



## DEVELOPMENT REVIEW COMMITTEE AGENDA

THURSDAY – MAY 16, 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**

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PERMIT #:	TUM-24-0748
PROJECT TITLE:	Dennis Street Subdivision
REVIEW STATUS:	<b>FEASIBILITY SITE PLAN REVIEW</b>
APPLICANT(S):	Rob Rice Homes
REPRESENTATIVE(S):	Jeff Pantier, Hatton Godat Pantier
OWNER(S):	Reid Trustees
LOCATION:	306 & 308 Dennis Street
PARCEL(S):	12702231300 & 12702231400
REQUEST:	Subdivide 1.46 acres into 7 lots
TIME:	9:00 a.m. – 10:30 a.m.

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PERMIT #:	TUM-24-0750
PROJECT TITLE:	Tumwater Hill Duplex
REVIEW STATUS:	<b>FEASIBILITY SITE PLAN REVIEW</b>
APPLICANT(S):	Sean Threatt
REPRESENTATIVE(S):	N/A
OWNER(S):	Donald Thomas JR
LOCATION:	704 6 <sup>th</sup> Ave SW
PARCEL(S):	31560000100
REQUEST:	Infrastructure improvements for residential development
TIME:	10:30 a.m. – 12:00 p.m.

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PERMIT #:	TUM-22-0991
PROJECT TITLE:	Vista Views at Black Lake
REVIEW STATUS:	<b>PRELIMINARY SITE PLAN REVIEW</b>
APPLICANT(S):	Rob Rice Homes
REPRESENTATIVE(S):	Chris Carlson, Hatton Godat Pantier
OWNER(S):	Bodenhamer Trustees
LOCATION:	3717 49 <sup>th</sup> Ave SW
PARCEL(S):	12832310700 & 12832310800
REQUEST:	Subdivide 54.36 acres into 186 residential lots
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

**FEASIBILITY SITE PLAN REVIEW  
 Application**

TUM - <b>24-0748</b>	DATE STAMP
<b>TRM</b>	<b>04-29-2024</b>
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): **306**  
**360 & 308 Dennis Street - Tumwater**  
 PROJECT NAME: **Dennis Street Short Plat Subdivision** PARCEL NUMBER(S): **12702231300, 12702231400**

**APPLICANT** (please print neatly)

NAME OF APPLICANT: **Rob Rice Homes (Rob Rice)**  
 APPLICANT'S MAILING ADDRESS (COMPLETE): **1868 State Avenue, Olympia, WA 98506**  
 APPLICANT'S TELEPHONE(S): **(360) 754-7010** APPLICANT'S E-MAIL: **rob@robricehomes.com**

**PROJECT REPRESENTATIVE**

NAME OF PROJECT REPRESENTATIVE: **Hatton Godat Pantier (Jeff Pantier, PLS)**  
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): **3910 Martin Way E, Ste B, Olympia, WA 98506**  
 REPRESENTATIVE'S TELEPHONE(S): **(360) 943-1599** REPRESENTATIVE'S E-MAIL: **jeffp@hattonpantier.com**

**PROPERTY OWNER**

NAME OF PROPERTY OWNER: **ALLEN K & CARROLENE V REID TRUSTEES**  
 OWNER'S MAILING ADDRESS (COMPLETE): **1040 S PINE ST, KETTLE FALLS, WA 99141**  
 OWNER'S TELEPHONE(S): \_\_\_\_\_ OWNER'S E-MAIL: \_\_\_\_\_

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

**Subdivide 1.46 acres into 7 lots**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

**4/29/2024**  
 \_\_\_\_\_  
 Date

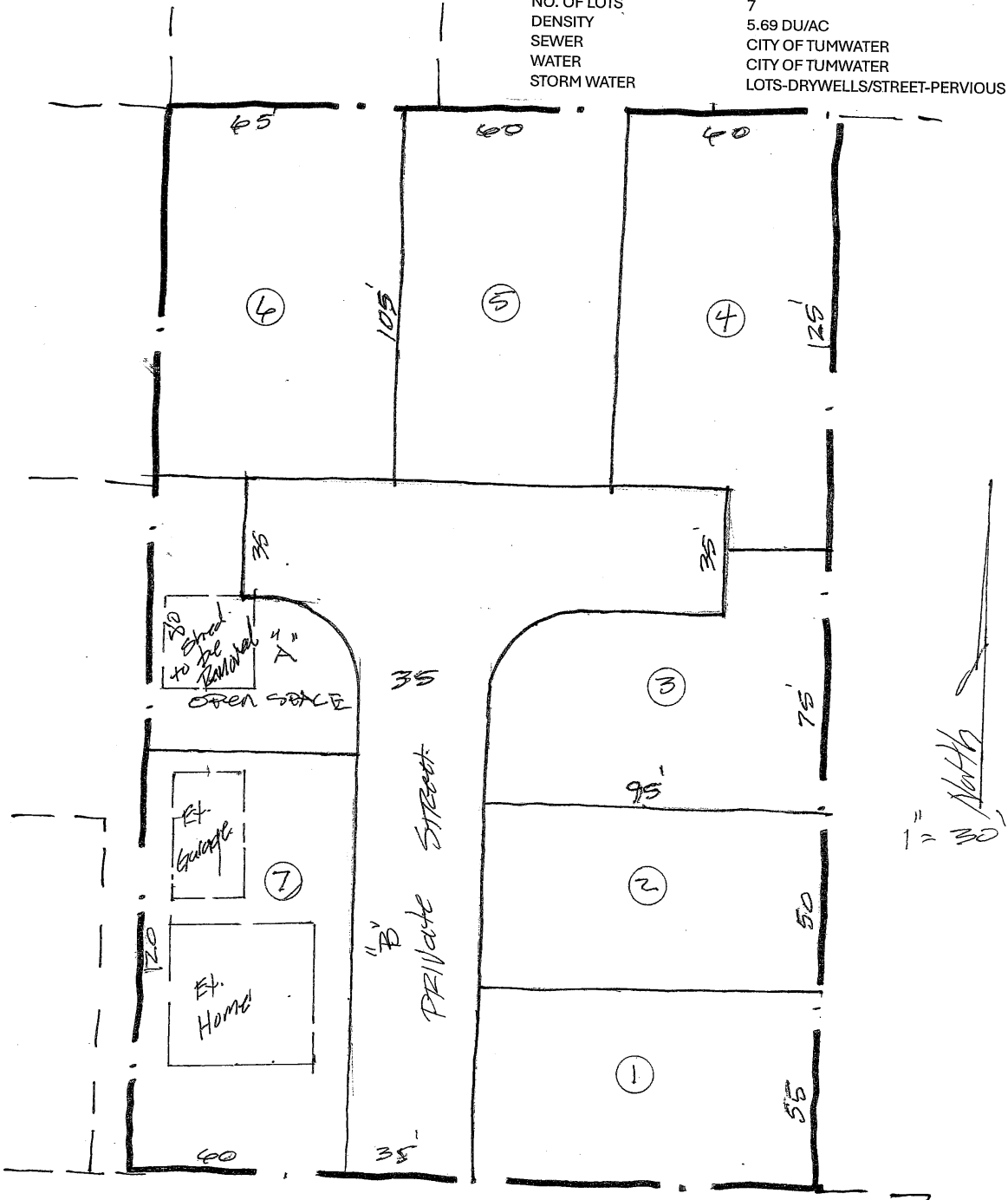
NOTES:

1. The private street shown is intended to consist of:
  - a. 20' travel lanes
  - b. Parking one-side
  - c. Sidewalk one side
  - d. Right of way 35 feet
2. The applicant request relief from the minimum density pursuant to chapter 18.12.050(1)(A)
3. Stormwater management for the private street is planned for pervious pavement.

# DENNIS STREET SHORT PLAT

## SITE DATA

ASSESSOR PARCEL NO.'S	12702231300, 12702231400
ZONING	SFM
TOTAL AREA	1.46 ACRES
ROADWAY AREA	0.23 ACRES
NET AREA	1.23 ACRES
NO. OF LOTS	7
DENSITY	5.69 DU/AC
SEWER	CITY OF TUMWATER
WATER	CITY OF TUMWATER
STORM WATER	LOTS-DRYWELLS/STREET-PERVIOUS PAVEMENT



Dennis Street SE

HGP 2/10/04

Bonviewood



**CITY OF TUMWATER**  
 555 ISRAEL RD. SW, TUMWATER, WA 98501  
 (360) 754-4180  
 Email: cdd@ci.tumwater.wa.us  
~~Feasibility~~  
**Preliminary Site Plan Review**  
 APPLICATION

TUM - <b>24-0750</b>	DATE STAMP  <b>04-29-2024</b>
<b>TRM</b>	
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)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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)

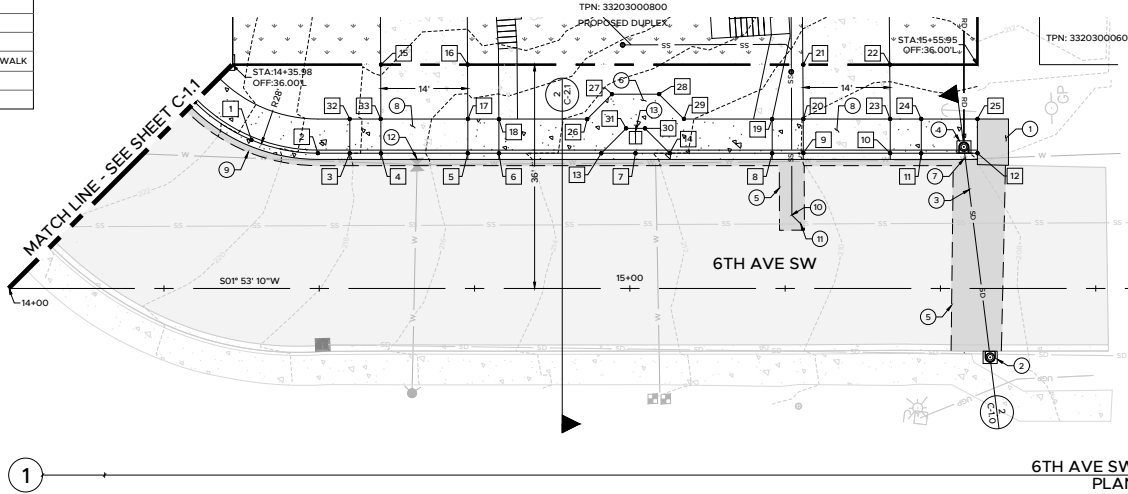
\_\_\_\_\_  
 Date

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

NE 1/4 NE 1/4 SEC 34 TWN 18N RNG 2W WM

GRADE POINT TABLE #					
PT#	FL	TC	STATION	OFFSET	DESCRIPTION
1	221.01	221.51	14+39.08	23.89L	FOC 1/4
2	218.98	219.48	14+49.79	21.76L	FOC PT
3	217.99	218.49	14+54.91	21.76L	BEGIN CONCRETE DRIVEWAY
4	217.07	217.07	14+59.91	21.76L	FOC TANGENT
5	215.12	215.12	14+73.91	21.76L	FOC TANGENT
6	214.42	214.92	14+78.91	21.76L	END DRIVEWAY
7	212.28	212.78	15+00.91	21.76L	FOC TANGENT
8	210.31	210.81	15+22.91	21.76L	BEGIN CONCRETE DRIVEWAY
9	209.94	209.94	15+27.91	21.76L	FOC TANGENT
10	208.90	208.90	15+41.91	21.76L	FOC TANGENT
11	208.53	209.03	15+46.91	21.76L	END DRIVEWAY
12	207.91	208.41	15+55.95	21.76L	END CURB, GUTTER, AND SIDEWALK
13	212.83	212.83	14+95.41	21.76L	FOC TANGENT
14	211.76	211.76	15+06.41	21.76L	FOC TANGENT

GRADE POINT TABLE #					
PT#	FS	STATION	OFFSET	DESCRIPTION	
15	218.22	14+59.91	36.00L	REFERENCE POINT	
16	216.91	14+73.91	36.00L	REFERENCE POINT	
17	215.22	14+73.91	27.26L	BACK OF WALK	
18	215.00	14+78.91	27.26L	BACK OF WALK	
19	210.89	15+22.91	27.26L	BACK OF WALK	
20	209.97	15+27.91	27.26L	BACK OF WALK	
21	211.19	15+27.91	36.00L	REFERENCE POINT	
22	210.46	15+41.91	36.00L	REFERENCE POINT	
23	209.00	15+41.91	27.26L	BACK OF WALK	
24	209.12	15+46.91	27.26L	BACK OF WALK	
25	208.50	15+55.95	27.26L	BACK OF WALK	
26	213.63	14+93.13	27.26L	BACK OF WALK	
27	213.39	14+97.13	31.26L	BACK OF WALK	
28	212.64	15+04.69	31.26L	BACK OF WALK	
29	212.14	15+08.69	27.26L	BACK OF WALK	
30	212.69	15+02.41	25.76L	FRONT OF WALK	
31	212.99	14+99.41	25.76L	FRONT OF WALK	
32	218.58	14+54.91	27.26L	BACK OF WALK	
33	217.10	14+59.91	27.26L	BACK OF WALK	



KEY NOTES

- INSTALL TEMPORARY ASPHALT RAMP AT 1:12 SLOPE OR LESS FROM TOP OF SIDEWALK TO EXISTING GRADE.
- PROPOSED TYPE 1 CB WITH CURB INLET PER DETAIL 3.5/C-2.1 RM: 208.21  
IE 12" (N): 204.16  
IE 12" (S): 204.16  
IE 12" (E): 204.16
- PROPOSED 33 LF 12" ADS N-12 STORM PIPE @ 0.50% GRADE RM: 208.60  
IE OUT (W): 205.60
- PROPOSED TYPE 1 CB WITH CURB INLET PER DETAILS 3.5/C-2.1 RM: 208.60  
IE OUT (W): 205.60
- SAWCUT, TRENCH, BACKFILL, AND RESTORE PER DETAIL 6/C-2.0
- PROPOSED SIDEWALK PER DETAIL 12/C-2.0
- EXACT LOCATION OF EXISTING 8" WATER MAIN IS UNKNOWN, AS THE FIRST ORDER OF BUSINESS, POTHOLE TO DETERMINE HORIZONTAL AND VERTICAL LOCATION. VERIFY THAT IMPROVEMENTS CAN BE INSTALLED AS SHOWN WHILE

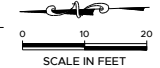
- MAINTAINING A MINIMUM SEPARATION OF 6" BETWEEN EXISTING WATER MAIN AND PROPOSED CB. IF 6" SEPARATION IS NOT POSSIBLE, HALT ASSOCIATED WORK AND ALERT ENGINEER.
- PROPOSED WSDOT TYPE 1 DRIVEWAY APRON PER DETAIL 1/C-2.1
- PROPOSED SAWCUT LINE AT 1" FROM FACE OF PROPOSED CURB
- PROPOSED 6" SDR 35 PVC SEWER LATERAL @ 0.02 FT/FT GRADE
- CONNECT TO EXISTING 8" SEWER MAIN WITH WYE FITTING PER DETAIL 4/C-2.0  
IE: 203.21
- RAISE EXISTING VALVE BOX AND COVER PER CITY STANDARD
- PROPOSED MAILBOXES

HORIZONTAL CONTROL

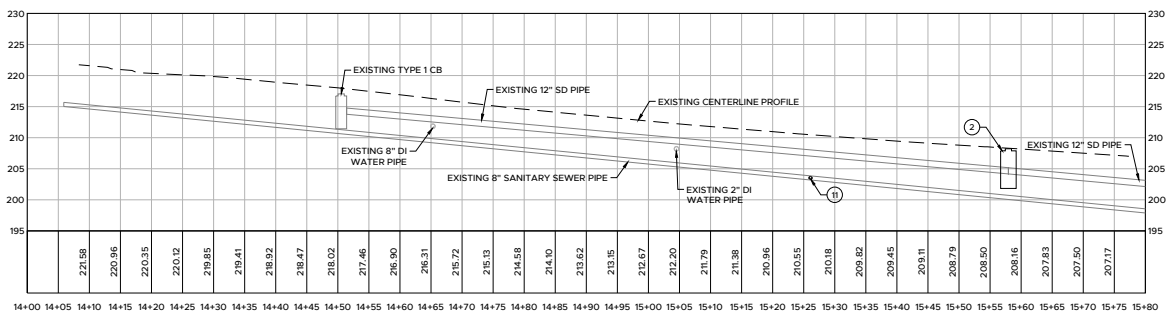
CITY OF TUMWATER COORDINATE SYSTEM AND BASED ON THURSTON COUNTY CONTROL POINT NO. ARC AND CENTERLINE BEARINGS ALONG 5TH AVE SW AND "E" ST SW

VERTICAL DATUM

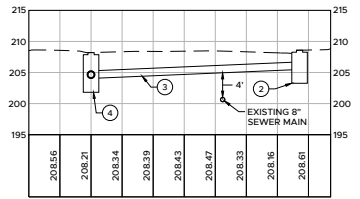
NGVD 29  
THURSTON COUNTY CONTROL POINT NO. ARC FOUND WSDOT MONUMENT WITH 3" ALUMINUM CAP AT THE NW CORNER OF THE INTERSECTION OF LINWOOD AVE SW AND 2ND AVE SW, ELEVATION = 107.53'



6TH AVE SW PLAN



6TH AVE SW PROFILE



6TH AVE SW CROSSING PIPE PROFILE

**IRISGROUP**  
civil engineers

DATE	REVISION	DOWN BY	APPROVED BY

Know what's BELOW  
Call 811 before you dig.

6TH AVE SW FRONTAGE  
IMPROVEMENT PLAN  
PROPOSED DUPLEX  
THURSTON COUNTY TAX PARCEL  
33203000800

DESIGNED BY:	NDT
CHECKED BY:	NDT
DRAWN BY:	PCS
DATE:	06-15-2020



PROJECT NO.	WN201
DWG. NO.	C-1.0
	3 of 8

NOTE:  
EXPOSE CONNECTION POINTS AND VERIFY FITTINGS 48 HOURS PRIOR TO DISTRIBUTING SHUT-DOWN NOTICES

PLS RESPONSIBLE FOR THE SURVEYING OF THE PROJECT MUST OBTAIN A PERMIT FROM DNR BEFORE ANY MONUMENTS ARE DISTURBED

**KEY NOTES**

1. INSTALL TEMPORARY ASPHALT RAMP AT 1:12 SLOPE OR LESS FROM TOP OF SIDEWALK TO EXISTING GRADE.
2. INSTALL 1" WATER SERVICE AND METER IN COORDINATION WITH FRONTAGE IMPROVEMENTS PER DETAIL 4/C-21. CITY WILL INSTALL SERVICE WHEN APPROPRIATE FEES HAVE BEEN PAID.
3. EXISTING 8" DI WATER MAIN
4. EXISTING 2" PVC WATER PIPE
5. COORDINATE WITH CITY AND RELOCATE EXISTING BLOW OFF VALVE TO BACK OF WALK.
6. PROPOSED 4" CHAINLINK FENCE 1' BEHIND SIDEWALK AT ANY LOCATION WHERE SLOPE BEHIND WALK IS 3:1 OR GREATER.

**HORIZONTAL CONTROL**

CITY OF TUMWATER COORDINATE SYSTEM AND BASED ON THURSTON COUNTY CONTROL POINT NO. ARC AND CENTERLINE BEARING ALONG 5TH AVE SW AND "E" ST. SW



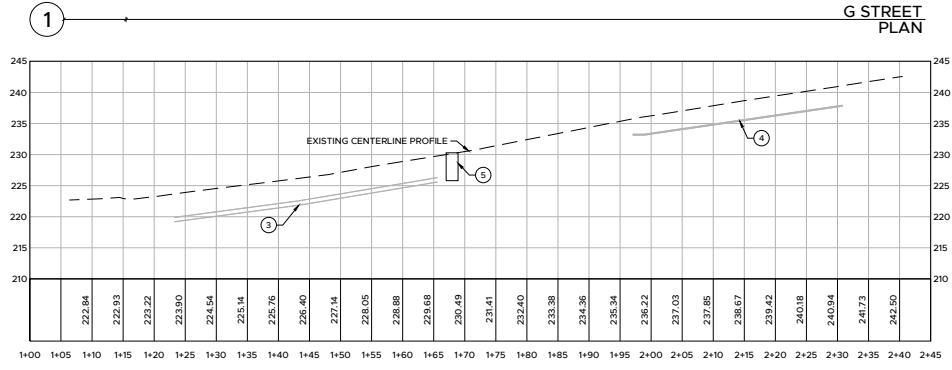
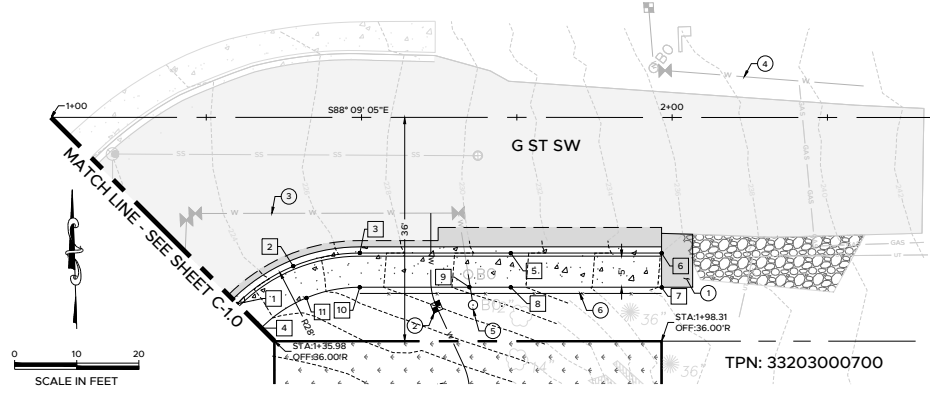
**VERTICAL DATUM**

NGVD 29  
THURSTON COUNTY CONTROL POINT NO. ARC, FOUND WSDOT MONUMENT WITH 7" ALUMINUM CAP AT THE NW CORNER OF THE INTERSECTION OF LINWOOD AVE SW AND 2ND AVE SW, ELEVATION = 107.53'

PT#	FL	TC	STATION	OFFSET	DESCRIPTION
1	222.89	223.39	1+29.93	30.02R	FOC MID
2	224.80	225.30	1+39.02	23.95R	FOC 1/4
3	226.70	227.20	1+49.73	21.82R	FOC PT
4	222.85	222.85	1+33.82	33.91R	BACK OF WALK MID
5	230.96	231.46	1+74.02	21.82R	FOC TANGENT
6	235.53	236.03	1+98.31	21.82R	END CURB, GUTTER, SIDEWALK
7	236.34	236.34	1+98.31	27.32R	END CURB, GUTTER, SIDEWALK
8	230.25	230.25	1+74.02	27.32R	BACK OF WALK MID
9	229.17	229.17	1+67.38	27.32R	BACK OF WALK, WATER SERVICE LOCATION
10	226.01	226.01	1+49.73	27.32R	BACK OF WALK PT
11	224.48	224.48	1+41.12	29.03R	BACK OF WALK 1/4

**WATER NOTES**

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF TUMWATER STANDARDS AND THE MOST CURRENT COPY OF THE WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. IN CASES OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.
2. THE CONTRACTOR SHALL BE IN COMPLIANCE WITH ALL SAFETY STANDARDS AND REQUIREMENTS AS SET FORTH BY OSHA, WISHA, AND THE WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE WSDOT/APWA STANDARD PLANS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (ALL APPLICABLE "K" PLANS) AND/OR THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, A TRAFFIC CONTROL PLAN SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
4. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF TUMWATER SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
5. IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE COUNTY AND OBTAIN ALL THE REQUIRED APPROVALS AND PERMITS.
6. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF TUMWATER CONSTRUCTION INSPECTORS PRIOR TO THE START OF CONSTRUCTION.
7. 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 1-800-424-5555, OR 811, A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF AN APPROVED SET OF PLANS ON THE CONSTRUCTION SITE AT ALL TIMES.
9. ALL SURVEYING AND STAKING SHALL BE PERFORMED PER THE CORRESPONDING CHAPTER OF THE CITY OF TUMWATER DEVELOPMENT GUIDELINES AND PUBLIC WORKS STANDARDS.
10. TEMPORARY EROSION CONTROL/WATER POLLUTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AND THE CITY OF TUMWATER DRAINAGE DESIGN AND EROSION CONTROL STANDARDS. AT NO TIME WILL SILTS AND DEBRIS BE ALLOWED TO DRAIN INTO AN EXISTING OR NEWLY INSTALLED FACILITY UNLESS SPECIAL PROVISIONS HAVE BEEN DESIGNED.
11. WATER MAINS EQUAL TO OR LESS THAN TEN INCHES IN DIAMETER SHALL BE AWWA C900 CLASS 200, SDR 14 OR DUCTILE IRON STANDARD PRESSURE RATING 350. WATER MAINS LARGER THAN 10 INCHES IN DIAMETER SHALL BE DUCTILE IRON STANDARD PRESSURE CLASS RATING 350.
12. GATE VALVES SHALL BE RESILIENT WEDGE, NIS (NON RISING STEM) WITH O-RING SEALS. VALVE ENDS SHALL BE MECHANICAL JOINT OR ANSI FLANGES. VALVES SHALL CONFORM TO AWWA C 515 LATEST REVISION. VALVES SHALL BE MUELLER, M & H, KENNEDY, CLOW R/W, A.V.K. OR WATEROUS SERIES 2500.
13. EXISTING VALVES SHALL BE OPERATED BY CITY EMPLOYEES ONLY.
14. HYDRANTS SHALL BE THE DRY BARREL TYPE AND ONE OF THE FOLLOWING: WATEROUS, M & H, MUELLER, CLOW OR EJ (EAST JORDAN) WATERMASTER SC250. HYDRANTS SHALL BE BAGGED UNTIL SYSTEM IS APPROVED. ALL HYDRANTS SHALL BE POWDER COATED AND SHALL BE EQUIPPED WITH STORZ ADAPTERS.
15. THE CONTRACTOR SHALL INSTALL, CHLORINATE, AND FLUSH ALL WATER LINES. THE LINES SHALL BE CHLORINATED AND TESTED IN CONFORMANCE WITH THE ABOVE REFERENCED SPECIFICATION (SEE NOTE 1 ABOVE) AFTER FLUSHING THE CHLORINATED WATER FROM THE DISINFECTED LINES. THE CONTRACTOR SHALL MEASURE THE CHLORINE RESIDUAL TO VERIFY THAT FLUSHING IS COMPLETE. THIS SHALL BE COMPLETED PRIOR TO REQUESTING THE CITY FOR MICROBIOLOGICAL SAMPLES.
16. ALL PIPE AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS TRACER TAPE INSTALLED 12" TO 18" UNDER THE GROUND SURFACE. THE MARKER SHALL BE PLASTIC NON-BIODEGRADABLE, METAL CORE BACKING MARKED "WATER" WHICH CAN BE DETECTED BY A STANDARD METAL DETECTOR. TAPE SHALL BE TERRA TAPE "D" OR APPROVED EQUAL. IN ADDITION TO TRACER TAPE, INSTALL DIRECT BURY, U.S.E. 12 GAUGE BLUE COATED COPPER WIRE, WRAPPED AROUND OR TAPED TO THE PIPE, AS SHOWN ON DETAIL. LOW VOLTAGE GREASE-TYPE SPLICE KITS SHALL BE USED ON TRACER WIRE. CONTINUITY TESTING OF THE WIRE WILL BE DONE BY THE CITY.
17. ALL SERVICE LINE LOCATIONS SHALL BE MARKED ON THE TOP OR FACE OF THE CURB WITH AN EMBOSSED "11" 3 INCHES HIGH AND 1/2 INCH INTO CONCRETE.
18. THE CITY WILL BE GIVEN 96 HOURS NOTICE PRIOR TO SCHEDULING A SHUTDOWN, WHERE CONNECTIONS REQUIRE "FIELD VERIFICATION", CONNECTION POINTS SHALL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 96 HOURS PRIOR TO DISTRIBUTING SHUT-DOWN NOTICES
19. SEPARATION BETWEEN WATER AND SEWER SHALL BE MAINTAINED PER DEPARTMENT OF ECOLOGY (DOE) STANDARDS.
20. A CONCRETE PAD SHALL BE INSTALLED AROUND ALL VALVE BOXES AND BLOW-OFFS.
21. AT ANY CONNECTION TO AN EXISTING LINE WHERE A NEW VALVE IS NOT INSTALLED, THE EXISTING VALVE MUST BE PRESSURE TESTED TO CITY STANDARDS PRIOR TO CONNECTION. IF AN EXISTING VALVE FAILS TO PASS THE TEST, THE CONTRACTOR SHALL MAKE THE NECESSARY PROVISIONS TO TEST THE NEW LINE PRIOR TO CONNECTION TO THE EXISTING SYSTEM OR INSTALL A NEW VALVE.
22. THE MINIMUM BURIAL DEPTH OF ALL WATER LINES SHALL BE 42 INCHES.
23. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND DEPTH OF THE EXISTING MAIN AND PROVIDE THE FITTINGS REQUIRED TO MAKE THE CONNECTION TO THE EXISTING MAIN.
24. AT THE CITY'S REQUEST THE CONTRACTOR SHALL INSTALL A TEMPORARY 2-INCH BRASS BLOW OFF FOR FLUSHING AND SAMPLING ON THE EXISTING AND/OR NEW WATER MAIN. THE BLOW OFF SHALL BE CONSTRUCTED WITH A STANDARD 2-INCH TAPPING SADDLE AND FORD BRASS CORPORATION STOP WITH 2-INCH BRASS PIPE EXTENDED UP TO FINISHED GRADE. WHEN FLUSHING AND SAMPLING ARE COMPLETED THE 2-INCH PIPE SHALL BE REMOVED, THE CORPORATION STOP SHALL BE SHUT OFF AND CAPPED TIGHT WITH THREADED BRASS CAP.
25. WHEN AN EXISTING CITY WATER MAIN IS TO BE ABANDONED IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO COORDINATE AND ABANDON THE EXISTING MAIN. IT SHALL ALSO BE THE DEVELOPER'S RESPONSIBILITY TO INSTALL AND TRANSFER EXISTING WATER SERVICES TO THE NEW MAIN. CITY CREWS WILL MAKE THE FINAL CONNECTION BETWEEN THE NEW METER AND THE OWNER'S PROPERTY.
26. ALL VALVE BOX, BLOW-OFF, AND MANHOLE LIDS SHALL BE CLEAN AND CLEAR OF ASPHALT OR CONCRETE BEFORE SCHEDULING A WALK THROUGH.
27. THE WATER MAIN, APPURTENANCES, AND SERVICE CONNECTIONS TO THE METER SETTER, SHALL BE TESTED IN SECTIONS OF CONVENIENT LENGTHS UNDER A HYDROSTATIC PRESSURE EQUAL TO 150 PSI IN EXCESS OF THAT UNDER WHICH IT WILL OPERATE. IN NO CASE SHALL THE TEST PRESSURE BE LESS THAN 225 PSI.
28. NO LOT LINE WATER MAINS ARE ALLOWED.



**G STREET PROFILE**

**IRISGROUP**  
civil engineers

DATE	REVISION	DOWN BY	APP'D BY

Know what's BELOW  
Call 811 before you dig.

**G ST SW FRONTAGE  
IMPROVEMENT PLAN**  
PROPOSED DUPLEX  
THURSTON COUNTY TAX PARCEL  
33203000800

DESIGNED BY:	NDT
CHECKED BY:	NDT
DRAWN BY:	PCS
DATE:	06-15-2020



PROJECT NO:	WNZ01
DWG NO:	C-1.1
	4 of 8



**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
22-0991	04-29-2024
TRM	
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)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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)

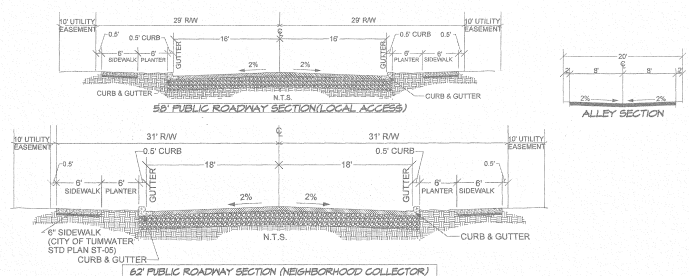
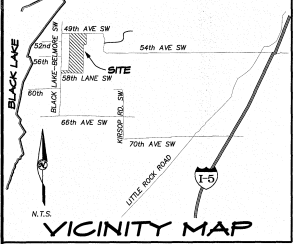
\_\_\_\_\_  
 Date

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



# PRELIMINARY PLAT OF VISTA VIEWS AT BLACK LAKE

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 2 WEST, N.M.



### DESCRIPTIONS:

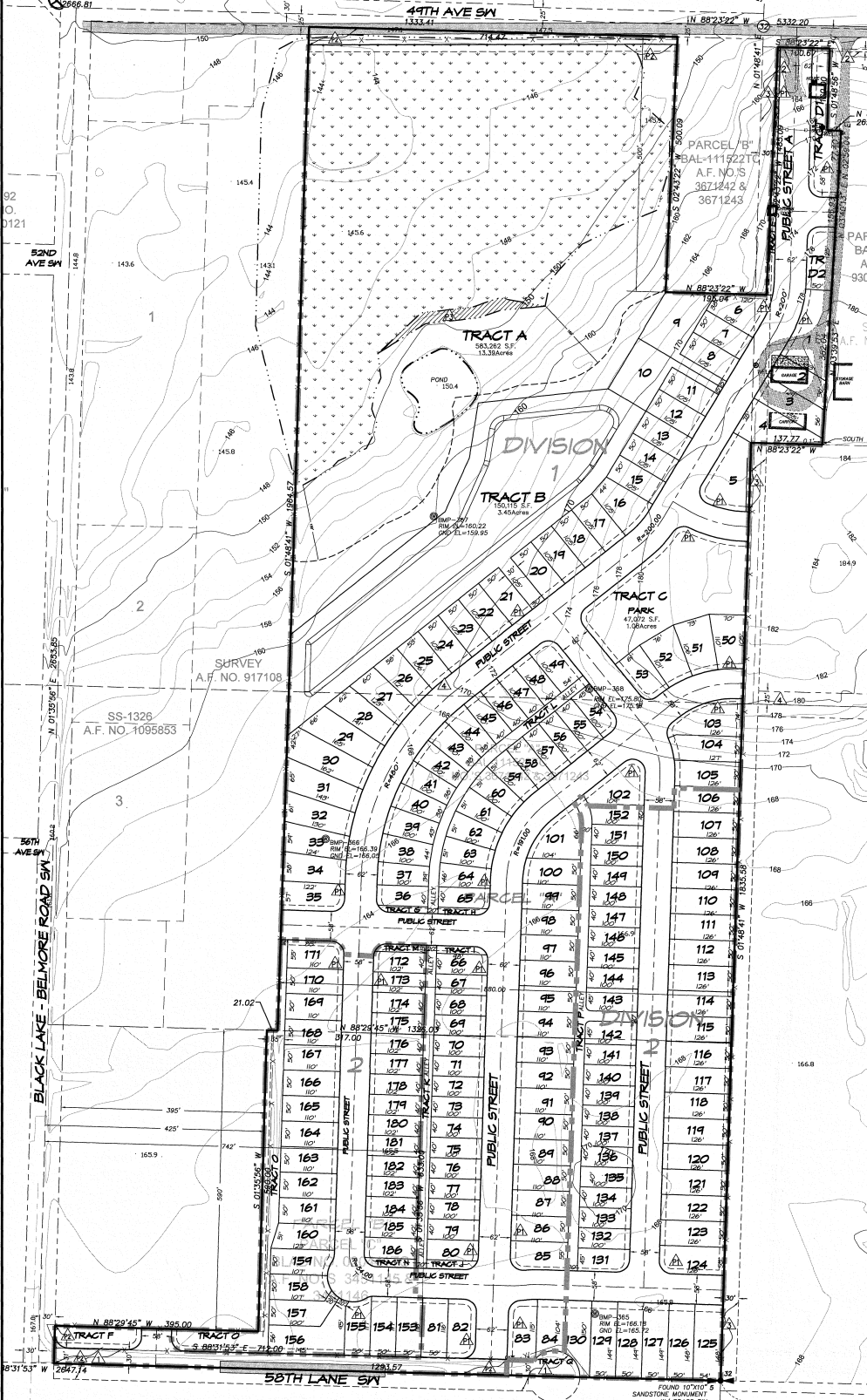
PARCEL 'A' OF BOUNDARY LINE ADJUSTMENT NO. BAL-11827C, AS RECORDED SEPTEMBER 5, 2004, UNDER AUDITOR'S FILE NO. 367242 AND 367243 IN THURSTON COUNTY, WASHINGTON.

PARCEL 'B' OF BOUNDARY LINE ADJUSTMENT NO. BAL NO. 020414C, AS RECORDED JULY 30, 2002, UNDER AUDITOR'S FILE NO. 34814S AND 34814B.

### TITLE NOTES

1. A PORTION OF THE LAND DESCRIBED HEREIN HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. UNDER THE CITY OF THURSTON.
2. A PORTION OF THE LAND DESCRIBED HEREIN HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. UNDER THE CITY OF THURSTON.
3. INTENTIONALLY OMITTED.
4. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO GOVERNANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AGREEMENTS, PROVISIONS, ENCUMBRANCES, DESIGNATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON SHORT SUBDIVISION NO. 2500 RECORDED UNDER AUDITOR'S FILE NO. 184808.
5. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO PROVISIONS OF THURSTON COUNTY BOARD OF COMMISSIONERS RESOLUTION NO. 3817 FOR VACATED ROADWAY UNDER AUDITOR'S FILE NO. 1204136.
6. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO PROVISIONS OF INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 1300443, RELATED TO MOBILE HOMES.
7. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO GOVERNANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AGREEMENTS, PROVISIONS, ENCUMBRANCES, DESIGNATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON SHORT SUBDIVISION NO. 30-817 RECORDED UNDER AUDITOR'S FILE NO. 135042.
8. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO EASEMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 29800100.
9. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO GOVERNANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AGREEMENTS, PROVISIONS, ENCUMBRANCES, DESIGNATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON SHORT SUBDIVISION NO. 367242 RECORDED UNDER AUDITOR'S FILE NO. 367242.
10. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO GOVERNANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AGREEMENTS, PROVISIONS, ENCUMBRANCES, DESIGNATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON SHORT SUBDIVISION NO. 367242 RECORDED UNDER AUDITOR'S FILE NO. 367242 AND 367243.

SS-0319  
A.F. NO. 974995



### SITE DATA/PROJECT INFORMATION

APPLICANT: Rob Rice Homes  
1808 State Avenue NE  
OLYMPIA, WA 98533

REPRESENTATIVE: HATTON GODAT PANTIER, INC.  
3910 MARTIN WAY E., SUITE B  
OLYMPIA, WA 98506  
360-357-6299  
360-357-6299  
360-357-6299  
360-357-6299

ASSESSOR PARCEL NO.'S:  
ZONING: SRP  
TOTAL AREA: 54.36 Acres  
NETLAND AREA: 8.86 Acres  
NETLAND BUFFER AREA: 7.732 L.F.  
PUBLIC ROADWAY LENGTH: 9.44 Acres  
ALLEY LENGTH: 1.457 L.F.  
ALLEY AREA: 15.52 Acres  
NET AREA: 31.08 Acres  
NO. OF LOTS: 172  
DENSITY: 1.59 UNITS PER ACRE  
OPEN SPACE: 15.61 ACRES (28.6%) (17.4% ACTIVE)  
SMALLEST LOT AREA: 4,000 SQ. FT.  
AVG. LOT AREA: 4,448 SQ. FT.

OWNER: CITY OF TUMWATER  
WATER: CITY OF TUMWATER  
WELL: CITY OF TUMWATER  
NATURAL GAS: PUGET SOUND ENERGY  
CABLE: TETRA TECH  
REUSE: LEMAY  
SCHOOL DISTRICT: TUMWATER

### TRACT USAGE/AREAS

TRACT	USAGE	AREA (ACRES)
A	OPEN SPACE/NETLAND/BUFFER/TREE	13.91
B	CONSTRUCTIVE USE	0.11
C	OPEN SPACE/PARK	1.09
D	OPEN SPACE/LANDSCAPE	0.04
E	OPEN SPACE/LANDSCAPE	0.04
F	OPEN SPACE/LANDSCAPE	0.06
G	OPEN SPACE/LANDSCAPE	0.04
H	LANDSCAPE TRACT	0.04
I	LANDSCAPE TRACT	0.04
J	LANDSCAPE TRACT	0.07
K	ALLEY	0.03
L	ALLEY	0.03
M	LANDSCAPE TRACT	0.04
N	LANDSCAPE TRACT	0.04
O	ALLEY	0.04
P	PRIVATE ROAD/USE-DE-SAG EASEMENT	0.12

### PLAT NOTES

1. TRACTS A THROUGH F TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. ALL POTENTIAL SUPPLIES WITHIN 200 FEET OF THE PROJECT BOUNDARY ARE IDENTIFIED HEREIN. LOCATIONS ARE BASED ON FIELD SURVEY AND THURSTON COUNTY RECORDS.
3. ALL EXISTING WELLS AND SEPTIC SYSTEMS TO BE ABANDONED PER THURSTON COUNTY HEALTH AND D.O.E. STANDARDS.
4. TOPOGRAPHIC INFORMATION (CONTOURS) DEPICTED HEREON ARE BASED ON THURSTON COUNTY PHOTOGRAMMETRY (NOV. 28, 1997).
5. ALL EXISTING BUILDINGS TO BE DEMOLISHED.

### BUILDING SETBACKS

- FRONT: 5'
- SIDE: 5'
- REAR: 10'
- FLANKING STREET: 10'
- REAR: 10'

### LEGEND

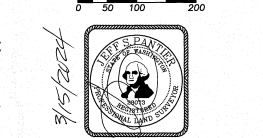
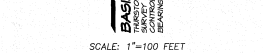
- FOUND AS NOTED
- EXISTING WELL
- MONITORING WELL
- BMP-366
- METLAND PER AREA PROVIDED BY THE HOMEOWNERS ASSOCIATION
- METLAND BUFFER PER METLAND REGULATIONS (HATCHED)
- METLAND BUFFER PER METLAND REGULATIONS (HATCHED)
- PHASE LINE
- WIRE FENCE
- ASPHALT
- GRAVEL
- △ 60' WIDE EASEMENT DESCRIBED UNDER AUDITOR'S FILE NO. 880713009S (SEE TITLE NOTES NO. 8)
- △ 30' WIDE EASEMENT AS PER SS 0200 RECORDED UNDER AUDITOR'S FILE NO. 964806 (SEE TITLE NOTES NO. 4)
- △ VACATED RIGHT-OF-WAY PURSUANT TO BOARD OF COMMISSIONERS RESOLUTION NO. 3699 (SEE TITLE NOTES NO. 5)
- △ UN-OPENED RIGHT-OF-WAY RECORDED UNDER AUDITOR'S FILE NO. 3699 (SEE TITLE NOTES NO. 5)
- △ PLANNED 15' HIGH UTILITY EASEMENT
- △ PLANNED RIGHT-OF-WAY DESIGNATION (1.10 ACRES)
- △ PLANNED WETLAND MITIGATION AREA (CROSS HATCHED AREA) 3,682 S.F.

### VERTICAL DATUM

NGVD 29  
THURSTON COUNTY  
PHOTOGRAMMETRY

### BASIS OF BEARINGS

ALL BEARINGS AND DISTANCES BASED ON NAD 83  
BENCHMARK NEARLY CONTROL POINT  
TUMWATER LOCALS NORTH 028.375 EAST



HATTON GODAT PANTIER  
ENGINEERS AND SURVEYORS  
3910 MARTIN WAY E., SUITE B  
OLYMPIA, WA 98506  
TEL: 360.943.1599 FAX: 360.357.6299  
hattonpantier.com 21-102