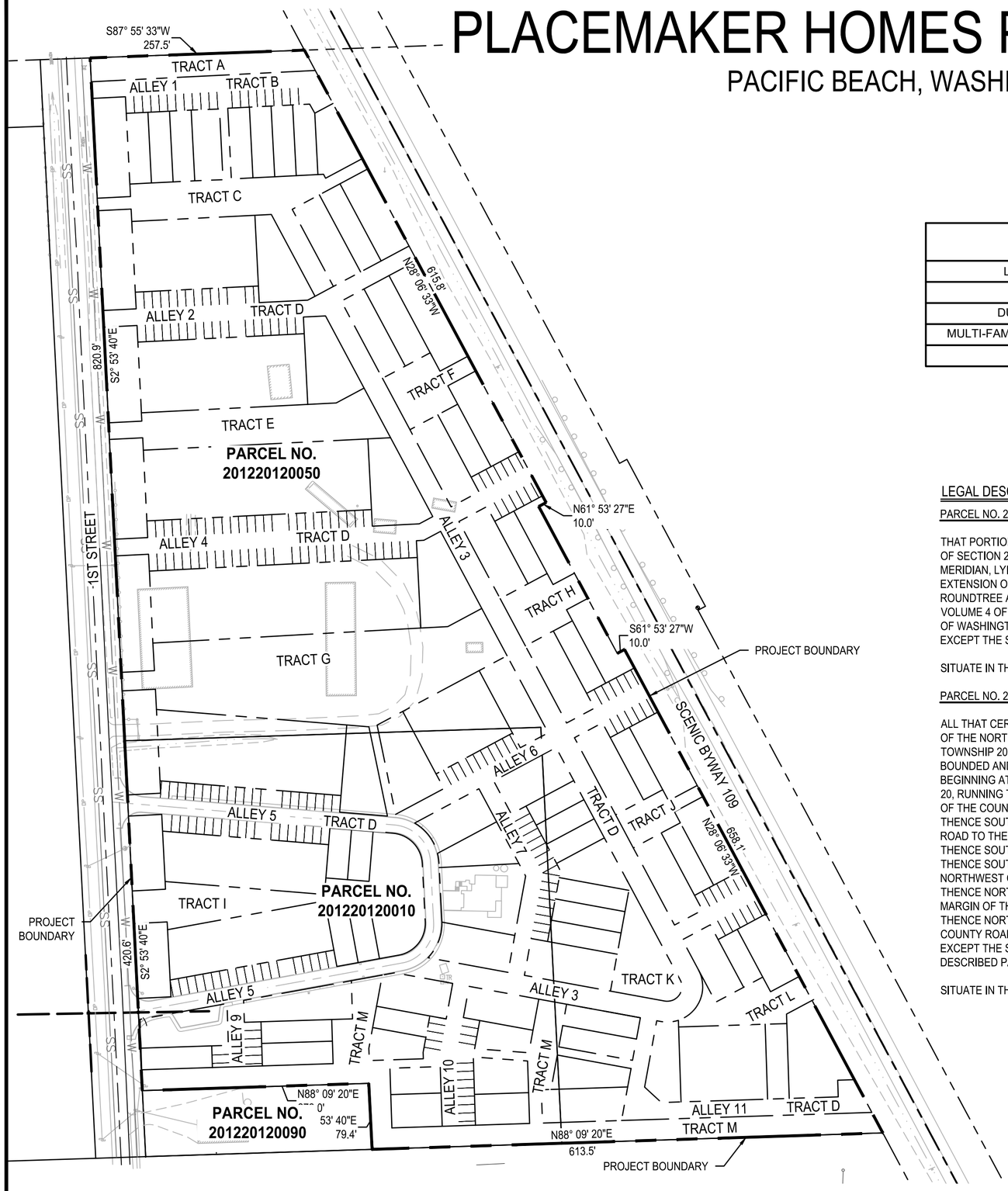
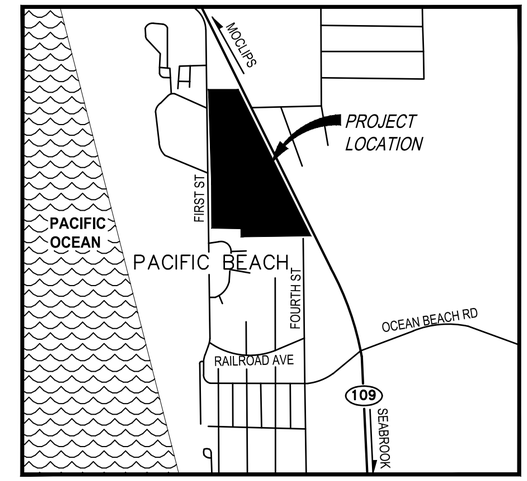
PLACEMAKER HOMES PACIFIC BEACH

PACIFIC BEACH, WASHINGTON



DENSITY	
LOT USE	NUMBER OF LOTS
SFR	**82**
DUPLEXES	**4**
MULTI-FAMILY/COMMERCIAL	**9**
TOTAL	95



VICINITY MAP

N.T.S

LEGAL DESCRIPTION

PARCEL NO. 201220120050

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, LYING WEST OF HIGHWAY 109 AND EAST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF FIRST STREET AS SHOWN ON THE PLAT OF ROUNDTREE ADDITION TO PACIFIC BEACH, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF GRAYS HARBOR COUNTY, STATE OF WASHINGTON;
EXCEPT THE SOUTH 500 FEET OF THE WEST 500 FEET THEREOF;

SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.

PARCEL NO. 201220120010

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, BOUNDED AND PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF THE ABOVE SAID SECTION 20, RUNNING THENCE SOUTH 89° 05' 27" EAST 365 FEET TO THE EAST MARGIN OF THE COUNTY ROAD;
THENCE SOUTH 0° 02' WEST 822.97 FEET ALONG SAID MARGIN OF THE COUNTY ROAD TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88° 55' EAST 500 FEET;
THENCE SOUTH 0° 02' WEST 500 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20;
THENCE NORTH 88° 55' WEST 500 FEET ALONG SAID SOUTH LINE TO THE EAST MARGIN OF THE COUNTY ROAD;
THENCE NORTH 0° 02' EAST 500 FEET ALONG THE SAID MARGIN OF THE COUNTY ROAD TO THE TRUE POINT OF BEGINNING;
EXCEPT THE SOUTH 80 FEET OF THE WEST 272 FEET OF THE ABOVE DESCRIBED PARCEL;

SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.

CONTROL INFORMATION

BASIS OF BEARING — THE CENTERLINE OF NORTH FIRST STREET. (N 02°53'40"W)

SITE INFORMATION

PROPERTY OWNER	PLACEMAKER HOMES, LLC 4275 SR109 PACIFIC BEACH, WA 39571
APPLICANT	SAM NIELSON, PE PLACEMAKER HOMES, LLC 4275 SR109 PACIFIC BEACH, WA 39571
PROJECT REPRESENTATIVE	PARAMETRIX - PUYALLUP OFFICE 1019 39TH AVE, SE SUITE 100 PUYALLUP, WA 98374 CONTACT: MATT CRAIG, PE
TAX PARCEL NUMBER(S)	201220120050 & 201220120010
ZONING	RESORT RESIDENTIAL (R-3)

NUMBER OF LOTS	95	
PRIVATE ROADWAY	PACIFIC BEACH - TRACT B	0.24 ACRES
	PACIFIC BEACH - TRACT D	3.29 ACRES
	TOTAL PRIVATE ROADWAY	3.53 ACRES
OPEN SPACE	PACIFIC BEACH - TRACT A	0.16 ACRES
	PACIFIC BEACH - TRACT C	0.36 ACRES
	PACIFIC BEACH - TRACT E	0.36 ACRES
	PACIFIC BEACH - TRACT F	0.12 ACRES
	PACIFIC BEACH - TRACT G	0.97 ACRES
	PACIFIC BEACH - TRACT H	0.12 ACRES
	PACIFIC BEACH - TRACT I	0.45 ACRES
	PACIFIC BEACH - TRACT J	0.08 ACRES
	PACIFIC BEACH - TRACT K	0.14 ACRES
	PACIFIC BEACH - TRACT L	0.13 ACRES
	PACIFIC BEACH - TRACT M	0.78 ACRES
	TOTAL OPEN SPACES	3.68 ACRES
LOTS		9.58 ACRES
TOTAL PROJECT AREA		16.80 ACRES

SCALE IN FEET
0' 80' 160'

NOT FOR CONSTRUCTION

DESIGNED	SKN
DRAWN	PSE
CHECKED	
APPROVED	

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

FILE NAME xPS05279021–PB–PP
JOB No. 277–5279–021
DATE APRIL 2023

S. MATTHEW CRAIG — STATE OF WASHINGTON — 40273 — REGISTERED PROFESSIONAL ENGINEER
4-26-2023

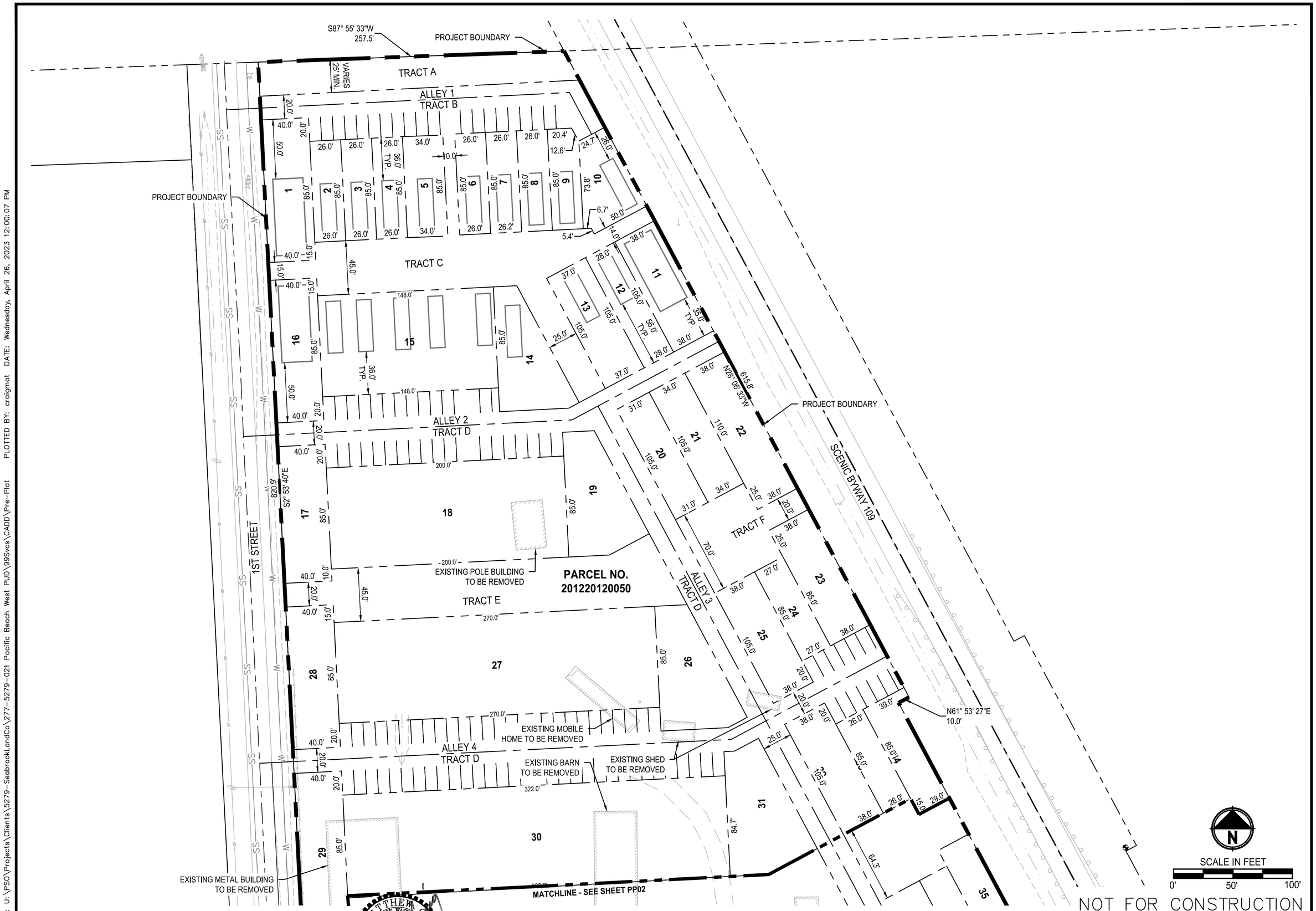
Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT NAME
PLACEMAKER HOMES
PACIFIC BEACH
PLACEMAKER HOMES, LLC
PACIFIC BEACH, WASHINGTON

PRELIMINARY
PLAT COVER
SHEET

DRAWING NO.
1 OF 12
CV01

LAYOUT: CV01 PATH: U:\PSO\Projects\Clients\5279–SeabrookLandCo\277–5279–021 Pacific Beach West PUD\99Svcs\CADD\Pre–Plat PLOTTED BY: craigmat DATE: Wednesday, April 26, 2023 12:00:04 PM



NOT FOR CONSTRUCTION

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LAYOUT: PP01

DESIGNED	SKN
DRAWN	PSE
CHECKED	
APPROVED	

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

FILE NAME xPSO5279021-PB-PP
JOB No. 277-5279-021
DATE APRIL 2023

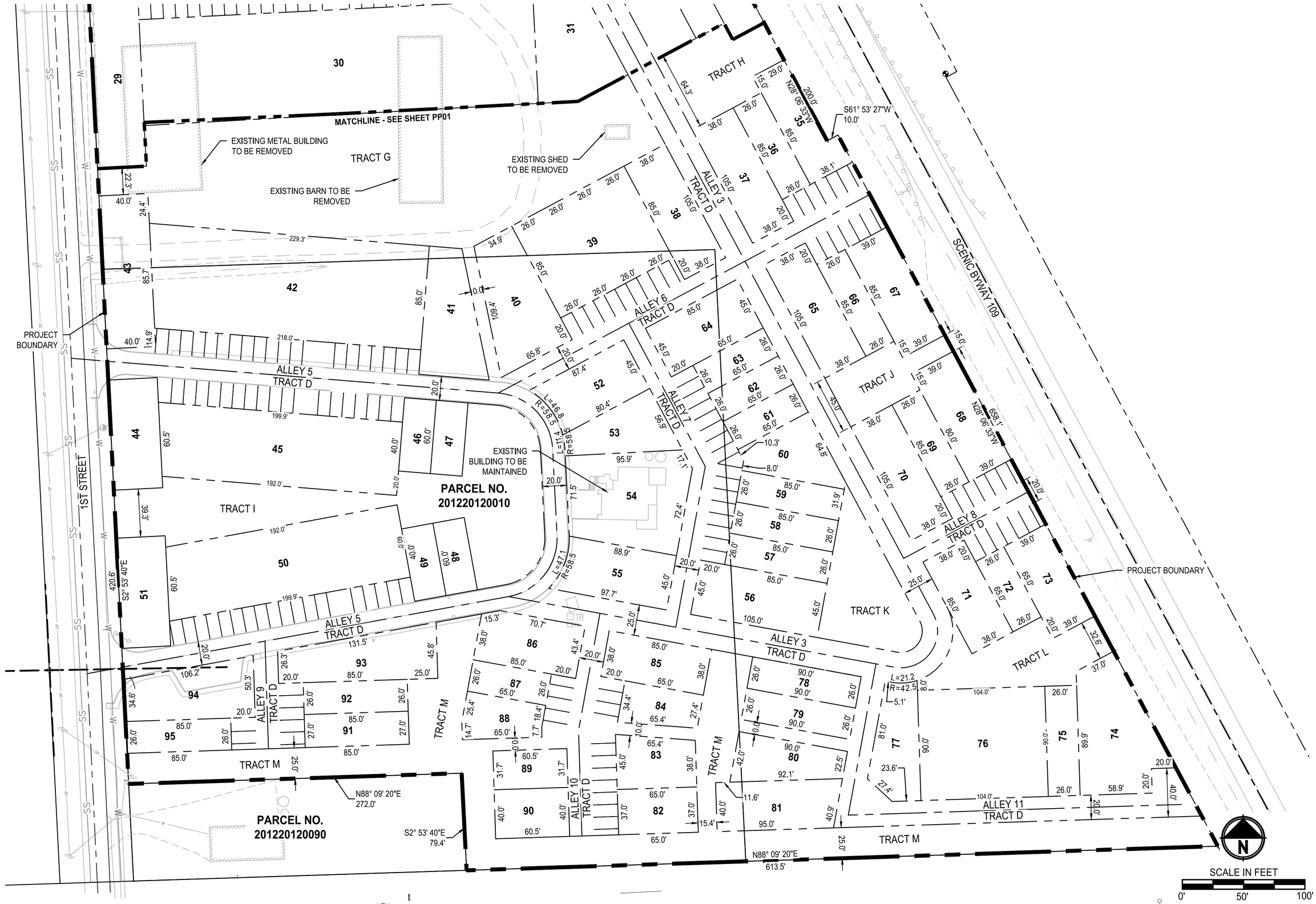
MATTHEW S. CRAIG
STATE OF WASHINGTON
22273
REGISTERED PROFESSIONAL ENGINEER
4-26-2023

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT NAME
PLACEMAKER HOMES PACIFIC BEACH
PLACEMAKER HOMES, LLC
PACIFIC BEACH, WASHINGTON

PRELIMINARY PLAT

DRAWING NO.
2 OF 12
PP01



NOT FOR CONSTRUCTION

DESIGNED	SKN
DRAWN	PSE
CHECKED	
APPROVED	

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

FILE NAME xPSO5279021-PB-PP
JOB No. 277-5279-021
DATE APRIL 2023

MATTHEW S. GRAIG — STATE OF WASHINGTON — 22273 — REGISTERED PROFESSIONAL ENGINEER
4-26-2023

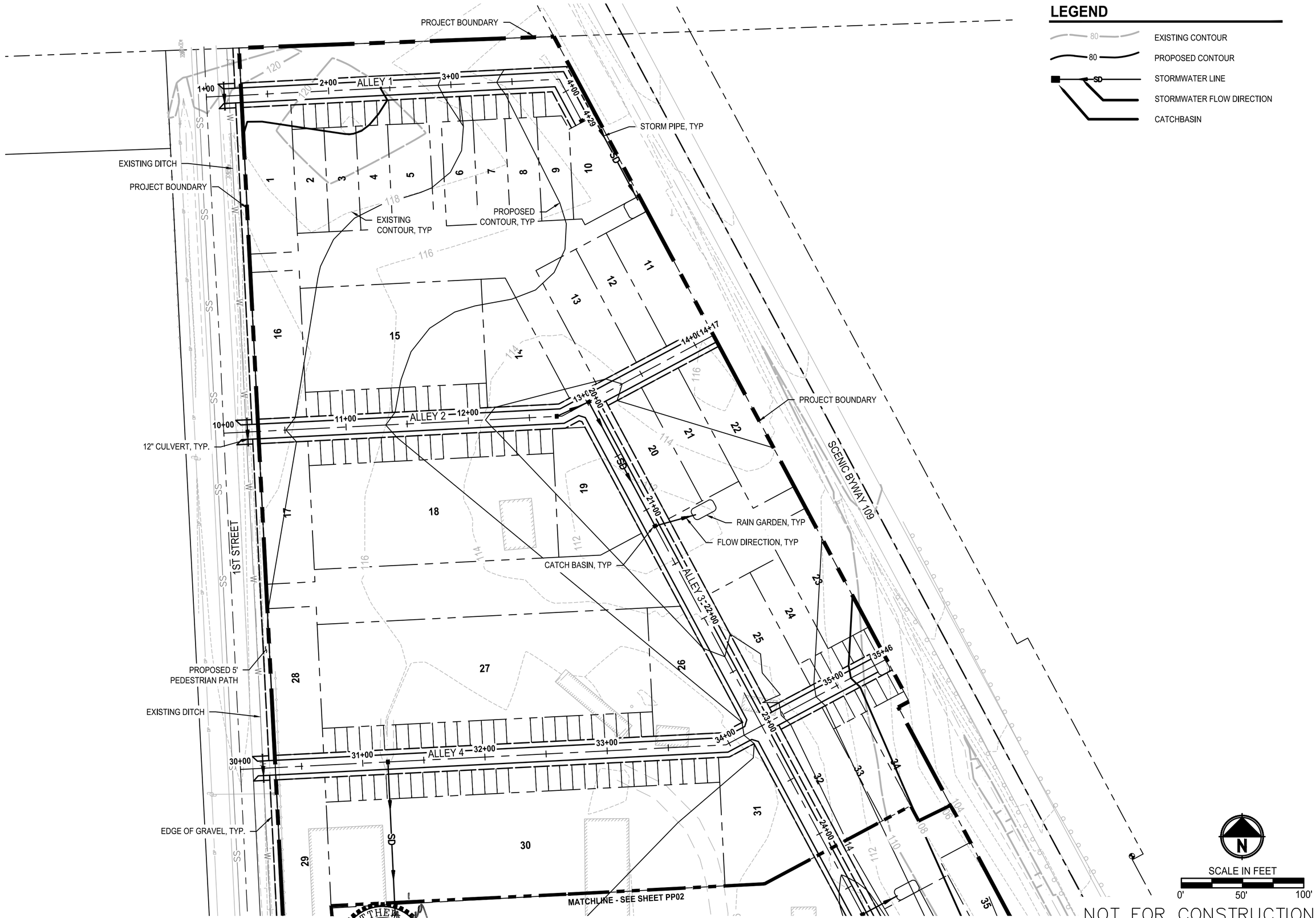
Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT NAME
PLACEMAKER HOMES PACIFIC BEACH
PLACEMAKER HOMES, LLC
PACIFIC BEACH, WASHINGTON

PRELIMINARY PLAT

DRAWING NO. 3 OF 12
PP02

LAYOUT: PP02 PATH: U:\PSO\Projects\Clients\5279-SeabrookLandCo\277-5279-021 Pacific Beach West PUD\99Svcs\CADD\Pre-Plat PLOTTED BY: craigmat DATE: Wednesday, April 26, 2023 12:00:09 PM



DESIGNED	SKN
DRAWN	PSE
CHECKED	
APPROVED	

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

FILE NAME xPSO5279021-PB-GR

JOB No. 277-5279-021

DATE APRIL 2023

MATTHEW S. GRAIG — STATE OF WASHINGTON — 22273 — REGISTERED PROFESSIONAL ENGINEER

4-26-2023

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

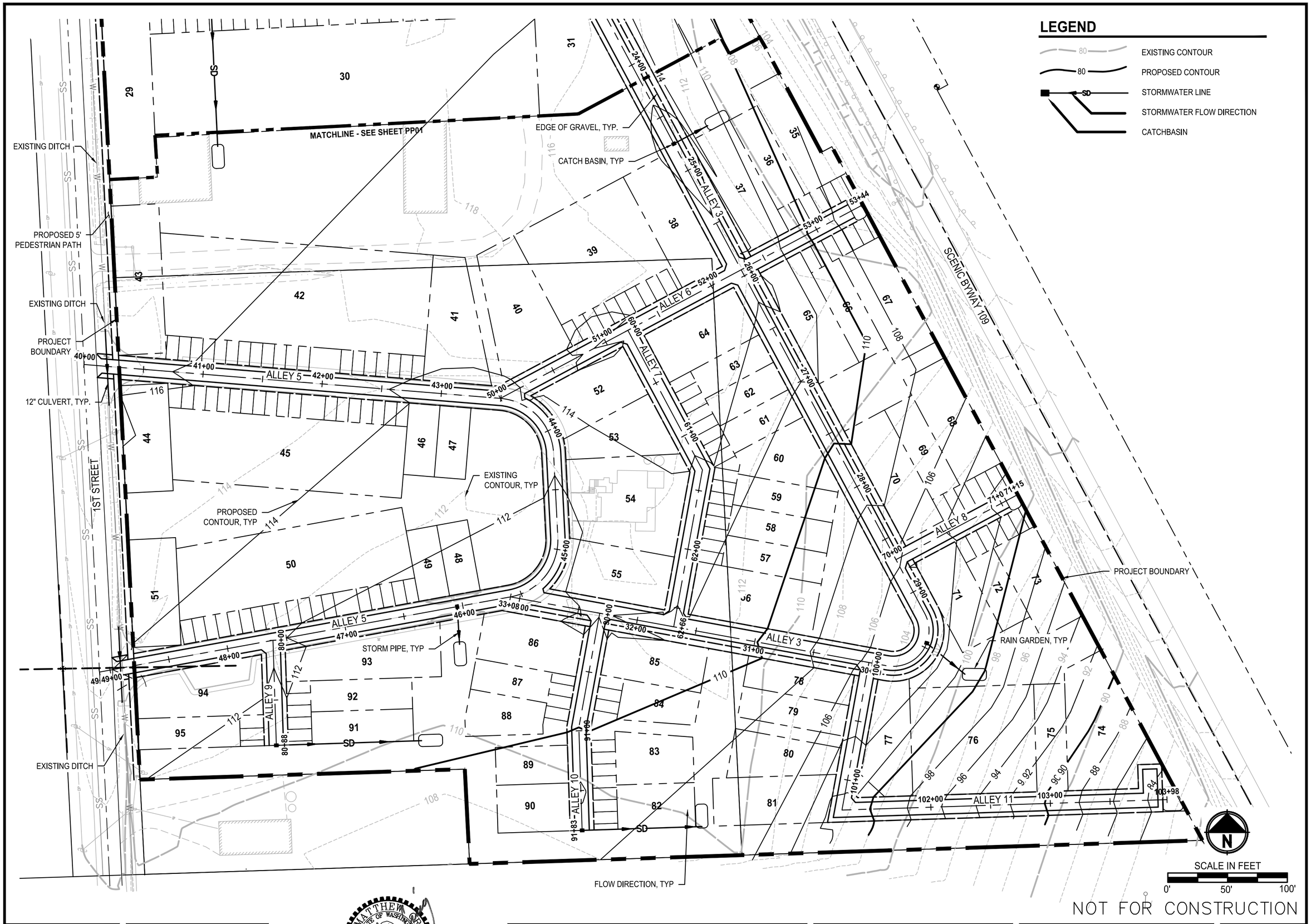
PROJECT NAME
PLACEMAKER HOMES PACIFIC BEACH
PLACEMAKER HOMES, LLC
PACIFIC BEACH, WASHINGTON

PRELIMINARY STORM DRAINAGE & GRADING PLAN

DRAWING NO. 4 OF 12

GR01

LAYOUT: GR01 PATH: U:\PSO\Projects\Clients\5279-SeabrookLandCo\277-5279-021 Pacific Beach West PUD\99Svcs\CADD\Pre-Plat PLOTTED BY: craigmat DATE: Wednesday, April 26, 2023 12:00:11 PM



NOT FOR CONSTRUCTION

DESIGNED	SKN
DRAWN	PSE
CHECKED	
APPROVED	

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

FILE NAME xPS05279021-PB-GR
JOB No. 277-5279-021
DATE APRIL 2023

MATTHEW S. GRAIG — STATE OF WASHINGTON — 22273 — REGISTERED PROFESSIONAL ENGINEER
4-26-2023

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT NAME
PLACEMAKER HOMES
PACIFIC BEACH

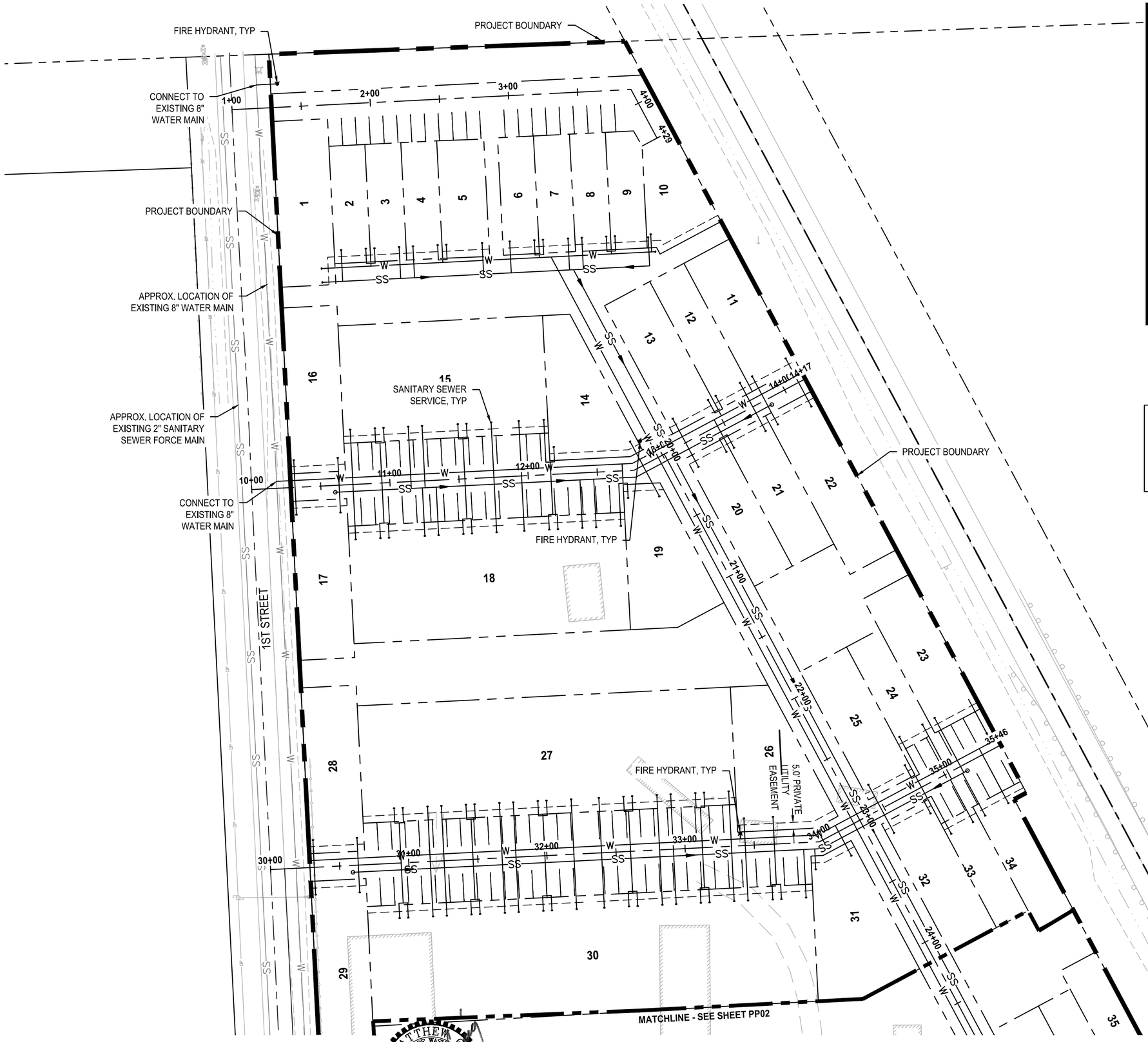
PLACEMAKER HOMES, LLC
PACIFIC BEACH, WASHINGTON

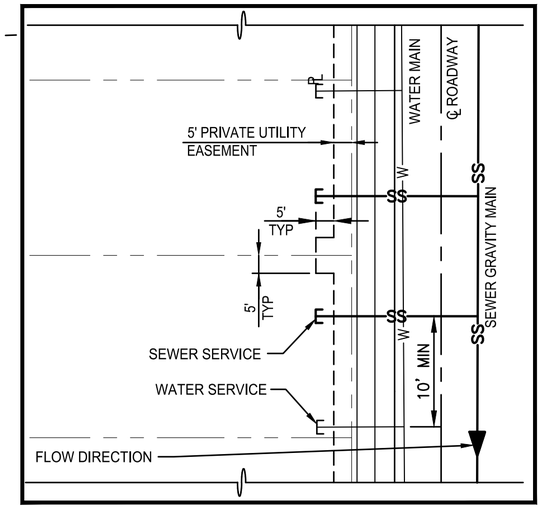
PRELIMINARY STORM DRAINAGE & GRADING PLAN

DRAWING NO.
5 OF 12

GR02

LAYOUT: GR02 PATH: U:\PSO\Projects\Clients\5279-SeabrookLandCo\277-5279-021 Pacific Beach West PUD\99Svcs\CADD\Pre-Plat PLOTTED BY: craigmat DATE: Wednesday, April 26, 2023 12:00:14 PM





TYPICAL LOT SERVICES

DETAIL 1

1"=30'

UTILITY NOTES:

-GRAVITY SEWER SYSTEM TO COLLECT LOT SEWERS AND FLOW TO EXISTING GRAVITY SEWER SYSTEM ON 4TH STREET.

-FIRE HYDRANTS TO BE LOCATED TO ENSURE ALL HOMES ARE WITHIN 300' HOSE LENGTH OF A HYDRANT.

N

SCALE IN FEET

0' 50' 100'

NOT FOR CONSTRUCTION

PATH: U:\PSO\Projects\Clients\5279-SeabrookLandCo\277-5279-021 Pacific Beach West PUD\99Svcs\CADD\Pre-Plat PLOTTED BY: craigmat DATE: Wednesday, April 26, 2023 12:00:17 PM

LAYOUT: UT01

DESIGNED	SKN
DRAWN	PSE
CHECKED	
APPROVED	

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

FILE NAME xPSO5279021-PB-UT

JOB No. 277-5279-021

DATE APRIL 2023

MATTHEW S. CRAIG — STATE OF WASHINGTON — 42273 — REGISTERED PROFESSIONAL ENGINEER

4-26-2023

Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT NAME

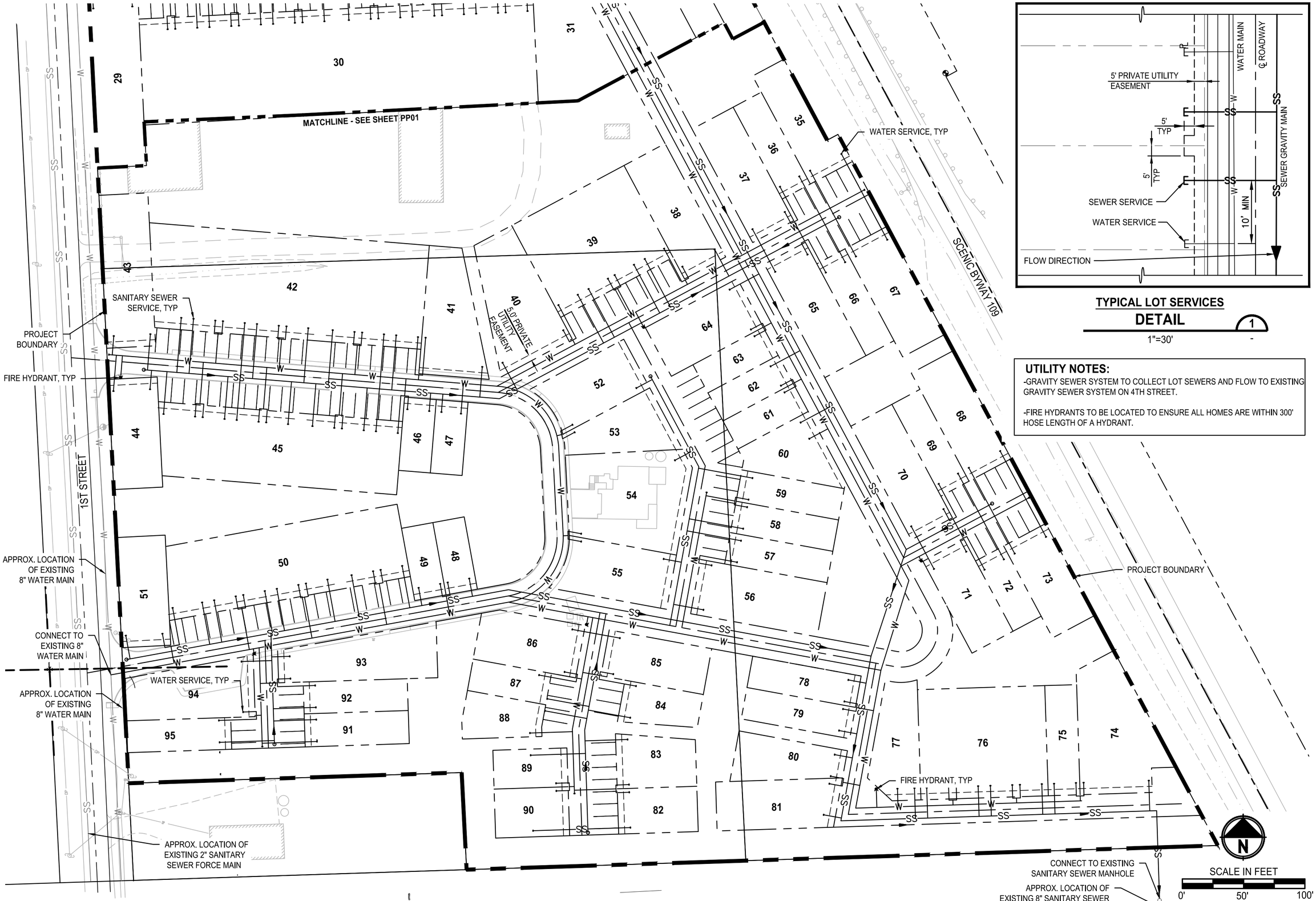
PLACEMAKER HOMES PACIFIC BEACH

PLACEMAKER HOMES, LLC
PACIFIC BEACH, WASHINGTON

PRELIMINARY UTILITIES

DRAWING NO.
---- OF 12

UT01



TYPICAL LOT SERVICES
DETAIL 1
1"=30'

UTILITY NOTES:

-GRAVITY SEWER SYSTEM TO COLLECT LOT SEWERS AND FLOW TO EXISTING GRAVITY SEWER SYSTEM ON 4TH STREET.

-FIRE HYDRANTS TO BE LOCATED TO ENSURE ALL HOMES ARE WITHIN 300' HOSE LENGTH OF A HYDRANT.

NOT FOR CONSTRUCTION

DESIGNED	SKN
DRAWN	PSE
CHECKED	
APPROVED	

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

FILE NAME xPS05279021-PB-UT
JOB No. 277-5279-021
DATE APRIL 2023

MATTHEW S. CRAIG — STATE OF WASHINGTON — 22273 — REGISTERED PROFESSIONAL ENGINEER
4-26-2023

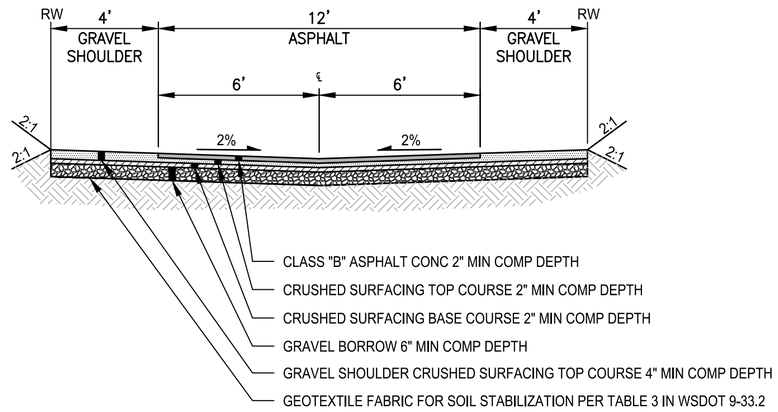
Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT NAME
PLACEMAKER HOMES PACIFIC BEACH
PLACEMAKER HOMES, LLC
PACIFIC BEACH, WASHINGTON

PRELIMINARY UTILITIES

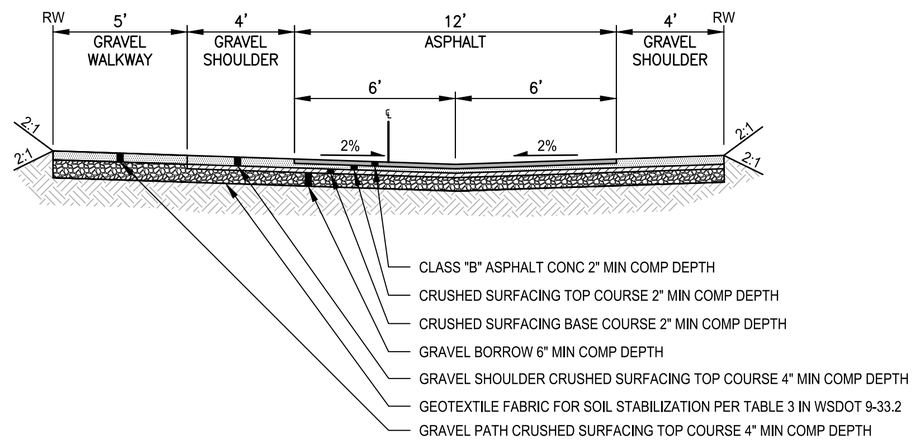
DRAWING NO.
---- OF 12
UT02

LAYOUT: UT02 PATH: U:\PSO\Projects\Clients\5279-SeabrookLandCo\277-5279-021 Pacific Beach West PUD\99Svcs\CADD\Pre-Plat PLOTTED BY: craigmat DATE: Wednesday, April 26, 2023 12:00:19 PM



ALLEY 1, 2, 4, 5, 6, 7, 8, 9, 10, 11
TYPICAL 20' PAVED ALLEY SECTION

N.T.S.



ALLEY 3
TYPICAL 25' PAVED ALLEY SECTION

N.T.S.

NOT FOR CONSTRUCTION

DESIGNED	SKN
DRAWN	PSE
CHECKED	
APPROVED	

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

FILE NAME	xPS05279021-PB-PROF
JOB No.	277-5279-021
DATE	APRIL 2023

MATTHEW S. GRAIG · STATE OF WASHINGTON · 22273 · REGISTERED PROFESSIONAL ENGINEER

4-26-2023

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

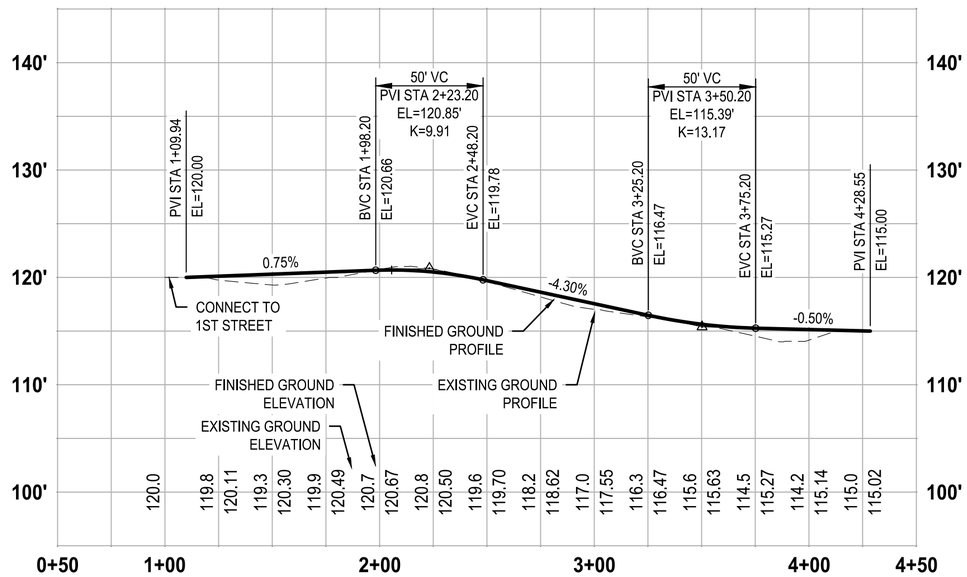
PROJECT NAME
PLACEMAKER HOMES PACIFIC BEACH
PLACEMAKER HOMES, LLC
PACIFIC BEACH, WASHINGTON

TYPICAL CROSS SECTIONS

DRAWING NO.
---- OF 12

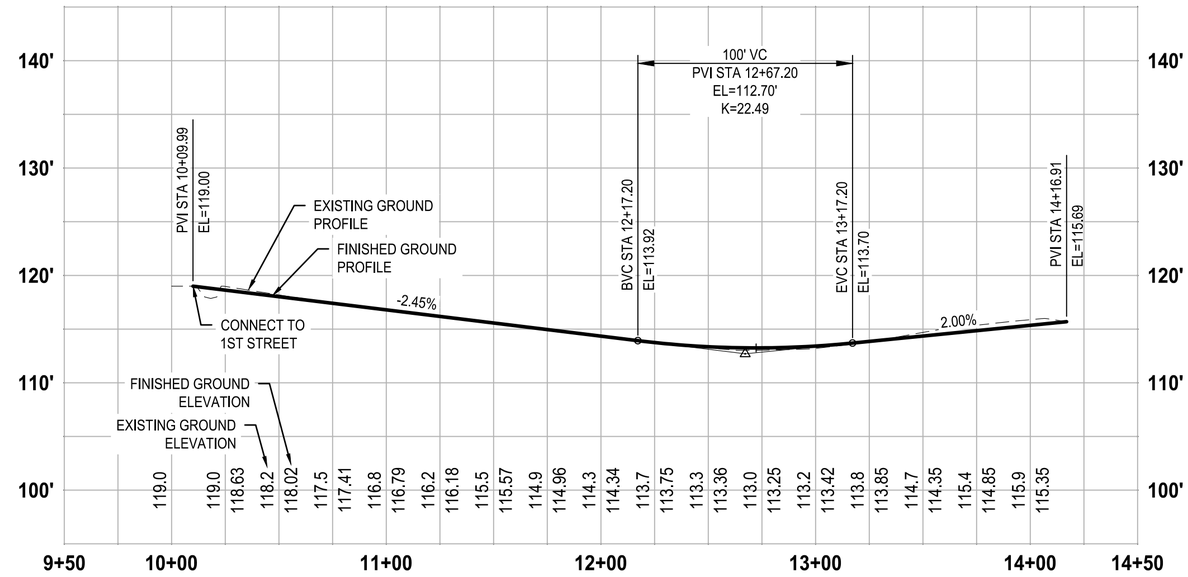
TS01

LAYOUT: TS01 PATH: U:\PSO\Projects\Clients\5279-SeabrookLandCo\277-5279-021 Pacific Beach West PUD\99Svcs\CADD\Pre-Plat PLOTTED BY: craigmat DATE: Wednesday, April 26, 2023 12:00:21 PM



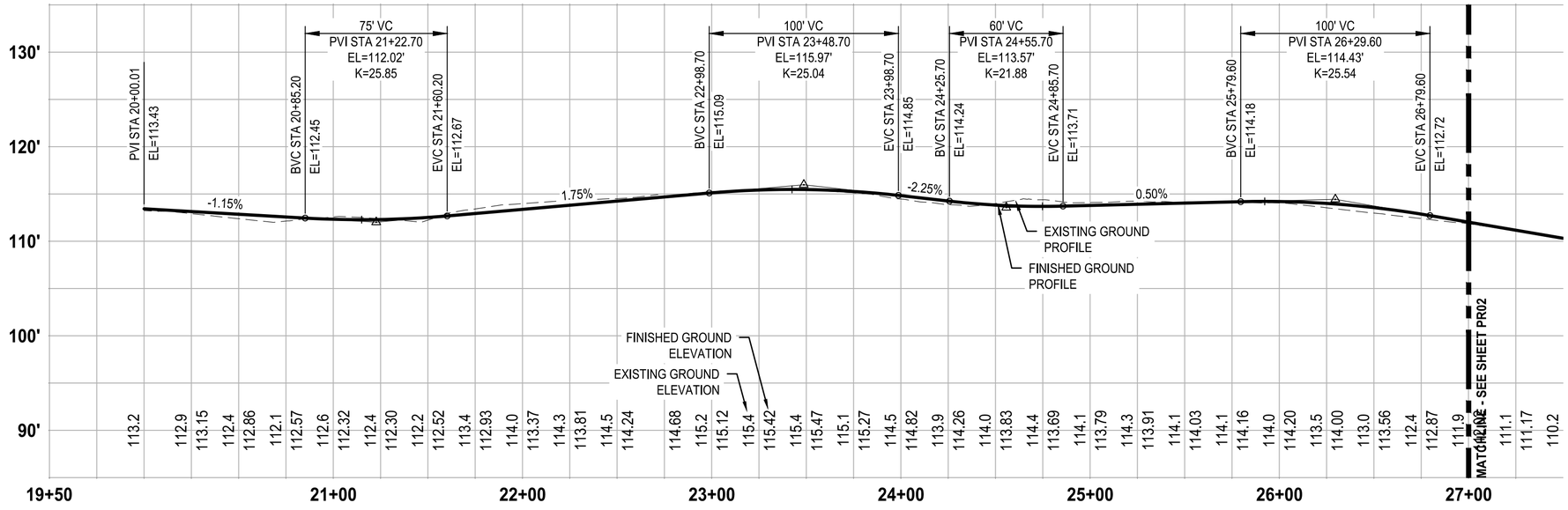
PROFILE ALLEY 1

HORZ: 1"=50'
VERT: 1"=10'



PROFILE ALLEY 2

HORZ: 1"=50'
VERT: 1"=10'



PROFILE ALLEY 3

HORZ: 1"=50'
VERT: 1"=10'

NOT FOR CONSTRUCTION

DESIGNED	SKN
DRAWN	PSE
CHECKED	
APPROVED	

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

FILE NAME xPS05279021-PB-PR0F
JOB No. 277-5279-021
DATE APRIL 2023

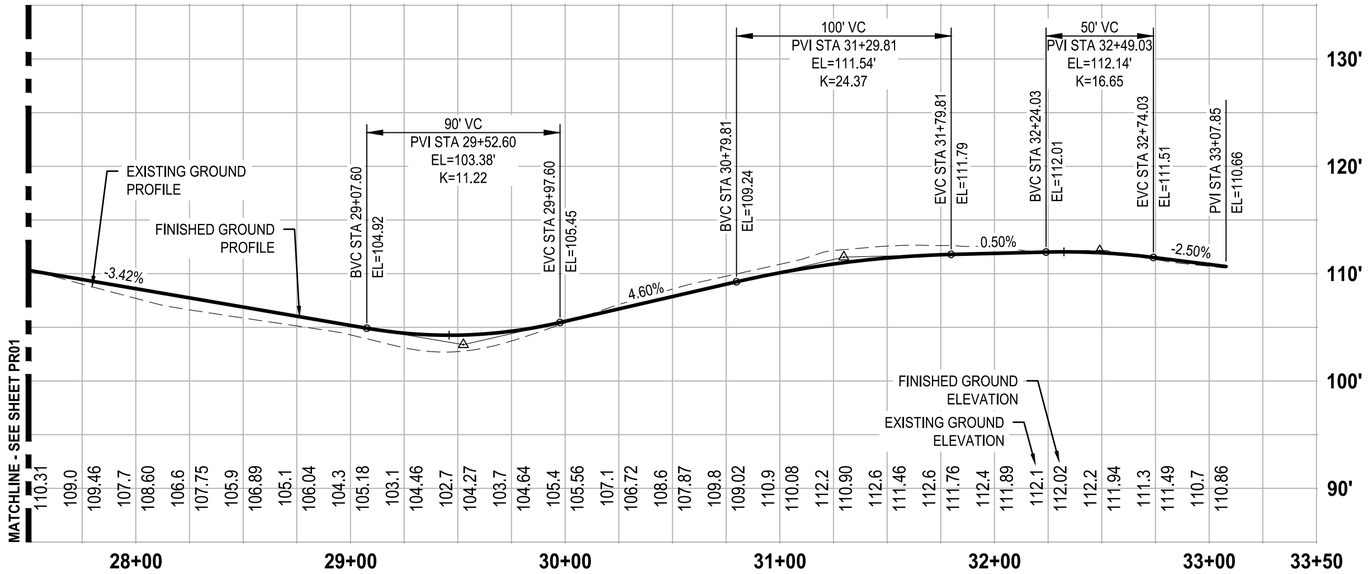
Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT NAME
PLACEMAKER HOMES PACIFIC BEACH
PLACEMAKER HOMES, LLC
PACIFIC BEACH, WASHINGTON

ROADWAY PROFILES

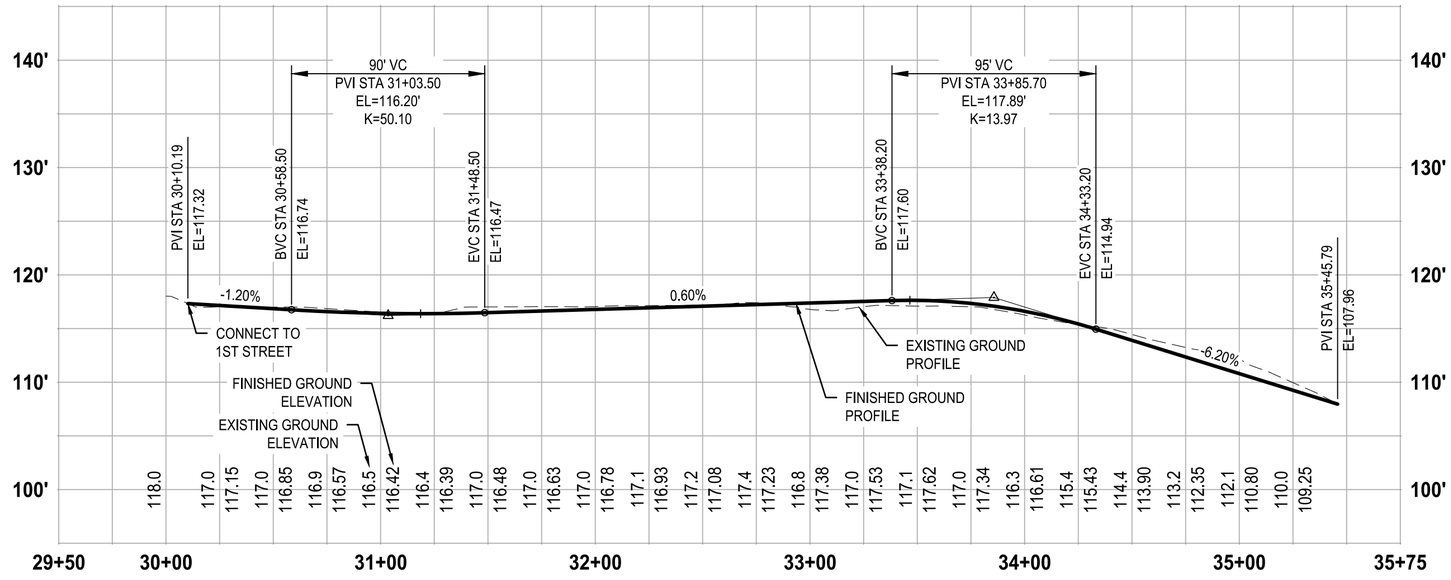
DRAWING NO.
---- OF 12
PR01

LAYOUT: PR01 PATH: U:\PSO\Projects\Clients\5279-SeabrookLandCo\277-5279-021 Pacific Beach West PUD\99Svcs\CADD\Pre-Plat PLOTTED BY: craigmat DATE: Wednesday, April 26, 2023 12:00:24 PM



PROFILE ALLEY 3

HORZ: 1"=50'
VERT: 1"=10'



PROFILE ALLEY 4

HORZ: 1"=50'
VERT: 1"=10'

NOT FOR CONSTRUCTION

DESIGNED	SKN
DRAWN	PSE
CHECKED	
APPROVED	

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

FILE NAME xPSO5279021-PB-PR0F
JOB No. 277-5279-021
DATE APRIL 2023

MATTHEW S. GRAIG — STATE OF WASHINGTON — 52273 — REGISTERED PROFESSIONAL ENGINEER
4-26-2023

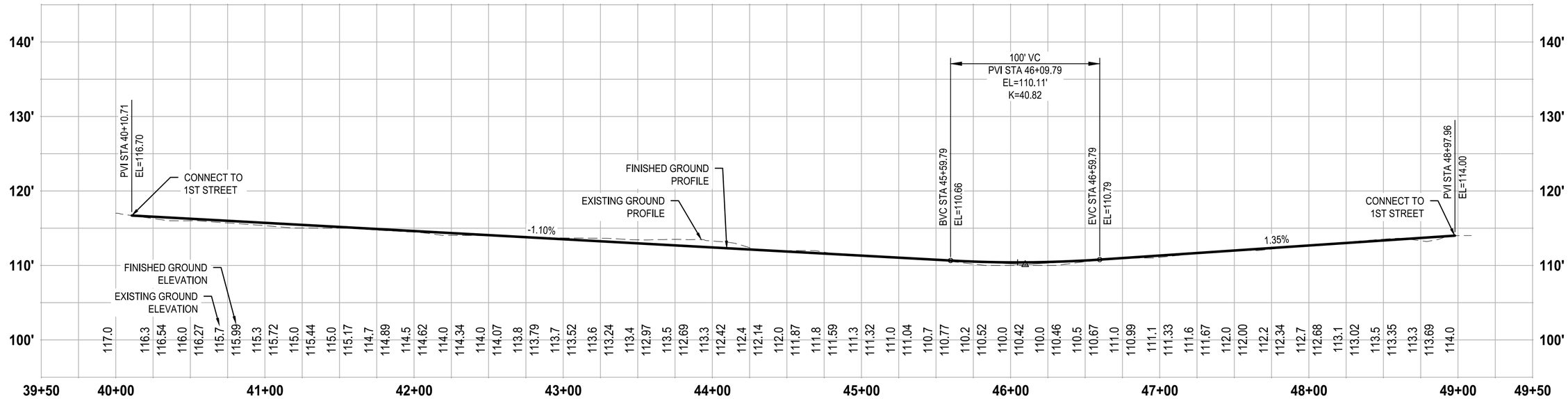
Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT NAME
PLACEMAKER HOMES PACIFIC BEACH
PLACEMAKER HOMES, LLC
PACIFIC BEACH, WASHINGTON

ROADWAY PROFILES

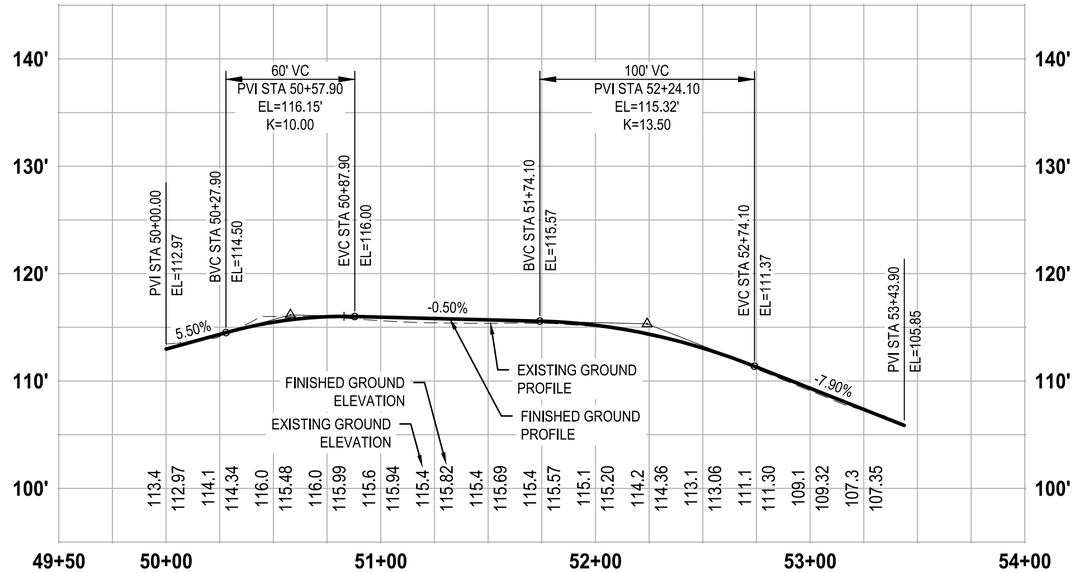
DRAWING NO.
---- OF 12
PR02

LAYOUT: PR02 PATH: U:\PSO\Projects\Clients\5279-SeabrookLandCo\277-5279-021 Pacific Beach West PUD\99Svcs\CADD\Pre-Plat PLOTTED BY: craigmat DATE: Wednesday, April 26, 2023 12:00:26 PM



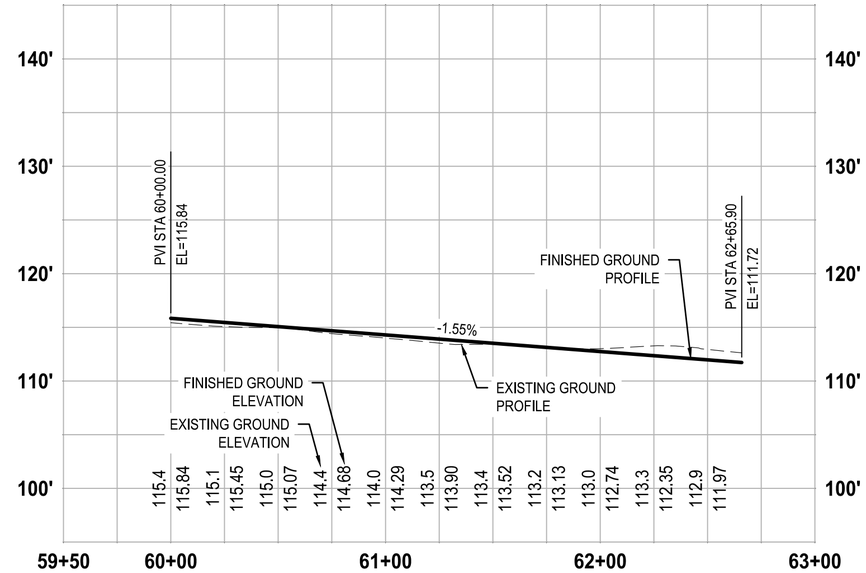
PROFILE ALLEY 5

HORZ: 1"=50'
VERT: 1"=10'



PROFILE ALLEY 6

HORZ: 1"=50'
VERT: 1"=10'



PROFILE ALLEY 7

HORZ: 1"=50'
VERT: 1"=10'

NOT FOR CONSTRUCTION

DESIGNED	SKN
DRAWN	PSE
CHECKED	
APPROVED	

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

FILE NAME xPS05279021-PB-PROF
JOB No. 277-5279-021
DATE APRIL 2023

MATTHEW S. GRAIG
STATE OF WASHINGTON
22273
REGISTERED PROFESSIONAL ENGINEER
4-26-2023

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT NAME
PLACEMAKER HOMES
PACIFIC BEACH

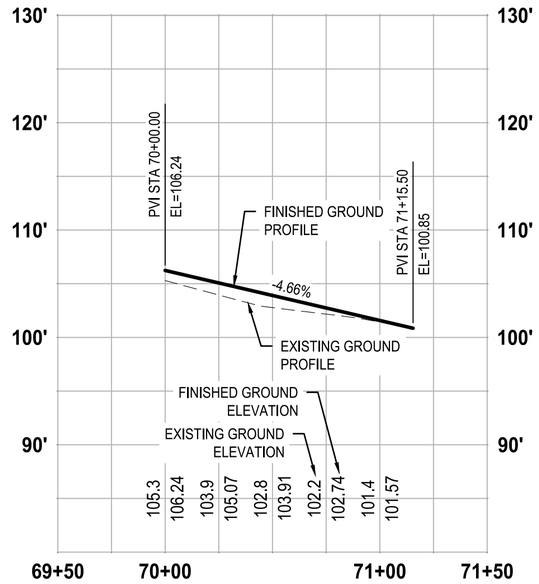
PLACEMAKER HOMES, LLC
PACIFIC BEACH, WASHINGTON

ROADWAY
PROFILES

DRAWING NO.
---- OF 12

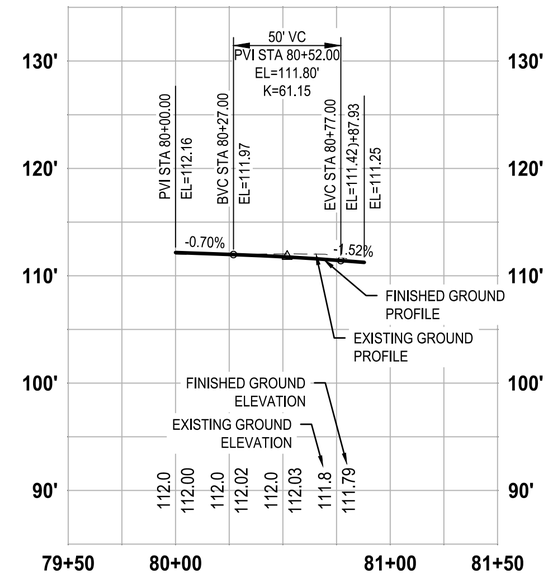
PR03

LAYOUT: PR03 PATH: U:\PSO\Projects\Clients\5279-SeabrookLandCo\277-5279-021 Pacific Beach West PUD\99Svcs\CADD\Pre-Plat PLOTTED BY: craigmat DATE: Wednesday, April 26, 2023 12:00:30 PM



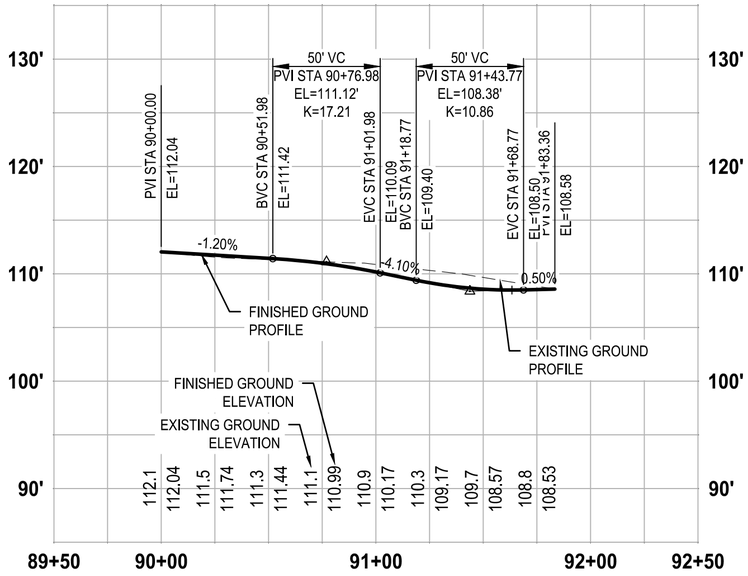
PROFILE ALLEY 8

HORZ: 1"=50'
VERT: 1"=10'



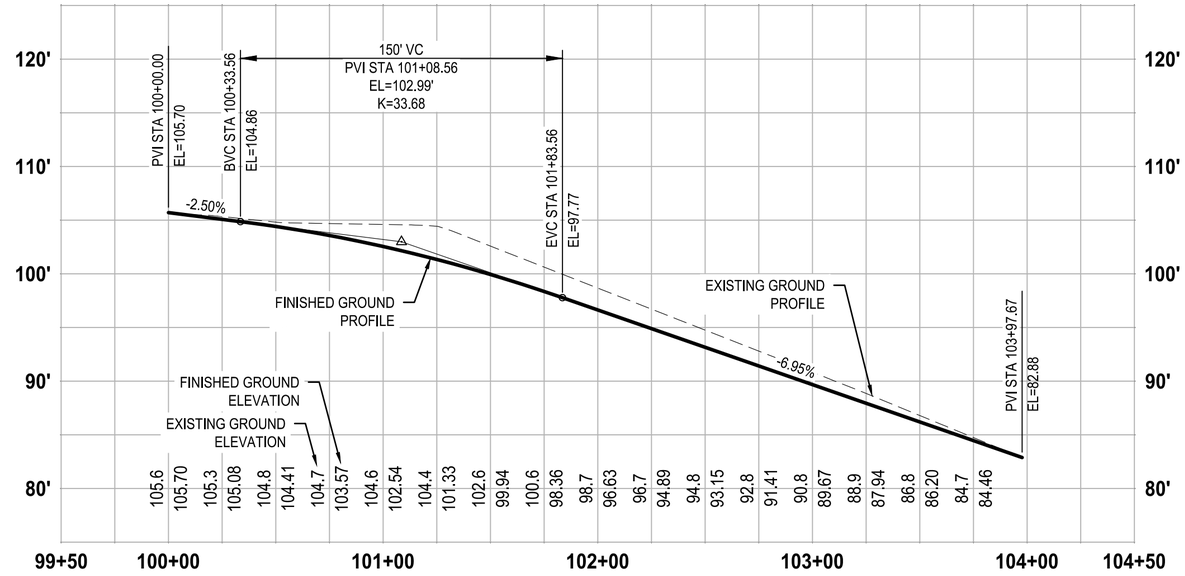
PROFILE ALLEY 9

HORZ: 1"=50'
VERT: 1"=10'



PROFILE ALLEY 10

HORZ: 1"=50'
VERT: 1"=10'



PROFILE ALLEY 11

HORZ: 1"=50'
VERT: 1"=10'

NOT FOR CONSTRUCTION

DESIGNED	SKN
DRAWN	PSE
CHECKED	
APPROVED	

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

FILE NAME xPS05279021-PB-PROF
JOB No. 277-5279-021
DATE APRIL 2023

MATTHEW S. GRAIG
STATE OF WASHINGTON
22273
REGISTERED PROFESSIONAL ENGINEER
4-26-2023

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT NAME
PLACEMAKER HOMES
PACIFIC BEACH

PLACEMAKER HOMES, LLC
PACIFIC BEACH, WASHINGTON

ROADWAY PROFILES

DRAWING NO.
---- OF 12

PR04

LAYOUT: PR04 PATH: U:\PSO\Projects\Clients\5279-SeabrookLandCo\277-5279-021 Pacific Beach West PUD\99Svcs\CADD\Pre-Plat PLOTTED BY: craigmat DATE: Wednesday, April 26, 2023 12:00:34 PM