTS OR FORESEEN POOR DRAINING AREAS EXISTING ON-SITE AND PROVIDE CORRECTIVE DRAINAGE PLANS PRIOR TO COMMENCING LANDSCAPE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL FINISHED LANDSCAPE AREAS THAT ARE PART OF THIS SCOPE OF WORK. ALL POSITIVE DRAINAGE FROM LANDSCAPE AREAS SHALL BE DISCHARGED APPROPRIATELY AND SHALL NOT CREATE DRAINAGE PROBLEMS OFF-SITE OR IN OTHER AREAS OF THE PROJECT. FINISHED LANDSCAPE AREAS WITH PONDING WATER OR OTHER POOR DRAINAGE CONDITIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
21. OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
22. TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
23. STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
24. STREET TREE AND SHRUB INSTALLATIONS SHALL CONFORM TO THE FOLLOWING GENERAL GUIDELINES:
    A.) TREES SHALL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING, OR IN ANY OTHER LOCATION THAT MAY CAUSE A SAFETY CONCERN.
25. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY THE RESPONSIBLE OFFICIAL.
26. ALL TREE STAKES TO BE REMOVED AFTER A PERIOD OF TWO YEARS.
27. ALL SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH EROSION CONTROL FABRIC INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR OTHER APPROVED EROSION CONTROL METHOD.
28. ALL SOIL IN LANDSCAPED AREAS SHALL BE AMENDED PER ECOLOGY MANUAL BMP T5.13
29. ALL SCHEDULED PLANTS AND PRODUCTS ARE SUBJECT FOR SUBSTITUTION BY THE OWNER'S REPRESENTATIVES WITH APPROVAL BY A CERTIFIED LANDSCAPE ARCHITECT.

NATIVE URBAN MEADOW MIX - FROM PT LAWN SEED



PT LAWN SEED:

PRODUCT NAME: PT 454 NATIVE URBAN MEADOW MIX

MIX RATIOS:

50% GRASSES , 40% PERENNIAL FLOWERS, 10% ANNUAL FLOWERS

SPECIES INCLUDED:

ROEMER'S FESCUE - FESTUCA ROMERI
CALIFORNIA OATGRASS - DANTHONIA CALIFORNICA
FOOTHILL SEDGE - CAREX TUMULICOLA
CHAMISSO SEDGE - CAREX PACHYSTACHYA
LANCE SELF-HEAL - PRUNELLA VULGARIS VAR. LANCEOLATA
OREGON SUNSHINE - ERIOPHYLLUM LANATUM
CINQUEFOIL - POTENTILLA GRACILIS
LARGE-FLOWERED BLUE-EYED MARY - COLLINSIA GRANDIFLORA
ROSY PLECTRITIS - PLECTRITIS CONGESTA
ROSE CHECKERMALLOW - SIDALCEA MALVIFLORA SSP. VIRGATA
CANARY VIOLET - VIOLA PRAEMORSA
WESTERN BUTTERCUP - RANUNCULUS OCCIDENTALIS
BISCUIT ROOT - LOMATIUM NUDICAULE
SPRING GOLD - LOMATIUM UTRICULATUM
GREEN-FLOWERED ALUMROOT - HEUCHERA CHLORANTHA
SLIM-LEAF ONION - ALIUM AMPLECTENS
WESTERN YARROW - ACHILLEA MILLEFOLIUM

NOTE: SEE SHEET C3.03 FOR INFORMATION ON OFFSITE IMPROVEMENTS. ANY OFFSITE DISTURBED AND/OR GRADED AREAS SHALL RECEIVE HYDROSEED MIX UNTIL FURTHER TIME OF LAND DEVELOPMENT ACTIVITY.

NO.	REVISION	DATE
1.	REVISED PER CITY COMMENTS	9/20/24
2.	REVISED PER CITY COMMENTS	10/25/24
3.	REVISED PER CITY COMMENTS	11/18/24

STATE OF WASHINGTON
LINDSEY BENNETT SOLORIO
EBRIEXP. 04 / 17 / 2025
LICENSED LANDSCAPE ARCHITECT

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 | 425.885.7877

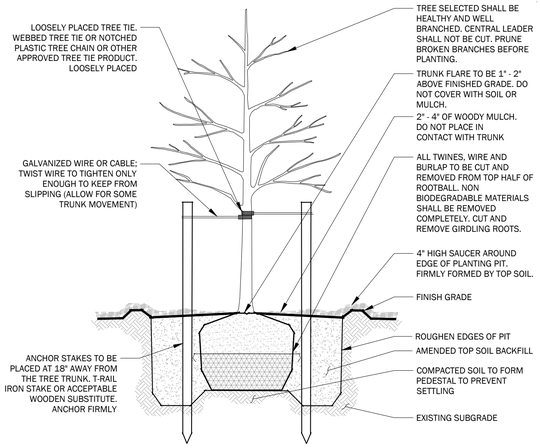
LANDSCAPE SCHEDULE
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
DESIGNED	JOSIAH M. PEARSON
DRAWN	JOSIAH M. PEARSON
APPROVED	LINDSEY B. SOLORIO P.L.A
	HOLLY H. HEAVRIN, P.E.
	PROJECT MANAGER

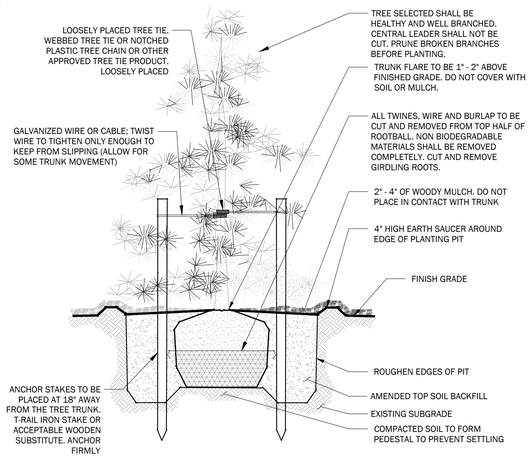
SHEET	OF
L2.06	42

PROJECT NUMBER
23255



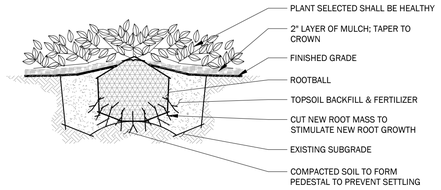
PLANTING DECIDUOUS TREE

NOT TO SCALE



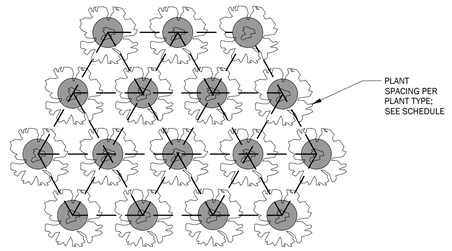
PLANTING CONIFER TREE

NOT TO SCALE



PLANTING GROUNDCOVER

NOT TO SCALE

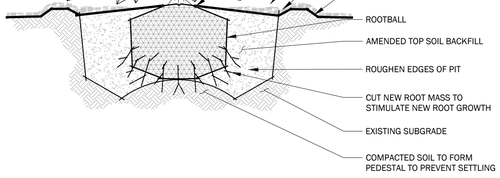


NOTE:
TO AVOID LANDSCAPE INTRUSION INTO PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET:

GROUND COVER: 18"
SMALL SHRUBS (UNDER 3' TALL): 30"
MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"
LARGE SHRUBS (OVER 6' TALL): 48"

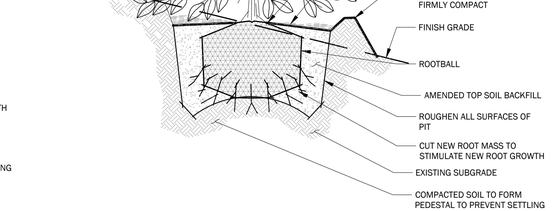
PLANT SPACING

NOT TO SCALE



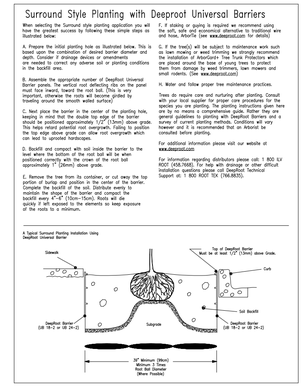
PLANTING SHRUB

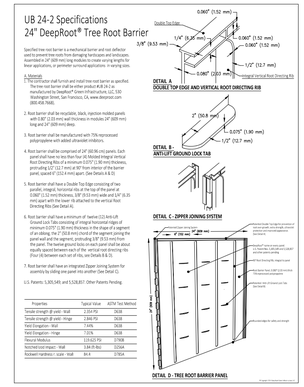
NOT TO SCALE



PLANTING SHRUB ON SLOPE

NOT TO SCALE

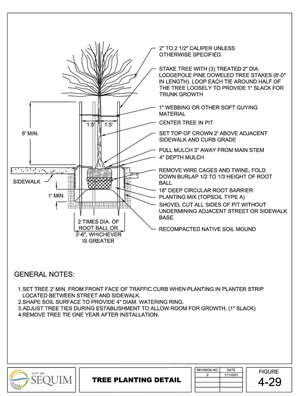




ROOT BARRIER (DEEPROOT UNIVERSAL BARRIER OR SIMILAR)

NOT TO SCALE

SOURCE: DEEPROOT



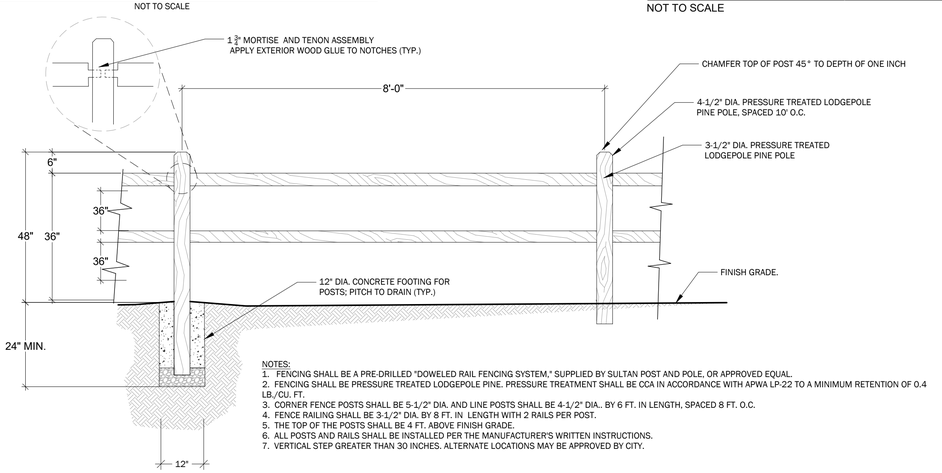
GENERAL NOTES:

1. SET TREE 2' MIN. FROM FRONT FACE OF TRAFFIC CURB WHEN PLANTING IN PLANTER STRIP LOCATED BETWEEN STREET AND SIDEWALK.
2. SHAPE SOIL SURFACE TO PROVIDE 4" DIAM. WATERING RING.
3. ADJUST TREE TIES DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH. (1" SLACK)
4. REMOVE TREE TIE ONE YEAR AFTER INSTALLATION.

CITY OF SEQUIM	TREE PLANTING DETAIL	REVISION NO. / DATE	FIGURE 4-29
		0 / 1/1/2021	

PLANTING STREET TREE

NOT TO SCALE



NOTES:
1. FENCING SHALL BE A PRE-DRILLED "DOWELED RAIL FENCING SYSTEM," SUPPLIED BY SULTAN POST AND POLE, OR APPROVED EQUAL.
2. FENCING SHALL BE PRESSURE TREATED LODGEPOLE PINE. PRESSURE TREATMENT SHALL BE CCA IN ACCORDANCE WITH APWA LP-22 TO A MINIMUM RETENTION OF 0.4 LB./CU. FT.
3. CORNER FENCE POSTS SHALL BE 5-1/2" DIA. AND LINE POSTS SHALL BE 4-1/2" DIA.. BY 6 FT. IN LENGTH, SPACED 8 FT. O.C.
4. FENCE RAILING SHALL BE 3-1/2" DIA. BY 8 FT. IN LENGTH WITH 2 RAILS PER POST.
5. THE TOP OF THE POSTS SHALL BE 4 FT. ABOVE FINISH GRADE.
6. ALL POSTS AND RAILS SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
7. VERTICAL STEP GREATER THAN 30 INCHES. ALTERNATE LOCATIONS MAY BE APPROVED BY CITY.

DETAIL: 48" POST (2) RAIL FENCE

NOT TO SCALE

NO.	REVISION	DATE
1.	REVISED PER CITY COMMENTS	9/20/24
2.	REVISED PER CITY COMMENTS	10/25/24
3.	REVISED PER CITY COMMENTS	11/18/24

STATE OF WASHINGTON
BRIDGE BENNETT SLOAN
EXPIRES: 04/17/2025
REGISTERED LANDSCAPE ARCHITECT

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
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12100 NE 195th St, Suite 300 Bothell, Washington 98011 | 425.885.7877

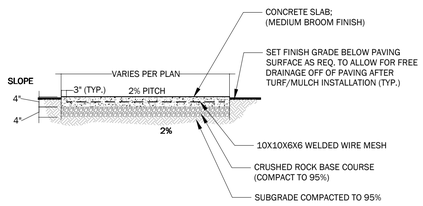
LANDSCAPE DETAILS
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
DESIGNED	JOSIAH M. PEARSON
DRAWN	JOSIAH M. PEARSON
APPROVED	LINDSEY B. SOLORIO P.L.A.
	HOLLI H. HEAVRIN, P.E.
	PROJECT MANAGER

SHEET	OF
L2.31	42

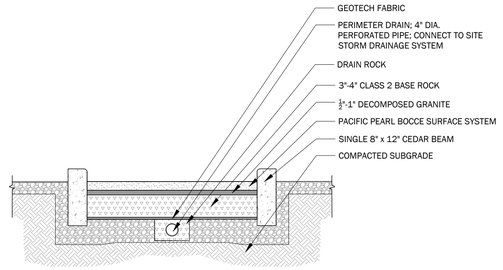
PROJECT NUMBER
23255



CONCRETE PAVING NOTES:
- INSTALL 1/4"x2" EXPANSION JOINTS W/ PRE-MOLDED JOINT MATERIAL @12' O.C.
- TOOL TO PROVIDE ¾" "V" GROOVES @ 4' O.C. BETWEEN EXPANSION JOINTS.

CONCRETE WALK PAVEMENT

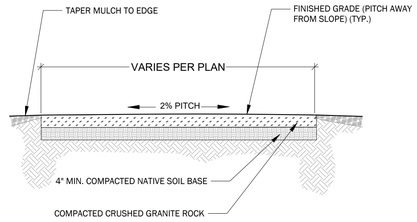
NOT TO SCALE



NOTE:
MAINTAIN MIN. FALL ZONE CLEARANCE FROM ALL HARD SURFACES PLAY EQUIPMENT PER EQUIPMENT MANUFACTURER'S SPECIFICATIONS.

BOCCE BALL COURT

NOT TO SCALE



SOFT SURFACE TRAIL

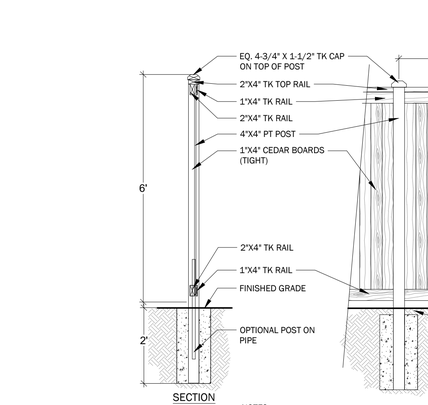
NOT TO SCALE



NOTE:
IMAGE SHOWN IS FOR CONCEPTUAL PURPOSES ONLY. FINAL SIGNAGE DETAILS TO BE PROVIDED AT LATER DATE. APPLICANT WILL CREATE SIGNAGE AND SUBMIT TO THE CITY FOR REVIEW AND APPROVAL. P22

EDUCATIONAL SIGNAGE

NOT TO SCALE



NOTES:
1. TOP RAIL TO BE HORIZONTAL WITH MAX 12" STEPS AT POSTS AS NEEDED FOR GRADE - VERIFY W/ SUPERINTENDENT ON STEEP GRADES.
2. 2"x4" RAIL SIDE TO FACE INTO THE FENCE OWNER'S PROPERTY EXCEPT AT STREET OR PARK LOCATIONS.
3. WITH GRADE DIFFERENCE OF 6" OR MORE BETWEEN POSTS - SLOPE BOTTOM RAIL TO CONFORM.
4. STAIN ALL WOOD WITH SEMI-TRANSPARENT STAIN, COLOR TO MATCH ARCHITECTURE. STAIN TO BE SELECTED BY OWNER.

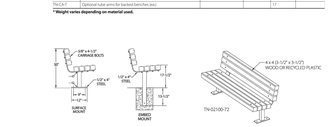
6' WOOD PANEL FENCE

NOT TO SCALE

NOTES:
1. MINIMUM POST LENGTH 8'-8".
2. PROVISIONS MUST BE MADE FOR LOCKING THE GATE.
3. ALL MATERIAL TO BE BLACK POWDER COATED WITH ONSITE TOUCHUP FOLLOWING INSTALLATION.

CHAINLINK FENCE WITH GATE

NOT TO SCALE



Transit Collection Benches

Specifications

Part No.	Description	Size (L x W x H)	Seat Height	Weight (lbs)	Mounting
TN-021100-48	Transit Bench w/Back, wood or recycled plastic (T-1)	48" x 24-3/4" x 30"	17-1/2"	155-258	Surface-mount
TN-021100-96	Transit Bench w/Back, wood or recycled plastic	96" x 24-3/4" x 30"	17-1/2"	155-258	Embed
TN-021100-60	Transit Bench w/Back, wood or recycled plastic	59" x 24-3/4" x 30"	17-1/2"	160-300	Surface-mount
TN-021100-60	Transit Bench w/Back, wood or recycled plastic	59" x 24-3/4" x 30"	17-1/2"	160-300	Embed
TN-021100-72	Transit Bench w/Back, wood or recycled plastic	70" x 24-3/4" x 30"	17-1/2"	176-344	Surface-mount
TN-021100-72	Transit Bench w/Back, wood or recycled plastic	70" x 24-3/4" x 30"	17-1/2"	176-344	Embed
TN-021100-96	Transit Bench w/Back, wood or recycled plastic	94" x 24-3/4" x 30"	17-1/2"	212-436	Surface-mount
TN-021100-96	Transit Bench w/Back, wood or recycled plastic	94" x 24-3/4" x 30"	17-1/2"	212-436	Embed
TN-CA	Optional flat arms for backed benches (any)			13	
TN-CA-T	Optional tube arms for backed benches (any)			17	

*** Weight varies depending on material used.**

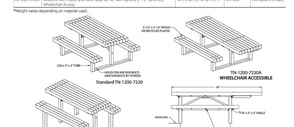


Transit benches are available with surface or embed mountings in 48", 60", 72", and 96" lengths. Carriage bolt assembly is standard; lag bolt assembly available on request, no extra charge. Available with bench slats in Ipe, Red Cedar, Douglas Fir or recycled plastic lumber.
Note: All Transit Benches require assembly as they ship either dismantled or partially dismantled.

2

BACKED BENCH

NOT TO SCALE SOURCE: TOURNESOL



Transit Collection Tables

Specifications

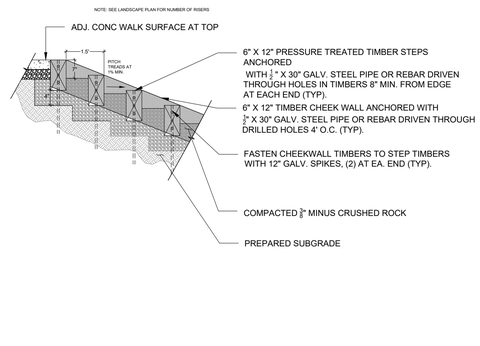
Part No.	Description	Size	Approx. Weight (lbs)	Mounting
TN-1200-7230	Wood or Rec. Plastic and Steel Table w/ 72" 4x4 Top and 2 Benches, FM part.	70"L x 58-1/2"W x 30-1/2"H	417-747	Surface-Mount
TN-1200-7230A	Wood or Rec. Plastic and Steel Table w/ 96" 4x4 Top and 2 - 72" Benches, Wheelchair Access	94"L x 58-1/2"W 32-1/2"H	457-834	Surface-Mount
TN-1220-7230	Wood or Rec. Plastic and Steel Table w/ 72" 4x4 Top and 2 Benches	70"L x 58-1/2"W x 30-1/2"H	417-747	Permanent Embed
TN-1220-7230A	Wood or Rec. Plastic and Steel Table w/ 96" 4x4 Top and 2 - 72" Benches, Wheelchair Access	94"L x 58-1/2"W 32-1/2"H	457-834	Permanent Embed

***Weight varies depending on material used.**

4

PICNIC TABLE

NOT TO SCALE SOURCE: TOURNESOL



DETAIL - TIMBER STAIRS

NOT TO SCALE

NO.	DATE	REVISIONS
1	9/20/24	REVISED PER CITY COMMENTS
2	10/25/24	REVISED PER CITY COMMENTS
3	11/18/24	REVISED PER CITY COMMENTS

STATE OF WASHINGTON · LINDSEY BENNETT SOLORIO · 23255 · EXP. 04/17/2025 · REGISTERED LANDSCAPE ARCHITECT

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 | 425.885.7877

LANDSCAPE DETAILS
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
DESIGNED	JOSIAH M. PEARSON
DRAWN	JOSIAH M. PEARSON
APPROVED	LINDSEY B. SOLORIO P.L.A.
	HOLLI H. HEAVRIN, P.E. PROJECT MANAGER

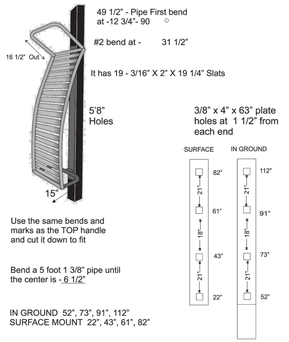
SHEET L2.32 OF 42

PROJECT NUMBER 23255

FITNESS EQUIPMENT A

NOT TO SCALE — SOURCE: STAYFIT

stayFIT BODY-WEIGHT+ Back Stretch Time - 3.5 hrs



Use the same bends and marks as the TOP handle and cut it down to fit

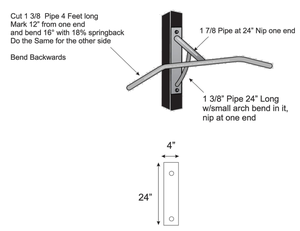
Bend a 5 foot 1 3/8" pipe until the center is - 6 1/2"

IN GROUND .52", 73", 91", 112"
SURFACE MOUNT .22", 43", 61", 82"

FITNESS EQUIPMENT B

NOT TO SCALE — SOURCE: STAYFIT

stayFIT BODY-WEIGHT+ Single Pull Up Bar Time - 1 Hour



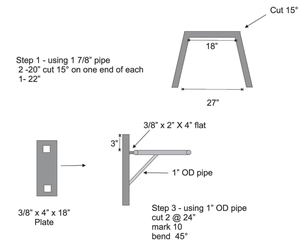
Holes at 69" and 90" Suface Mount

Holes at 99" and 120" In Ground

FITNESS EQUIPMENT C

NOT TO SCALE — SOURCE: STAYFIT

stayFIT BODY-WEIGHT+ Tricep Dip Time - 2.5 Hours



Surface Mount 45° and 60°
In Ground Mount 75° and 90°

Step
Surface Mount 10° and 15°
In Ground Mount 40° and 45°

FITNESS EQUIPMENT D

NOT TO SCALE — SOURCE: STAYFIT

stayFIT BODY-WEIGHT+ Vertical Ladder Time - 2.5 Hours

FITNESS EQUIPMENT E

NOT TO SCALE — SOURCE: STAYFIT

stayFIT BODY-WEIGHT+ Triple Pull Up Bar Time - 1 Hour

FITNESS EQUIPMENT F

NOT TO SCALE — SOURCE: STAYFIT

stayFIT BODY-WEIGHT+ Upper Ball Toss Time - 2.5 Hours

2 x Feet tabs are 3/8" x 2 1/4" x 4" with a 3/4" hole

8 x ladder pipe are cut @ 34 5/8" and nip each end

2 - 8" StayFIT plates

2 - 3/8" x 4" x 7 3/4 plate mounting to the stayFIT 8" plate

FITNESS EQUIPMENT D

NOT TO SCALE — SOURCE: STAYFIT

FITNESS EQUIPMENT E

NOT TO SCALE — SOURCE: STAYFIT

FITNESS EQUIPMENT F

NOT TO SCALE — SOURCE: STAYFIT

NO.	REVISION	DATE
1.	REVISED PER CITY COMMENTS	9/20/24
2.	REVISED PER CITY COMMENTS	10/25/24
3.	REVISED PER CITY COMMENTS	11/18/24

STATE OF WASHINGTON
JESSE BENNETT STURGIS
EBEXP. 04/17/2025
LICENSED LANDSCAPE ARCHITECT

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

LANDSCAPE DETAILS
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	SEE STAMP
DESIGNED	JOSIAH M. PEARSON
DRAWN	JOSIAH M. PEARSON
APPROVED	LINDSEY B. SOLORIO P.L.A.
	HOLLY H. HEAVRIN, P.E.
	PROJECT MANAGER

SHEET	OF
L2.33	42

PROJECT NUMBER
23255

NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.

VERTICAL DATUM

NAVD88, PER GNSS OBSERVATIONS

PROJECT BENCHMARKS

"A": REBAR WITH CAP STAMPED "CORE CONTROL" AT SE 1/4 OF INTERSECTION OF S SEQUIM AVE AND E BROWNFIELD RD.
EL=230.39

"B": NAIL WITH WASHER STAMPED "CORE CONTROL" ON E SIDE OF S 3RD AVE.
EL=274.03

HORIZONTAL DATUM

NAD83(2011) WSPC NORTH ZONE PER GNSS OBSERVATIONS

BASIS OF BEARINGS

N88°13'02"W BETWEEN THE MONUMENTS FOUND AT THE NE CORNER AND N 1/4 CORNER OF SECTION 30, CALC'D AND SHOWN HEREON PER REF. 1.

REFERENCES

1. RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 1998-1010484, RECORDS OF CLALLUM COUNTY, WASHINGTON.
2. CITY OF SEQUIM SHORT PLAT #05/006 RECORDED UNDER RECORDING NUMBER 2005-1160902, RECORDS OF CLALLUM COUNTY, WASHINGTON
3. RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 2020-1409146, RECORDS OF CLALLUM COUNTY, WASHINGTON.

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON;

EXCEPT THE NORTH HALF OF THE NORTH HALF THEREOF;

AND EXCEPT THE EAST 15 FEET THEREOF CONVEYED TO CLALLAM COUNTY BY DEED RECORDED UNDER CLALLAM COUNTY RECORDING NO. 355858;

AND EXCEPT THIRD AVENUE SOUTH ON THE WEST BOUNDARY THEREOF;

AND EXCEPT THAT PORTION CONVEYED TO CLALLAM COUNTY BY DEED RECORDED UNDER CLALLAM COUNTY RECORDING NO. 380722;

AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER CLALLAM COUNTY RECORDING NO. 750544.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

EXCEPTIONS CONTAINED IN TITLE

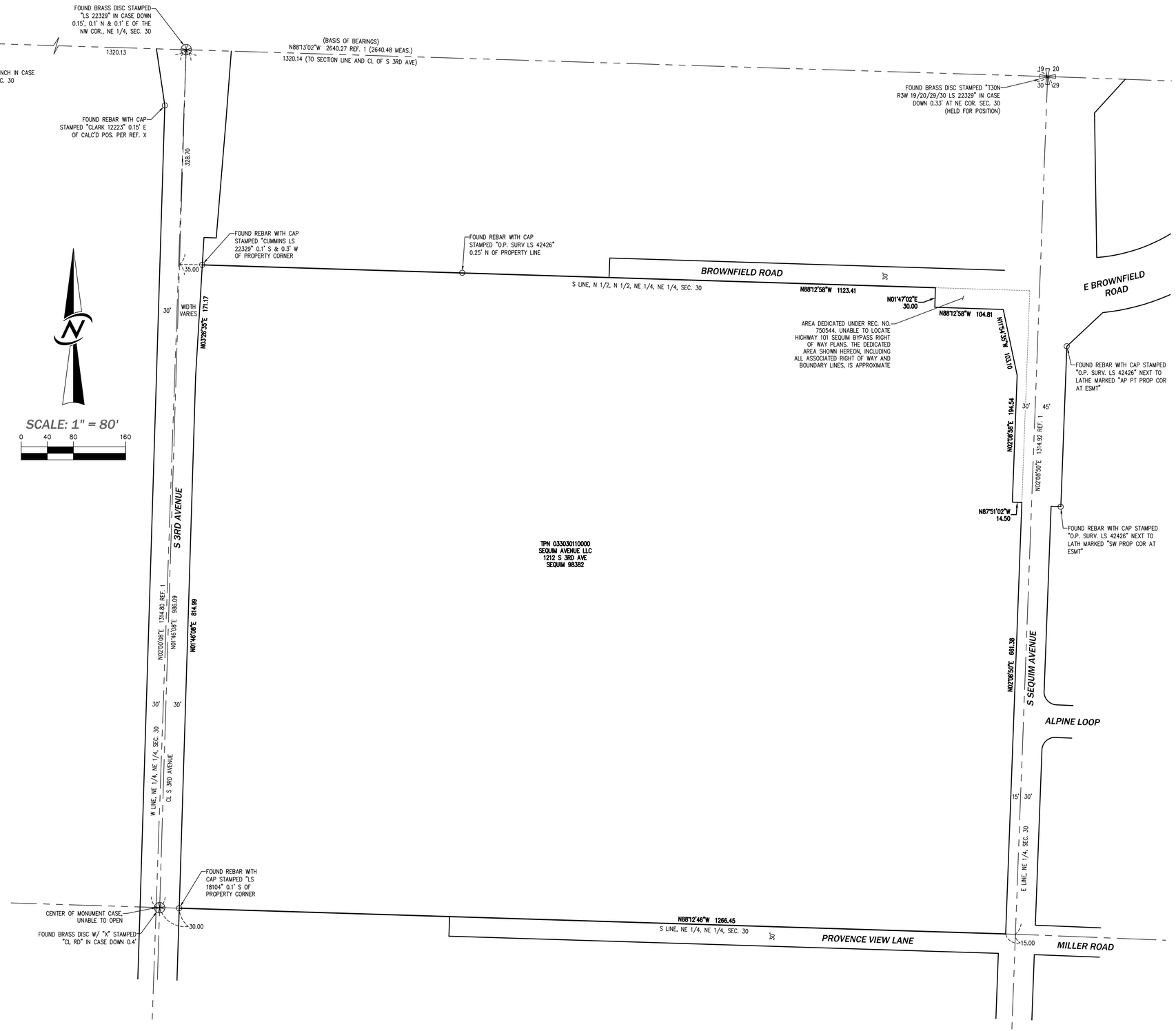
THERE ARE NO EXCEPTIONS CONTAINED IN THE TITLE PROVIDED.

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM OLYMPIC PENINSULA TITLE ORDER NUMBER 129945-OF, DATED SEPTEMBER 5, 2023. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED OLYMPIC PENINSULA TITLE ORDER. CORE DESIGN, INC. HAS RELIED WHOLLY ON OLYMPIC PENINSULA TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 10, 2023. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2023.
3. PROPERTY AREA = 1,241,807± SQUARE FEET (28.5079± ACRES).
4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
5. CONTOUR INTERVAL = 2 FEET.
6. ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
7. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
8. THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
9. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.

LEGEND

	FOUND SECTION CORNER, AS NOTED	©	COMMUNICATIONS MANHOLE
	FOUND QUARTER CORNER, AS NOTED	⊠	TELEPHONE PEDESTAL
	FOUND SURVEY MONUMENT, AS NOTED		WETLAND FLAG, AS NOTED
○	FOUND SURVEY MARKER, AS NOTED		TRAFFIC SIGN, AS NOTED
	BENCHMARK, AS NOTED		DECIDUOUS TREE
	SEWER MANHOLE	DEC	DECIDUOUS
	CATCH BASIN TYPE I	FVC	FLOWLINE VERTICAL CURB
	CATCH BASIN TYPE II	D/W	DRIVEWAY
	CULVERT END	CLF	CHAIN LINK FENCE
	FIRE HYDRANT	BWF	BARBED WIRE FENCE
	WATER VALVE	SS	SEWER LINE
	WATER METER	SD	STORM DRAINAGE LINE
	UTILITY POLE	W	WATER LINE
	LIGHT POLE	G	GAS LINE
	GUY ANCHOR	OHP	OVERHEAD POWER LINE
	YARD LIGHT	OHPT	OVERHEAD POWER & COMMUNICATIONS LINE
	POWER CONDUIT	x	FENCE LINE
P	POWER VAULT		EDGE OF ASPHALT
	POWER METER		CONCRETE
	POWER JUNCTION BOX		GRAVEL
	POWER TRANSFORMER		



SCALE: 1" = 80'

0 40 80 160

DATE
REVISIONS
NO.

DAVID WEST
STATE OF WASHINGTON
18104
REGISTERED PROFESSIONAL LAND SURVEYOR
11-1-23

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

BOUNDARY & TOPOGRAPHIC SURVEY

BELL CREEK

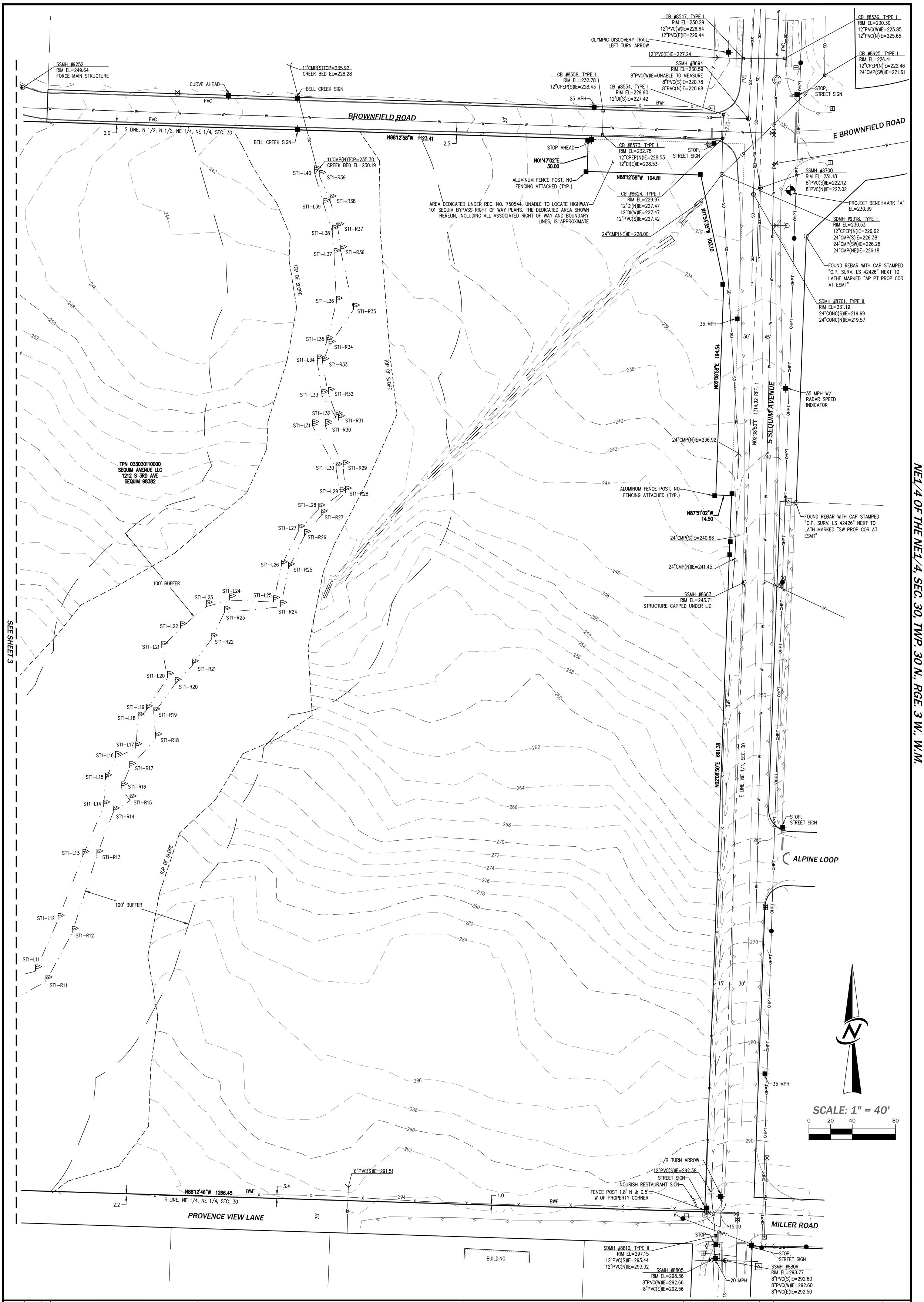
BELL CREEK INVESTMENTS, LLC

9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

DATE	NOVEMBER 1, 2023
DESIGNED	
DRAWN	DTS
APPROVED	ROBERT WEST, PLS
	HOLLI HEAVRIN, PE
	PROJECT MANAGER

SHEET	OF
1	3

PROJECT NUMBER
23255



PROJECT NUMBER 23255

SHEET 2 OF 3

DATE NOVEMBER 1, 2023
DESIGNED
DRAWN DTS
APPROVED ROBERT WEST, PLS

HOLLI HEAVRIN, PE
PROJECT MANAGER

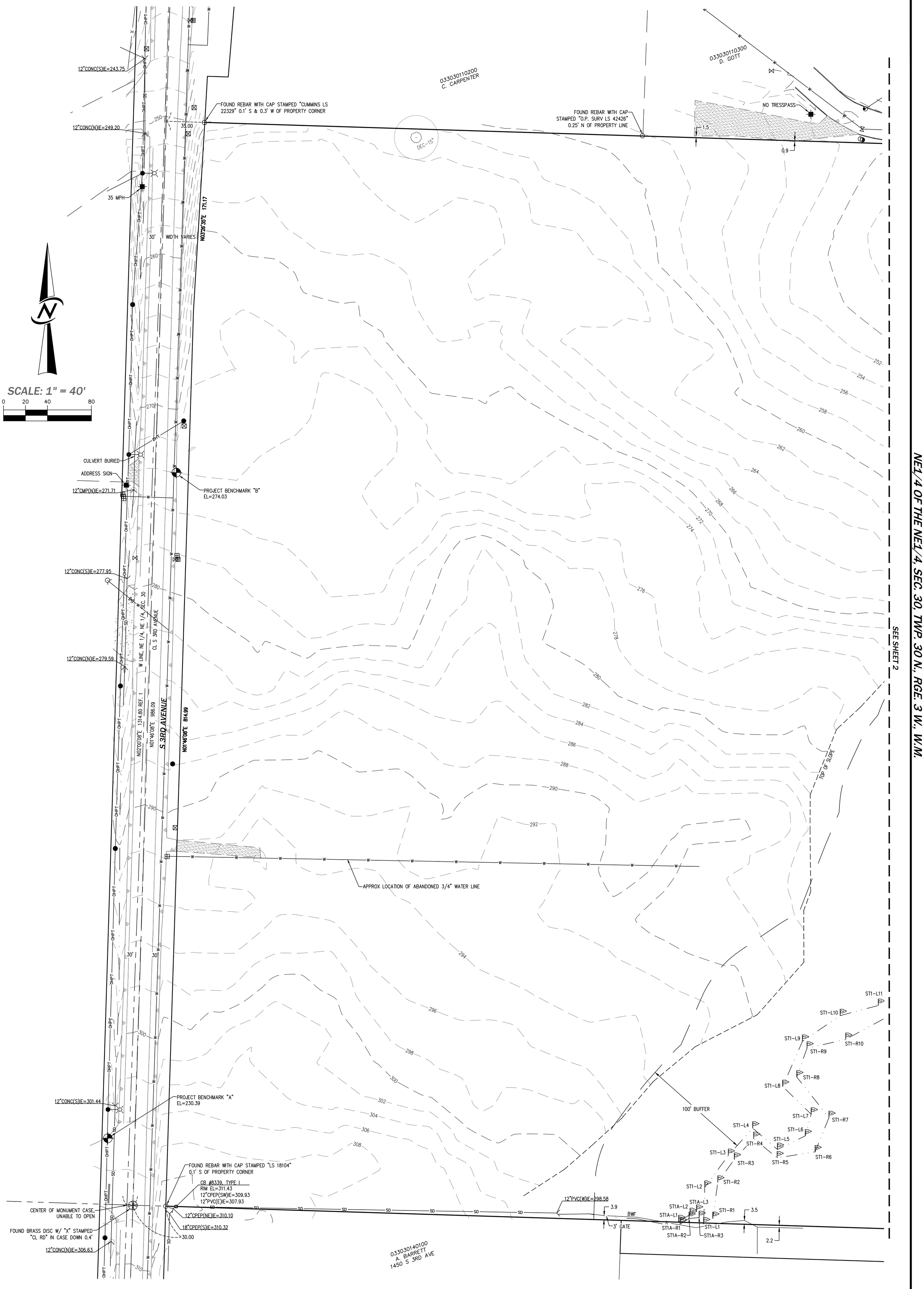
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ROBERT DAVID WEST STATE OF WASHINGTON 44653 REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	REVISIONS	DATE

11-1-23



SEE SHEET 2

NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.

PROJECT NUMBER 23255

SHEET 3 OF 3

DATE NOVEMBER 1, 2023

DESIGNED

DRAWN DTS

APPROVED ROBERT WEST, PLS

HOLLI HEAVRIN, PE
PROJECT MANAGER

BOUNDARY & TOPOGRAPHIC SURVEY
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ROBERT DAVID WEST
STATE OF WASHINGTON
44653
REGISTERED
PROFESSIONAL LAND SURVEYOR

NO.	REVISIONS	DATE

11-1-23