A PORTION OF SEC 29, TWN 30 N, RGE 3 W, W.M., CLALLAM COUNTY, WASHINGTON



N

SCALE: 1" = 40'

40' 0 40' 80'

LEGEND:

- STREET TREE
- DECORATVE TREE
- LANDSCAPE BUFFER
- LOW SHRUBS
- SCREEN SHRUBS
- FENCE
- SIGNAGE
- EXISTING WETLAND BUFFER TO REMAIN
- STORM POND SEED
- ACTIVE OPEN SPACE

[X] LANDSCAPE NOTES:

1. PESTRIAN LIGHT
2. BOLLARD MOUNTED LIGHT
3. MAILBOX LOCATION
4. ELK HABITAT SIGNAGE
5. WETLAND BUFFER SIGNAGE

NOTES:

ALL PLAY EQUIPMENT WILL BE MANUFACTURED AND INSTALLED IN COMPLIANCE WITH THE AMERICAN PLAY EQUIPMENT INDUSTRY SAFETY STANDARDS.

DISCLAIMER

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UTILITY NOTE

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F 425.482.2893

HABITAT FOR HUMANITY

SEQUIM AVE DEVELOPMENT

PRELIMINARY LANDSCAPE PLAN

JOB NUMBER:	C22-272
DRAWING NAME:	LANDSCAPE
DESIGNER:	TEB
DRAFTING BY:	ES
DATE:	MARCH 2025
SCALE:	AS NOTED
JURISDICTION:	SEQUIM

L1

SHEET 1 OF 2

Drawing: P:\Civil\2022\C22-272 Habitat for Humanity Brownfield Rd\Drawings\Exhibits\Landscape\2025-0303 Landscape Plan.dwg Plotted: Mar 03, 2025 - 4:21pm

A PORTION OF SEC 29, TWN 30 N, RGE 3 W, W.M., CLALLAM COUNTY, WASHINGTON

LEGEND:

- STREET TREE
- DECORATVE TREE
- LANDSCAPE BUFFER
- LOW SHRUBS
- SCREEN SHRUBS



STREET TREE - SCARLET MAPLE
(ACER RUBRUM 'SCARSEN')

HEIGHT- 40 FT



DECORATIVE TREE - ROCKY MOUNTAIN GLOW MAPLE
(ACER GRANDIDENTATUM 'SCHMIDT')

HEIGHT - 25 FT







LANDSCAPE BUFFER -

SKYROCKET JUNIPER
(JUNIPERUS SCOPULORUM 'SKYROCKET')
H= 6'8"

DWARF KELSEY DOGWOOD
(CORNUS SERICEA 'KELSEYI')
H=2'

KARL FOERSTER FEATHERED REED GRASS
(CALAMAGROSTIS 'KARL FOERESTER')
H=3'









LOW SHRUBS -

RED FLOWERING CURRANT
(RIBES SANGUINEUM)
H= 3-8'

AZALEA
(RHODODENDRON)
H=4'-6'

VINE MAPLE
(ACER CIRCINATUM)
H=25'

PLANTAIN LILIES (HOSTA)
(HOSTA PLANTAGINEA)
H=2'



SCREEN SHRUBS- GREEN SPORT RED CEDAR
(THUJA PLICATA)
H=12'

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PRELIMINARY PLANTINGS

JOB NUMBER:	C22-272
DRAWING NAME:	LANDSCAPE
DESIGNER:	TEB
DRAFTING BY:	ES
DATE:	MARCH 2025
SCALE:	AS NOTED
JURISDICTION:	SEQUIM

L2

SHEET 2 OF 2

Drawing: P:\Civil\2022\C22-272 Habitat for Humanity Brownfield Rd\Drawings\Exhibits\Landscape\2025-0303 Landscape Plan.dwg Plotted: Mar 03, 2025 - 4:21pm

A PORTION OF SEC 29, TWN 30 N, RGE 3 W, W.M., CLALLAM COUNTY, WASHINGTON

SEQUIM AVE DEVELOPMENT

ADMINISTRATIVE CONDITIONAL USE PERMIT SITE PLAN AND PRELIMINARY BINDING SITE PLAN

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED 2022-1441294)
PARCEL B OF CLAN MURPHY SHORT PLAT RECORDED SEPTEMBER 19, 2019 IN VOLUME 35 OF SHORT PLATS, PAGE 71, UNDER CLALLAM COUNTY RECORDING NO. 2019-1384656, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 29, TOWNSHIPE 30, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON

SURVEY NOTES

1. INTENDED USE OF MAP FOR CIVIL ENGINEERING DESIGN
2. CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS
3. NATIONAL MAPPING STANDARDS, ONE-HALF THE CONTOUR INTERVAL
4. THIS IS NOT A BOUNDARY SURVEY
5. BOUNDARY INFORMATION BASED ON AFNS 2019-1384656 AND 1998-1010484
6. NO SUB-SURFACE UTILITIES LOCATED
7. SURVEY PERFORMED WITH A 3" TOTAL STATION AND/OR GNSS RECEIVER USING FIELD TRAVERSE, GNSS BASED RELATIVE STATIC AND/OR REAL TIME KINEMATIC SURVEY METHODS. SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090

UTILITY NOTE

UTILITIES SHOWN HEREON ARE FROM FIELD MAPPING VISIBLE SURFACE APPURTENANCES, AND MAPPING UTILITY PAINT MARKS FROM A UTILITY LOCATING SERVICE. BURIED UTILITIES ARE ONLY SHOWN AS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

DATUM

VERTICAL – NAVD88 GPS OBSERVATION

PROJECT INFORMATION

TAX PARCELS:	033029229020
SITE ADDRESS:	TO BE ASSIGNED
SITE AREA:	6.53 ACRES (284,202 SF)
CURRENT ZONING:	R4-8 (CITY OF SEQUIM)
PROPOSED ZONING:	R4-8 (CITY OF SEQUIM)
PROPOSED LAND USE:	RESIDENTIAL 8 TOWN HOME BUILDINGS (4 UNITS PER BUILDING) 2 TRIPLEX BUILDINGS (3 UNITS PER BUILDING) 5 DUPLEX BUILDINGS (2 UNITS PER BUILDING) 48 TOTAL UNITS
BUILDING SETBACKS:	15' FRONT 6' SIDE 15' REAR
MAXIMUM BUILDING HEIGHT:	25'
MAXIMUM LOT COVERAGE:	50%
LOT COVERAGE:	41.2%
PARKING REQUIRED:	2 SPACES PER UNIT
WATER:	SEQUIM
SEWER:	SEQUIM
POWER:	PUGET SOUND ENERGY
GAS:	PUGET SOUND ENERGY
TELEPHONE:	CENTURYLINK/COMCAST
CABLE:	COMCAST
SCHOOL DISTRICT:	SEQUIM
FIRE DISTRICT:	SEQUIM

IMPORTANT PROJECT NOTES:
ATTACHED RESIDENCES IN THE R4-8 ZONE REQUIRE AN ACUP (ADMINISTRATIVE CONDITIONAL USE PERMIT) IN LIEU OF DESIGN REVIEW (SEE SMC 18.60)

EACH TOWN HOME BUILDING WILL HAVE 4 UNITS EACH WITH TOTAL DIMENSIONS 120'x38'; 20' DRIVEWAY

EACH DUPLEX HOME BUILDING WILL HAVE 2 UNITS EACH WITH TOTAL DIMENSIONS 72'x41'; 26' DRIVEWAY

EACH TRIPLEX HOME BUILDING WILL HAVE 3 UNITS EACH WITH TOTAL DIMENSIONS 90'x38'; 20' DRIVEWAY

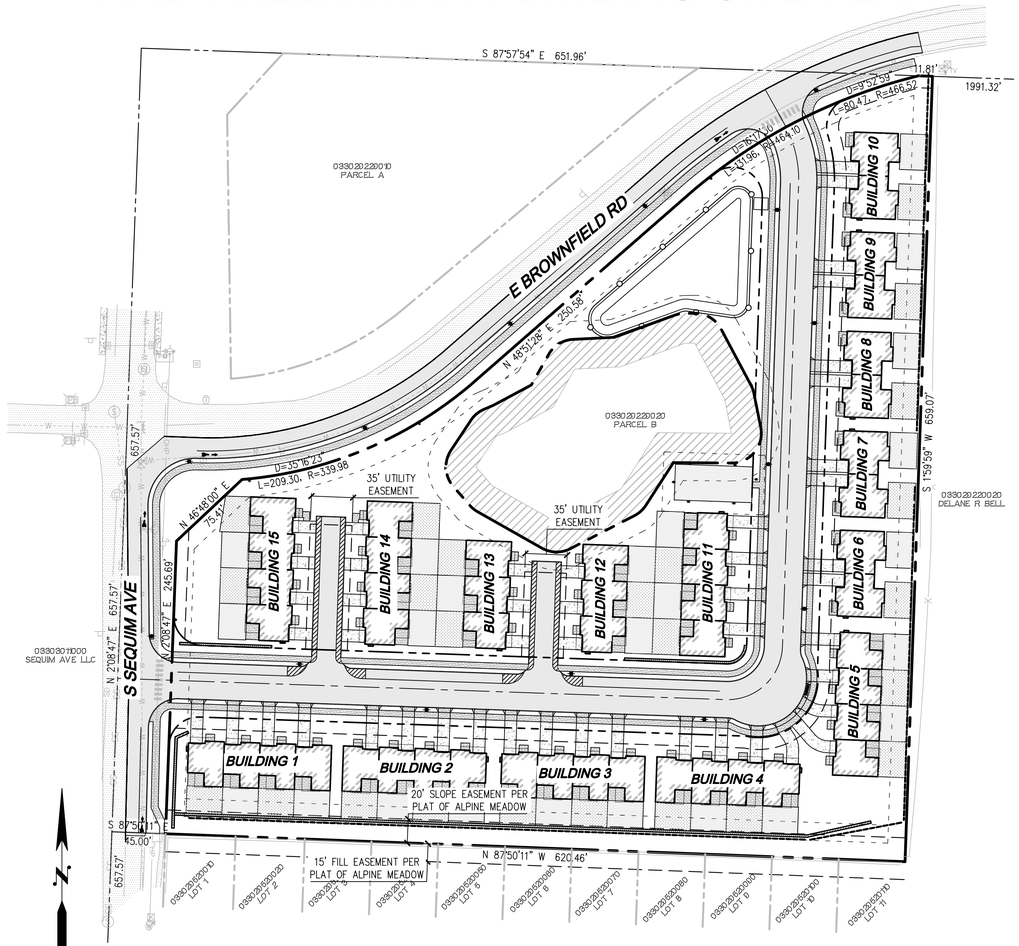
24 BUILDINGS MAX (BASED ON FOURPLEX LOT SIZE WITHIN CODE, 12,000 SF PER BUILDING)

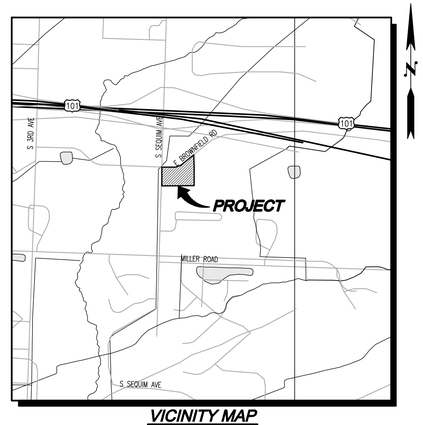
APPROXIMATELY 284,000 SF OR 6.53 ACRES

ALL PLAY EQUIPMENT WILL BE MANUFACTURED AND INSTALLED IN COMPLIANCE WITH THE AMERICAN PLAY EQUIPMENT INDUSTRY SAFETY STANDARDS.

TOTAL REQUIRED OPEN SPACE PER UNIT: 200 SF
TOTAL REQUIRED OPEN SPACE: 48 UNITS X 200 SF/UNIT = 9,600 SF
TOTAL PROVIDED ACTIVE OPEN SPACE PER UNIT: 690 SF (MIN.)
TOTAL PROVIDED ACTIVE OPEN SPACE: 48 UNITS X 690 SF/UNIT = 33,120 SF
TOTAL PLAYGROUND ACTIVE OPEN SPACE: 1,950 SF

ALL PARALLEL PARKING STALLS ALONG THE ROADWAY WILL BE 8'X23' AND WILL BE DELINEATED BY A PARKING LANE LINE





VICINITY MAP
SCALE: 1"=750'

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS

SYMBOL	DESCRIPTION
	GUY ANCHOR
	LIGHT STANDARD
P	POWER CABINET
PWT	POWER METER
	POWER POLE
	POWER POLE WITH DROP
	POWER POLE WITH DROP & TRANSFORMER
PB	POWER PULL BOX
	SIGN
	STORM MANHOLE
	CULVERT INLET
	STORM CATCH BASIN
S	SEWER MANHOLE
	TELEPHONE MARKER POST
	TELEPHONE PEDESTAL
TV	TELEVISION PEDESTAL
U	UNKNOWN MANHOLE
	FIRE HYDRANT
	WATER MARKER POST
	WATER VALVE

ABBREVIATIONS

CB	CATCH BASIN
?	CENTERLINE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PIPE
EL	ELEVATION
EXIST.	EXISTING
?	FLOWLINE
IE	INVERT ELEVATION
LCPE	LINED CORRUGATED POLYETHYLENE PIPE
?	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SWPE	SOLID WALL POLYETHYLENE PIPE
TYP	TYPICAL
TBR	TO BE REMOVED

PROPOSED SEWER SYMBOLS

SYMBOL	DESCRIPTION
C	SEWER CAP
	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE

PROPOSED WATER SYMBOLS

SYMBOL	DESCRIPTION
C	WATER CAP
	CONCRETE BLOCKING
	BUTTERFLY VALVE
	11° BEND
	45° BEND
	90° BEND
	22° BEND
	VALVE
	HYDRANT ASSEMBLY
	BLOW-OFF VALVE
	REDUCER
	AIR-VAC ASSEMBLY

PROPOSED STORM SYMBOLS

SYMBOL	DESCRIPTION
C	SD CAP
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	BEEHIVE MANHOLE COVER
	SQUARE YARD DRAIN
	ROUND YARD DRAIN
	STORM CLEAN OUT
	STORM PIPE

CONTACT LIST

OWNER:
HABITAT FOR HUMANITY OF CLALLAM COUNTY
728 E FRONT ST
PORT ANGELES, WA 98362
CONTACT: COLLEEN ROBINSON
PHONE: (360) 460-5560
EMAIL: colleen@habitatclallam.org

BUILDING LAYOUT:
ARTISANS GROUP ARCHITECTURE AND PLANNING
6504 CAPITOL BLVD SE
TUMWATER, WA 98501
CONTACT: SAVANNAH BLAIR
PHONE: (360) 556-8341
EMAIL: savannah@artisansgroup.com

THRESHOLD ENGINEERING
401 E FIRST ST, #180
NEWBERG, OR 97132
CONTACT: BRIAN HAYS
PHONE: (360) 809-4864
EMAIL: brian@threshold-engineering.com

CIVIL ENGINEER:
LDC, INC.
321 CLEVELAND AVE SE SUITE 209
TUMWATER, WA 98501
CONTACT: TYRELL BRADLEY, PE
PHONE: (360) 634-2066
FAX: (425) 482-2893
EMAIL: tbradley@ldccorp.com

SURVEYOR:
JAMESTOWN LAND SURVEY
431 BUSINESS PARK LOOP
SEQUIM, WA 98362
CONTACT: TOBY BAUER
PHONE: (360) 683-4586
EMAIL: tbauer@jamestowntribe.org

TABLE OF CONTENTS

1 CV-01 COVER SHEET
2 SP-01 SITE PLAN AND PRELIMINARY BINDING SITE PLAN
3 SP-02 ROADWAY PROFILE
4 CG-01 GRADING AND DRAINAGE PLAN
5 UT-01 WATER AND SEWER PLAN
6 IL-01 ILLUMINATION PLAN

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HABITAT FOR HUMANITY
SEQUIM AVE DEVELOPMENT
COVER SHEET

TYRELL E. BRADLEY
STATE OF WASHINGTON
51055
REGISTERED
PROFESSIONAL ENGINEER
6-5-25

JOB NUMBER:	C22-272
DRAWING NAME:	C22272-CV-01
DESIGNER:	TEB
DRAFTING BY:	ES
DATE:	MAY 2025
SCALE:	AS NOTED
JURISDICTION:	SEQUIM

CV-01
SHEET 1 OF 6

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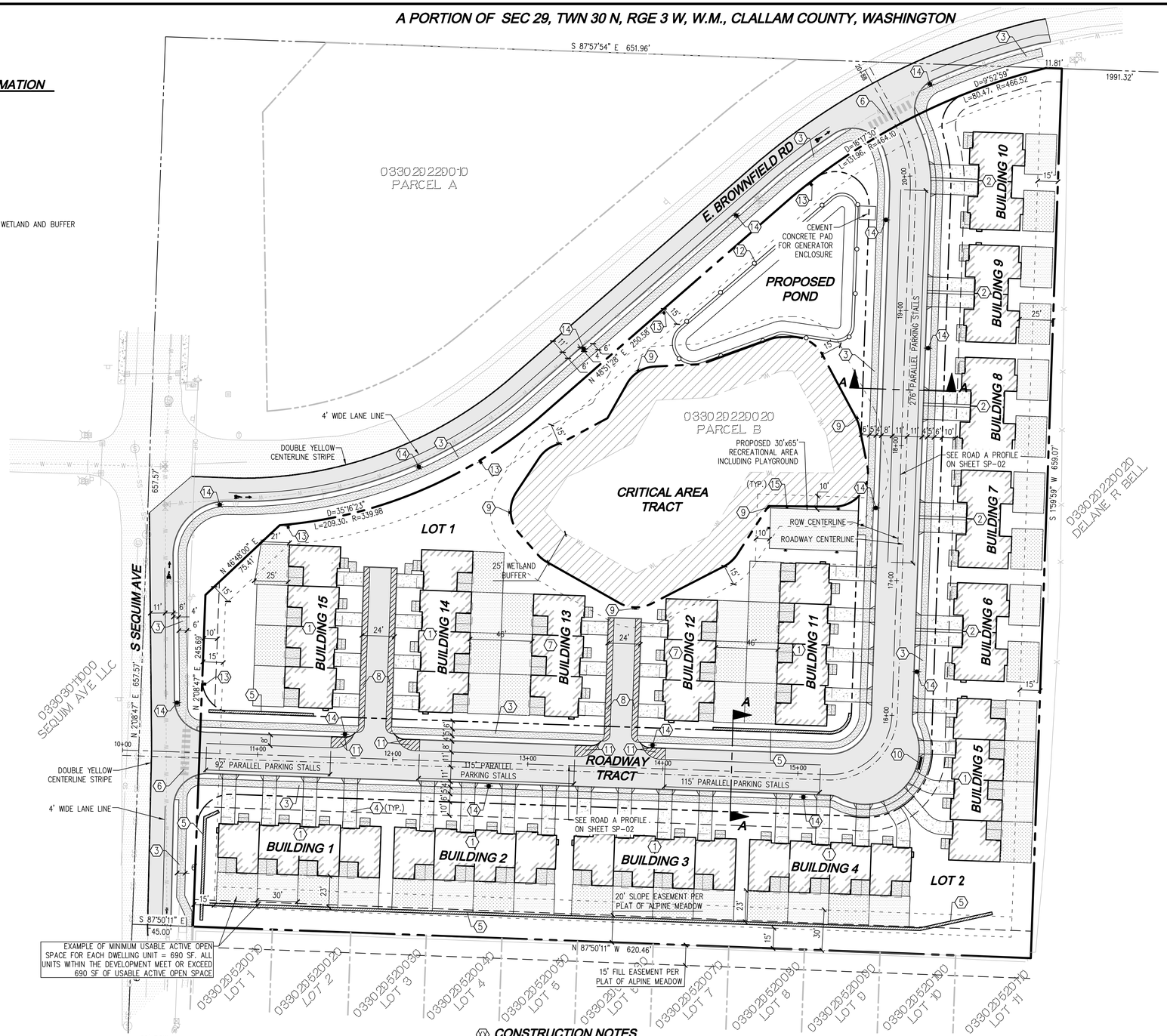
PROPOSED TRACT INFORMATION

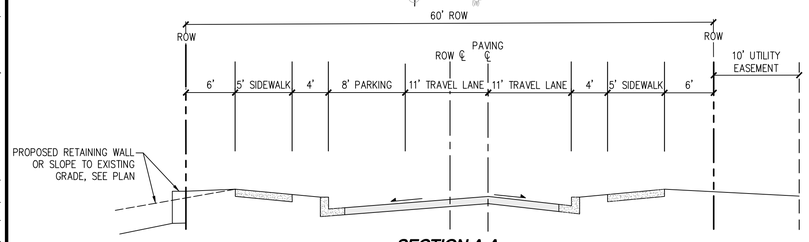
LOT 1:
127,866 SF (2.94 AC)
PROPOSED USE: HOUSING LAND TRUST

ROADWAY TRACT:
60,440 SF (1.39 AC)
PROPOSED USE: ROADWAY TRACT

LOT 2:
95,896 SF (2.20 AC)
PROPOSED USE: HOUSING LAND TRUST

CRITICAL AREA TRACT:
32,365 SF (0.74 AC)
PROPOSED USE: EXISTING CATEGORY IV WETLAND AND BUFFER





SECTION A-A
NOT TO SCALE

SCALE: 1" = 40'
40' 0 40' 80'

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- CEMENT CONCRETE SIDEWALK
- CEMENT CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE CURB
- WETLAND BOUNDARY
- 25' WETLAND BUFFER
- PROPOSED RIGHT-OF-WAY
- ROOF OVERHANG
- PROPOSED RETAINING WALL
- BUILDING SETBACK LINE
- ACTIVE OPEN SPACE
- WETLAND BUFFER/ELK HABITAT SIGN
- DOUBLE YELLOW CENTER LINE
- BIKE LANE SYMBOL
- 4' TALL FENCING
- PROPOSED PEDESTRIAN LIGHTING
- PROPOSED BOLLARD LIGHTING
- UTILITY EASEMENT

PROJECT INFORMATION

8 TOWN HOME BUILDINGS (4 UNITS PER BUILDING)
2 TRIPLEX BUILDINGS (3 UNITS PER BUILDING)
5 DUPLEX BUILDINGS (2 UNITS PER BUILDING)
48 TOTAL UNITS
6.53 ACRE PROPERTY

LEGAL DESCRIPTION:
(PER STATUTORY WARRANTY DEED 2022-1441294)
PARCEL B OF CLAN MURPHY SHORT PLAT RECORDED SEPTEMBER 19, 2019 IN VOLUME 35 OF SHORT PLATS, PAGE 71, UNDER CLALLAM COUNTY RECORDING NO. 2019-1384656, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 30, RANGE 3 WEST, W.M. CLALLAM COUNTY, WASHINGTON.

ZONING: R4-8 (CITY OF SEQUIM)
ZONING STANDARDS (PER SMC 18.20.050):
MINIMUM SETBACKS: 15' FRONT
6' SIDE
15' REAR
MAXIMUM BUILDING HEIGHT: 25'
MAXIMUM LOT COVERAGE: 50%
LOT COVERAGE: 41.2%
PARKING REQUIRED: 2 SPACES PER UNIT
EACH UNIT PROVIDES 2 SPACES: 1 IN THE GARAGE AND 1 IN THE DRIVEWAY
STREET PARKING: 26 PARALLEL PARKING STALLS

LOCAL STREET: 30' PAVEMENT, 60' ROW
60' ROW BREAKDOWN: 5' SIDEWALK ON BOTH SIDES
4' PLANTER ON BOTH SIDES
8' PARKING LANE ON ONE SIDE
22' TRAVEL LANE (11' EACH WAY)
6' BUFFER ON EACH SIDE BETWEEN SIDEWALK AND PROPERTIES

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24 BUILDINGS MAX (BASED ON FOURPLEX LOT SIZE WITHIN CODE, 12,000 SF PER BUILDING)

APPROXIMATELY 284,000 SF OR 6.53 ACRES

TOTAL REQUIRED OPEN SPACE PER UNIT: 200 SF
TOTAL REQUIRED OPEN SPACE: 48 UNITS x 200 SF/UNIT = 9,600 SF
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TOTAL PLAYGROUND ACTIVE OPEN SPACE: 1,950 SF

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ALL PLAY EQUIPMENT WILL BE MANUFACTURED AND INSTALLED IN COMPLIANCE WITH THE AMERICAN PLAY EQUIPMENT INDUSTRY SAFETY STANDARDS

CONSTRUCTION NOTES

1. PROPOSED TOWNHOME BUILDING
2. PROPOSED DUPLEX BUILDING
3. PROPOSED CONCRETE SIDEWALK
4. PROPOSED CONCRETE DRIVEWAY
5. PROPOSED RETAINING WALL
6. PROPOSED 6' CROSSWALK
7. PROPOSED TRIPLEX BUILDING
8. PROPOSED 4' WIDE PEDESTRIAN PATH
9. PROPOSED WETLAND BUFFER SIGNAGE. DETAILING AND FINAL PLACEMENT TO BE DETERMINED ALONG WITH THE SITE CONSTRUCTION PERMIT.
10. PROPOSED MAIL BOX
11. PROPOSED ROLL OUT BIN LOCATION. PAINT CURB YELLOW
12. PROPOSED 4' TALL FENCING
13. PROPOSED ELK HABITAT SIGNAGE. DETAILING AND FINAL PLACEMENT TO BE DETERMINED ALONG WITH THE SITE CONSTRUCTION PERMIT.
14. PROPOSED PEDESTRIAN LIGHTING
15. PROPOSED BOLLARD LIGHTING

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HABITAT FOR HUMANITY

SEQUIM AVE DEVELOPMENT

SITE PLAN AND PRELIMINARY BINDING SITE PLAN

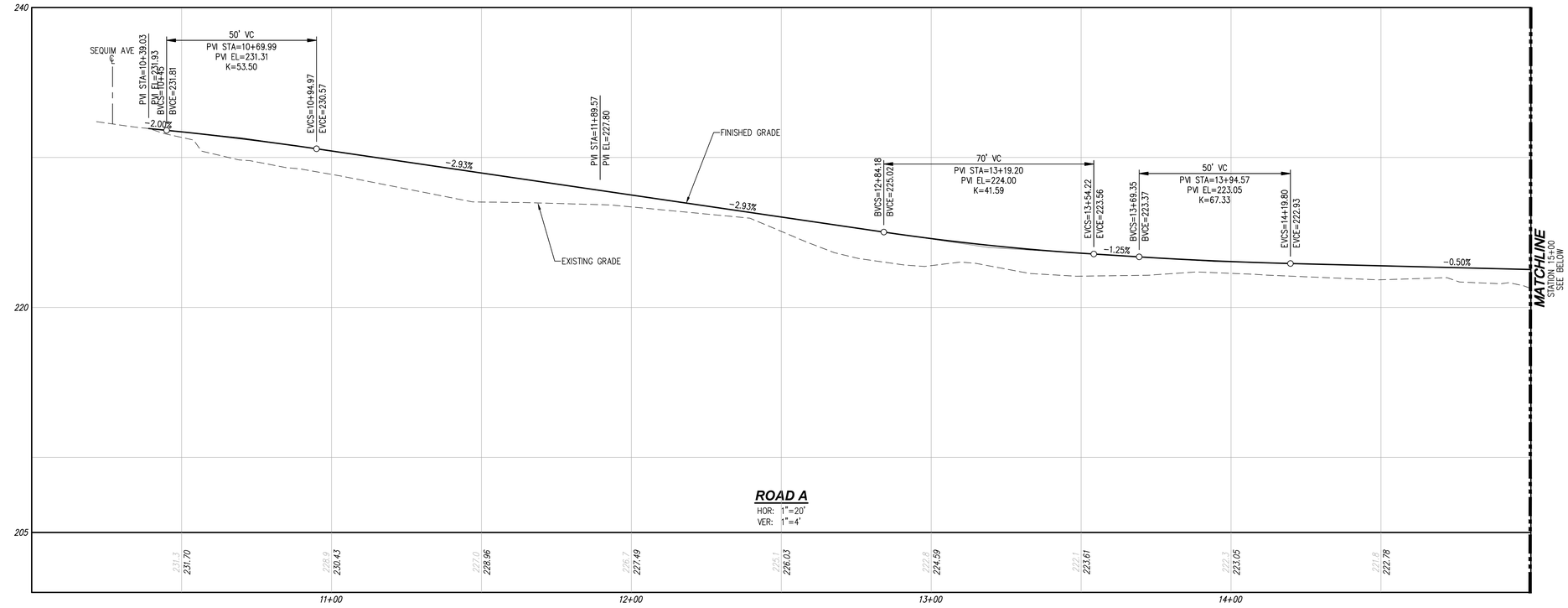
TYRELL E. BRAA
STATE OF WASHINGTON
51055
REGISTERED
PROFESSIONAL ENGINEER
07-25

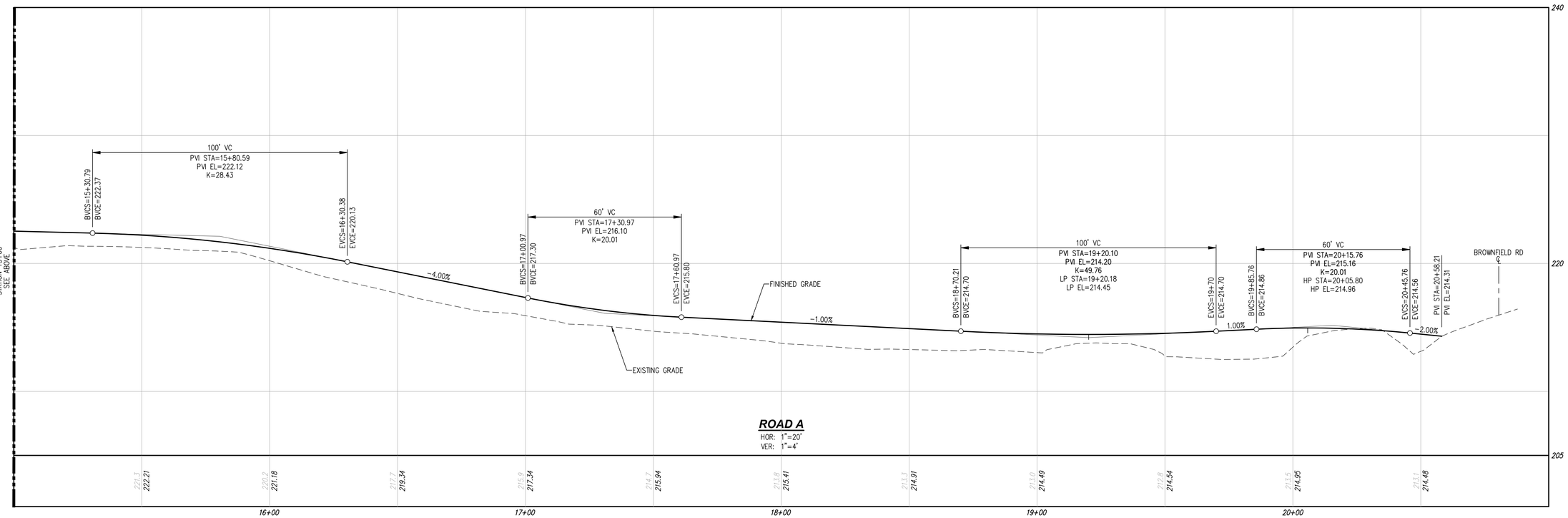
JOB NUMBER:	C22-272
DRAWING NAME:	C2272-SP-01
DESIGNER:	TEB
DRAFTING BY:	ES
DATE:	MAY 2025
SCALE:	AS NOTED
JURISDICTION:	SEQUIM

SP-01
SHEET 2 OF 6

Drawing: P:\Civil\2022\c22-272 habitat for humanity brownfield rd\Drawings\construction\C22272-SP-01.dwg Plotted: May 07, 2025 - 1:03pm

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Tumwater, WA 98501
T 425.806.1869 www.LDCcorp.com F 425.482.2893

HABITAT FOR HUMANITY

SEQUIM AVE DEVELOPMENT

ROADWAY PROFILE

TYRELL E. BRAMAN
STATE OF WASHINGTON
51055
REGISTERED PROFESSIONAL ENGINEER
05-07-25

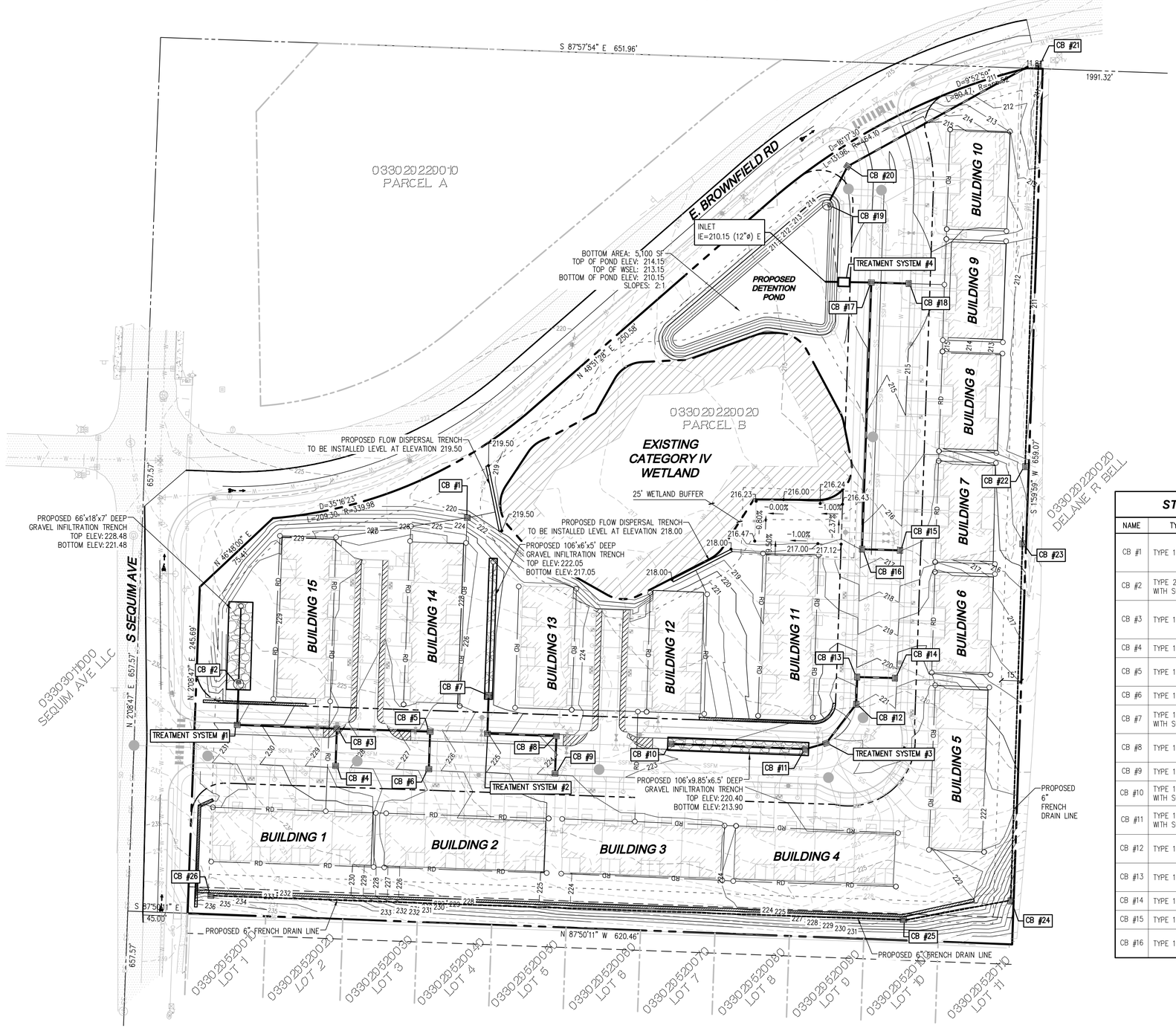
JOB NUMBER:	C22-272
DRAWING NAME:	C22272-SP-02
DESIGNER:	TEB
DRAFTING BY:	ES
DATE:	MAY 2025
SCALE:	AS NOTED
JURISDICTION:	SEQUIM

SP-02

SHEET 3 OF 6

Drawing: P:\Civil\2022\c22-272 habitat for humanity brownfield rd\Drawings\construction\C22272-SP-02.dwg Plotted: May 07, 2025 - 1:03pm

A PORTION OF SEC 29, TWN 30 N, RGE 3 W, W.M., CLALLAM COUNTY, WASHINGTON



SCALE: 1" = 40'

40' 0 40' 80'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- STORM DRAIN CLEANOUT
- TYPE 1 CATCH BASIN WITH VANED GRATE UNLESS OTHERWISE NOTED
- TYPE 2 CATCH BASIN
- PROPOSED 12" ASTM D3034 SDR35 PVC STORM PIPE, UNLESS OTHERWISE NOTED
- PROPOSED 6" ASTM D3034 SDR35 PVC DRAIN LINE
- PROPOSED GRAVEL INFILTRATION TRENCH
- PROPOSED 6" FRENCH DRAIN LINE

STRUCTURE TABLE

NAME	TYPE	RIM	INVERTS
CB #1	TYPE 1	221.77	IE=219.61 (6" IN) W IE=219.61 (6" OUT) E IE=219.61 (6" IN) S
CB #2	TYPE 2–48"ø WITH SOLID LID	228.48	IE=222.27 (12" IN) S IE=222.27 (6" OUT) N
CB #3	TYPE 1	228.35	IE=222.80 (12" IN) E IE=222.80 (12" OUT) W IE=222.80 (12" OUT) S
CB #4	TYPE 1	228.35	IE=222.94 (12" IN) N
CB #5	TYPE 1	226.29	IE=223.15 (12" IN) S IE=223.15 (12" OUT) W
CB #6	TYPE 1	226.29	IE=223.29 (12" OUT) N
CB #7	TYPE 1 WITH SOLID LID	225.15	IE=220.20 (6" OUT) N IE=220.20 (12" IN) S
CB #8	TYPE 1	223.75	IE=220.61 (12" IN) W IE=220.61 (12" IN) S
CB #9	TYPE 1	223.75	IE=220.75 (12" OUT) N
CB #10	TYPE 1 WITH SOLID LID	222.80	IE=216.77 (12" OUT) E
CB #11	TYPE 1 WITH SOLID LID	222.30	IE=216.77 (12" IN) W IE=216.77 (12" IN) E
CB #12	TYPE 1	220.96	IE=217.04 (12" IN) SW IE=217.04 (12" OUT) N
CB #13	TYPE 1	220.28	IE=217.14 (12" IN) S IE=217.14 (12" IN) E
CB #14	TYPE 1	220.28	IE=217.28 (12" OUT) W
CB #15	TYPE 1	216.51	IE=213.49 (12" OUT) W
CB #16	TYPE 1	216.52	IE=213.35 (12" OUT) N IE=213.35 (12" IN) E

STRUCTURE TABLE

NAME	TYPE	RIM	INVERTS
CB #17	TYPE 1	214.25	IE=210.82 (12" IN) S IE=210.82 (12" OUT) W IE=210.82 (12" IN) E
CB #18	TYPE 1	214.25	IE=210.75 (12" OUT) W IE=210.75 (6" IN) E
CB #19	TYPE 2–48"ø FLOW CONTROL STRUCTURE	213.15	IE=210.15 (12" OUT) NE
CB #20	TYPE 1	210.99	IE=209.96 (12" IN) SW IE=209.96 (12" OUT) NE
CB #21	OVERFLOW DISCHARGE LOCATION. CONNECT TO EX. 12" ADS STORM PIPE	211.51	IE=209.43 (6" IN) S IE=208.93 (12" IN) E IE=208.93 (12" IN) W
CB #22	TYPE 1	212.27	IE=210.94 (6" OUT) N
CB #23	TYPE 1	214.06	IE=211.56 (6" IN) S IE=211.56 (6" IN) N
CB #24	TYPE 1	231.46	IE=223.49 (6" OUT) N IE=223.49 (6" IN) W
CB #25	TYPE 1	226.40	IE=223.90 (6" OUT) E IE=223.90 (6" IN) W
CB #26	TYPE 1	233.67	IE=231.17 (6" OUT) E
TREATMENT SYSTEM #1	PRETREATMENT SYSTEM	230.54	IE=222.42 (12" IN) E IE=222.42 (12" OUT) N
TREATMENT SYSTEM #2	PRETEATMENT SYSTEM	225.03	IE=220.35 (12" OUT) N IE=220.35 (12" OUT) E
TREATMENT SYSTEM #3	PRETREATMENT SYSTEM	222.12	IE=216.85 (12" OUT) W IE=216.85 (12" OUT) NE
TREATMENT SYSTEM #4	ENHANCED TREATMENT SYSTEM	214.96	IE=210.72 (12" IN) E IE=210.22 (12" OUT) W

DISCLAIMER

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UTILITY NOTE

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY

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Planning
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Tumwater
321 Cleveland Ave SE, #209
Tumwater, WA 98501
Kent
T 425.806.1869
www.LDCcorp.com
F 425.482.2893

HABITAT FOR HUMANITY

SEQUIM AVE DEVELOPMENT

GRADING AND DRAINAGE PLAN

TYRREL E. BRAUN
STATE OF WASHINGTON
51055
REGISTERED
PROFESSIONAL ENGINEER
5-7-25

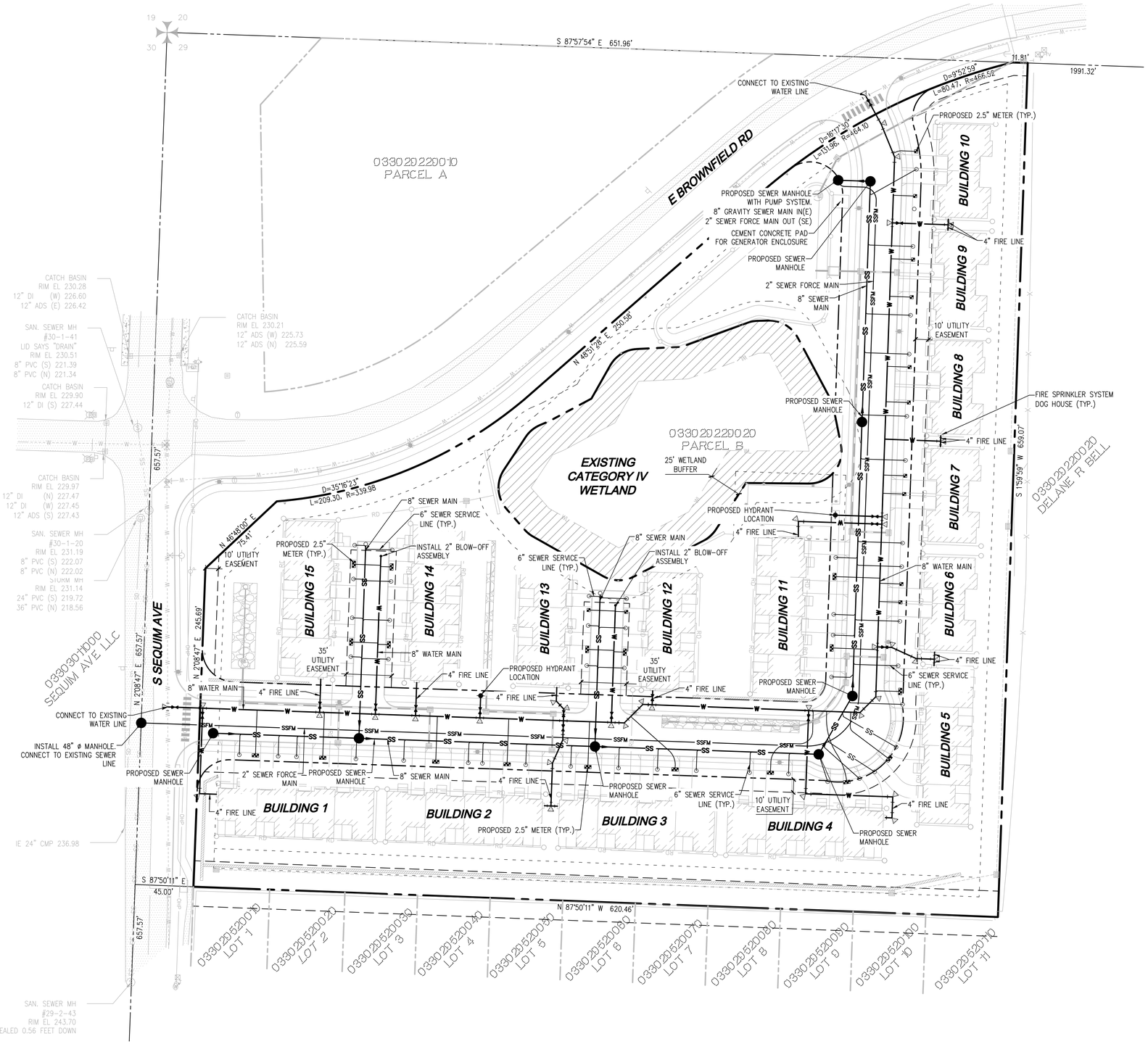
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DRAWING NAME:	C22272-CG-01
DESIGNER:	TEB
DRAFTING BY:	ES
DATE:	MAY 2025
SCALE:	AS NOTED
JURISDICTION:	SEQUIM

CG-01

SHEET 4 OF 6

Drawing: P:\Civil\2022\c22-272 habitat for humanity brownfield rd\Drawings\construction\C22272-CG-01.dwg Plotted: May 07, 2025 - 11:03pm

A PORTION OF SEC 29, TWN 30 N, RGE 3 W, W.M., CLALLAM COUNTY, WASHINGTON



SCALE: 1" = 40'

40' 0 40' 80'

LEGEND

- AWWA C900 PVC DR14 WATER LINE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- RPBA
- METER
- GATE VALVE
- THRUST BLOCKING
- FIRE HYDRANT
- WATER BEND FITTING
- DOUBLE CHECK DETECTOR ASSEMBLY
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- ASTM D 3034 SDR 35 PVC SANITARY SEWER PIPE
- ASTM D 3034 SDR 35 PVC SANITARY SEWER FORCE MAIN
- PROPOSED UTILITY EASEMENT

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Tumwater, WA 98501
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www.LDCcorp.com
F 425.482.2893

HABITAT FOR HUMANITY

SEQUIM AVE DEVELOPMENT

WATER AND SEWER PLAN

TYRELL E. BRAUN
STATE OF WASHINGTON
51055
REGISTERED
PROFESSIONAL ENGINEER
05-07-25

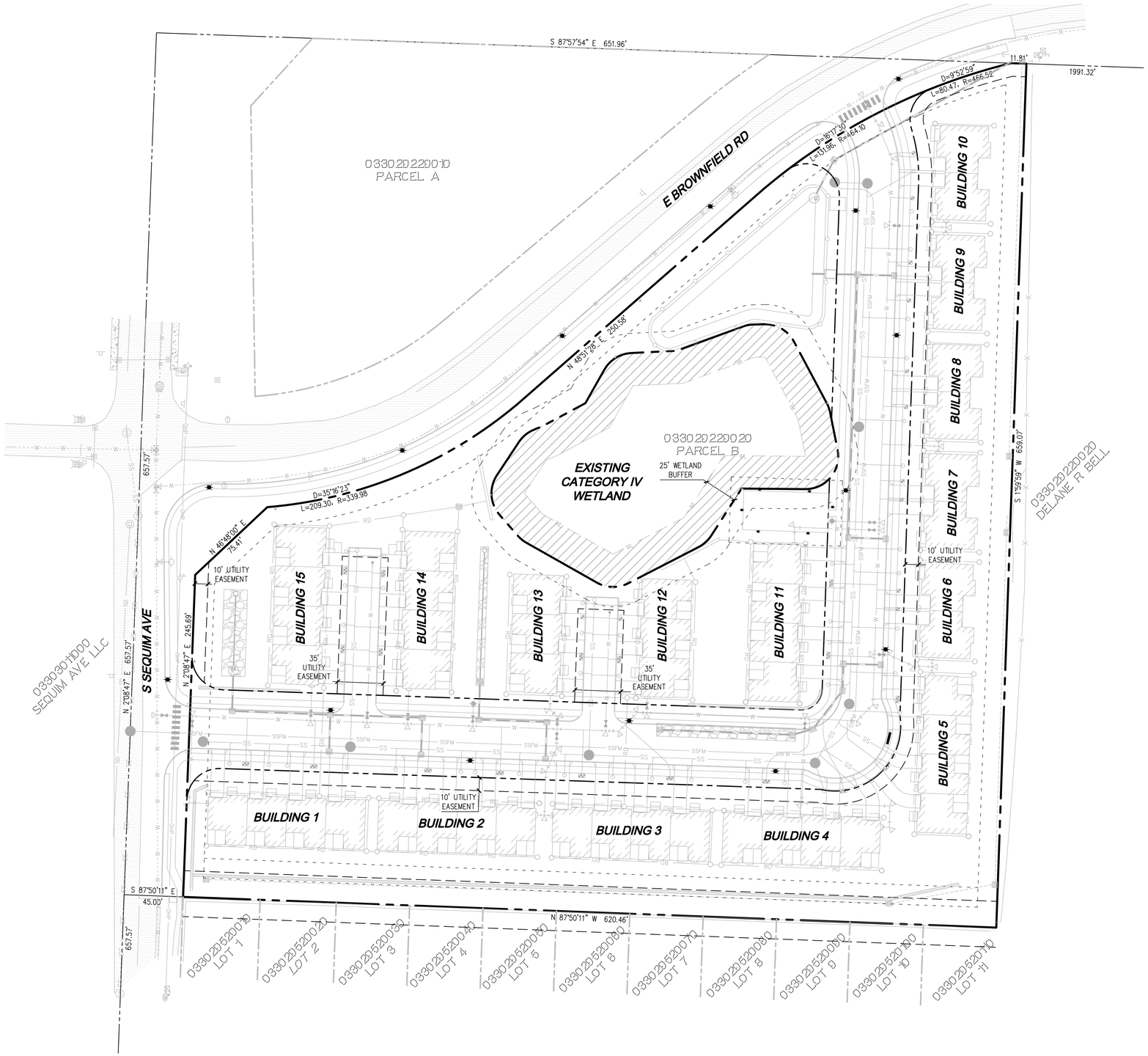
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DRAWING NAME:	C22272-UT-01
DESIGNER:	TEB
DRAFTING BY:	ES
DATE:	MAY 2025
SCALE:	AS NOTED
JURISDICTION:	SEQUIM

UT-01

SHEET 5 OF 6

Drawing P:\Civil\2022\c22-272 habitat for humanity brownfield rd\Drawings\construction\C22272-UT-01.dwg Plotted: May 07, 2025 - 1:03pm

A PORTION OF SEC 29, TWN 30 N, RGE 3 W, W.M., CLALLAM COUNTY, WASHINGTON



SCALE: 1" = 40'

40' 0 40' 80'

LEGEND

- PROPOSED PEDESTRIAN LIGHTING
- PROPOSED BOLLARD LIGHTING

NOTE:

SITE LIGHTING CONDUIT AND JUNCTION BOX LAYOUT DESIGN WILL OCCUR AT THE TIME OF CONSTRUCTION DOCUMENT PREPARATION

DISCLAIMER

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HABITAT FOR HUMANITY

SEQUIM AVE DEVELOPMENT

ILLUMINATION PLAN

TYRELL E. BRAUN
STATE OF WASHINGTON
51055
REGISTERED
PROFESSIONAL ENGINEER
05-07-25

JOB NUMBER:	C22-272
DRAWING NAME:	C22272-IL-01
DESIGNER:	TEB
DRAFTING BY:	ES
DATE:	MAY 2025
SCALE:	AS NOTED
JURISDICTION:	SEQUIM

IL-01

SHEET 6 OF 6

Drawing: P:\Civil\2022\c22-272 habitat for humanity brownfield rd\Drawings\construction\C22272-IL-01.dwg Plotted: May 07, 2025 - 1:03pm