



City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4138

AMENDED NOTICE OF APPLICATION

Sunrise Hills LLC Preliminary Plat
Permit No. TUM-21-0551
March 10, 2023

Description of Proposal: Preliminary Plat approval to divide 10.72 acres into 36 single-family lots, with 7 tracts, as a Clustered Subdivision.

Applicant: Sunrise Hills LLC, 454 SW 297th Street, Federal Way, WA 98023

Location of Proposal: Located on Sapp Road SW, Tumwater, WA 98512, Section 27, T18N, R2W, Tax Parcel # 12827330000.

Date of Complete Application: Amended February 24, 2023.

Required Permits/Approvals: The following permits and approvals may be required: Preliminary and Final Plat approvals, Transportation Concurrency ruling, Land Clearing/Grading, and Building permits.

Determination of Consistency: At this time, no determination of consistency with City of Tumwater plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Zoning Ordinance, Tumwater Land Division Ordinance, Tumwater Environmental Policy Ordinance, Tumwater Transportation Concurrency Ordinance, Tumwater Development Guide (street, utility, and storm water standards), and the International Building and Fire Codes.

Environmental Review: A Determination of Nonsignificance issued on June 27, 2019 for development of a preliminary plat, with its associated studies and reports are incorporated by reference.

Public Hearing: A public hearing is required for this project. No specific date has been set for the public hearing, however, persons receiving this notice will be informed of the date, time, and place of the hearing a minimum of 10 days prior to the hearing date.

Public Comment Period: Written comments may be submitted to City of Tumwater, Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, or by email to tmerriman@ci.tumwater.wa.us, and must be received by 5:00 p.m. on March 24, 2023. If you have any questions or would like additional information, contact Tami Merriman, Permit Manager, at 360-754-4180.

LEGEND	
SURVEY	PROPOSED
--- 100' ---	CONTOURS
---	PROPERTY LINE/RIGHT-OF-WAY
---	RIGHT-OF-WAY DEDICATION
---	RIGHT-OF-WAY CENTERLINE
---	UTILITY EASEMENT
---	BUILDING SETBACK LINE
---	BUILDING SETBACK LINE PER GEOTECHNICAL ENGINEER
---	SLOPE SETBACK LINE PER GEOTECHNICAL ENGINEER
---	"ENGINEERED BARRIER" PER GEOTECHNICAL ENGINEER
---	ASPHALT
---	CONCRETE
---	JOINT USE DRIVEWAY EASEMENT
---	OPEN SPACE
---	ACTIVE/PASSIVE OPEN SPACE
---	LANDSLIDE HAZARD AREAS (LHA) PER TMC 16.20.045.B.8 SEE SHEET 1

APPLICANT AND SITE PLANNER

SUNRISE HILLS, LLC
454 SW 297TH STREET
FEDERAL WAY, WA 98023
(206) 835-6300
CONTACT: CHUL KIM
CHUL@SUNRISEHILLS.COM

SURVEYOR

LENNER SURVEYING, PLLC
209 SOUTH 390 STREET
ELMA, WA 98541
(360) 482-8750

ARBORIST

PROFESSIONAL FORESTRY SERVICES, INC.
100 RUBY ST SE, SUITE B
TUMWATER, WA 98501
(360) 943-1470
CONTACT: MICHAEL JACKSON

GEOTECHNICAL ENGINEER

INSIGHT GEOLOGIC, INC.
1015 4TH AVE E
OLYMPIA, WA 98506
(360) 943-5003
CONTACT: WILLIAM HALBERT, L.E.G., L.H.G.

PRELIMINARY PLAT EXHIBIT
OF
SUNRISE HILLS

A PORTION SW 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 18 N, RANGE 02 W, W.M.

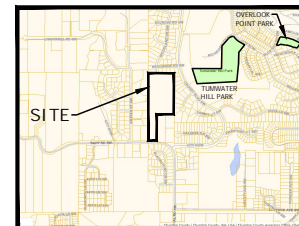
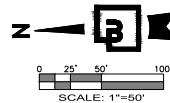
CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

AREAS

GROSS SITE AREA: 466,977 SF (10.72 AC)
CRITICAL AREAS (LANDSLIDE HAZARD AREAS PER TMC 16.20.045.B.8): 70,274 SF (1.61 AC)
ROADS (ROAD A, TRACT F, ROAD B): 50,929 SF (1.17 AC)
NET SITE AREA: 345,756 SF (7.94 AC)
REQUIRED OPEN SPACE: 30 PERCENT OF GROSS SITE AREA = 140,093 (3.22 AC)
REQUIRED PASSIVE RECREATION OPEN SPACE: 50% OF OVERALL OPEN SPACE = 70,047 SF (1.61 AC)
PROVIDED OPEN SPACE: 30.05% (140,321 SF 3.22 AC)
PROVIDED PASSIVE RECREATION SPACE: 71,135 SF. TRAILS AND IMPROVEMENTS TBD AT FINAL ENGINEERING

DENSITY

MIN DENSITY: 2 DU/NET AC (7.94x2) = 15.9 = 16 LOTS
MAX DENSITY (CLUSTER): 4 DU/NET AC (31x1.25) = 38.75 = 39 LOTS
DENSITY TRANSFER FROM CRITICAL AREAS: (1.61x4) = 6.44 = 6+31 = 37
TOTAL DUs PERMITTED: 37



VICINITY MAP
NOT TO SCALE

NOTES

- TAX ID: 1282730000
- SITE AREA: 466,977 S.F. (10.72 AC)
- SITE ADDRESS: NOT ASSIGNED
- EXISTING USE: VACANT
- PROPOSED USE: 36-LOT SINGLE FAMILY RESIDENTIAL CLUSTER SUBDIVISION
- EXISTING ZONING: R/SR (RESIDENTIAL/SENSITIVE RESOURCE)
- REQUIRED MNL. SETBACKS: 9,500 SF, 7,600 SF (CLUSTER)
FRONT/SIDE STREET: 20 FEET 20 FEET
SIDE YARD: 10 FEET 10 FEET
REAR YARD: 10 FEET 10 FEET
30% GSA
- OPEN SPACE REQUIRED: 105
- REQUIRED MINIMUM USABLE SPACE PER LOT: 1,600 SF
- MAX BASE HEIGHT OF BUILDINGS: 35 FEET
- TREES WILL BE PROTECTED IN ALL OPEN SPACE AREAS EXCEPT IN STORM DRAIN AND UTILITY EASEMENT AREAS

ABBREVIATIONS

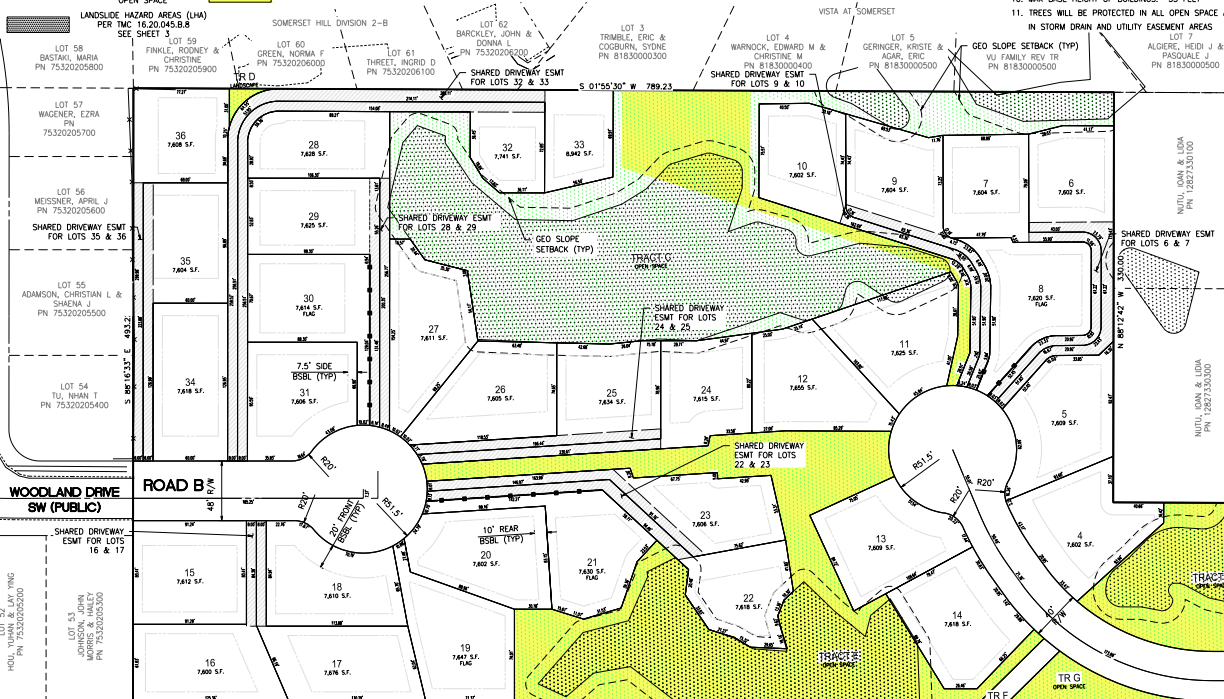
PSDE PRIVATE SHARED DRIVEWAY EASEMENT
BSBL BUILDING SETBACK
SF SQUARE FEET
R RADIUS
R/W RIGHT OF WAY

TRACT AREA TABLE

TRACT	DESCRIPTION	AREA
TRACT A	STORM FACILITY	16,627
TRACT B	OPEN SPACE	18,347
TRACT C	OPEN SPACE	68,306
TRACT D	LANDSCAPE	320
TRACT E	ACCESS/UTILITIES	39,314
TRACT F	ACCESS/UTILITIES	1,032
TRACT G	OPEN SPACE	2,407
TOTAL	141,353 SF 3.25 AC	
TOTAL OPEN SPACE	140,321 SF 3.22 AC	

LOT AREA TABLE

LOT #	AREA (S.F.)	USABLE AREA WITHIN SETBACKS (SQ FT)	MAX IMPERVIOUS (40%)	LOT #	AREA (S.F.)	USABLE AREA WITHIN SETBACKS (SQ FT)	MAX IMPERVIOUS (40%)
1	7,708	4,429	3,083	19	7,647	4,947	3,059
2	7,607	4,354	3,043	20	7,602	4,631	3,041
3	7,601	3,870	3,040	21	7,630	3,892	3,002
4	7,602	3,799	3,041	22	7,618	2,431	3,047
5	7,609	4,054	3,043	23	7,606	2,932	3,042
6	7,602	2,949	3,041	24	7,615	2,964	3,046
7	7,604	2,853	3,042	25	7,634	3,433	3,054
8	7,620	4,507	3,048	26	7,606	3,472	3,042
9	7,604	3,243	3,042	27	7,611	4,560	3,045
10	7,602	2,985	3,041	28	7,628	3,175	3,051
11	7,625	4,353	3,050	29	7,625	3,344	3,050
12	7,655	4,850	3,062	30	7,614	3,802	3,046
13	7,609	4,041	3,044	31	7,606	4,001	3,042
14	7,618	4,148	3,047	32	7,741	1,791	3,068
15	7,612	4,073	3,045	33	6,942	1,644	3,577
16	7,600	3,764	3,040	34	7,618	4,364	3,047
17	7,676	3,805	3,070	35	7,604	3,511	3,042
18	7,610	3,489	3,044	36	7,608	2,837	3,043
TOTAL LOT AREA	275,717 SF						
AVERAGE LOT AREA	7,659 SF	MINIMUM LOT AREA	7,600.39 SF				



SHEET INDEX

- 1 OF 3 PRELIMINARY PLAT EXHIBIT
- 2 OF 3 CONCEPTUAL ROAD AND UTILITY EXHIBIT
- 3 OF 3 LANDSLIDE HAZARD AREA EXHIBIT

UTILITIES/SERVICES:

WATER: CITY OF TUMWATER
555 ISRAEL RD SW
TUMWATER, WA 98501
(360) 754-4133

SEWER: CITY OF TUMWATER
(LOTT CLEAN WATER ALLIANCE)
500 ADAMS ST NE
OLYMPIA, WA 98501
(360) 664-2333

POWER/GAS: PUGET SOUND ENERGY
8001 SOUTH 212TH STREET
AUBURN, WA 98002
(253) 395-7065

CABLE: VERIZON
4020 AUBURN WAY NORTH
AUBURN, WA 98002
(253) 288-7450

SCHOOL: TUMWATER SCHOOL DISTRICT NO. 33
621 LINWOOD AVE SW
TUMWATER, WA 98501
(360) 709-7000

PHONE: MULTIPLE

FIRE: CITY OF TUMWATER
555 ISRAEL RD SW
TUMWATER, WA 98501
(360) 754-4170

NOTE:

BARGHAUSEN CONSULTING ENGINEERS, INC. HAS NOT VERIFIED THE ACCURACY OF THE BOUNDARY OR TOPOGRAPHIC SURVEY PROVIDED BY LENNER SURVEYING, PLLC. BARGHAUSEN DOES NOT WARRANT THE ACCURACY OF THE SITE PLAN OR CONFORMITY TO ZONING OR SUBDIVISION CODES. ALL SITE PLANNING HAS BEEN COMPLETED BY THE APPLICANT. BARGHAUSEN HAS NOT COMPLETED ANY ENGINEERING STUDY OR DESIGN RELATED TO THE SITE PLAN.

LEGAL DESCRIPTION

AS PER THURSTON COUNTY POLICY NUMBER: SOB 08002968
LOT 5 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.; EXCEPT THE SOUTH 528 FEET OF THE EAST 330 FEET AND EXCEPT COUNTY ROAD KNOWN AS SAPP ROAD ALONG THE SOUTH BOUNDARY.

Barghausen Consulting Engineers, Inc.
1825 72nd Avenue South
Kent, WA 98032
425.251.0222
barghausen.com

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Preliminary
11/17/2022, 3:50:24 PM

SHEET TITLE: PRELIMINARY PLAT EXHIBIT OF SUNRISE HILLS

CLIENT: CHUL M. KIM
454 SW 297TH STREET
FEDERAL WAY, WA 98023

CONTACT: CHUL M. KIM
PHONE: (206) 835-6300

DATE: 11/16/22
CITY REVIEW: []
REVISION: 1

SHEET 1 OF 3

FILE: C:\210062\2137\Utility\213737-PP-Sub.dwg 11/16/2022 1:02 PM ADMIN



City Hall
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**DETERMINATION OF NON-SIGNIFICANCE (DNS)
Sunrise Hills
TUM-19-0318**

Description of proposal: The applicant is requesting Preliminary Plat approval (TUM-19-0317) to subdivide 10.72 acres into 36 single-family lots.

Proponent: Sunrise Hills LLC, Attn: Chul Kim, 454 SW 297th Street, Federal Way, WA 98023.

Location of proposal: The property is located on the north side of Sapp Road, east of Antsen Street, west of Crosby Boulevard and south of Brookside Road SW, in Tumwater, WA 98512, within a portion of the southwest quarter of the southwest quarter, Section 27, Township 18 N., Range 2 W.W.M. Parcel #12827330000.

Lead agency: City of Tumwater, Community Development Department.
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted no later than July 11, 2019, by 5:00 p.m.

Date: June 27, 2019

Responsible official: 
Michael Matlock, AICP
Community Development Director

Contact person: Suresh Bhagavan, 360-754-4180
555 Israel Road SW
Tumwater, WA 98501

Appeals of this DNS must be made to the City Clerk, no later than July 17, 2019, by 5:00 p.m. All appeals shall be in writing, be signed by the appellant, be accompanied by a filing fee of \$175, and set forth the specific basis for such appeal, error alleged and relief requested.