



DEVELOPMENT REVIEW COMMITTEE AGENDA

THURSDAY – April 11, 2024 VIA ZOOM CONFERENCING

**APPLICANTS AND/OR THEIR REPRESENTATIVES
ARE REQUIRED TO ATTEND THE DRC MEETING.**

*** IF YOU ARE UNABLE TO ATTEND, PLEASE NOTIFY US BY PHONING ***

360-754-4180

PERMIT #:	TUM-23-1525
PROJECT TITLE:	Ainsworth Garage
REVIEW STATUS:	PRELIMINARY SITE PLAN REVIEW
APPLICANT(S):	Erik Ainsworth
REPRESENTATIVE(S):	Erik Ainsworth
OWNER(S):	UB01, LLC
LOCATION:	5737 Linderson Way SW
PARCEL(S):	12834430500
REQUEST:	Construct a shop building and storage shed as shown on the site plan
TIME:	9:00 a.m. – 10:30 a.m.

PERMIT #:	TUM-23-1260
PROJECT TITLE:	PSE Barnes Lake Substation Rebuild
REVIEW STATUS:	FORMAL RESUBMITTAL SITE PLAN REVIEW
APPLICANT(S):	Trevor Lessard (on behalf of PSE)
REPRESENTATIVE(S):	Trevor Lessard
OWNER(S):	Puget Sound Energy
LOCATION:	1697 2 nd Ave SW
PARCEL(S):	09080011003
REQUEST:	Rebuild and expand the Barnes Lake Substation.
TIME:	10:30 a.m. – 12:00 p.m.



CITY OF TUMWATER
 555 ISRAEL RD. SW, TUMWATER, WA 98501
 (360) 754-4180 (360) 754-4126 (FAX)
 Preliminary il: cdd@ci.tumwater.wa.us

**FORMAL SITE PLAN REVIEW
 Application**

TUM - 23-1525	DATE STAMP AB
RCVD BY	

Application fee: \$220.00 (one acre or less); \$385.00 (greater than one acre)
 Resubmittal application fee: \$80.00 (one acre or less); \$220.00 (greater than one acre)
 In most cases, meetings will be scheduled on Thursdays of the following week, when applications are received prior to 5:00 p.m. on Wednesdays.

SUBJECT PROPERTY

ADDRESS OF PROPERTY (COMPLETE): 5737 LINDERSON WAY SW, TUMWATER, WA 9850
 PROJECT NAME: SHOP ADDITION PARCEL NUMBER(S): 12834430500

APPLICANT (please print neatly)

NAME OF APPLICANT: ERIK AINSWORTH
 APPLICANT'S MAILING ADDRESS (COMPLETE): 5737 LINDERSON WAY SW, TUMWATER, WA 98501
 APPLICANT'S TELEPHONE(S): 3602503973 APPLICANT'S E-MAIL: ERIK@THELANDDEVELOPER.C

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: SAME AS APPLICAN
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): _____
 REPRESENTATIVE'S TELEPHONE(S): _____ REPRESENTATIVE'S E-MAIL: _____

PROPERTY OWNER

NAME OF PROPERTY OWNER: UB01, LLC- ERIK AINSWORTH
 OWNER'S MAILING ADDRESS (COMPLETE): SAME AS ABOVE
 OWNER'S TELEPHONE(S): _____ OWNER'S E-MAIL: _____

PROJECT DESCRIPTION (attach additional sheets and documentation, as needed)

Construct a shop building and storage shed as shown on the site plan.

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission to any and all employees and representatives of the City of Tumwater and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

[Signature]
 Signature of Applicant Representative

3/20/2024
 Date

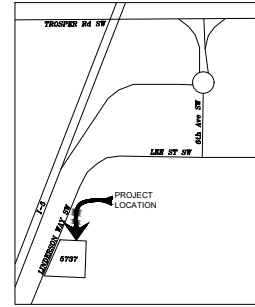
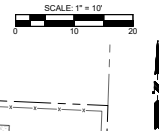
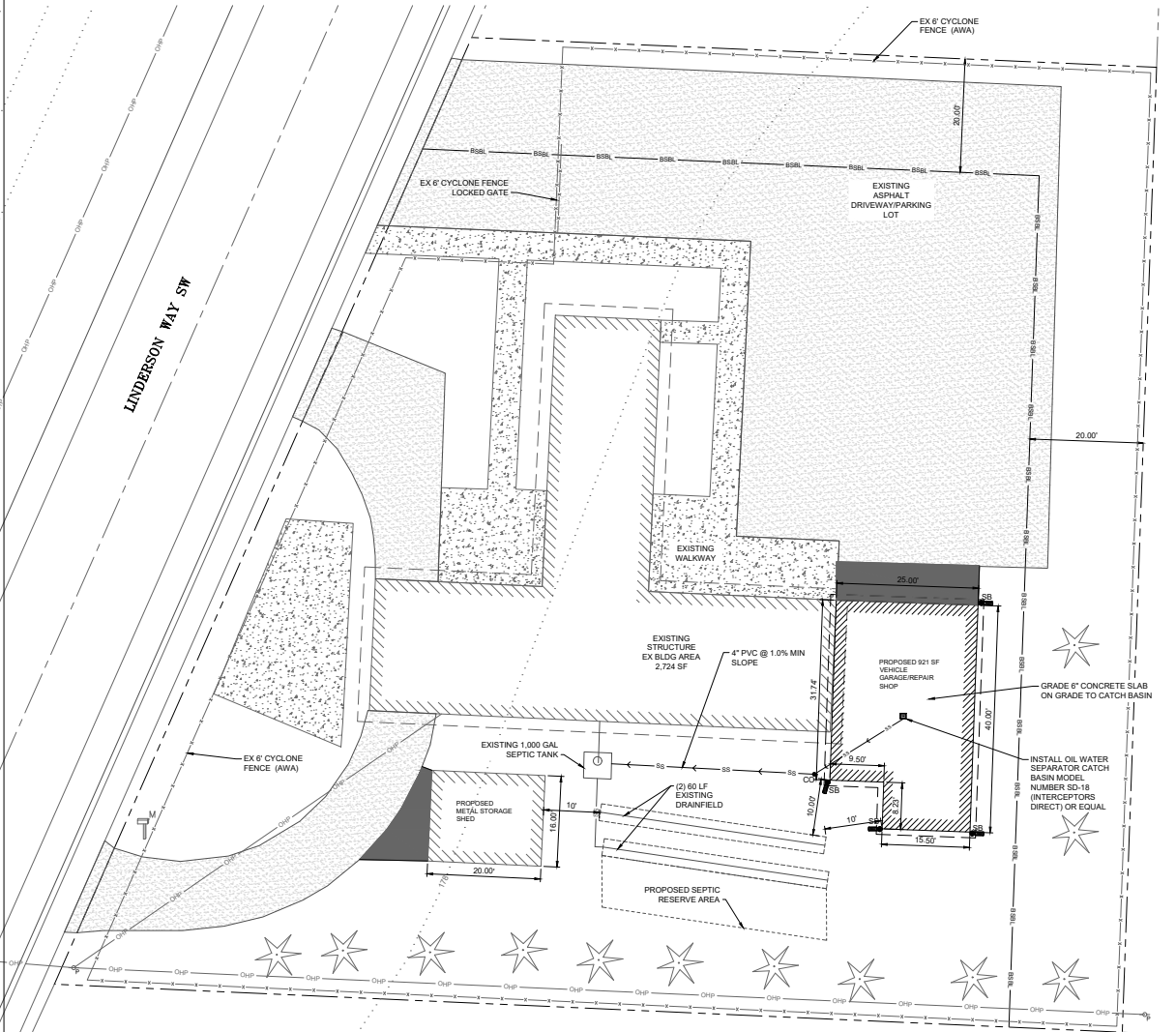
 Signature of Port of Olympia representative (if applicable)

 Date

Please attach the **Formal Site Plan Review submittal checklist** to this application.

TLD-GARAGE SITE

5737 LINDERSON WAY SW, TUMWATER, WA 98501



VICINITY MAP

NTS

LEGEND

	EXISTING	PROPOSED
SUBJECT PROPERTY LINE	---	---
ADJACENT LOT LINE	---	---
HABITAT BUFFER LINE	---	---
WETLAND BUFFER LINE	---	---
EASEMENT LINE	---	---
RIGHT-OF-WAY LINE	---	---
CENTER LINE	---	---
CONTOUR, MAJOR	-150	-150
CONTOUR, MINOR	-158	-158
CONIFEROUS TREE	(Tree symbol)	(Tree symbol)
DECIDUOUS TREE	(Tree symbol)	(Tree symbol)
STREET SIGN	(Sign symbol)	(Sign symbol)
POWER LINE	(Power symbol)	(Power symbol)
OVERHEAD POWER LINE	(Overhead power symbol)	(Overhead power symbol)
POWER POLE	(Pole symbol)	(Pole symbol)
GUY WIRE	(Guy wire symbol)	(Guy wire symbol)
POWER WALLT	(Wallt symbol)	(Wallt symbol)
STREET LIGHT	(Light symbol)	(Light symbol)
NATURAL GAS LINE	(Gas symbol)	(Gas symbol)
TELEPHONE LINE	(Phone symbol)	(Phone symbol)
TELEPHONE MANHOLE	(Manhole symbol)	(Manhole symbol)
TELEPHONE PEDESTAL	(Pedestal symbol)	(Pedestal symbol)
CABLE LINE	(Cable symbol)	(Cable symbol)
CABLE PEDESTAL	(Cable pedestal symbol)	(Cable pedestal symbol)
STORM MAIN LINE	(Storm symbol)	(Storm symbol)
FOOTING DRAIN LINE	(Drain symbol)	(Drain symbol)
ROOF DRAIN LINE	(Roof drain symbol)	(Roof drain symbol)
CATCH BASIN	(Basin symbol)	(Basin symbol)
TYPE I CATCH BASIN	(Type I basin symbol)	(Type I basin symbol)
YARD DRAIN	(Yard drain symbol)	(Yard drain symbol)
DOWNSPOUT	(Downspout symbol)	(Downspout symbol)
WATER MAIN LINE	(Water symbol)	(Water symbol)
WATER METER	(Meter symbol)	(Meter symbol)
BLOWOFF VALVE FIRE HYDRANT	(Hydrant symbol)	(Hydrant symbol)
GATE VALVE	(Gate symbol)	(Gate symbol)
SEWER MANHOLE	(Sewer manhole symbol)	(Sewer manhole symbol)
CLEANOUT	(Cleanout symbol)	(Cleanout symbol)
SEWER MAIN LINE	(Sewer main symbol)	(Sewer main symbol)
CONCRETE ASPHALT PAVEMENT	(Concrete asphalt symbol)	(Concrete asphalt symbol)
POROUS ASPHALT	(Porous asphalt symbol)	(Porous asphalt symbol)
LANDSCAPING GRAVEL	(Gravel symbol)	(Gravel symbol)

PROJECT INFO

OWNER:
UB01 LLC
5737 LINDERSON WAY SW
TUMWATER, WA 98501

LEGAL DESCRIPTION

34-18-2W SW SE SELY OF LINDERSON WLY & SLY OF A LN RUN N89-58-26-W FROM

BASIS OF BEARING

THURSTON COUNTY ASSESSOR MAP

VERTICAL DATUM

TURSTON COUNTY AERIAL

PARCEL NUMBER

12834430500

EXISTING BUILDING AREA

LOT SIZE: 27,442 SF
EX FOOTPRINT: 2,724 SF
EX ROOF AREA: 3,113 SF
EX DRIVEWAY/PARKING: 7,200 SF
CONCRETE SIDEWALK: 1,328 SF
TOTAL LOT IMP COVERAGE: 11,841 SF OR 42.0 %

PROPOSED BUILDING AREA

LOT SIZE: 27,442 SF
FOOTPRINT: 1,000 SF
DRIVEWAY/PARKING: 173 SF
TOTAL NEW IMP COVERAGE: 1,173 SF

THE LAND DEVELOPERS ENGINEERED SOLUTION
a subsidiary of THE LAND DEVELOPER, INC.
5737 LINDERSON WAY SW,
TUMWATER, WA 98501
PO BOX 4420, TUMWATER, WA 98501
E-MAIL: enl@thelanddeveloper.com



DATE:

TLD-GARAGE SITE PLAN
COVER SHEET AND SITE PLAN

CONTRACTOR AS-BUILT:
THE CONTRACTOR SHALL MAINTAIN ONE SET OF THE CONTRACT DRAWINGS THAT SHALL INCLUDE, CLEARLY AND LEGIBLY MARKED, ANY ALTERATIONS OR LOCATIONS OF UNDERGROUND UTILITIES ENCOUNTERED DURING PROGRESS OF THIS PROJECT, AND ANY ALTERATIONS MADE TO THE FACILITIES BEING INSTALLED. SAID DRAWINGS SHALL BE MARKED AS-BUILT AND SHALL BE SUBMITTED TO THE PROJECT ENGINEER UPON COMPLETION OF THE PROJECT.

TOPOGRAPHIC NOTE:
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE LAND DEVELOPERS, INC. CANNOT ENSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

CONSTRUCTION STAKING:
THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR BY A LICENSED LAND SURVEYOR.

NOTE:
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 800-824-5564 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT UNLESS CERTIFIED BY THE LAND DEVELOPERS, INC.
ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY THE LAND DEVELOPERS, INC.



DRAWN BY: SAG
DATE: 3/20/24
AGENCY NO:
SHEET: 1 OF 2
JOB NO: 23-099



CITY OF TUMWATER
555 ISRAEL RD. SW, TUMWATER, WA 98501

(360) 754-4180

Email: cdd@ci.tumwater.wa.us

FORMAL SITE PLAN REVIEW
Application

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SUBJECT PROPERTY

ADDRESS OF PROPERTY (COMPLETE): _____

PROJECT NAME: _____

PARCEL NUMBER(s): _____

APPLICANT (please print neatly)

NAME OF APPLICANT: _____

APPLICANT'S MAILING ADDRESS (COMPLETE): _____

APPLICANT'S TELEPHONE(S): _____

APPLICANT'S E-MAIL: _____

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: _____

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): _____

REPRESENTATIVE'S TELEPHONE(S): _____

REPRESENTATIVE'S E-MAIL: _____

PROPERTY OWNER

NAME OF PROPERTY OWNER: _____

OWNER'S MAILING ADDRESS (COMPLETE): _____

OWNER'S TELEPHONE(S): _____

OWNER'S E-MAIL: _____

PROJECT DESCRIPTION (attach additional sheets and documentation, as needed)

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission to any and all employees and representatives of the City of Tumwater and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature of Applicant/Representative

Date

Signature of Port of Olympia representative (if applicable)

Date

Please attach the **Formal Site Plan Review submittal checklist** to this Application.

- ### LEGEND
- PROPERTY LINE
 - - - - - RIGHT-OF-WAY LINE
 - - - - - PROPOSED SUBSTATION FENCE
 - 175— PROPOSED CONTOURS, MAJOR
 - 176— PROPOSED CONTOURS, MINOR
 - -175- - EXISTING CONTOURS, MAJOR
 - -176- - EXISTING CONTOURS, MINOR
 - ▨ EXISTING ASPHALT DRIVEWAY
 - ▨ GRAVEL DRIVEWAY
 - ▭ FOUNDATIONS (REF ONLY)
 - ▭ CATCH BASIN (SEE DRAINAGE PLANS)
 - ▭ GATE VALVE (SEE DRAINAGE PLAN)
 - ▭ GRATE INLET (SEE DRAINAGE PLAN)
 - ▭ VAULT
 - FLOW DIRECTION
 - DEODOUOUS TREE
 - CONFEROUS TREE

- ### NOTES:
1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER ON THE EVENT OF DISCOVERY OF POOR SOILS, GROUNDWATER OR DISCREPANCIES IN THE EXISTING CONDITIONS AS NOTED ON THE PLANS.
 2. CUT AND FILL SLOPES SHALL BE 3H:1V UNLESS OTHERWISE NOTED.
 3. UNLESS OTHERWISE SPECIFIED, ALL EMBANKMENTS IN THE PLAN SET SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2-03.3114(B) OF THE WSDOT STANDARD SPECIFICATIONS. EMBANKMENT COMPACTIONS SHALL CONFORM TO SECTION 2-03.3114(C), METHOD B OF SAID STANDARD SPECIFICATIONS.
 4. EMBANKMENTS DESIGNED TO IMPOUND WATER SHALL BE COMPACTED TO 95% MAXIMUM DENSITY PER SECTION 2-03.3114(C), METHOD C OF WSDOT STANDARD SPECIFICATIONS.
 5. ALL AREAS RECEIVING FILL MATERIAL SHALL BE PREPARED BY REMOVING VEGETATION, NONCOMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIAL BY SCARIFYING THE SURFACE TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE THE SLOPES ARE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL AND THE HEIGHT IS GREATER THAN 5 FEET, BY BENCHING INTO SOUND COMPETENT MATERIAL AS DETERMINED BY A SOILS ENGINEER.
 6. SLOPE GRADE TO DRAIN AS NOTED BY FLOW DIRECTION SYMBOLS.
 7. DISTURBED AREAS NOT RECEIVING LANDSCAPING SHALL RECEIVE HYDRASEED ONCE FINAL GRADE IS REACHED.
 8. ALL GRADING WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEERS. COMPACTION TESTING OF THE SOILS UNDER BUILDING FOUNDATIONS AND UTILITY TRENCHES SHALL BE VERIFIED BY GEOTECHNICAL ENGINEERS AND THE WABO SPECIAL INSPECTOR.

DATUM:

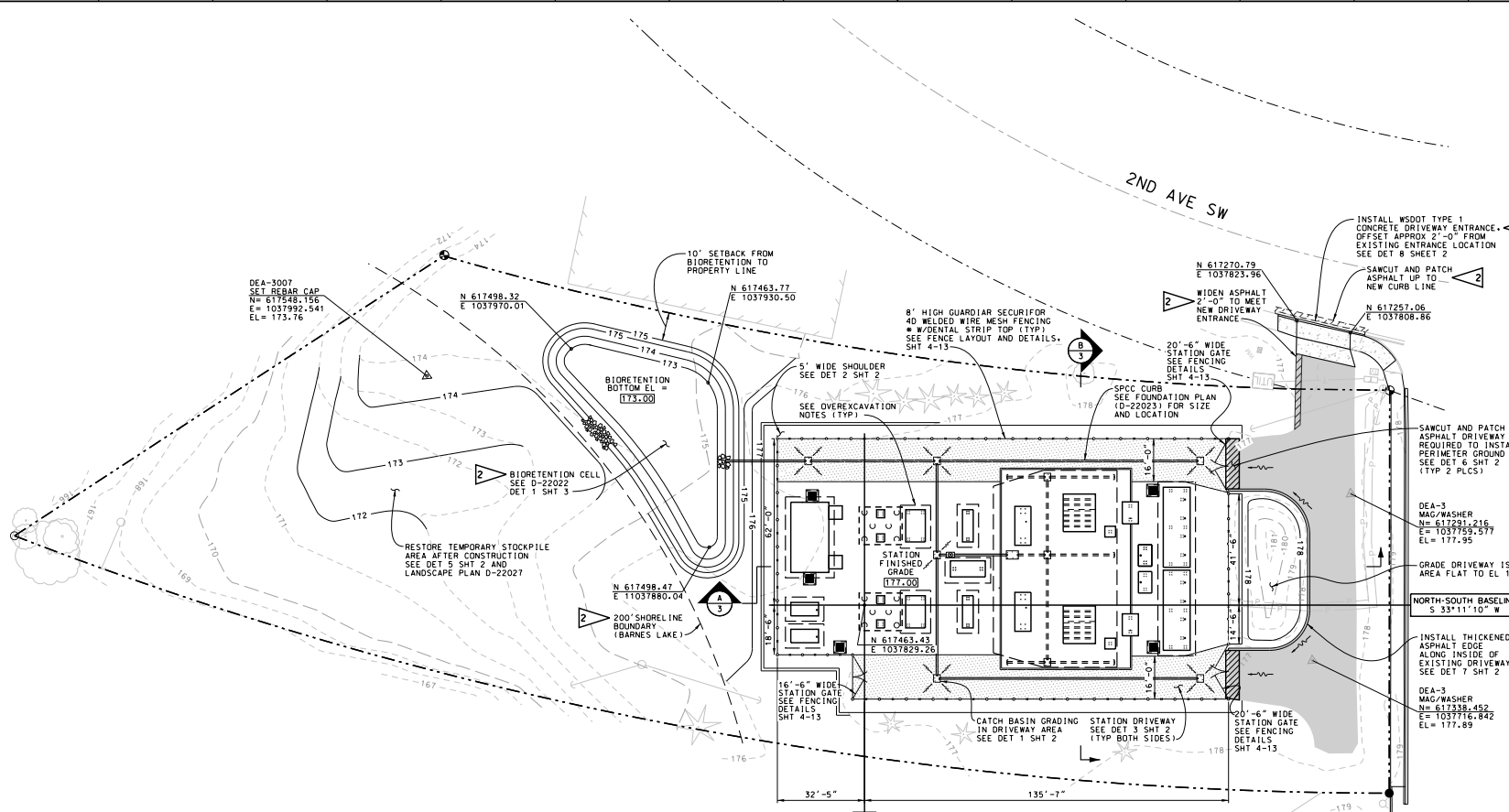
HORIZONTAL:
BEARINGS AND COORDINATES SHOWN HEREON ARE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, THE GEODETIC DATUM IS NAD83 (2011) (2010.00) BASED UPON TIES TO THE WASHINGTON STATE REFERENCE NETWORK (WSRNL).

VERTICAL:
THE VERTICAL DATUM IS GNSS-DERIVED NAVD83, USING GEODID 18. GEODID ADJUSTMENTS WERE APPLIED TO SOLVED ELLIPSOID HEIGHTS AT CONTROL POINTS AND HELD FOR ORTHOMETRIC ELEVATIONS.

- ### REFERENCE DRAWINGS
- D-22016 TOPOGRAPHIC SURVEY
 - D-22017 TEMPORARY EROSION/SEDIMENT CONTROL PLAN
 - D-22022 DRAINAGE PLAN
 - D-22027 LANDSCAPE PLAN



NO NUMBER: 111026539.101129063		GRADING AND FENCING PLAN	
REVISION DESCRIPTION: REVISED FOR PERMIT REVIEW COMMENTS ISSUED FOR CONSTRUCTION SUBSTATION REBUILD		BARNES LAKE SUBSTATION	
CADD	DATE	DRAWING NO	REV NO
ENGINEER		D-22021	2
REVIEWED		SHEET 01 OF 13	FILE NO
APPROVED		CODE BAR	
SCALE: 1" = 20' - 0"		CLASS: SITE	
CADD NO: D-22021_01.dgn			



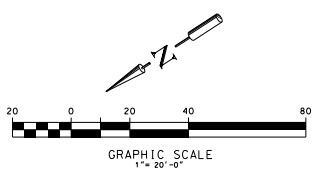
- ### OVEREXCAVATION NOTES
1. OVEREXCAVATE BELOW TRANSFORMER (D-2406) AND CIRCUIT SWITCHER (D-21610) FOUNDATIONS TO ELEVATION 169.00, 8 FEET BELOW EXISTING SUBSTATION GRADE. BOTTOM OF EXCAVATION SHALL EXTEND 8 FEET LATERALLY FROM THE EDGES OF THE TRANSFORMER AND CIRCUIT SWITCHER FOUNDATIONS. SIDE SLOPES OF EXCAVATION SHALL BE 2H:1V MAX. SEE FOUNDATION PLAN D-22023 FOR FOUNDATION LOCATIONS AND NUMBERING.
 2. OVEREXCAVATION FOR ADDITIONAL FOUNDATIONS NOTED BELOW SHALL EXTEND 2 FEET BELOW THE BOTTOM OF THE FOUNDATION AND 2 FEET LATERALLY FROM THE EDGES OF THE FOUNDATION. SIDE SLOPES OF EXCAVATION SHALL BE 2H:1V MAX. SEE FOUNDATION PLAN D-22023 FOR FOUNDATION LOCATIONS AND NUMBERING.
 - D-2699 115KV BUS SUPPORT FOUNDATIONS
 - D-18164 115KV BUS SECTION SWITCH FOUNDATIONS
 - D-2186 115KV SWITCH STAND FOUNDATIONS
 - D-18180 METAL ENCLOSED CAPACITOR BANK FOUNDATION
 - D-22026 14x26 MPAC FOUNDATION
 - D-6770 12.5KV PRE-ASSEMBLED FEEDER STRUCTURE FOUNDATIONS
 3. STOCKPILE OVEREXCAVATION MATERIAL ON-SITE AS SHOWN ON THE TSC PLAN, DRAWING D-22017, FOR RE-USE AS BACKFILL. REMOVE UNSUITABLE MATERIAL AND ORGANICS FROM EXCAVATED SOIL AND COORDINATE WITH GEOTECHNICAL ENGINEER FOR INSPECTION PRIOR TO STOCKPILING. DISPOSE OF ALL UNSUITABLE MATERIAL OFF-SITE.
 4. THE BASE OF ALL OVEREXCAVATION AREAS SHALL BE EVALUATED BY THE GEOTECHNICAL ENGINEER PRIOR TO COMPACTION AND PLACEMENT OF BACKFILL. AFTER APPROVAL BY GEOTECHNICAL ENGINEER, COMPACT THE BASE OF THE EXCAVATION TO A FIRM AND UNYIELDING CONDITION USING A LARGE VIBRATORY ROLLER. COMPACT BASE OF THE OVEREXCAVATION WITH MINIMUM TEN PASSES WITH ROLLER. GEOTECHNICAL ENGINEER TO OBSERVE COMPACTION AT BASE OF THE OVEREXCAVATION. INSTALL REINFORCING GEODID (TENSAR BIAXIAL GEODID Bx1100 OR APPROVED EQUIV.) ON THE COMPACT SUBGRADE.
 5. AFTER INSTALLING GEODID, PLACE STRUCTURAL FILL UP TO 13" BELOW SUBSTATION FINISHED GRADE IN LOOSE LIFTS NOT EXCEEDING 8" TO 10" AND COMPACT EACH LIFT TO 95% OF MAXIMUM DRY DENSITY.
 6. RESURFACE SUBSTATION YARD AROUND FOUNDATIONS WITH 9" OF BASE COURSE AND 4" OF YARD COURSE OR 4" OF TOP COURSE WITHIN STATION DRIVEWAY AREAS. SEE DETAILS ON SHEET 2.

APPROXIMATE GRADING QUANTITIES

CUT: 2,420 CY
 FILL: 2,230 CY
 TOTAL EARTHWORK: 4,650 CY
 (QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY QUANTITIES)

GEOTECHNICAL ENGINEER

GEOTECHNICAL ENGINEERS, INC
 CONTACT: TIM BAILEY
 PHONE: 206-795-4637
 EMAIL: tbailey@geotechneers.com



3/12/2024 8:10:37 AM USER: tbaillii