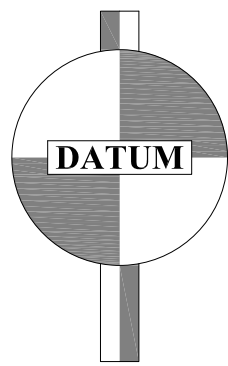


MILLER MEADOW
SITE DATA



NAVD 88

GRAPHIC SCALE

40 0 20 40
(IN FEET)
1 inch = 40 feet

"N SEQUIM AVE" - FRONTAGE IMPROVEMENT NOTES

NOTE: SEQUIM TRANSPORTATION PLAN INDICATES THE SEGMENT OF THIS ROADWAY FRONTING THE SITE IS AT THE EXTREME SOUTHERN END OF THE PROPOSED "COLLECTOR" CLASSIFICATION. THE PLAN INDICATES THE CURRENT AADT IS ~2,000 WITH AN ANTICIPATED FUTURE AADT OF ~4,000.

IMPROVEMENTS ARE SHOWN CONSISTENT WITH THE "COLLECTOR" STANDARD.

ROW WIDTH = 60'
PAVEMENT WIDTH = 38'
POSTED SPEED = 25-35 MPH
LANE WIDTH = 11'
SIDEWALK = 6' BOTH SIDE
PLANTER = 4' BOTH SIDE
PLANTING TYPE = TREES
* STREET TREE SPACING = 40'
STREET LIGHTING TYPE = PEDESTRIAN
* SPACING = 150'
ON-STREET PARKING = 8' ONE SIDE WITH BULB-OUTS.

DENSITY, DIMENSIONS AND DESIGN NOTES (SMC 18.20)

- * MIN DENSITY = 4 DU/AC
- * MAX DENSITY = 8 DU/AC
- * MIN LOT SIZE = 5,400 SF
- * MAX LOT SIZE = 14,500 SF
- * MIN LOT WIDTH = NA
- * MAX LOT WIDTH = NA
- * MAX HEIGHT = 25'
- * MAX IMPERVIOUS SURFACE COVERAGE = NA
- * MAX LOT COVERAGE = 40% LOTS 10,000 SF AND LARGER; INCREASES BY 0.4% FOR EACH 100 SF LOT AREA LESS THAN 10,000 SF

- * FRONT YARD SETBACK = 15'
- * SIDE YARD SETBACK = 6'
- * REAR YARD SETBACK = 15'

MAJOR SUBDIVISION (SMC 17.70)

- * APPLIES TO SUBDIVISIONS OF 10 LOTS OR MORE.
- * PROCESSED AS A "TYPE B" APPLICATION, AS ESTABLISHED IN SMC 20.01.
- * HEARING PROCESS WITH AN EXAMINER, WHO WILL ISSUE FINDINGS OF FACT, CONCLUSIONS, CONDITIONS OF APPROVAL.
- * TRACTS ARE ACCEPTABLE, IF ACCOMPANIED BY CC&R AND A STATEMENT OF FACT ON THE FACE OF THE FINAL PLAT.
- * STREET IMPROVEMENTS MUST BE CONSISTENT WITH SMC 17.20.030
- * 2 PARKING SPACES PER RESIDENCE.

§ 17.70.060 APPROVAL CRITERIA.

A PRELIMINARY MAJOR SUBDIVISION MAY BE APPROVED ONLY IF THE FOLLOWING FINDINGS ARE MADE BY THE REVIEW AUTHORITY:

1. THE MAJOR SUBDIVISION MUST:
 1. CONFORM WITH ZONING AND DEVELOPMENT REGULATIONS IN PLACE AT THE TIME OF A FULLY COMPLETE APPLICATION;
 2. MAKE ADEQUATE PROVISION FOR ACCESS THROUGH STREETS, ROADS, ALLEYS, OTHER PUBLIC OR PRIVATE WAYS, AND TRANSIT STOPS AS REQUIRED; AND THE PROPOSED STREET SYSTEM PROVIDES FOR THE SAFE, ORDERLY, AND EFFICIENT CIRCULATION OF TRAFFIC;
 3. BE ADEQUATELY SERVED WITH WATER, SEWER, STORM DRAINAGE, AND OTHER UTILITIES APPROPRIATE TO THE NATURE OF THE MAJOR SUBDIVISION;
 4. MAKE ADEQUATE PROVISIONS FOR SIDEWALKS, STREET LIGHTING AND OTHER PLANNING FEATURES THAT PROVIDE SAFE WALKING CONDITIONS FOR STUDENTS WHO WALK TO AND FROM SCHOOL;
 5. MAKE ADEQUATE PROVISIONS FOR CRITICAL AREA PROTECTION PURSUANT TO SMC CHAPTERS 8.36 AND 18.80 AND AS AMENDED;
 6. MAKE ADEQUATE PROVISIONS FOR FIRE AND EMERGENCY ACCESS AND PROTECTION; AND
 7. SERVE THE PUBLIC INTEREST AND MAKE APPROPRIATE PROVISIONS FOR PUBLIC HEALTH, SAFETY, AND WELFARE.
8. IF THE FINDINGS IN SUBSECTION A OF THIS SECTION HAVE NOT BEEN MET, THE REVIEW AUTHORITY MUST DENY THE PROPOSED MAJOR SUBDIVISION, UNLESS SPECIFIED CONDITIONS HAVE BEEN ISSUED IN WRITING TO FULLY SATISFY THE CRITERIA. (ORD. 2026-002, 3/23/2026)

"MILLER ROAD" - FRONTAGE IMPROVEMENT NOTES

NOTE: SEQUIM TRANSPORTATION PLAN INDICATES THE SEGMENT OF THIS ROADWAY FRONTING THE SITE IS CLASSIFIED AS A "LOCAL" ACCESS ROAD FOR BOTH PRESENT AND FUTURE CONDITIONS. THE CURRENT TRANSPORTATION PLAN IS DATED 2013 AND IS CURRENTLY BEING UPDATED. IT IS POSSIBLE THAT THE ROAD CLASSIFICATION WILL CHANGE TO "COLLECTOR", AS IS MENTIONED IN OTHER LOCAL PROJECT STAFF REPORTING.

IMPROVEMENTS ARE SHOWN CONSISTENT WITH THE "COLLECTOR" STANDARD.

ROW WIDTH = 60'
PAVEMENT WIDTH = 38'
POSTED SPEED = 25-35 MPH
LANE WIDTH = 11'
SIDEWALK = 6' BOTH SIDE
PLANTER = 4' BOTH SIDE
PLANTING TYPE = TREES
* STREET TREE SPACING = 40'
STREET LIGHTING TYPE = PEDESTRIAN
* SPACING = 150'
ON-STREET PARKING = 8' ONE SIDE WITH BULB-OUTS.

"HALF-WIDTH" - FRONTAGE IMPROVEMENT NOTES

"HALF-WIDTH" STANDARD APPLIES TO "LOCAL ACCESS", "MINOR" & "MAJOR COLLECTORS" THAT HAVE <1,200 AADT.

ROW WIDTH = 30'
PAVEMENT WIDTH = 20'
POSTED SPEED = 25 MPH
LANE WIDTH = 10'
SIDEWALK = 6' ONE SIDE
PLANTER = 4' ONE SIDE
PLANTING TYPE = TREES
STREET TREE SPACING = BASED ON STREET BUILDOUT FUNCTIONAL CLASSIFICATION:
* LOCAL ROAD = 200'
* COLLECTOR = 150'
ON-STREET PARKING = NONE.

VICINITY MAP

A PORTION OF SW 1/4, NW 1/4, NW 1/4, SEC 29, TWN 30N, R 3W, W.M.
CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON
NTS

SITE DATA

LOCATION: XXX S. SEQUIM AVE (NOT ASSIGNED YET)
SEQUIM, WA 98382
TAX PARCEL NO.: 033029220080 (4.49-AC)
CURRENT ZONE: R4-B
INTENDED USE: RESIDENTIAL (~18-36 UNITS)
OWNER OF RECORD: GREAT CATCH PROPERTIES, LLC
(c/o LOGAN HAMMON)
31483 COMMERCIAL AVE NE
KINGSTON, WA 98346
LEGAL DESCRIPTION: S2SWNW EXC W30 AND EXC S15 SUR V51 P85

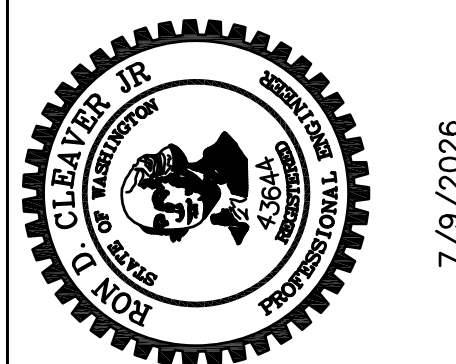
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET AND THE SOUTH 15 FEET THEREOF;

ALSO EXCEPT THAT PORTION LYING WITHIN THE PLAT OF ALPINE MEADOW, AS RECORDED IN VOLUME 14 OF PLATS, PAGE 22, RECORDS OF CLALLAM COUNTY, WASHINGTON.
SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

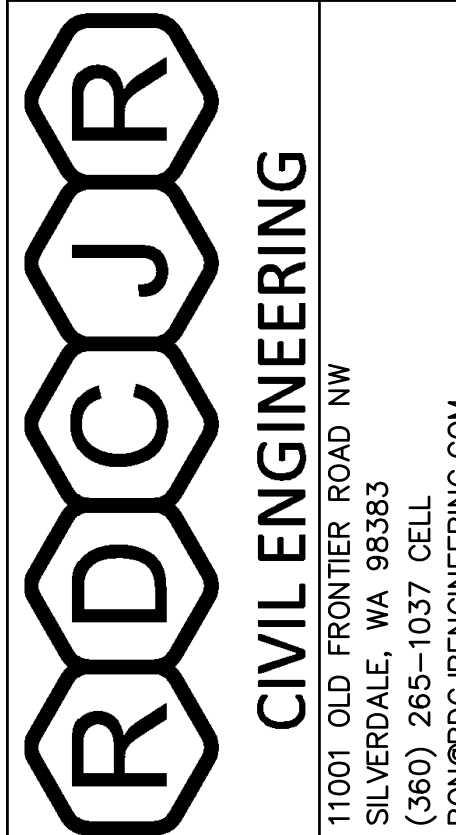
DESIGN	RDC
DRAWN	RDC
CHECKED	RDC
MANAGER	RDC
DATE	6/24/2025
SCALE	AS NOTED

REVISION BLOCK:	BY:	DATE:
#	DESCRIPTION:	
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



7/9/2026

PROJECT:	MILLER MEADOW SITE DATA
CLIENT:	GREAT CATCH PROPERTIES, LLC C/O LOGAN HAMMON 31483 COMMERCIAL AVE NE KINGSTON, WA 98346 (360) 271-3052 LOGAN@LOGANDEVELOPMENTINC.COM



SHEET 1 OF 3
JOB # 107



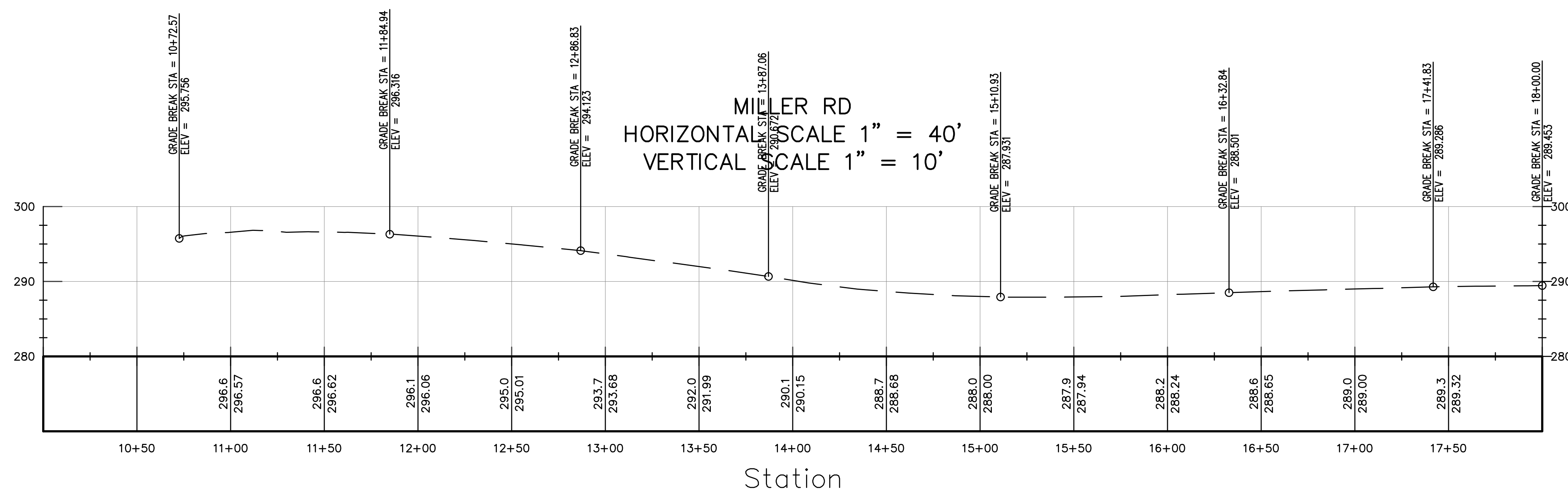
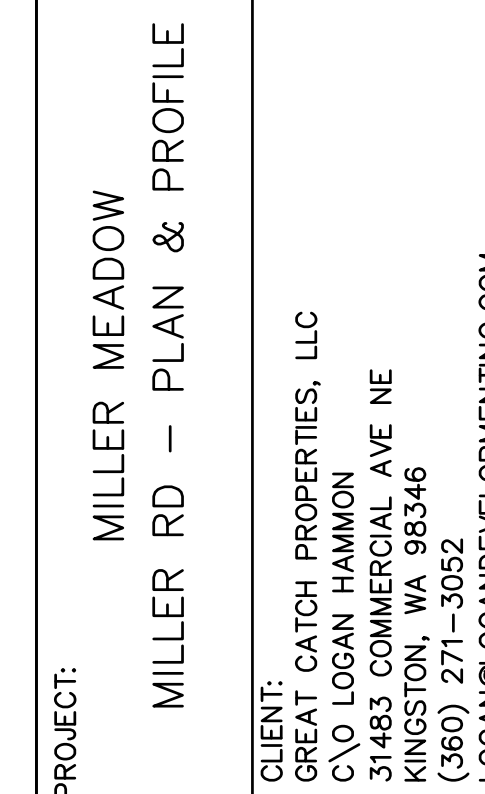
CALL TWO WORKING DAYS
BEFORE YOU DIG
811
UTILITIES UNDERGROUND LOCATION CENTER

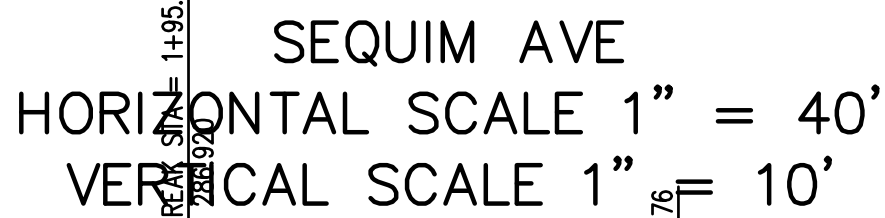
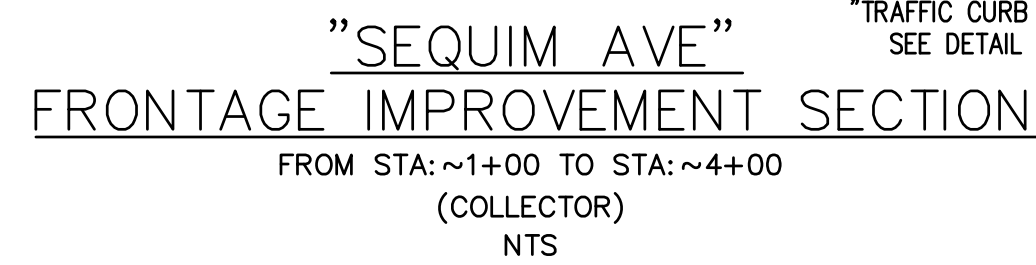
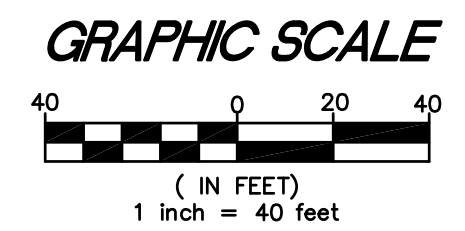
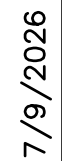


GRAPHIC SCALE
 40 0 20 40
 (IN FEET)
 1 inch = 40 feet

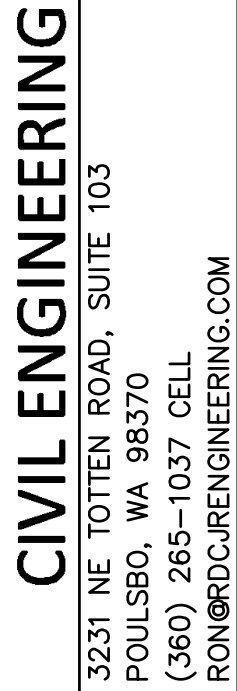
Sanitary Sewer Layout Plan Details:

- Miller Rd. Sanitary Sewer Main:**
 - Station 11+00: 8" PVC(N)=285.56, 8" PVC(E)=285.80, 8" PVC(S)=285.76, 8" PVC(W)=285.87
 - Station 12+00: 8" PVC(N)=285.56, 8" PVC(E)=285.80, 8" PVC(S)=285.76, 8" PVC(W)=285.87
 - Station 13+00: 8" PVC(N)=285.56, 8" PVC(E)=285.80, 8" PVC(S)=285.76, 8" PVC(W)=285.87
 - Station 14+00: 8" PVC(N)=285.56, 8" PVC(E)=285.80, 8" PVC(S)=285.76, 8" PVC(W)=285.87
 - Station 15+00: 8" PVC(N)=285.56, 8" PVC(E)=285.80, 8" PVC(S)=285.76, 8" PVC(W)=285.87
 - Station 16+00: 8" PVC(N)=285.56, 8" PVC(E)=285.80, 8" PVC(S)=285.76, 8" PVC(W)=285.87
 - Station 17+00: 8" PVC(N)=285.56, 8" PVC(E)=285.80, 8" PVC(S)=285.76, 8" PVC(W)=285.87
 - Station 18+00: 8" PVC(N)=285.56, 8" PVC(E)=285.80, 8" PVC(S)=285.76, 8" PVC(W)=285.87
- Storm Drain Layout:**
 - Station 11+00: 18" PVC(E)=263.64, 14" PVC(W)=263.56, 12" PVC(S)=264.22
 - Station 12+00: 18" PVC(E)=263.64, 14" PVC(W)=263.56, 12" PVC(S)=264.22
 - Station 13+00: 18" PVC(E)=263.64, 14" PVC(W)=263.56, 12" PVC(S)=264.22
 - Station 14+00: 18" PVC(E)=263.64, 14" PVC(W)=263.56, 12" PVC(S)=264.22
 - Station 15+00: 18" PVC(E)=263.64, 14" PVC(W)=263.56, 12" PVC(S)=264.22
 - Station 16+00: 18" PVC(E)=263.64, 14" PVC(W)=263.56, 12" PVC(S)=264.22
 - Station 17+00: 18" PVC(E)=263.64, 14" PVC(W)=263.56, 12" PVC(S)=264.22
 - Station 18+00: 18" PVC(E)=263.64, 14" PVC(W)=263.56, 12" PVC(S)=264.22
- Other Features:**
 - Catch Basin:** RIM EL.=287.55, 10" PVC(E)=281.48, 12" CONC(S)=281.48
 - Sanitary Sewer Manhole:** RIM EL.=292.21, 8" PVC(N)=285.56, 8" PVC(E)=285.80, 8" PVC(S)=285.76, 8" PVC(W)=285.87
 - Storm Drain Manhole:** RIM EL.=273.33, 14" PVC(S)=267.71, 14" PVC(W)=267.60
 - Storm Drain Manhole:** RIM EL.=288.15, 14" PVC(N)=276.21, 18" PVC(SE)=276.40
 - Storm Drain Manhole:** RIM EL.=287.43, 12" PVC(N)=276.89, 10" PVC(W)=276.96, 8" PVC(S)/ OIL SEPARATOR=277.39

[illegible]

[illegible]

CLIENT:
GREAT CATCH PROPERTIES, LLC
C/O LOGAN HAMMON
31483 COMMERCIAL AVE NE
KINGSTON, WA 98346
(360) 271-3052
LOGAN@LOGANDEVELOPMENTINC.COM



SHEET 3 OF 3
JOB # 107