N 5TH AVE
PARCEL 033019840060

CONTACT: BEN GRUBB 360.461.4391

ZONING: LD

33,774 SF LOT AREA

CURRENT USE:
PARKING LOT AND OPEN LAND

PROPOSED USE:
10 NEW TOWNHOUSES

LOT COVERAGE:
7345SF BUILDING
8086SF CONC DVWY AND WALKWAYS

41% LOT COVERAGE

REQ PARKING: 1.5 PER UNIT
10 UNITS = 15 SPACES
20 SPACES PROVIDED, STANDARD MET.

PRESCRIPTIVE ENERGY CODE COMPLIANCE OPTIONS

HEAT SOURCE: HEAT PUMP:	1.0 CREDITS
OPTION 1.3 EFFICIENT BLDG ENV	0.5 CREDITS
OPTION 2.1 AIR LEAKAGE CONTROL	0.5 CREDITS
OPTION 3.2 HIGH EFFICIENCY HVAC	1.0 CREDITS
OPTION 4.1 HIGH EFF HVAC DIST	0.5 CREDITS
OPTION 4.5 EFF WATER HEATING	1.5 CREDITS
TOTAL	5 CREDITS

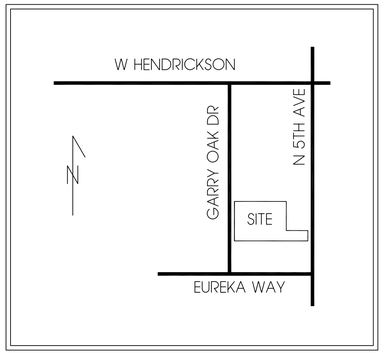
APPROX 440 YARDS OF NATIVE SOIL AND ORGANICS (GRASS) TO BE REMOVED FROM SITE.

APPROX 210 YARDS OF CLEAN ROCK FOR INFITRATION SYSTEM AND UNDERPAVEMENT TO BE IMPORTED.

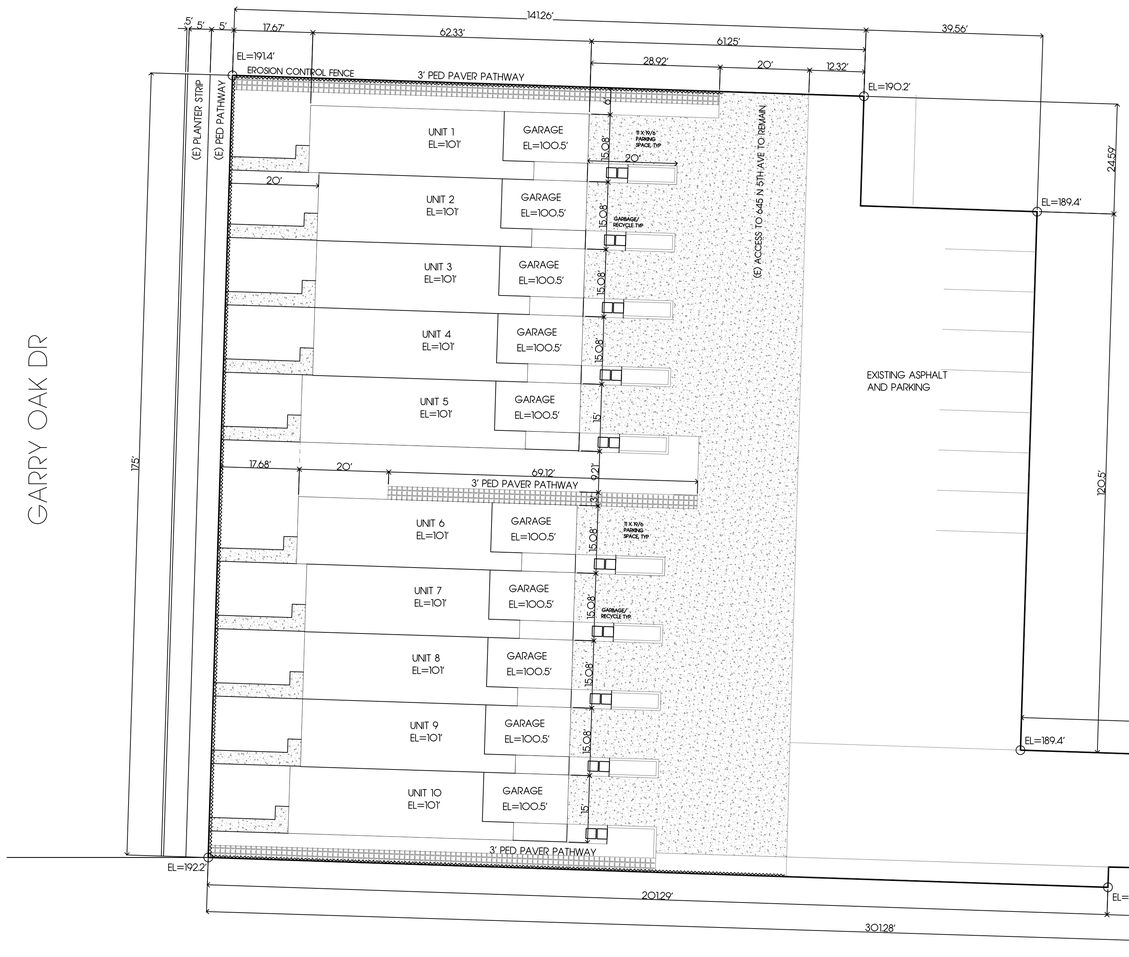
PROPERTY HAS NO SLOPE GREATER THAN 1% AND FINAL GRADE WILL ALIGN WITH EXISTING ELEVATION.

CURRENT SITE IS CLEAR OF ALL SIGNIFICANT VEGETATION.

FINAL LANDSCAPING TO INCLUDE NATIVE SHRUBS, FULL GROUND COVER BARK AND/OR GRASS AND CITY APPROVED STREET TREES



NEIGHBOR: 645 N 5TH AVE



NEIGHBOR: NO SITUS

N 5TH AVE

N

SITE PLAN

SCALE: 1" = 16'

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ISTOCKHOUSEPLANS LLC

PLAN# GRUBB 10
NAME UNIT MULTIFAM
SHEET SITE PLAN
DATE 12/15/23
SHEET# 0.1

Received by Sequim staff February 2, 2024