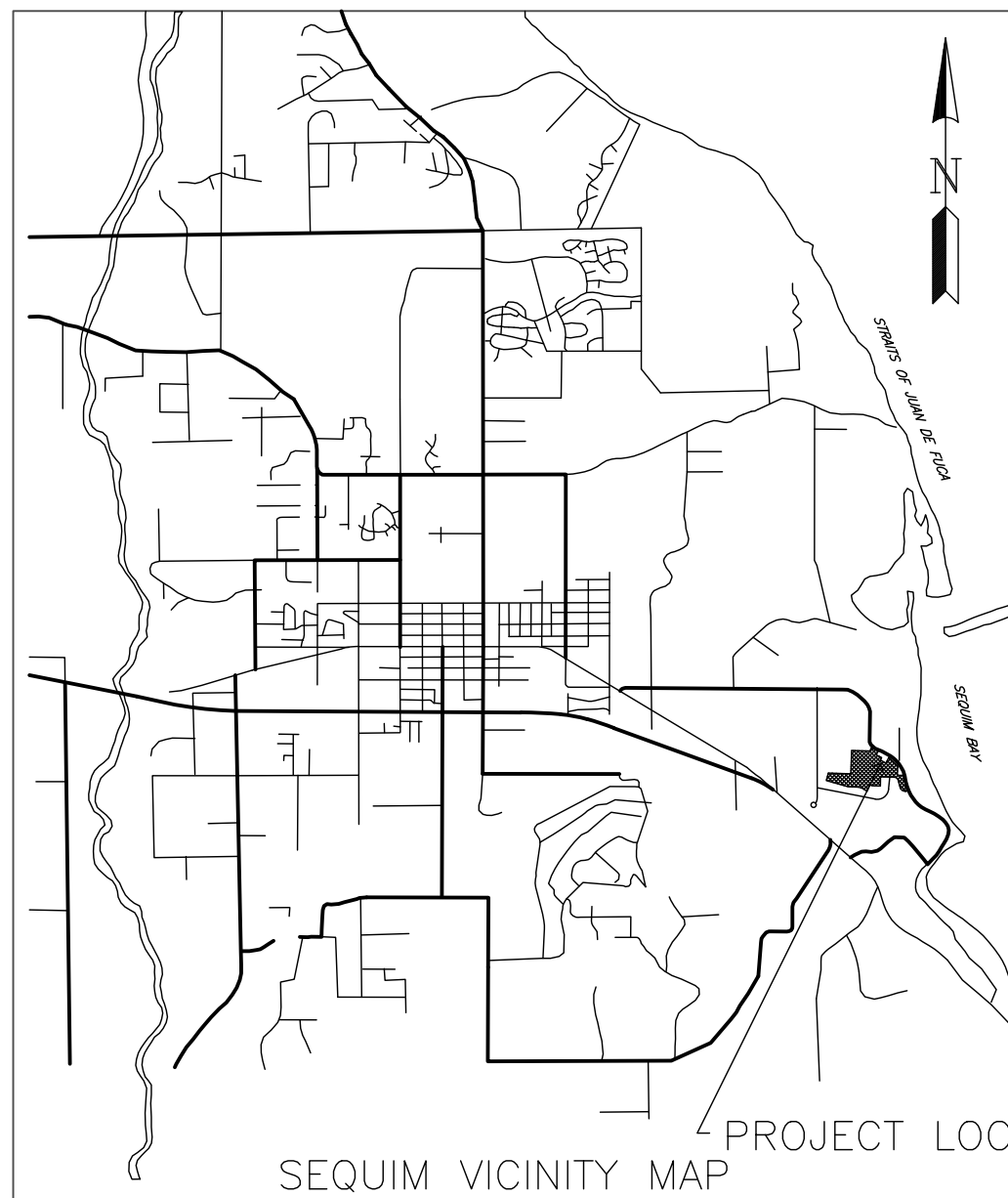




PROJECT LOCATION

SEQUIM VICINITY MAP

MARINERS OUTLOOK – PHASE III

PROJECT INFORMATION

APPLICANT: MARINERS INVESTORS, LTD.
6676 GUNPARK DR., STE. D
BOULDER, CO 80501

OWNER: MARINERS INVESTORS, LTD.

PROPOSED PROJECT: 82-Lot Residential Subdivision

ZONING: R4-8

SETBACKS: 15' FRONT YARD
6' SIDE/REAR YARD

UTILITIES: POWER – CLALLAM COUNTY P.U.D. #1
SANITARY SEWER AND WATER – CITY OF SEQUIM
TELEPHONE – CENTURY LINK
CABLE TELEVISION – WAVE BROADBAND

PARCEL NO.: 03-30-27-239050, 249080, 210180, 210140,
210130, 210050, 210125

DATE OF PREPARATION: JANUARY 2020

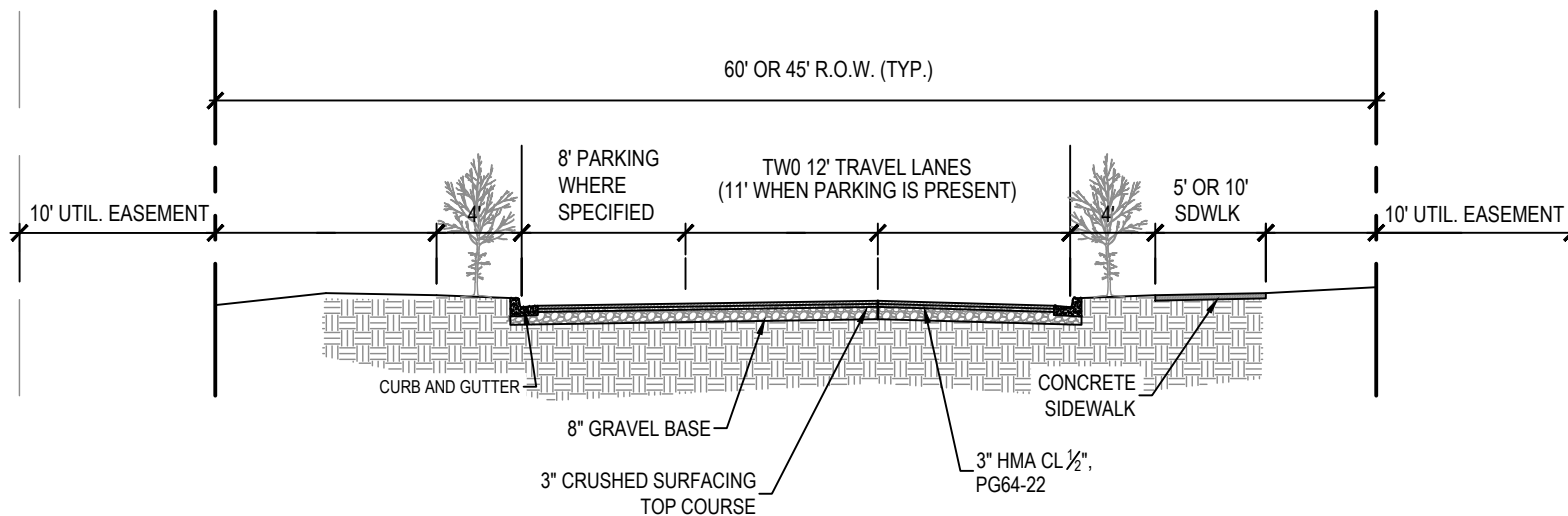
PROPERTY DESCRIPTION: PORTION OF SEC. 27, T30N, R3W, WM

AREA SUMMARY: 82 LOTS
TOTAL PROJECT AREA = 28.12 AC±
LOT AREA = 19.81 AC±
OPEN SPACE AREA = 3.22 AC±
CITY R.O.W. AREA = 5.10 AC±
GROSS DENSITY = 2.92 UNITS/ACRE
NET DENSITY = 4.14 UNITS/ACRE

- PHASES**
- LOTS 1-25 (25 LOTS)
TOTAL AREA = 8.39 AC.
LOT AREA = 6.10 AC.
OPEN SPACE = 0.68 AC.
R.O.W. AREA = 1.61 AC.
GROSS DENSITY = 2.98 UNITS/ACRE
NET DENSITY = 4.10 UNITS/ACRE
 - LOTS 26-52 (27 LOTS)
TOTAL AREA = 9.02 AC.
LOT AREA = 6.75 AC.
OPEN SPACE = 0.30 AC.
R.O.W. AREA = 2.24 AC.
GROSS DENSITY = 2.99 UNITS/ACRE
NET DENSITY = 4.00 UNITS/ACRE
 - LOTS 53-68 (16 LOTS)
TOTAL AREA = 4.63 AC.
LOT AREA = 3.82 AC.
OPEN SPACE = 0.27 AC.
R.O.W. AREA = 0.55 AC.
GROSS DENSITY = 3.45 UNITS/ACRE
NET DENSITY = 4.19 UNITS/ACRE
 - LOTS 69-82 (14 LOTS)
TOTAL AREA = 6.08 AC.
LOT AREA = 3.18 AC.
OPEN SPACE = 2.20 AC.
R.O.W. AREA = 0.70 AC.
GROSS DENSITY = 2.30 UNITS/ACRE
NET DENSITY = 4.40 UNITS/ACRE

LEGEND: (UNLESS OTHERWISE INDICATED)

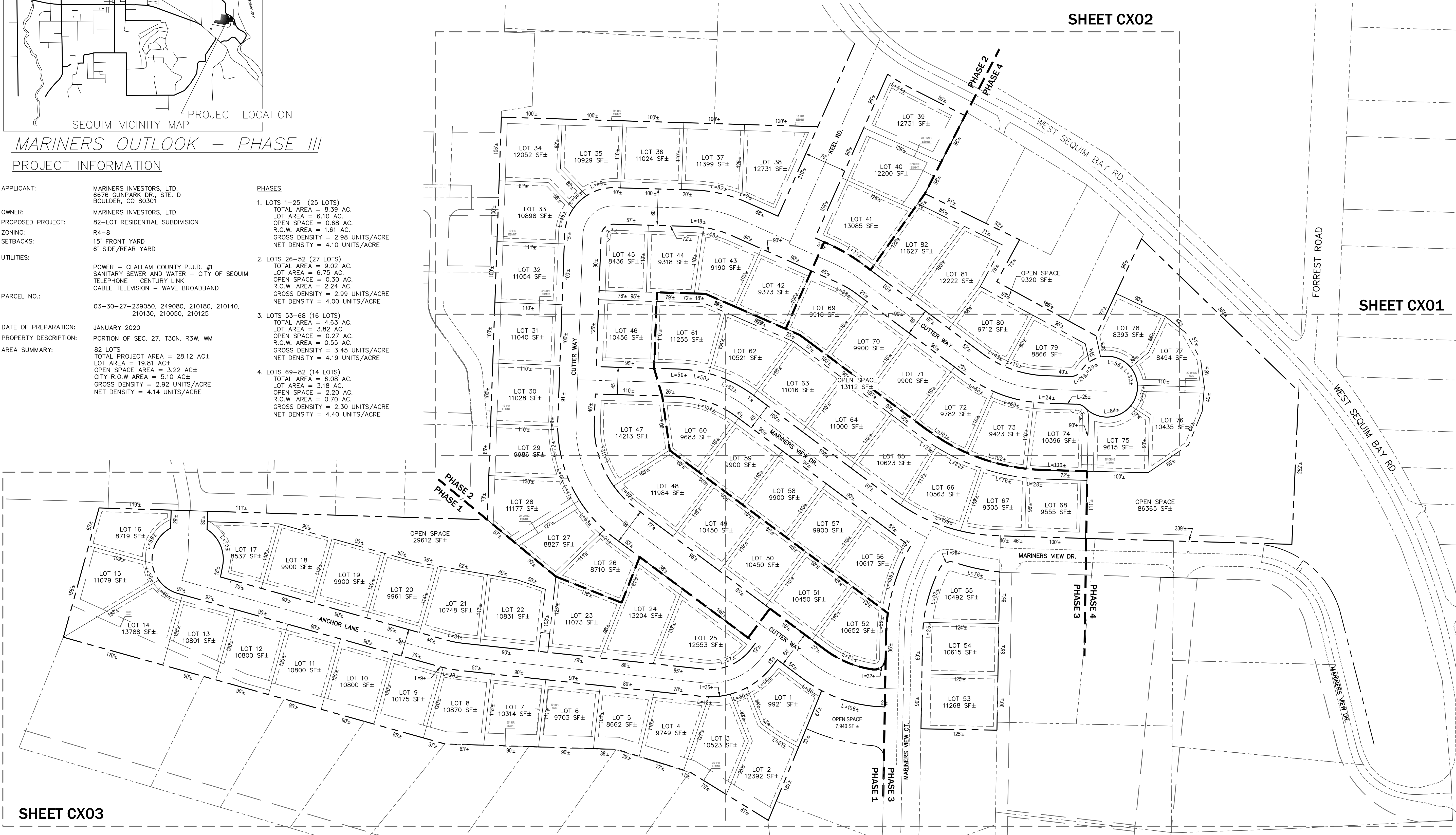
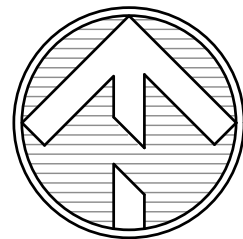
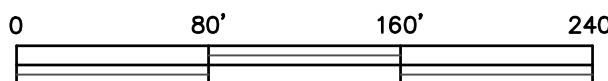
- PROPOSED PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- BUILDING SETBACK
- EASEMENT BOUNDARY
- RIGHT OF WAY CENTERLINE



TYPICAL ROADWAY SECTION

SITE PLAN

Scale: 1" = 80'



SHEET CX02

SHEET CX01

SHEET CX03

REVISIONS:	DATE	MARK	NOTE

OVERALL LOT LAYOUT

TITLE: MARINERS OUTLOOK PHASE III - W. SEQUIM BAY ROAD, SEQUIM, WA

CLIENT: MARINERS INVESTORS, LTD.
6679 GUNPARK DR., STE. D
BOULDER, CO 80501

SCALE: 1" = 80'

FILE: 18164-P9

JOB NO: 18164

DATE: August 10, 2021

SET: PRE-PLAT

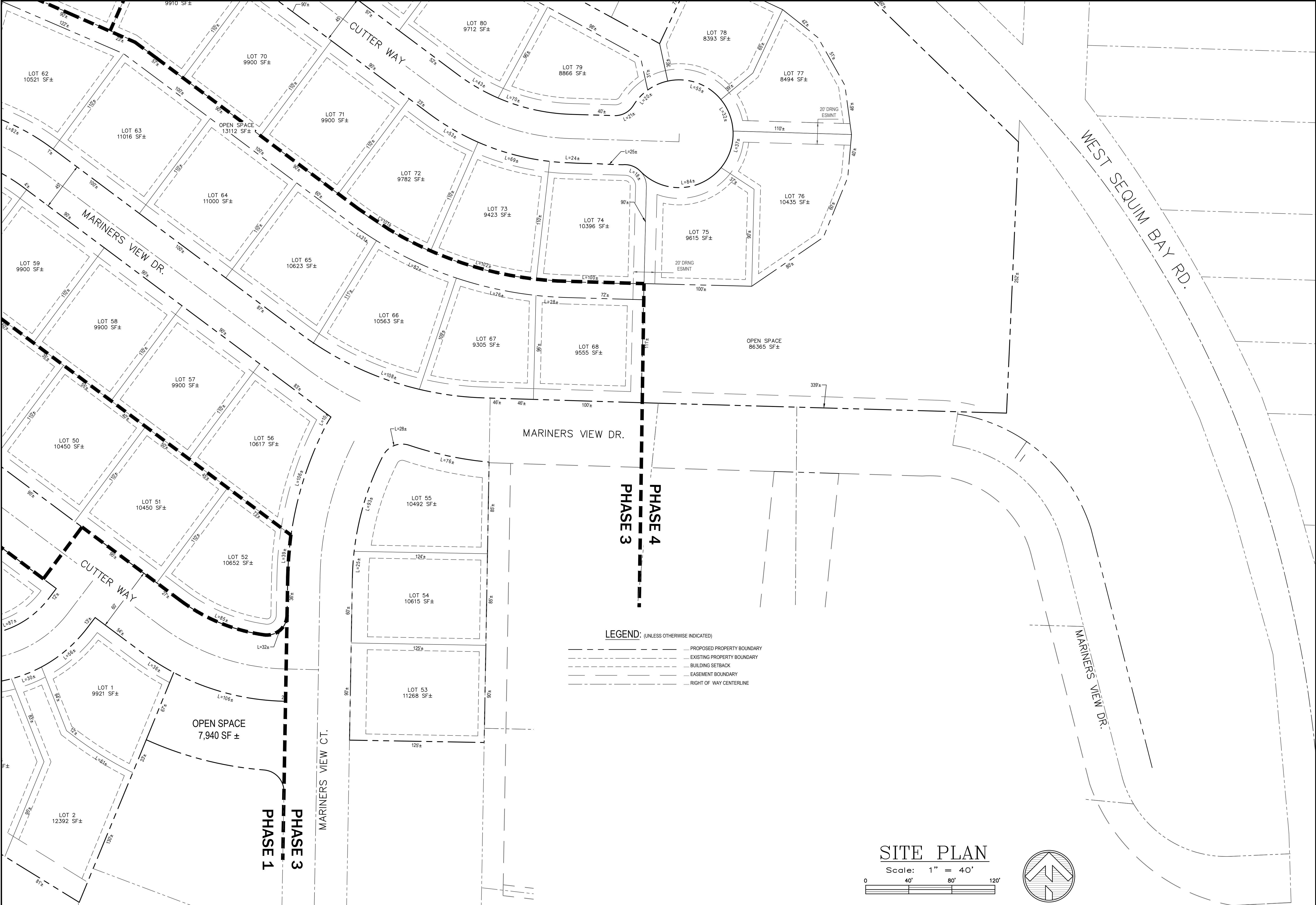


SHEET

C001

ZENOVIC & ASSOCIATES

INCORPORATED
301 E. 6TH STREET, SUITE 1
PORT ANGELES, WA 98362
PHONE: (360) 417-0501
FAX: (360) 417-0514
EMAIL: ZENOVIC@ZENOVIC.NET



REVISIONS:

DATE	MARK	NOTE

INCORPORATED

Z

ENOVIC & ASSOCIATES

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FAX: (360) 417-0514

EMAIL: ZENOVIC@ZENOVIC.NET

TITLE: MARINERS OUTLOOK PHASE III - W. SEQUIM BAY ROAD, SEQUIM, WA

PRELIMINARY LOT LAYOUT - 1 OF 3

MARINERS INVESTORS, LTD.
6679 GUNPARK DR., STE. D
BOULDER, CO 80501

SCALE:
1" = 40'

FILE:
18164-P9

JOB NO:
18164

DATE:
August 10, 2021

SET:
PRE-PLAT

SETH J. RODMAN

STATE OF WASHINGTON

53777

REGISTERED PROFESSIONAL ENGINEER

SHEET

C101



LEGEND: (UNLESS OTHERWISE INDICATED)

- PROPOSED PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- BUILDING SETBACK
- EASEMENT BOUNDARY
- RIGHT OF WAY CENTERLINE

PHASE 2
PHASE 4

REVISIONS:

DATE	MARK	NOTE

PRELIMINARY LOT LAYOUT - 2 OF 3

TITLE: MARINERS OUTLOOK PHASE III - W. SEQUIM BAY ROAD, SEQUIM, WA

SCALE: 1" = 40'

FILE: 18164-P9

JOB NO: 18164

DATE: August 10, 2021

SET: PRE-PLAT

ZENOVIC & ASSOCIATES INCORPORATED

301 E. 6TH STREET, SUITE 1

PORT ANGELES, WA 98362

PHONE: (360) 417-0501

FAX: (360) 417-0514

EMAIL: ZENOVIC@ZENOVIC.NET

MARINERS INVESTORS, LTD.

6679 GUNPARK DR., STE. D

BOULDER, CO 80501

SETH J. RODMAN

STATE OF WASHINGTON

53777

REGISTERED PROFESSIONAL ENGINEER

SHEET

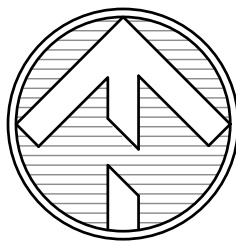
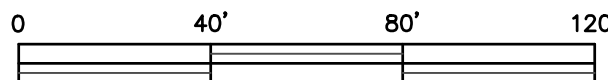
C102

LEGEND: (UNLESS OTHERWISE INDICATED)

- PROPOSED PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- BUILDING SETBACK
- EASEMENT BOUNDARY
- RIGHT OF WAY CENTERLINE

SITE PLAN

Scale: 1" = 40'



PHASE 2
PHASE 1



ZENOVIC &
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EMAIL: ZENOVIC@ZENOVIC.NET

REVISIONS:

DATE	MARK	NOTE

PRELIMINARY LOT LAYOUT - 3 OF 3

TITLE: MARINERS OUTLOOK PHASE III - W. SEQUIM BAY ROAD, SEQUIM, WA

CLIENT:
MARINERS INVESTORS, LTD.
6679 GUNPARK DR., STE. D
BOULDER, CO 80501

SCALE:

1" = 40'

FILE:

18164-P9

JOB NO:

18164

DATE:

August 10, 2021

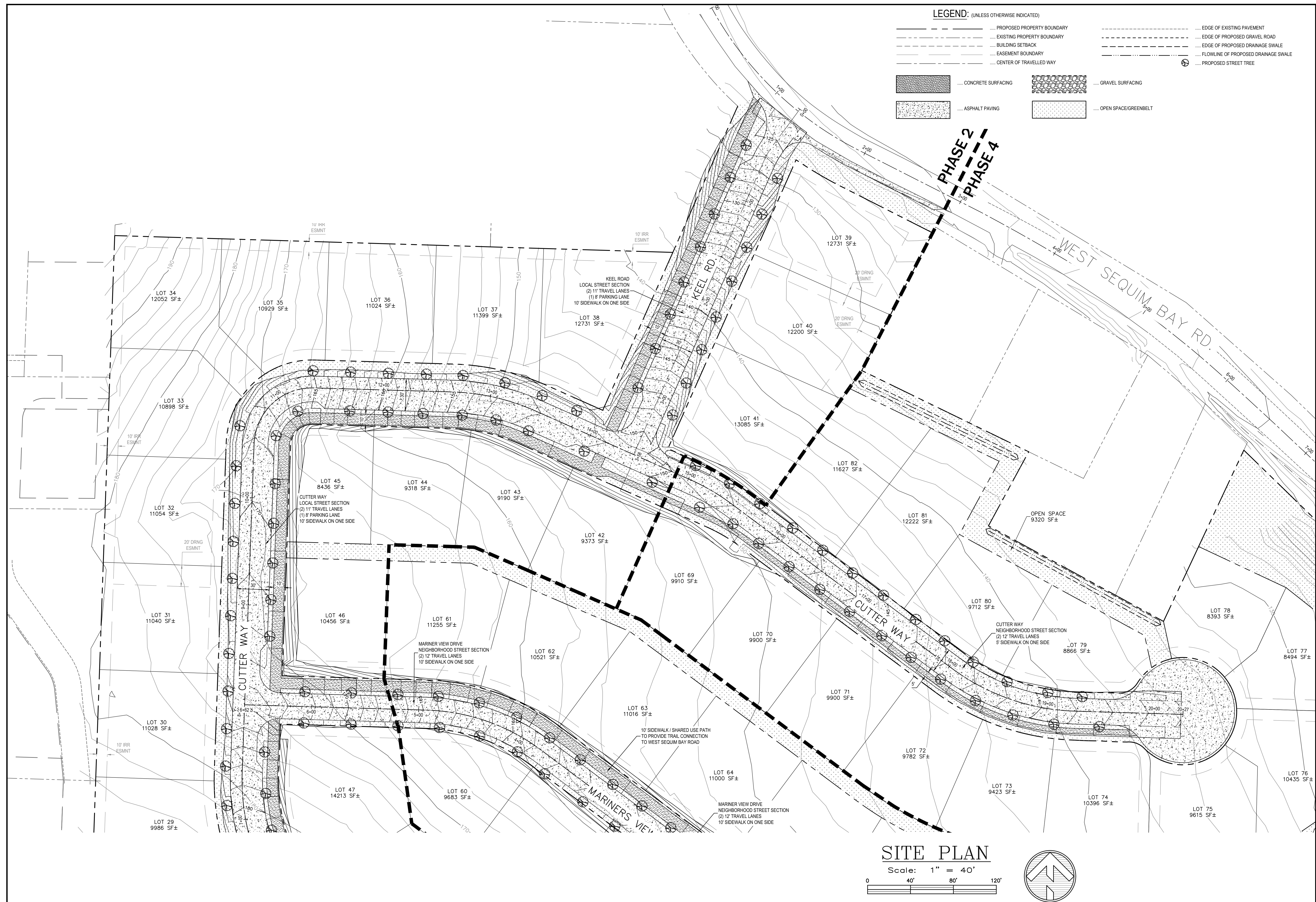
SET:

PRE-PLAT



SHEET

C103



ZENOVIC &
ASSOCIATES
INCORPORATED
301 E. 6TH STREET, SUITE 1
PORT ANGELES, WA 98362
PHONE: (360) 417-0501
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EMAIL: ZENOVIC@ZENOVIC.NET

[illegible]

E: MARINERS OUTLOOK PHASE III - W. SECUM BAY ROAD, SECUM, WA

PRELIMINARY CIRCULATION PLAN - 2 OF 3

NOTE: MARINERS INVESTORS, LTD.
6679 GUNPARK DR. STE. D
BOULDER, CO 80301

SCALE:	1" = 40'
FILE:	18164-P9
JOB NO:	18164
DATE:	August 10, 2021
SET:	PRE-PLAT



SHEET

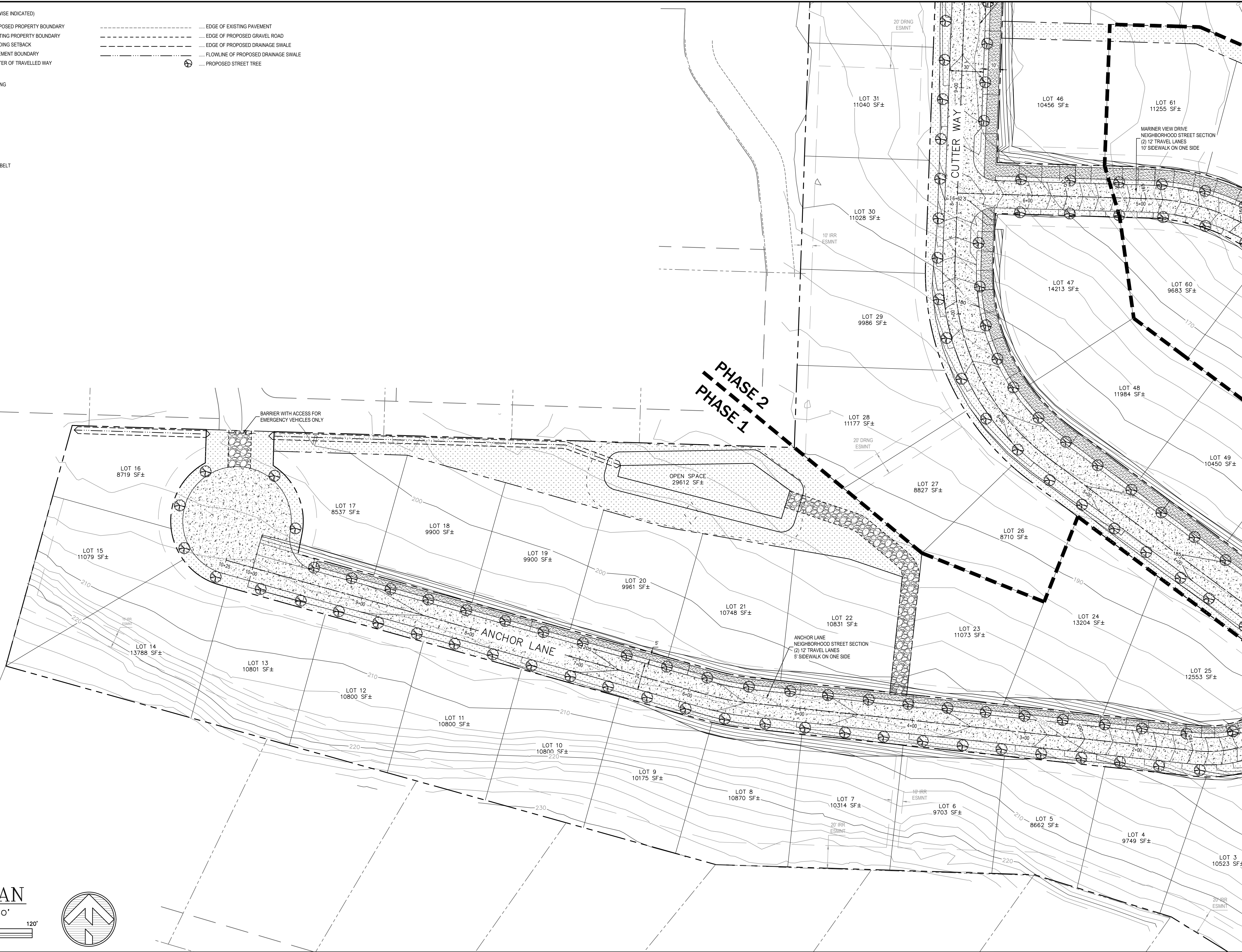
C202

LEGEND: (UNLESS OTHERWISE INDICATED)

- PROPOSED PROPERTY BOUNDARY
..... EXISTING PROPERTY BOUNDARY
..... BUILDING SETBACK
..... EASEMENT BOUNDARY
..... CENTER OF TRAVELLED WAY

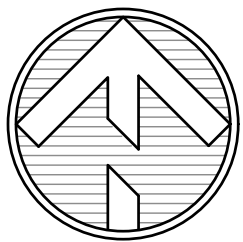
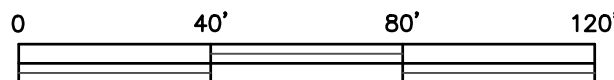
- EDGE OF EXISTING PAVEMENT
..... EDGE OF PROPOSED GRAVEL ROAD
..... EDGE OF PROPOSED DRAINAGE SWALE
..... FLOWLINE OF PROPOSED DRAINAGE SWALE
..... PROPOSED STREET TREE

- CONCRETE SURFACING
..... ASPHALT PAVING
..... GRAVEL SURFACING
..... OPEN SPACE/GREENBELT



SITE PLAN

Scale: 1" = 40'



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EMAIL: ZENOVIC@ZENOVIC.NET

REVISIONS:
DATE MARK NOTE

PRELIMINARY CIRCULATION PLAN - 3 OF 3

TITLE: MARINERS OUTLOOK PHASE III - W. SEQUIM BAY ROAD, SEQUIM, WA

CLIENT:
MARINERS INVESTORS, LTD.
6679 GUNPARK DR., STE. D
BOULDER, CO 80501

SCALE:
1" = 40'

FILE:
18164-P9

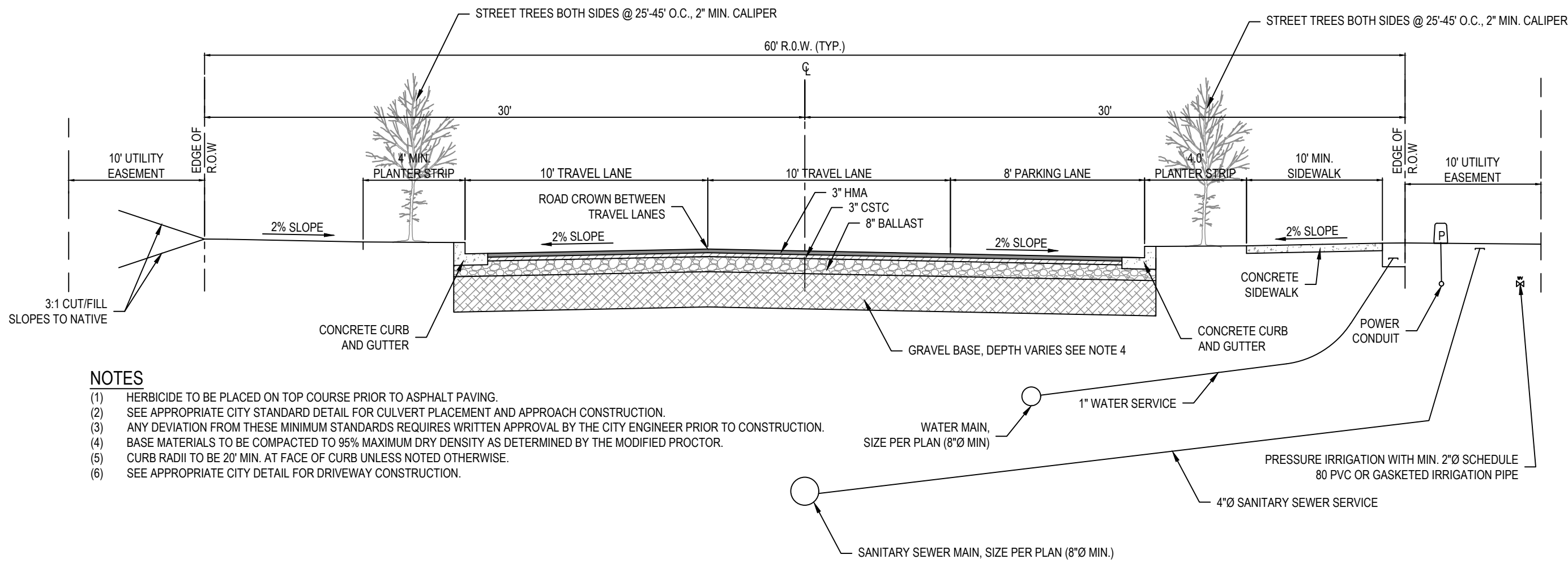
JOB NO:
18164

DATE:
August 10, 2021
SET: PRE-PLAT



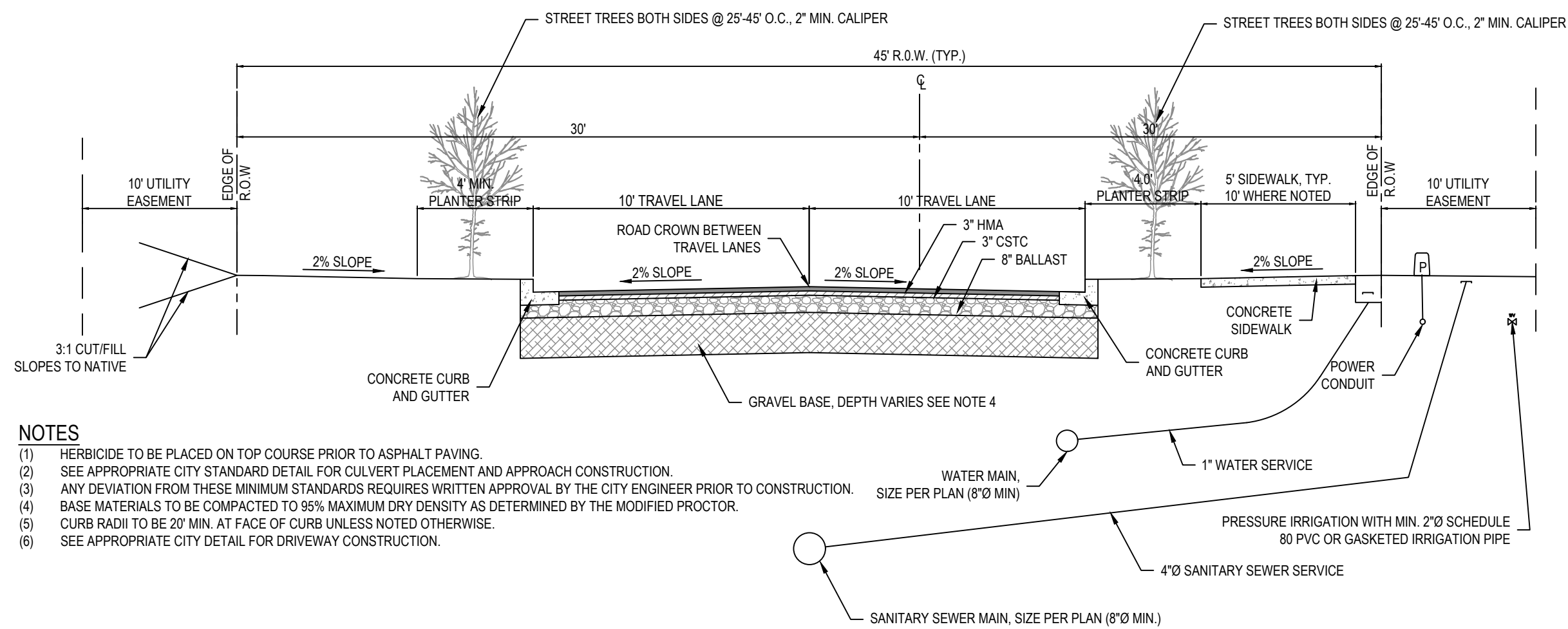
SHEET

C203



- NOTES**
- HERBICIDE TO BE PLACED ON TOP COURSE PRIOR TO ASPHALT PAVING.
 - SEE APPROPRIATE CITY STANDARD DETAIL FOR CULVERT PLACEMENT AND APPROACH CONSTRUCTION.
 - ANY DEVIATION FROM THESE MINIMUM STANDARDS REQUIRES WRITTEN APPROVAL BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
 - BASE MATERIALS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR.
 - CURB RADII TO BE 20" MIN. AT FACE OF CURB UNLESS NOTED OTHERWISE.
 - SEE APPROPRIATE CITY DETAIL FOR DRIVEWAY CONSTRUCTION.

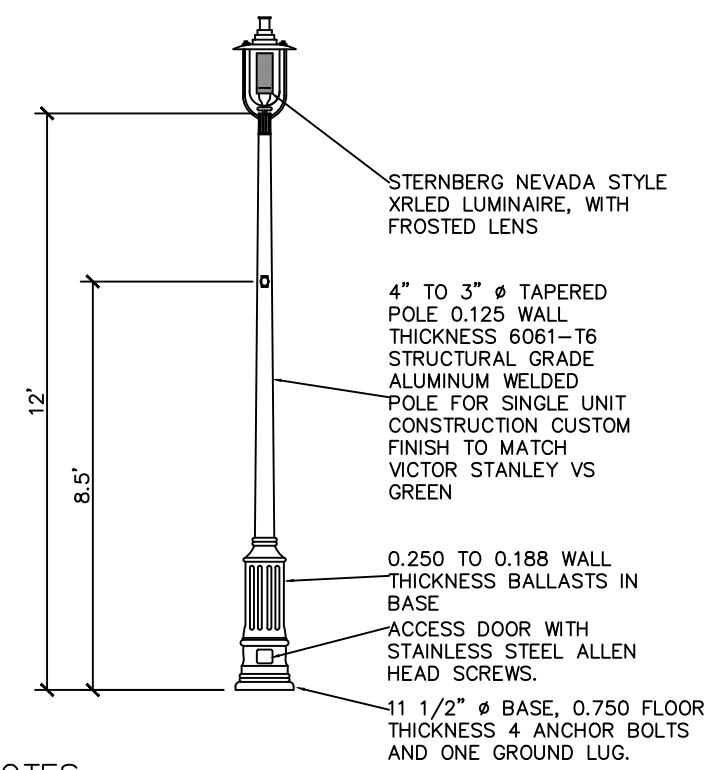
TYPICAL LOCAL ACCESS SECTION - 60' R.O.W.



- NOTES**
- HERBICIDE TO BE PLACED ON TOP COURSE PRIOR TO ASPHALT PAVING.
 - SEE APPROPRIATE CITY STANDARD DETAIL FOR CULVERT PLACEMENT AND APPROACH CONSTRUCTION.
 - ANY DEVIATION FROM THESE MINIMUM STANDARDS REQUIRES WRITTEN APPROVAL BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
 - BASE MATERIALS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR.
 - CURB RADII TO BE 20" MIN. AT FACE OF CURB UNLESS NOTED OTHERWISE.
 - SEE APPROPRIATE CITY DETAIL FOR DRIVEWAY CONSTRUCTION.

TYPICAL NEIGHBORHOOD STREET SECTION - 45' R.O.W.

LIGHT POLES TO BE INSTALLED AT 150' O.C. MAX ALONG THE PROPOSED RIGHT-OF-WAYS. EXACT LAYOUT TO BE DETERMINED AND SHOWN DURING CONSTRUCTION PERMITTING PROCESS



- NOTES:**
- LIGHTS TO BE INSTALLED IN PLANTER STRIP 2' FROM BACK OF CURB AND AT LEAST 20' FROM STREET TREES.
 - CONTRACTOR TO COORDINATE WITH THE CITY OF SEQUIM AND THE CALLAM COUNTY PUD #1 FOR PLACEMENT OF METERS AND CONDUIT ROUTING NECESSARY TO PROVIDE A FUNCTIONING LIGHTING SYSTEM.
 - LIGHT POLE BASE MINIMUM DIMENSIONS: 18"Ø x 36" DEEP.
 - LIGHTS SHALL BE INSTALLED WITH A SINGLE PHOTOCELL CONTROLLING EACH LIGHTING CIRCUIT. PHOTOCELL TO BE ATTACHED TO THE LIGHTING BREAKER CABINET.

A LIGHT POLE DETAIL
Scale: NTS

REVISIONS:	DATE	MARK	NOTE

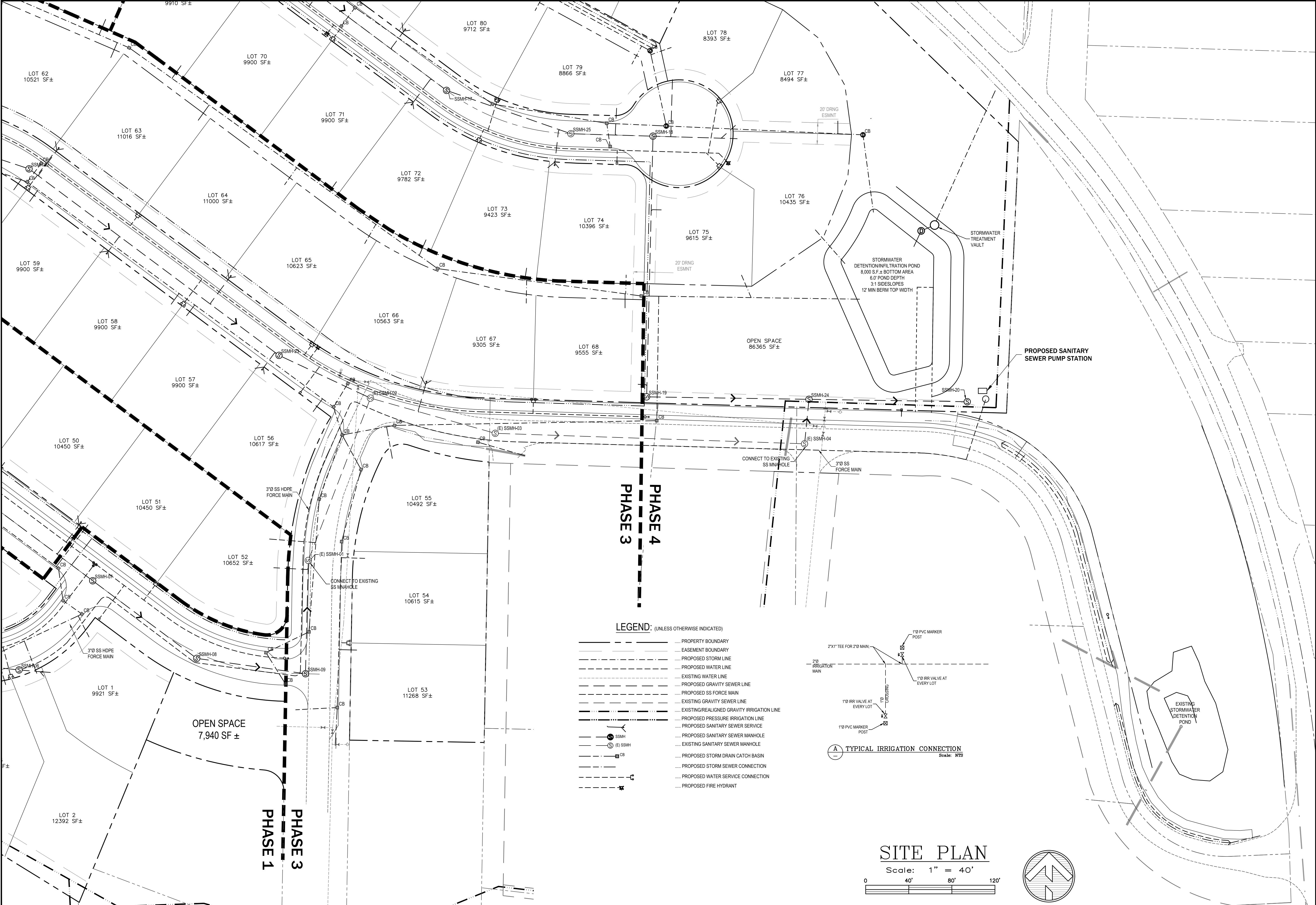
ROADWAY SECTIONS

TITLE: MARINERS OUTLOOK PHASE III - W. SEQUIM BAY ROAD, SEQUIM, WA

CLIENT: MARINERS INVESTORS, LTD.
6679 GUNPARK DR., STE. D
BOULDER, CO 80501

SCALE:	NTS
FILE:	18164-P9
JOB NO:	18164
DATE:	August 10, 2021
SET:	PRE-PLAT





REVISIONS:

DATE	MARK	NOTE

TITLE: MARINERS OUTLOOK PHASE III - W. SEQUIM BAY ROAD, SEQUIM, WA

PRELIMINARY UTILITY PLAN - 1 OF 3

MARINERS INVESTORS, LTD.
6679 GUNPARK DR., STE. D
BOULDER, CO 80501

SETH J. RODMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

1" = 40'

18164-P9

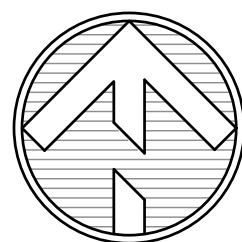
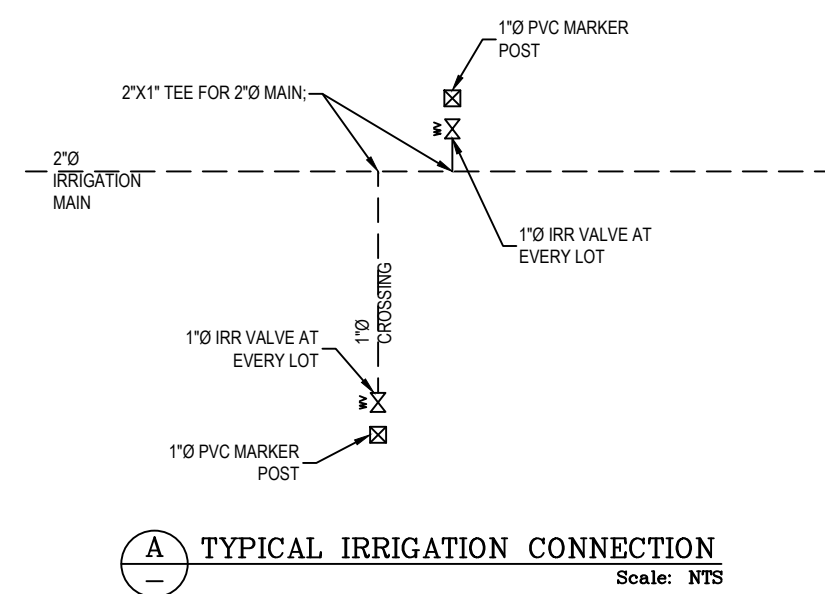
18164

August 10, 2021

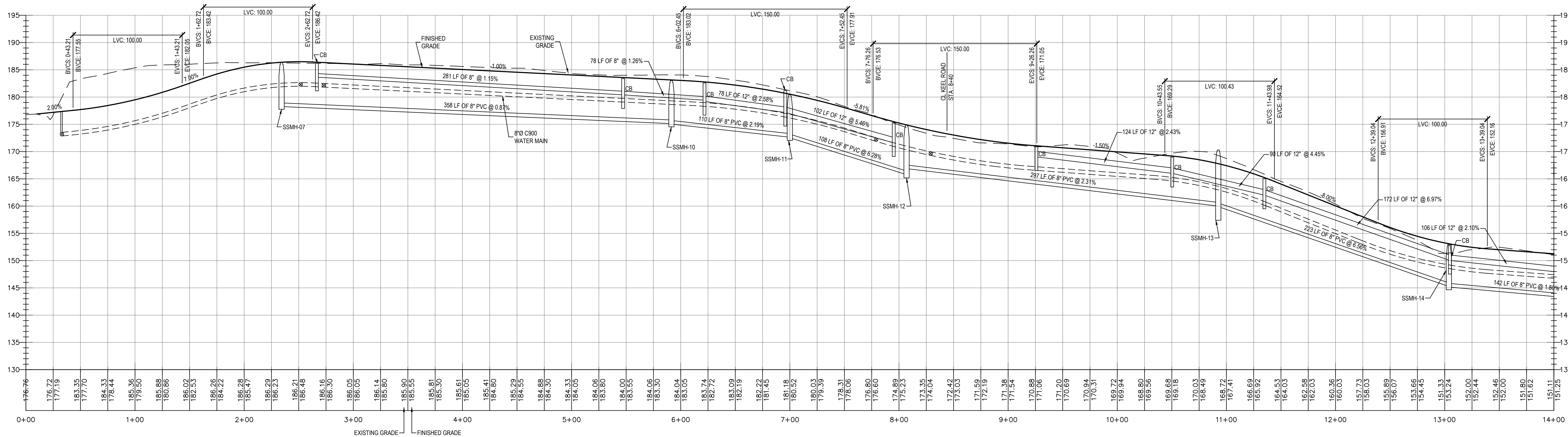
PRE-PLAT

C301

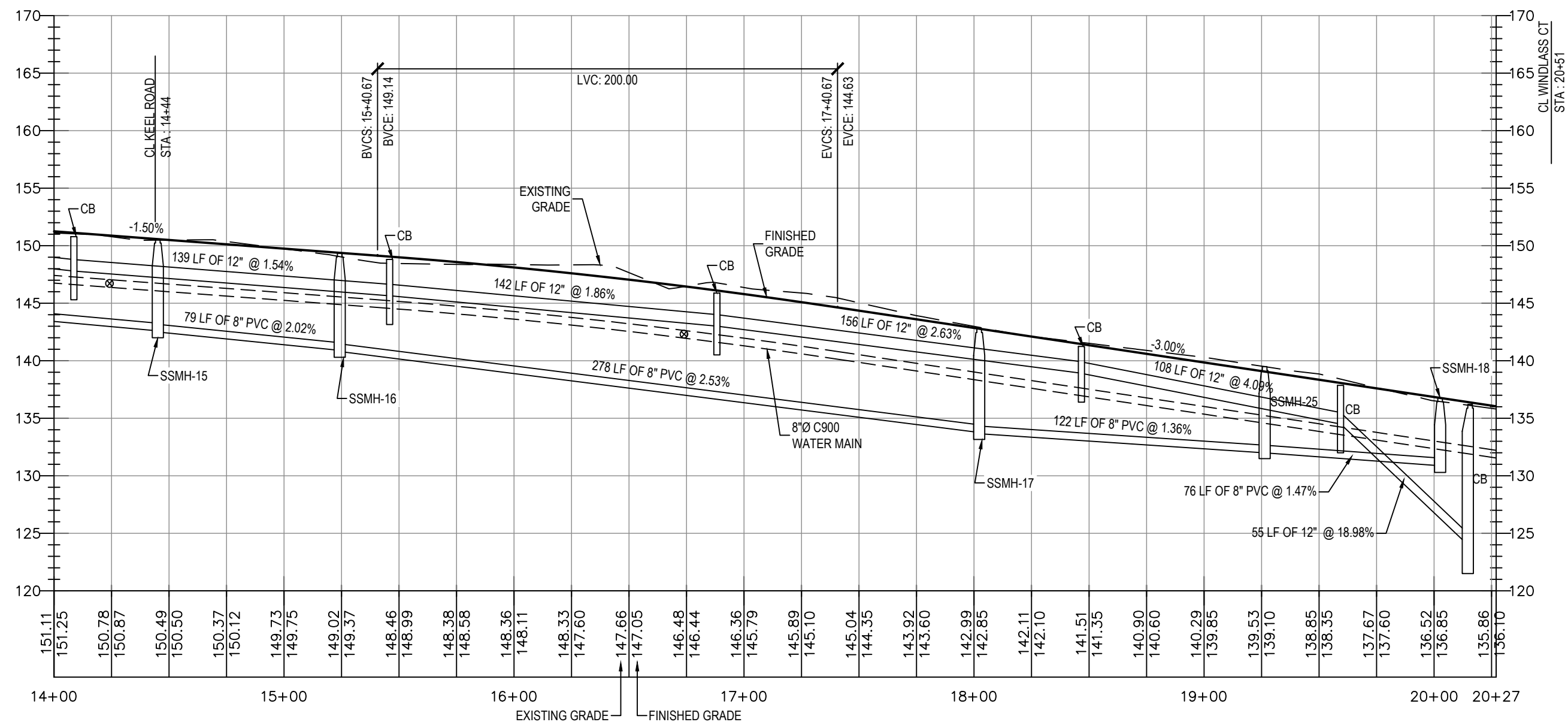
ZENOVIC & ASSOCIATES
INCORPORATED
301 E. 6TH STREET, SUITE 1
PORT ANGELES, WA 98362
PHONE: (360) 417-0501
FAX: (360) 417-0514
EMAIL: ZENOVIC@ZENOVIC.NET



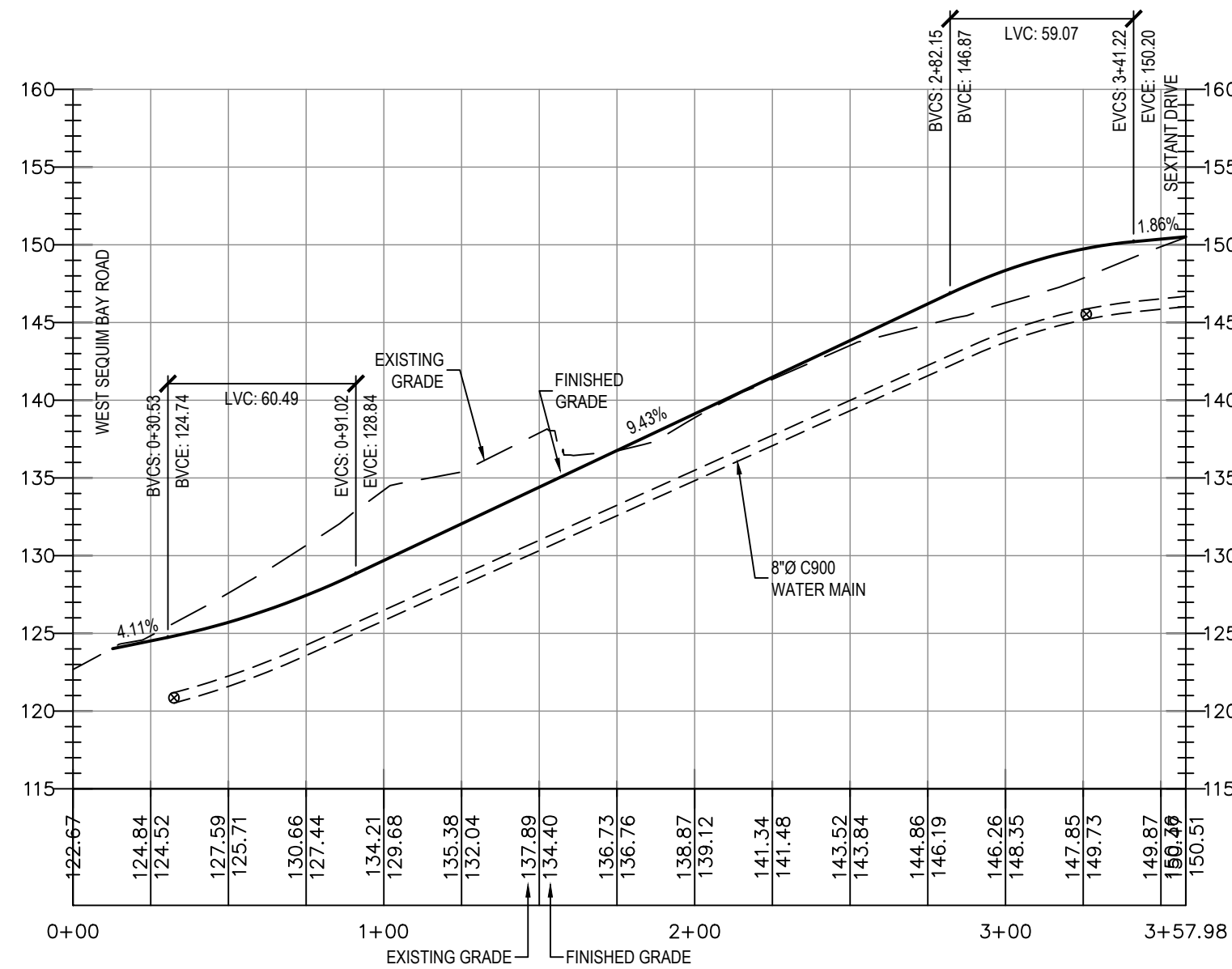
ZENOVIC & ASSOCIATES INCORPORATED 301 E. 8TH STREET, SUITE 1 PO BOX 1554 PHOENIX, AZ 85062 PHONE: (360) 417-0501 FAX: (360) 417-0514 EMAIL: ZENOVIC@ZENOVIC.NET			
REVISIONS:			
DATE	MARK	NOTE	



CUTTER WAY PROFILE
SCALE: 50
VERT. EXAGGERATION: 5.0



CUTTER WAY PROFILE
SCALE: 50
VERT. EXAGGERATION: 5.0



KEEL ROAD (1) PROFILE
SCALE: 50
VERT. EXAGGERATION: 5.0

REVISIONS:

DATE MARK NOTE

PRELIMINARY ROADWAY PROFILES 1 OF 2

TITLE: MARINERS OUTLOOK PHASE III - W. SEQUIM BAY ROAD, SEQUIM, WA

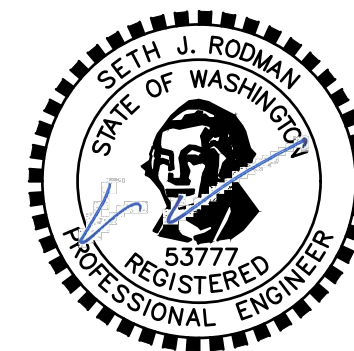
MARINERS INVESTORS, LTD.
6679 GUNPARK DR., STE. D
BOULDER, CO 80501

SCALE: NOTED

FILE: 18164-P9

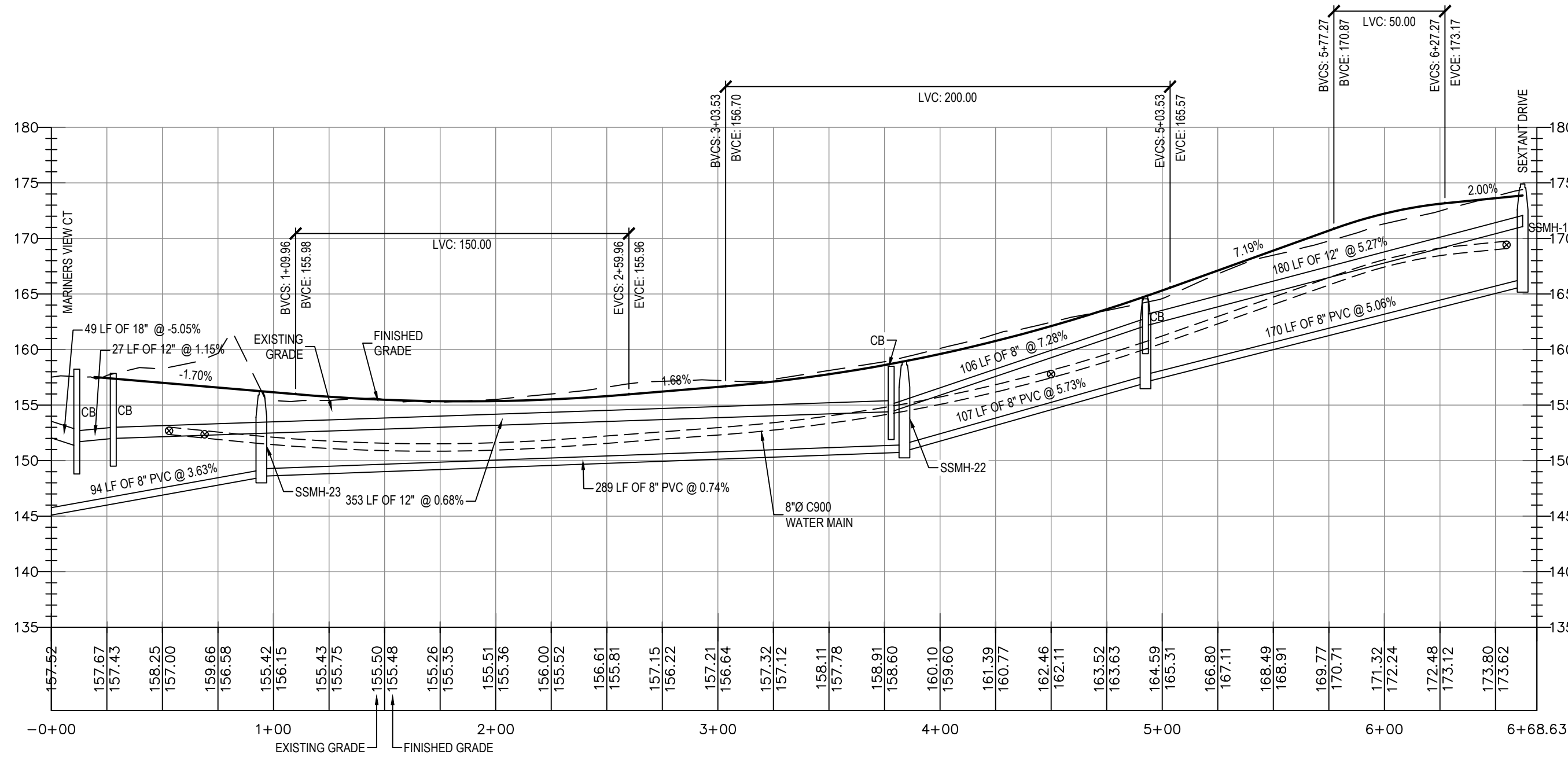
JOB NO: 18164

DATE: August 10, 2021
SET: PRE-PLAT

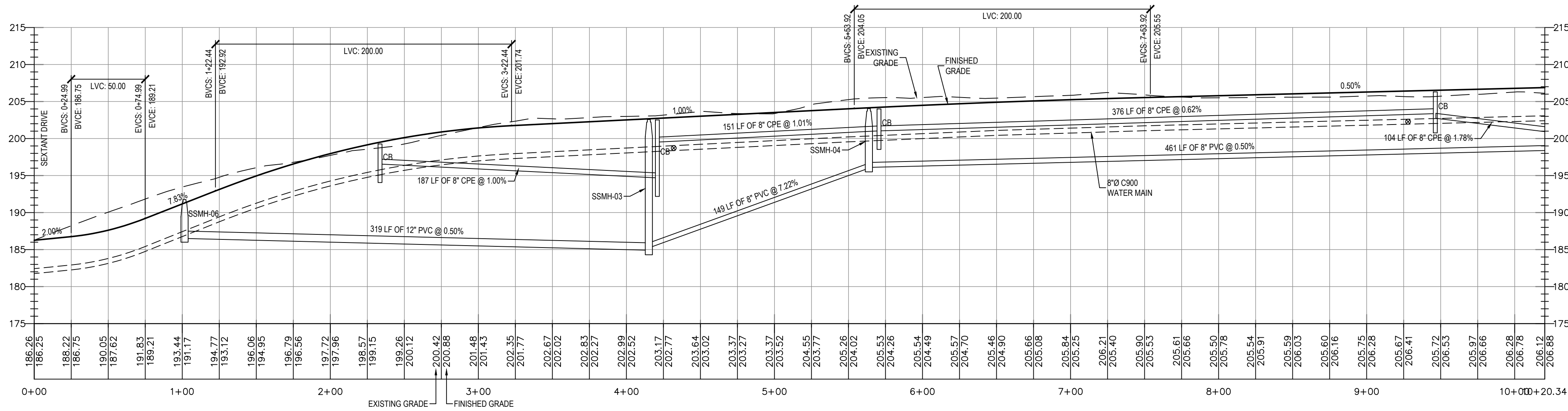


SHEET

C311



MARINER VIEW DRIVE PROFILE
SCALE: 50
VERT. EXAGGERATION: 5.0



ANCHOR LANE PROFILE
SCALE: 50
VERT. EXAGGERATION: 5.0

REVISIONS:			
DATE	MARK	NOTE	

TITLE: MARINERS OUTLOOK PHASE III - W. SEQUIM BAY ROAD, SEQUIM, WA

CLIENT: MARINERS INVESTORS, LTD.
6679 GUNPARK DR., STE. D
BOULDER, CO 80501

PRELIMINARY ROADWAY PROFILES 2 OF 2

SCALE:	NOTED
FILE:	18164-P9
JOB NO:	16462
DATE:	August 10, 2021
SET:	PRE-PLAT

