



DEVELOPMENT REVIEW COMMITTEE AGENDA

THURSDAY – MAY 9, 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-23-0439
PROJECT TITLE:	International Wood Products Expansion
REVIEW STATUS:	PRELIMINARY SITE PLAN REVIEW
APPLICANT(S):	International Wood Products
REPRESENTATIVE(S):	N/A
OWNER(S):	Larry Johnson
LOCATION:	3239 Kimmie St SW
PARCEL(S):	09230021000
REQUEST:	60,000 sf Warehouse and storage yard.
TIME:	9:00 a.m. – 10:30 a.m.

PERMIT #:	TUM-24-0202
PROJECT TITLE:	Velkommen MHP Expansion
REVIEW STATUS:	PRELIMINARY SITE PLAN REVIEW
APPLICANT(S):	Tumwater 70 th Ave, LLC
REPRESENTATIVE(S):	Ross Jarvis, LDC, Inc
OWNER(S):	Tumwater 70 th Ave, LLC
LOCATION:	2535 70 th Ave SW
PARCEL(S):	31560000100
REQUEST:	Install 10 manufactured homes, abandon onsite septic and connect to city sewer.
TIME:	10:30 a.m. – 12:00 p.m.

PERMIT #:	TUM-24-0706
PROJECT TITLE:	Giang ADU
REVIEW STATUS:	FEASIBILITY SITE PLAN REVIEW
APPLICANT(S):	Hien Giang
REPRESENTATIVE(S):	N/A
OWNER(S):	Hien Giang
LOCATION:	116 N 4 th Ave SW
PARCEL(S):	80601700700
REQUEST:	Construct ADU on parcel.
TIME:	1:30 p.m. – 3:00 p.m.



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

Preliminary Site Plan Review
APPLICATION

TUM -	DATE STAMP
23-0439	
TRM	04-09-2024
RCVD BY	

Application fee: \$330.00 (one acre or less); \$440.00 (greater than one acre); Resubmittal application fee: \$165.00 (one acre or less); \$275.00 (greater than one acre). Please inquire if credit from the Feasibility Site Plan Review application fee applies.
 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): _____

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)

Project proposes to construct a new 60,000 SF warehouse building with 6,000 SF of office space. Development will include an exterior product storage yard, on-site parking, landscape and storm water retention basins. The site is currently comprised of 3 tax lots which will be consolidated for the project. Access will be provided from Kimmie Street SW & Prine Road. City of Tumwater water and sanitary sewer will be connected to serve the project.

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.

Jeff Randall
 Signature of Applicant/Representative

 Date

 Signature of Port of Olympia representative (if applicable)

 Date

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

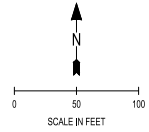
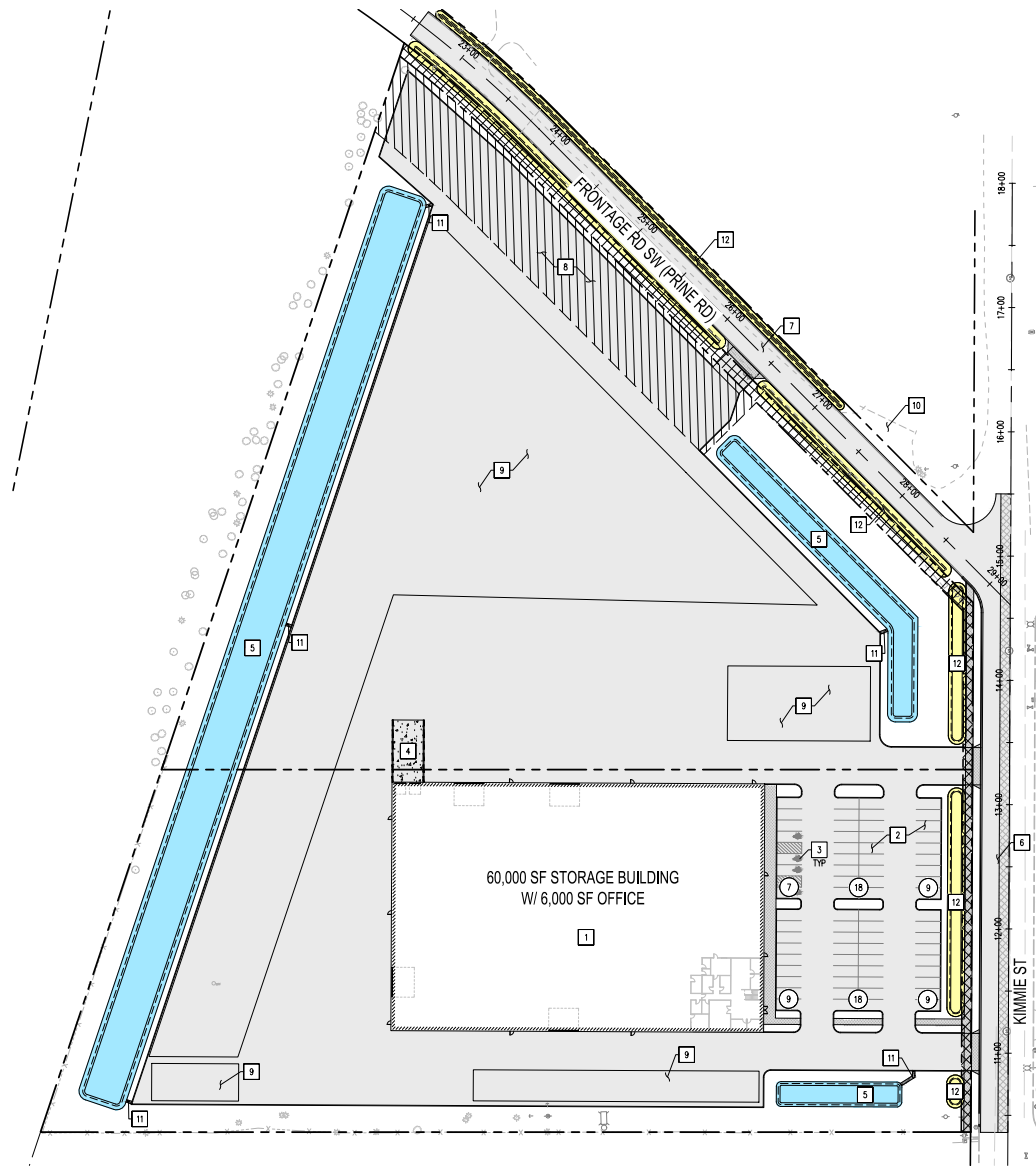
May 27, 2024 10:44:55am - User: ashley
 A:\V - PROJECTS\1601 PRC - LUT\WDCON NAME STREET FACILITY\WDCON SP-01.DWG

CALL BEFORE YOU DIG

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 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



----- SP-01 PRELIMINARY SITE PLAN - 000



LEGEND

- PROPERTY LINE
- EXISTING CHANNELIZATION
- EXISTING BUILDING
- PROPOSED BUILDING
- EDGE OF PAVEMENT
- CEMENT CONCRETE CURB & GUTTER
- CEMENT CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- CEMENT CONCRETE PAVEMENT
- GRIND AND OVERLAY
- STORM POND/BIORETENTION
- ROW DEDICATION
- EASEMENT
- STALL COUNT

X] CONSTRUCTION NOTES

1. PROPOSED BUILDING
2. STANDARD PARKING STALL 9'X18'
3. ACCESSIBLE PARKING STALL
4. LOADING DOCK
5. BIORETENTION POND
6. PROPOSED HALF STREET FRONTAGE IMPROVEMENTS (KIMMIE)
7. PROPOSED FULL STREET INTERIM IMPROVEMENTS (PRINE)
8. EASEMENT AREA FOR FUTURE ROW DEDICATION ASSOCIATED WITH PRINE BRIDGE IMPROVEMENTS
9. UNDERGROUND STORMWATER STORAGE
10. EXISTING DRIVEWAY TO REMAIN
11. CURB CUT
12. COMPOST AMENDED BIOSWALE

PARKING CALCULATIONS

OFFICE:
 3.3 SPACES PER 1,000 SF
 = 6,000 SF / 1000 SF X 3.3 SPACES
 = 6 X 3.3
 = 20 STALLS

STORAGE:
 18.0 SPACES PLUS 0.5 SPACE FOR EACH ADDITIONAL 2,000 SQUARE FEET OVER 20,000 SF
 54,000 SF INSIDE BUILDING + 70,000 SF OUTSIDE BUILDING
 = 18 + [(54,000 + 70,000 - 20,000)/2,000] X .5
 = 18 + 52 X .5
 = 44 STALLS

PARKING SPACES REQUIRED: 20 + 44 = 64 STALLS
 +10% OVERAGE = 64 X 1.1 = 70 STALLS MAX
 PARKING SPACES PROVIDED: 70 STALLS (4 ACCESSIBLE)

SITE COVERAGE CALCULATIONS

SITE AREA: 428,355 SF 9.83 AC
 = ROW DEDICATION: 9,832 SF 0.22 AC
 TOTAL ON-SITE AREA: 418,523 SF 9.61 AC

PROPOSED BUILDING: 60,000 SF 1.38 AC 14%
 PROPOSED PAVING: 229,363 SF 5.16 AC 62%
 PROPOSED OPEN SPACE: 99,160 SF 2.29 AC 24%

PROJECT INFORMATION

APPLICANT	JEFF RANDALL
ENGINEER	BRANDON JOHNSON
PARCEL NUMBER	09520001000, 09520002000, & 09230021000
TOTAL AREA	9.88
IMPERVIOUS AREA	7.34 (74.3%)
PERVIOUS AREA	2.54 (25.7%)
PROPOSED USE	LIGHT INDUSTRIAL (L)
BUILDING AREA	60,000 SF
BUILDING HEIGHT	TBD, MAX HEIGHT 65' PER ZONING
PARKING STALLS	70
ZONING	LIGHT INDUSTRIAL (L)
WATER	CITY OF TUMWATER
SEWER	CITY OF TUMWATER

REVISIONS

PROJECT NO.	160.001
DESIGNED BY	R. TRANUM
DRAWN BY	W. DUNLAP
CHECKED BY	UNSPECIFIED
DATE	

JSA CIVIL
 Engineering | Planning | Management
 111 TUMWATER BLVD SE, SUITE C210
 TUMWATER, WA 98501

STAMP: BRANDON L. JOHNSON, LICENSED PROFESSIONAL ENGINEER, 04/09/2024

KIMMIE STREET FACILITY DEVELOPMENT PROJECT
 KIMMIE ST SW & PRINE DR
 TUMWATER, WA

INTERNATIONAL WOOD PRODUCTS
 14421 SE 98TH COURT
 CLACKAMAS, OR 98701S

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET
SP-01



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

Preliminary Site Plan Review
APPLICATION

TUM -	DATE STAMP
24-0202	04-12-202
TRM	
RCVD BY	

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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.

Ross Jarvis
 Signature of Applicant/Representative

 Date

 Signature of Port of Olympia representative (if applicable)

 Date

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

VELKOMMEN MOBILE HOME PARK EXPANSION

PRELIMINARY SITE PLAN REVIEW

SURVEY INFORMATION

LEGAL DESCRIPTION

TIN: 3156000100
 LOT 1 OF ANDERSON PLD DIVISION NO. 1 MOBILE HOME PARK PUD, AS RECORDED IN VOLUME 20 OF PLATS, PAGE 45; AND LOT 2 OF ANDERSON PLD DIVISION NO. 2 MOBILE HOME PARK PUD, AS RECORDED IN VOLUME 21 OF PLATS, PAGE 46, EXCEPT THAT PORTION CONVEYED TO THE CITY OF TUMWATER BY DEED DATED MARCH 14, 2006 UNDER AUDITOR'S FILE NO. 3815093; ALSO EXCEPT ANY MOBILE OR MANUFACTURED HOME LOCATION THEREON.
 SITUATE IN THURSTON COUNTY, WASHINGTON STATE.

HORIZONTAL DATUM

HORIZONTAL - WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO THURSTON COUNTY MONUMENT 566A.

VERTICAL DATUM

VERTICAL - NAVD 83 BASED ON TIES TO THURSTON COUNTY MONUMENT 566A, ELEVATION = 194.84.

SURVEY NOTES

1. INSTRUMENT USED: SOKKIA TOTAL STATION.
2. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090 AND 332-130-145.
3. SURVEY COMPLETED 07/20/2022.
4. ALL MONUMENTS SHOWN AS FOUND VESTED ON 07/20/22 AND 07/20/22.
5. ALL TYPES OF TOPOGRAPHIC MAPPING IS FOR FUTURE DEVELOPMENT OF SITE.
6. CONTOURS WERE ESTABLISHED FROM FIELD MAPPING. 1' CONTOURS SHOWN.
7. WINDCAST FACTS WERE REVIEWED BY TOMAS ARCHITECTURAL STUDIOS TO COMPLETE A BOUNDARY AND TOPOGRAPHIC SURVEY OF THURSTON COUNTY TINS 3156000100 AND 1270430000.
8. SECTION SUBDIVISION PER RECORD OF SURVEY RECORDED UNDER AFN 3099273.

UTILITY NOTES

UTILITIES SHOWN HEREON ARE FROM FIELD MAPPING VISIBLE SURFACE APPURTENANCES. A UTILITY LOCATING SERVICE WAS NOT USED FOR THIS PROJECT. BURIED UTILITIES SHOULD BE VERIFIED BEFORE CONSTRUCTION.

REFERENCED SURVEYS

1. ANDERSON PUD DIVISION NO. 1 RECORDED IN VOLUME 20, PAGE 45 UNDER AUDITOR'S FILE NO. 1491104350.
2. ANDERSON PUD DIVISION NO. 2 RECORDED IN VOLUME 21, PAGE 96 UNDER AFN 125943.
3. RECORD OF SURVEY RECORDED IN VOLUME 6, PAGE 98 UNDER AFN 995122.
4. RECORD OF SURVEY RECORDED UNDER AFN 3099273.
5. RECORD OF SURVEY RECORDED IN VOLUME 8, PAGE 157 UNDER AFN 1043880.
6. THURSTON COUNTY SHORT PLAT NO. 1682 RECORDED IN VOLUME 16, PAGE 617 UNDER AFN 810270072.
7. THURSTON COUNTY SHORT PLAT NO. SS-2757 RECORDED IN VOLUME 2458, PAGE 80 UNDER AFN 9609200028.
8. RECORD OF SURVEY RECORDED IN VOLUME 2, PAGE 179 UNDER AFN 923382.
9. THURSTON COUNTY SHORT PLAT NO. SS-890447 RECORDED UNDER AFN 3260486.
10. STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 3830158.

EASEMENT NOTES

- ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT 10' WIDE OVER EXISTING, RELOCATED AND FUTURE POWER LINE PER AFN 981035. (BLANKET EASEMENT, NOT SHOWN ON MAP)
- POWER AND TELEPHONE EASEMENT 7' ON FRONT AND REAR AND 2.5' ON SIDES OF ANDERSON PUD DIVISION 1 AND DIVISION 2 PER PLAT EASEMENT PROVISIONS. EASEMENT SHOWN ON MAP.
- NATURAL GAS EASEMENT OVER ALL EXISTING PRIVATE ROADWAYS OF ANDERSON PUD DIVISION 1 AND DIVISION 2 PER AFN 9112270250. (BLANKET EASEMENT, NOT SHOWN ON MAP)
- BLEANET EASEMENT (COVERS ENTIRE SITE) FOR CABLE TELEVISION SYSTEM OVER ANDERSON PUD DIVISION 1 AND DIVISION 2 PER AFN 3087180.
- PURGET SOUND POWER AND LIGHT COMPANY EASEMENT UNDER AFN 913290, SHOWN ON MAP.
- PURGET SOUND ENERGY EASEMENT UNDER AFN 3851625, SHOWN ON MAP.
- RESTRICTIVE COVENANT PER AFN 4009583, SHOWN ON MAP.

CONTACT LIST

OWNER/APPLICANT:
 TUMWATER 70TH AVENUE LLC
 12000 SE 38TH STREET, STE 103
 BELLEVUE, WASHINGTON 98006
 CONTACT: GREG PANFANDA
 EMAIL: greg@t7a.com

CIVIL ENGINEER:
 LDC, INC.
 321 CLEVELAND AVE SE, #209
 TUMWATER, WASHINGTON 98501
 CONTACT: ROSS JARVIS, P.E.
 PHONE: (425) 806-1869
 FAX: (425) 482-2893
 EMAIL: rjarvis@ldccorp.com

SURVEYOR:
 MITOCCAST
 1520 IRVING ST SW, STE B
 TUMWATER, WASHINGTON 98512
 CONTACT: BRUCE E. STODOLMAN
 PHONE: (360) 357-5593

EARTHWORK QUANTITIES

TOTAL DISTURBED AREA: 92,345 SF (2.12 AC)
 PARCEL A: 82,735 SF (1.88 AC)
 PARCEL B: 9,610 SF (0.22 AC)
 THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.

PROJECT INFORMATION - PARCEL A

OWNER/APPLICANT: TUMWATER 70TH AVE, LLC
TIN: 3156000100
SITE ADDRESS: 2535 70TH AVE SW
PARCEL SIZE: 230,287 SF (5.29 ACRES)
STORMWATER TRACT: NONE
SANITARY SEWER: EXISTING - ON-SITE SEPTIC
PROPOSED CITY OF TUMWATER: CITY OF TUMWATER
PURGET SOUND ENERGY: PURGET SOUND ENERGY
CENTURY LINK / COMCAST: CENTURY LINK / COMCAST
CONTRACT: TUMWATER
SCHOOL DISTRICT: TUMWATER
FEMA PANEL NO.: 0280, 0281
ZONE X - AREA OF MINIMAL FLOOD HAZARD: NONE
EXISTING WELLS: NONE
MP - MANUFACTURED HOME PARK: NONE
EXISTING HOMES: 19
PARCEL AREA: 5.29 ACRES
NET AREA: 4.67 ACRES
EXISTING DENSITY: 4.1 UNITS PER ACRE

ADDITIONAL HOMES:

TOTAL HOMES:	10
NET AREA:	29
PROPOSED DENSITY:	4.43 ACRES
MIN DENSITY:	6.5 UNITS PER ACRE
MIN HOMES:	6 UNITS PER ACRE
	27

TOTAL HOMES (29) IS MORE THAN THE MINIMUM REQUIRED (27)

FRONT YARD SETBACK (FROM STREET): 10 FT.
REAR YARD SETBACK: 5 FT.
SIDE YARD SETBACK: 5 FT.
DRIVEWAY SETBACK: 18 FT.
MAXIMUM BUILDING HEIGHT: 40 FT.
MAXIMUM LOT COVERAGE: 84%

PROPOSED AREA CALCULATIONS-PARCEL A

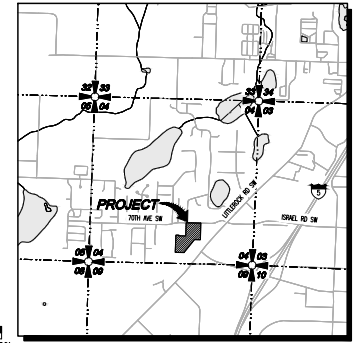
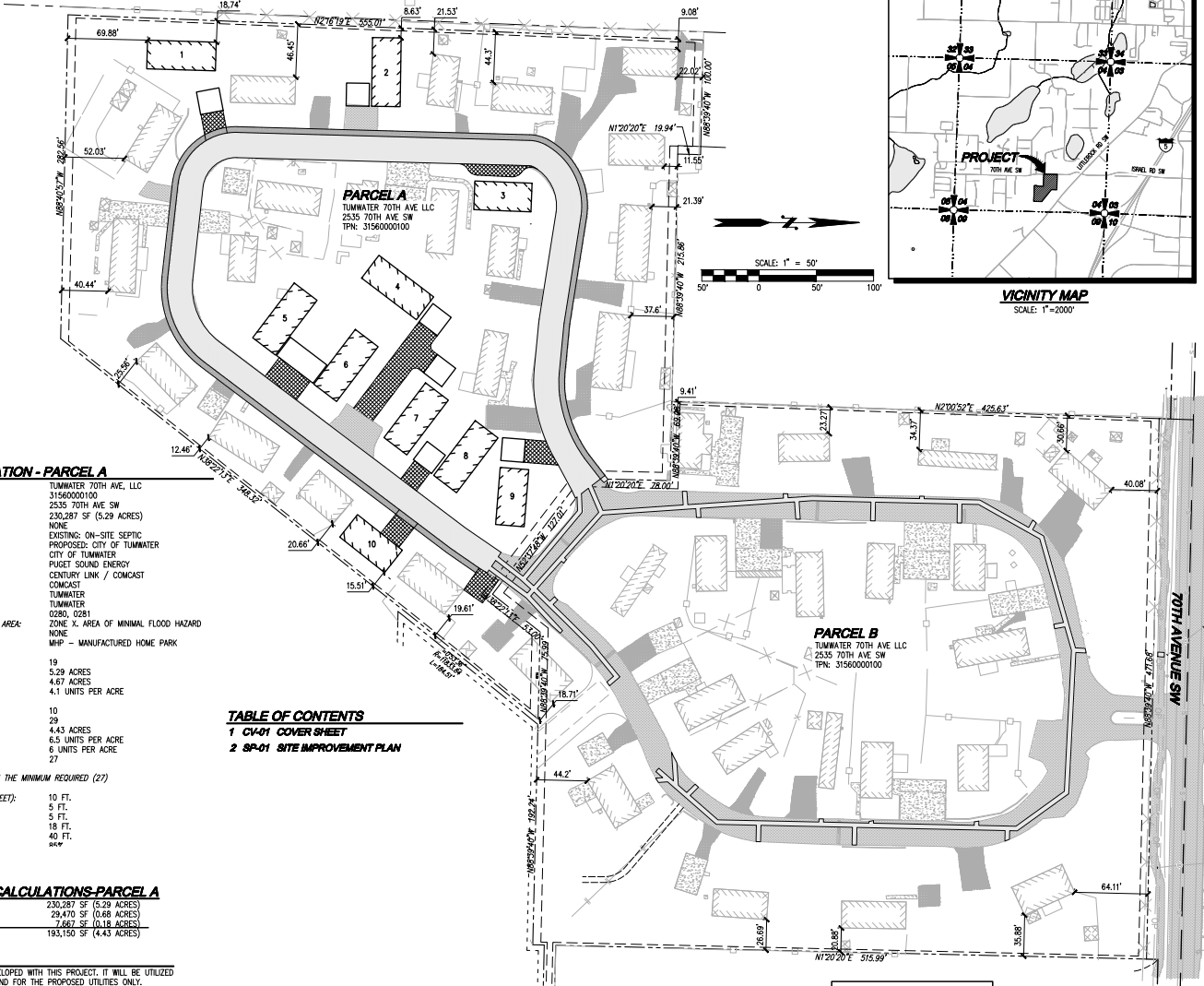
GROSS PARCEL AREA: 230,287 SF (5.29 ACRES)
INTERNAL ROADS: 29,470 SF (0.68 ACRES)
BIURENWAYS SERVING 24 PADS: 7,667 SF (0.18 ACRES)
NET PARCEL AREA: 193,150 SF (4.43 ACRES)

GENERAL NOTE

1. PARCEL B WILL NOT BE DEVELOPED WITH THIS PROJECT. IT WILL BE UTILIZED FOR ACCESS TO PARCEL A AND FOR THE PROPOSED UTILITIES ONLY.

TABLE OF CONTENTS

- 1 CIV-01 COVER SHEET
- 2 SP-01 SITE IMPROVEMENT PLAN



DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY M7N 2 COAST, LLC, LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

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

NO.	DATE	REVISIONS
	DESCRIPTION	

LDC | Surveying Engineering Planning
 Tumwater, WA 98501
 321 Cleveland Ave SE
 Woodinville, WA 98090
 T: 425.806.1869 F: 425.482.2893

TUMWATER 70TH AVENUE LLC
VELKOMMEN MOBILE HOME PARK
EXPANSION
 COVER SHEET

ASSISTED BY
 DESIGNING NAME: G3-193-CV-01
 DESIGNER: MPH
 DRAFTING BY: AW
 DATE: APRIL 2024
 SCALE: AS SHOWN
 JURISDICTION: TUMWATER, WA

CV-01
 SHEET 1 OF 2



CITY OF TUMWATER
 555 ISRAEL RD. SW, TUMWATER, WA 98501
 (360) 754-4180
 Email: cdd@ci.tumwater.wa.us
FEASIBILITY SITE PLAN REVIEW
Application

TUM -	DATE STAMP
24-0706	
TRM	04-15-2024
RCVD BY	

Application fee: \$80.00 (one acre or less); \$137.50 (greater than one acre) Conceptual Site Plan Required.
 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): 116 N 4th Ave SW Tumwater, WA 98512

PROJECT NAME: Build ADU PARCEL NUMBER(S): 80601700700

APPLICANT *(please print neatly)*

NAME OF APPLICANT: Hien Giang

APPLICANT'S MAILING ADDRESS (COMPLETE): 4305 Fir Tree Rd SE, Olympia WA 98501

APPLICANT'S TELEPHONE(S): 360-970-5902 APPLICANT'S E-MAIL: hienoi@yahoo.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Owner

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): Same

REPRESENTATIVE'S TELEPHONE(S): Same REPRESENTATIVE'S E-MAIL: Same

PROPERTY OWNER

NAME OF PROPERTY OWNER: Hien Giang

OWNER'S MAILING ADDRESS (COMPLETE): 4305 Fir Tree Rd SE, Olympia WA 98501

OWNER'S TELEPHONE(S): same OWNER'S E-MAIL: same

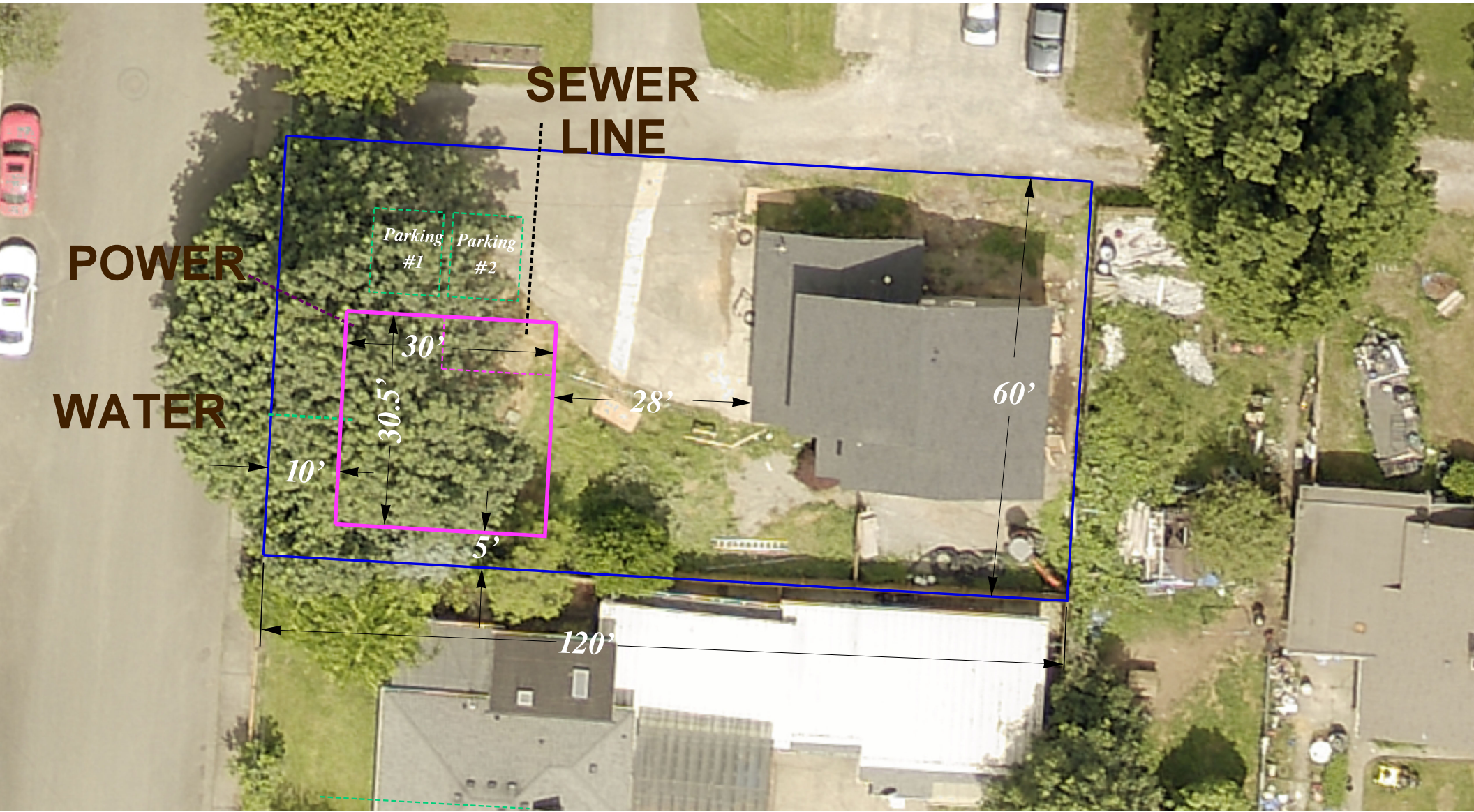
PROJECT DESCRIPTION *(attach additional sheets and documentation, as needed)*

Build Pre-Approved ADU plan 800 sq ft two bedrooms ramble.

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

4/12/24
 Date



**SEWER
LINE**

POWER

WATER

Parking #1

Parking #2



28'

60'

120'