

SITE PLAN

Scale: 1" = 80'

0 80' 160' 240'

CITY OF SEQUIM, PLAT ALTERATION OF MAJOR SUBDIVISION 05/001 IN SECTION 30, TOWNSHIP 30 NORTH, RANGE 03 WEST, W.M. CITY OF SEQUIM, CLALLAM COUNTY

PROJECT INFORMATION

APPLICANT/OWNER(S):	MALIANDRA APARTMENTS LLC 36 GOLD DUST LANE SEQUIM, WA 98382 PARAGON RESIDENTIAL REAL ESTATE LLC 138 POLLY PLACE SEQUIM, WA 98382
SITE ADDRESS:	SOUTHWEST CORNER OF SILBERHORN AND S. 7TH AVENUE, SEQUIM
PROPOSED PROJECT:	PLAT ALTERATION OF EXISTING 15 LOT SUBDIVISION (SUB 05/001) INCLUDING IMPROVEMENTS AS NEEDED TO SERVE THE ALTERED PLAT
ZONING:	S_R4-8
UTILITIES:	SANITARY SEWER, WATER - CITY OF SEQUIM POWER - CLALLAM COUNTY PUD #1 COMMUNICATIONS - ASTOUND, LUMEN
PARCEL NO(s).	03-30-30-55-0010, 0020, 0030, 0040, 0050, 0060, 0070, 0080, 0090, 0100, 0110, 0120, 0130, 0140, 0150
LEGAL DESCRIPTION:	LOTS 1-15 HECKMAN SUBDIVISION AS RECORDED IN VOLUME 14 OF PLATS PAGE 77 RECORDS OF CLALLAM COUNTY; AFN# 2005-1164048
DATE OF PREPARATION:	DECEMBER 2023
HORIZONTAL & VERTICAL DATUM:	TBD

MAP LEGEND

- 500' OFFSET FROM PROJECT BOUNDARIES
- STREAM/DITCH/IRRIGATION CHANNELS
- PARCEL BOUNDARIES
- EXISTING ROADWAY
- PROPOSED ROADWAY
- EXTENTS OF PLAT TO BE ALTERED

MAPPING NOTES

PARCEL AND STREAM MAPPING OBTAINED FROM CLALLAM COUNTY GIS MAPPING DATA.
WETLAND MAPPING OBTAINED FROM THE NATIONAL WETLAND INVENTORY COMPILED BY THE U.S. FISH AND WILDLIFE SERVICE. AND PRELIMINARY PLAT DOCUMENTS FOR THE LEGACY RIDGE SUBDIVISION (PN#03-30-30-32-0010).

THE CRITICAL AREAS SHOWN IN THIS PLAN ARE BASED ON GENERALIZED SOURCES ABOVE AND MAY NOT ACCURATELY REPRESENT THE ACTUAL TYPES AND EXTENTS OF THE CRITICAL AREAS IN THE SITE VICINITY. THIS MAP IS NOT INTENDED TO SUPERSEDE PRIOR OR SUBSEQUENT PROFESSIONAL STUDIES/SURVEYS OF THE ACTUAL CRITICAL AREAS LOCATED NEAR OR WITHIN THE PROJECT SITE.

VICINITY NOTES

THE ZONING OF THE ALL PARCELS WITHIN 500 FEET OF THE SUBJECT PARCEL ARE ZONED RESIDENTIAL (EITHER R4-8 IN THE CITY OF SEQUIM AND S(R-II & R-IV) CLALLAM COUNTY).

ZENOVIC & ASSOCIATES
INCORPORATED
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REVISIONS:		
DATE	MARK	NOTE

TITLE: PLAT ALTERATION OF HECKMAN SUBDIVISION (SUB 05/001) OFF 7TH AVENUE IN SEQUIM, WA.

VICINITY MAP

CLIENT: MALIANDRA APARTMENTS LLC
36 GOLD DUST LANE
SEQUIM, WA 98382

PARAGON RESIDENTIAL REAL ESTATE LLC
138 POLLY PLACE
SEQUIM, WA 98382

SCALE: 1" = 80'

FILE: 20013-VM

JOB NO: 20013

DATE: December 5, 2023

SET: PRE-PLAT

SETH J. RODMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
VM-1