



Community Development
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-4180

NOTICE OF DECISION

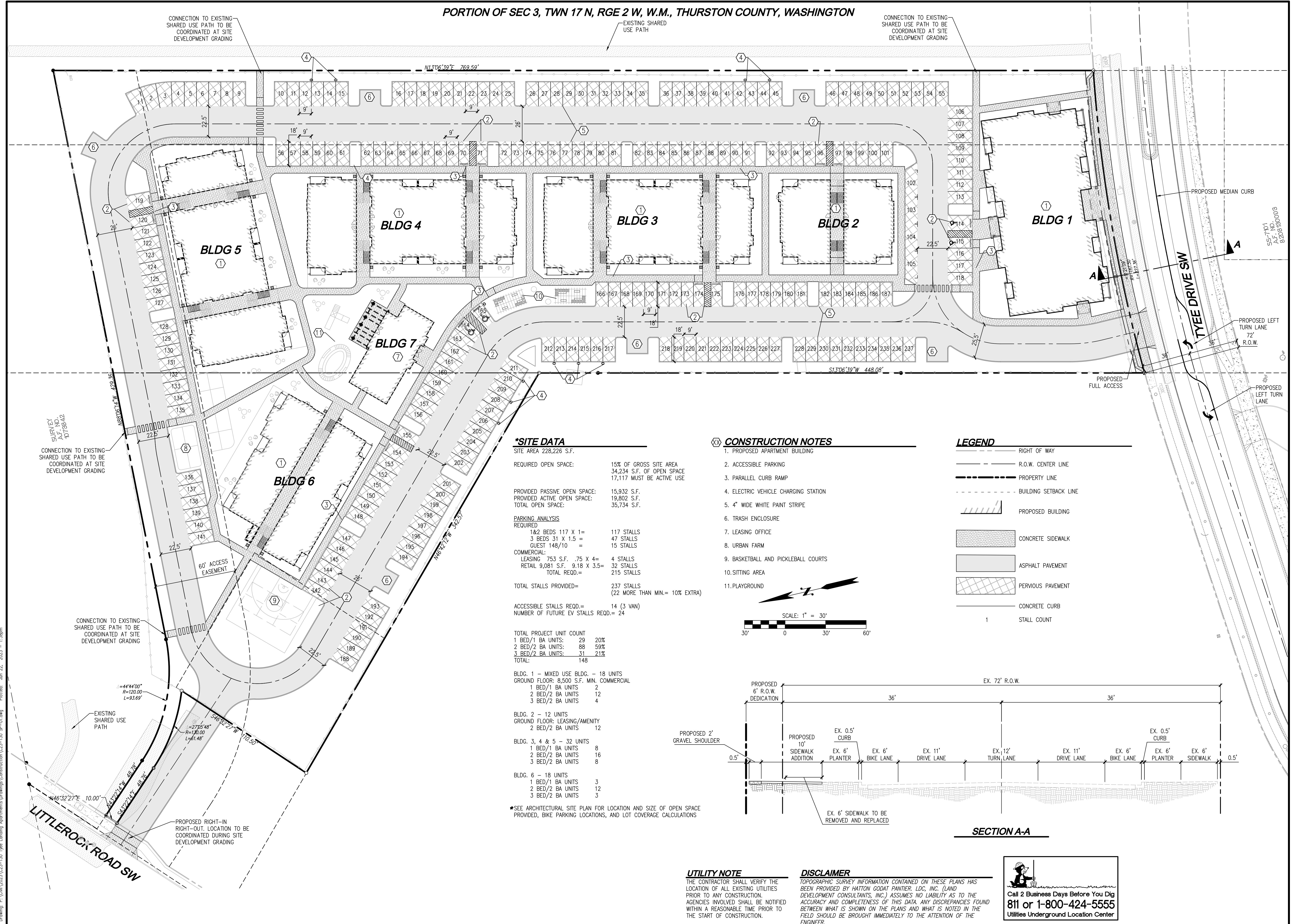
Tyee Landing
TUM-23-0438
June 12, 2024

The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-23-0438 – Tyee Landing Apartments for the construction of a mixed use structure and apartment buildings with leasing office including 9,800 sf of commercial space and 148 residential units located on vacant land equaling approximately 5.3 acres located west of the Toyota of Olympia and northwest of Tyee Drive. Thurston County Tax Parcel Numbers: 12703320200, 12703320202 and 12703320203.

The complete decision may be viewed on the City’s website at www.ci.tumwater.wa.us and choosing Community Development, Permitting & Building, Notice of Applications/SEPA Determinations.

A copy of the decision may also be obtained at the Community Development Department in City Hall at 555 Israel Road SW, Tumwater, WA 98501 during normal business hours. For additional information, please contact Alex Baruch, Senior Planner at abaruch@ci.tumwater.wa.us or call (360) 754-4180.

PORTION OF SEC 3, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON



***SITE DATA**

SITE AREA 228,226 S.F.
 REQUIRED OPEN SPACE: 15% OF GROSS SITE AREA
 34,234 S.F. OF OPEN SPACE
 17,117 MUST BE ACTIVE USE

PROVIDED PASSIVE OPEN SPACE: 15,932 S.F.
 PROVIDED ACTIVE OPEN SPACE: 19,802 S.F.
 TOTAL OPEN SPACE: 35,734 S.F.

PARKING ANALYSIS REQUIRED

1&2 BEDS 117 X 1 =	117 STALLS
3 BEDS 31 X 1.5 =	47 STALLS
QUEST 148/10 =	15 STALLS
COMMERCIAL:	
LEASING 753 S.F. .75 X 4 =	4 STALLS
RETAIL 9,081 S.F. 9.18 X 3.5 =	32 STALLS
TOTAL REQD. =	215 STALLS
TOTAL STALLS PROVIDED =	237 STALLS
	(22 MORE THAN MIN. = 10% EXTRA)

ACCESSIBLE STALLS REQD. = 14 (3 VAN)
 NUMBER OF FUTURE EV STALLS REQD. = 24

TOTAL PROJECT UNIT COUNT

1 BED/1 BA UNITS:	29	20%
2 BED/2 BA UNITS:	88	59%
3 BED/2 BA UNITS:	31	21%
TOTAL:	148	

BLDG. 1 - MIXED USE BLDG. - 18 UNITS
 GROUND FLOOR: 8,500 S.F. MIN. COMMERCIAL

1 BED/1 BA UNITS	2
2 BED/2 BA UNITS	12
3 BED/2 BA UNITS	4

BLDG. 2 - 12 UNITS
 GROUND FLOOR: LEASING/AMENITY

2 BED/2 BA UNITS	12
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BLDG. 3, 4 & 5 - 32 UNITS

1 BED/1 BA UNITS	8
2 BED/2 BA UNITS	16
3 BED/2 BA UNITS	8

BLDG. 6 - 18 UNITS

1 BED/1 BA UNITS	3
2 BED/2 BA UNITS	12
3 BED/2 BA UNITS	3

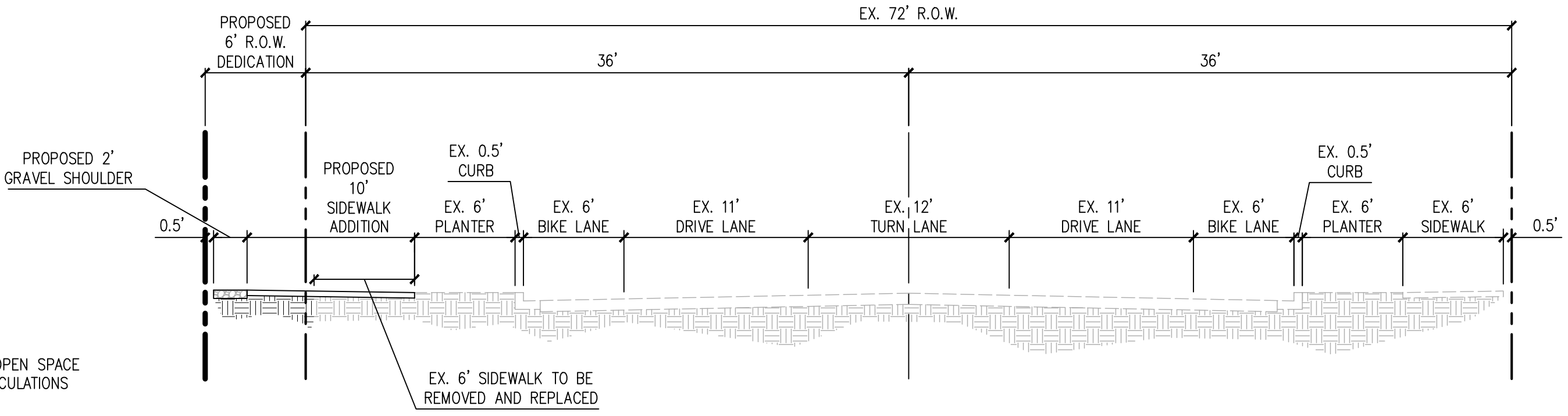
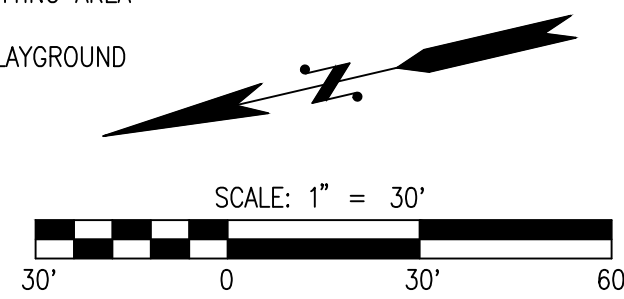
*SEE ARCHITECTURAL SITE PLAN FOR LOCATION AND SIZE OF OPEN SPACE PROVIDED, BIKE PARKING LOCATIONS, AND LOT COVERAGE CALCULATIONS

CONSTRUCTION NOTES

1. PROPOSED APARTMENT BUILDING
2. ACCESSIBLE PARKING
3. PARALLEL CURB RAMP
4. ELECTRIC VEHICLE CHARGING STATION
5. 4" WIDE WHITE PAINT STRIPE
6. TRASH ENCLOSURE
7. LEASING OFFICE
8. URBAN FARM
9. BASKETBALL AND PICKLEBALL COURTS
10. SITTING AREA
11. PLAYGROUND

LEGEND

- RIGHT OF WAY
- R.O.W. CENTER LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED BUILDING
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- PERVIOUS PAVEMENT
- CONCRETE CURB
- STALL COUNT



SECTION A-A

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.

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY HATTON GODDART PARTNER, LLC, 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.

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

NO.	DATE	DESCRIPTION

REVISIONS

LDC
 Woodinville
 Olympia
 1411 State Avenue NE #200
 Olympia, WA 98506
 www.LDCcorp.com
 F 425.482.2893
 T 425.886.1869

**Surveying
 Engineering
 Planning**
 Kent

TYEE LANDING, LLC
TYEE LANDING APARTMENTS
SITE IMPROVEMENT PLAN

TRILLI E. BRADLEY
 STATE OF WASHINGTON
 REGISTERED
 PROFESSIONAL ENGINEER
 0473412029

JOB NUMBER: C23-130
 DRAWING NAME: C23-130 SP-01
 DESIGNER: T. BRADLEY
 DRAFTING BY: S. ORDONEZ
 DATE: JUNE, 2023
 SCALE: AS NOTED
 JURISDICTION: TUNWATER

SP-01
 SHEET 2 OF 4

Drawing: P:\CWA\2023\C23-130 Tyee Landing Apartments\Drawings\Construction\C23-130 SP-01.dwg Plotfile: Jan 22, 2023 - 1:38pm



Community Development
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-4180

June 6, 2024

Tyee Landing Apartments
Tyrell Bradley and Mildbrant Architects
1411 State Ave NE
Olympia, WA 98506

RE: Tyee Landing Apartments – TUM-23-0438 9,800 sq. ft. commercial and 148 residential units with leasing office within seven structures.
Formal Site Plan Approval
Vacant land equaling approximately 5.3 acres located west of Toyota of Olympia and northwest of Tyee Drive. Tax parcel numbers 12703320200, 12703320202, & 12703320203

Dear Tyrell:

GENERAL

All requirements of the Tumwater Municipal Code (TMC) pertaining to zoning, building, fire code compliance, and engineering shall be met.

PLANNING

1. Comprehensive Plan: The City of Tumwater Comprehensive Plan identifies the properties associated with this project as Multi-Family Medium (MFM), Mixed Use (MU) and Mixed Use Overlay zone districts within the Littlerock Neighborhood and Littlerock Road Sub-Area Plan. The proposal is consistent with the intent of the Comprehensive Plan.
2. Use: The proposed project is to construct one mixed use building, five multifamily residential buildings and one leasing office/residential amenity space to include 148 residential apartment units, 9,500 sq. ft. of commercial space and leasing office/residential amenity space. The project is located in the Multifamily Medium, Mixed Use and Mixed Use Overlay Zone Districts and Aquifer Protection Overlay Zoning District. A mixed use structure is required fronting on Tyee Drive and must include a minimum of 8,500 sf of commercial space. Mixed use structures means a building that includes an appropriate combination of multiple uses located inside a single structure. A mixed use structure is characterized as a structure where a variety of different living activities (live, work, shop and play) are in close proximity (walking distance) to residents. The proposed design meets these requirements.

3. Densities: The MU zone district requires a minimum of 14 dwelling units per acre. MFM requires a minimum of 9 dwelling units per acre and a maximum of 14 dwelling units per acre. The required densities are met with this proposal.
4. Impervious Coverage: The MU zone district allows a maximum impervious coverage of 85 percent and the MFM zone district requires a maximum impervious coverage of 70%. The proposed impervious surface amounts are lower than the maximum allowed per the proposed site plan.
5. Open Space: The minimum amount of open space that shall be provided for the site is 15 percent. The calculation shall be done after taking out the right-of-way dedication. Park and open space area shall be separate and distinct from required yards, setbacks, and landscaped areas.

At least 50% of open space must be active recreation, with remaining passive recreation.

The proposed layout provides the required amount of open space at a minimum of 50% of the open space is shown as active open space. Open space infrastructure shall be shown on the site development grading/building permit and the amount of open space will be confirmed during the site development grading permit review.

6. Building Height: The maximum building height in the MU zone is 50 feet. The maximum height in the MFM zone district is 40 feet. Buildings are proposed below the maximum height allowed in their respective zone districts.
7. Yards/Setbacks: There are no minimum setback requirements in the MU zone district. The required setbacks in the MFM zone district are 10' front and 5' side and rear. Setbacks are being met with the proposed site plan.
8. Citywide Design Guidelines: Chapter 2 design standards for Multifamily apply to this development. The site is located on Tyee Road and Littlerock Road which is designated as a Signature Road. Please provide a narrative analysis describing how the proposed architectural elevations meet each of the design criteria in sections 2.B and 2.E as they apply and are relevant to this project. Some of the Signature Road requirements would not apply due to the proximity of the building to the road and the parcel layout.

A design review fee of 2.5% of the fee for the building permit will be added to the building permits. Staff will review the design guideline narrative when it is provided (at a minimum with the building permit submittal).

9. Postal Facilities: Consolidated postal drop off facilities shall be provided for the site. The location of the facilities must be coordinated and approved by the U.S. Postal Service.

The location of postal facilities shall be shown on the civil engineering plans.

10. Parking: The prescriptive requirement is 1.5 off-street parking stalls for each one and two bedroom dwelling unit and 2 off-street parking stalls for 3+ bedroom units. Studio units require 1 parking stall per unit. In addition, 1 guest stall is required for each 10 units. Lastly, the leasing office requires four spaces and the commercial retail requires 3.5 spaces per 1000 square feet.

Residential off-street parking requirements can be reduced to 1.0 spaces per 1 – 2 bedroom dwelling unit and 1.5 spaces per 3+ bedroom unit if within one-half mile of a transit stop by sidewalk or paved path.

Parking areas are to be hard surfaced (asphalt, concrete or turfstone) and the spaces shall be defined by white striping a minimum of 4” wide. Parking spaces must utilize approved wheel stops to prevent vehicle overhang of a sidewalk or landscape area.

The parking aisle (lane) for the proposed 90 degree parking is to be a minimum of 22’ 6” feet wide, however buildings over 30’ tall require a 26’ wide drive lane to accommodate fire apparatus.

11. Bicycle Parking: Both short-term and long-term bicycle parking shall be provided at a rate of 1 bike stall per 4 dwelling units. Bicycle facilities shall meet the requirements of TMC 18.50.120 for both short term and long term. Long term bicycle storage within buildings must be separate locker type facilities. 148 units requires 37 short and 37 long term bike storage. 9,500 sf of retail requires 2 short and 2 long term bike storage spaces and the leasing office requires 2 short term and 2 long term bike spaces. There is an ability to convert ½ of the short term spaces to long term spaces. 42 short term and 42 long term bike spaces are provided and meet the requirements for this development.
12. Lighting: Site lighting shall be directed downward and inward, or other techniques may be utilized to minimize impacts on off-site uses.

Lighting for the site shall meet the requirements of section TMC 18.40.035 and section 2.F.1 of the City’s Design Guidelines.

A photometric lighting plan addressing all proposed exterior lighting must be submitted for review and approval with submittal of the site development/grading permit. The photometric plan shall be accompanied by

specifications and detail of all exterior lighting proposed for the project. Photometric plan must show no more than .5 footcandle at property lines adjacent to commercial zoned property and .1 footcandle at property lines adjacent to residential zone districts.

13. Landscaping: A landscaping and irrigation plan must be submitted for the perimeter boundaries and internal parking areas. The plan must show proposed plantings, tree types and heights, and other vegetation.

An 8' type 2 perimeter landscape is required around the perimeter of the site.

Parking lot landscaping shall meet the design requirements of Chapter 18.47 and Section 2.D of the City's Design Guidelines.

Streetscape landscaping shall be required as a part of frontage improvements.

The landscape/irrigation plan shall be approved prior to issuance of site development/grading permit.

14. Signs: A total of two hundred square feet, with sign face no larger 100 sq. ft. Wall signs not to exceed twenty percent of the public façade; freestanding up to thirty feet.
15. Pocket Gophers: A gopher survey was conducted on September 22, 2021, October 21, 2021 and October 29, 2022 showing no mazama pocket gophers were found on the property. The gopher study is valid for one year after the last survey was conducted. The gopher study is vested with land use approval.
16. Trees: A forester's report/tree inventory was be submitted for the project. The code requires a minimum of 20% of the existing trees or 12 trees per acre to be retained. Each tree removed in excess of this standard shall be replanted at a 3:1 ratio. 121 trees were found on the properties, 101 of the trees were healthy trees and counted as a part of the healthy trees on the properties. 63 trees are required to be retained (12 trees/acre) and 38 trees are planned to be retained. This leaves a shortfall of 25 trees which will need to be replanted at a rate of 3:1 for a total of 75 trees planted throughout the site. Staff will evaluate this during site development grading once a landscape plan is provided.
17. Impact Fees: Impact fees will be applied to the building permit applications for traffic, parks, and schools.

The amount of the fees will be based on the most current fee resolution in affect at the time of filing complete building permit applications for the proposed buildings.

18. Notice of Application: A Notice of Application was issued on September 29, 2023. No comments were received on this application during the public comment period.
19. Transportation Concurrency: Transportation Concurrency was issued on March 8, 2024. The trip distribution map showed seven trips going through the Tumwater Blvd – I-5 Interchange.
20. S.E.P.A.: A Mitigated Determination of Non-Significance (MDNS) was issued on March 29, 2024.

One comment was received by the Department of Ecology regarding solid waste management and toxic cleanup.

Mitigation required in the MDNS shall be completed prior to issuance of the first building permit.

21. Lot Consolidation: A lot consolidation will need to be approved prior to issuance of any building permits for the project.

BUILDING AND FIRE

GENERAL

1. A site development/grading permit will be required for this site. The permit application shall be accompanied by the application checklist and three sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report prepared and signed by a licensed soils engineer. This project will be considered "engineered grading." Special hazards may include steep slopes, terracing with rockeries or multiple retaining walls. Inspection of the grading shall be provided by the civil engineer and Geotechnical engineer. In addition special inspectors approved by the building official shall perform inspections of fill placement, compaction testing, and blasting. All special inspections are to be performed by WABO registered labs and inspectors who have expertise in grading and earthwork.

When the grading work is complete and ready for final inspection the civil engineer of record is responsible for providing a final inspection report which will include the geotechnical engineers and special inspector's reports. In addition as-built drawings for the site will be submitted in a PDF format. IBC Appendix J

Special inspectors may be required for the following types of work: concrete, bolts installed in concrete, special moment-resisting concrete, reinforcing steel

and pre-stressing steel tendons, structural welding, high strength bolting, structural masonry, reinforced gypsum concrete, insulating concrete fill, spray-applied fireproofing, piling, drilled piers and caissons, shot-crete, special (engineered) grading, excavation and filling, soils compaction testing, retaining walls and smoke-control systems. All special inspections are to be performed by WABO registered inspectors and at the expense of the owner. IBC Section 1704.1

2. The proposed building occupancy is R-2 of type V-A (1 Hour) construction. IBC Section 3.
3. A minimum of (14) barrier free parking stalls and (3) van accessible barrier free parking stalls and one garage parking space shall be provided for this site. IBC Section 1106.
 - Accessible parking spaces shall be not less than 96 inches in width and shall have an adjacent access aisle not less than 60 inches in width. Van accessible parking spaces shall be not less than 96 inches in width and have an adjacent access aisle not less than 96 inches in width. Where two adjacent spaces are provided, the access aisle may be shared between the two spaces. Boundaries of access aisles shall be marked so that the aisles will not be used as parking space. ANSI A117.1 Chapter 502
 - Where accessible parking spaces are required for vans, the vertical clearance shall be not less than 98 inches at the parking space and along at least one vehicle access route to such spaces from site entrances and exits. ANSI A117.1 Chapter 503.5.
 - Barrier free parking spaces and access aisles shall slope not more than 1 in 48, and shall be firm, stable and slip resistant. ANSI A117.1 Chapter 503.4
 - All barrier free parking stalls shall be identified by a sign at the head of the parking space, 60 inches minimum above grade measured to the bottom of the sign. The sign shall be marked with the international symbol of access and shall bear the words: "State Disabled Parking Permit Required." Van stalls shall also state "VAN" ANSI A117.1 Chapter 502.6 & IBC Section 1101.2.4
4. The building and site are required to be accessible. An accessible route of travel shall be provided to all portions of the building, to accessible building entrances, and connecting the building and the public way. The accessible route of travel shall be shown on the engineering plans WAC 51-30
5. Where parking is provided with more than 20 required parking spaces for R-2, B occupancies, five percent of parking spaces shall be provided with electric vehicle charging infrastructure in compliance with Sections 429.3, 429.4 and 429.5. When the calculation of percent served results in a fractional parking space, the applicant shall round up to the next whole number.

6. Exterior walls are required to be of 1-hour fire-rated construction when less than 10 feet to the property line. Protected openings are required when less than 5 feet to the property line. No openings are permitted less than 3 feet to the property line. IBC Section 704.8.
7. Water cross-connection control shall be provided in accordance with the provision of the Plumbing Code. Cross connection control devices or assemblies must be models approved under WAC 246-290-490.
8. If water pressure at the meter exceeds 80 psi, a pressure-reducing valve will be required to be installed on the private side of the water line.

FIRE

1. The proposed buildings are required by code to be provided with automatic fire alarm systems, including pull stations, throughout.
2. The proposed buildings are required by code to be provided with NFPA 13 fire sprinkler systems throughout. IBC 903.2.8. (site plan shows no sprinklers for Leasing building 7) need sprinklers/alarms for over 7500 square feet.
3. The applicant shall show the location of the Fire Department connection, post indicator valve, for building 7, Ductile iron pipe is required from the fire apparatus into the structures.
4. The required fire flow for this project is derived from Appendix B of the International Fire Code. Type 5A buildings of this size are required to have a fire flow of 8,000 gallons per minute at 20 psi. However, based on the approval of the Fire Chief, a 50% reduction for fully sprinkled buildings allowed in Section 105.2 will be allowed for this site. Therefore, the required fire flow will be 4,000 gallons per minute at 20 psi for 4 hours. IFC 903
5. Fire lane signs and yellow striping shall be provided on-site to identify Fire Department access roads and prohibit the obstruction thereof. IFC 503.3
6. Fire hydrants and paved access roads shall be installed, tested for fire flow by the Fire Department and made serviceable by the Public Works Department prior to any vertical or combustible construction. No exceptions. IFC 503
7. Aerial fire apparatus access road (26') is required for this project per IFC D105. Building shall not be more than 30' away or 10' closer to the fire access road.

MISCELLANEOUS

1. Each building will have a physical street address off Tyee Rd. SW. The buildings will not have letter or single number identifiers. Each apartment will be identified as Unit #.
Example: XXXX Tyee Rd SW, unit 100 for 1st floor apartments.
200 for 2nd floor apartments.
2. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington.
3. Fire stopping required to be inspected by WABO third party inspector.
4. Before Pre-con meeting, shall provide plan for review on how project will be meeting fire lane requirements for going vertical construction.
5. Show on plat map all septic and water wells for neighboring properties.
7. BLA's shall be completed prior to any building permits issued.
8. All building permit applications shall include architectural, structural, plumbing, mechanical and energy plans and specifications. No exceptions, and no deferrals. Fire sprinkler and fire alarm permits and plans may be submitted separately from the main permit application but must be submitted before the main building permit will be issued.
9. Digital set of plans and specifications shall be submitted along with application and plan review fees.
10. The following permits may be required for this project:
 - Site Development/Grading permit
 - Building, including plumbing and mechanical
 - Fire sprinkler / fire suppression
 - Fire alarm
 - Sign
 - Swimming Pool
 - Retaining walls (WABO special required)
11. This project is required to provide for the storage of recycled materials and solid waste. The storage area shall be designed to meet the needs of the occupancy, efficiency of pick-up, and shall be available to occupants and haulers. The location of this facility shall be shown on the site plan.
12. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eaves lines unless the area is protected by an approved automatic sprinkler system. IFC Section 304.3.3

TRANSPORTATION AND ENGINEERING DEPARTMENT

GENERAL

1. The applicant shall be responsible for providing the City with all costs associated with the installation of water, sewer, street and storm drainage systems that are dedicated to the City of Tumwater.
2. All designs/construction shall comply with the most current City of Tumwater's Development Guide and WSDOT standards.
3. The site plan shall show all existing and proposed utilities and easements including street lights, street trees, water, sewer, storm, gas, cable, power, telephone, signage and striping. Provide street sections showing dimensions of existing and proposed improvements. Include the line sizes on the water and sewer mains and services. All rockeries and retaining walls proposed shall also be shown on the site plan.
4. All street construction, main installation and storm drainage work requires engineered plans certified by a professional engineer.
5. The applicant is responsible for all plan check, inspection and connection fees.
6. Any private or public utility relocation is the responsibility of the applicant.
7. The applicant shall be responsible for the maintenance and timely repair of all public improvements for a period of 30 months following final certification by the City and shall submit a surety for maintenance equal in value to fifteen (15) percent of the total value of the required public improvements certified by the Public Works Director. Please refer to Chapter 3 of the Development Guide for further clarification.
9. All legal descriptions must be accompanied with an appropriate drawing that the City Surveyor can use to verify the legal description. All engineering drawings will be on 24" x 36" paper sheets unless otherwise specified.
10. The owner or owner's representative is also responsible for furnishing the City with electronic files, compatible with release 2018 or newer Auto-CAD format. Provide individual drawings independent of x-refs. Include all non-standard font files and plot files. Also, please furnish PDF files printed from the Auto-CAD files 300 DPI or greater. A storm water maintenance agreement, utility maintenance agreement, easements and bills-of-sale will also be required.

11. Site plan modifications may occur as a result of the engineering review process. For engineering issues, the approved engineering plans take precedence over the approved site plan.
12. Note on the plans that the PLS responsible for the surveying of the project must obtain a permit from DNR before any monuments are disturbed.
13. The City vertical and horizontal control datum is NGVD 29 and NAD 83(HARN) / Washington South U.S. Survey Feet respectively.
14. Testing shall be required at the developers or contractors expense. The testing shall be ordered by the developer or contractor and chosen testing lab shall be approved by the City Construction inspector. Testing shall be done on all materials and construction as specified in the WSDOT/APWA Standard Specifications and with frequency as specified in the current City of Tumwater Development Guide.

STREET

1. Tyee Drive SW
 - No storm drainage treatment or infiltration will be allowed in the ROW
 - Finish the remainder of the frontage landscaping including street trees, grass, etc.
 - The existing 6' Tyee Drive sidewalk will need to be removed and replaced with a new 10' sidewalk and a 2' gravel "running shoulder" and buffer for both bike and pedestrians to meet the intent of the off network "trail" in the Littlerock Sub Area plan. Provide the necessary ROW dedication accordingly.
 - Full lane overlays will be required after patching. Please refer to Chapter 4 Amendment of the Development Guide for the structural requirements.
2. The site access will need to meet current City standards for the proposal and will be limited to a 3/4 access. A splitter island type design with striping and signage or other approved method will need to be proposed to eliminate any "left out" turning movements leaving the site on to Tyee Drive.

STORM

1. A drainage design and erosion control plan will be required to meet the City's 2022 Drainage Design and Erosion Control Manual.
2. Maintenance of the on-site storm water system will be the responsibility of the property owner and a maintenance agreement will be recorded against the property.
3. This project will be paying a monthly storm water utility fee based on the amount

of impervious surface per Tumwater Municipal Code 13.12.060.

SANITARY SEWER

1. The gravity sewer will be required to connect and extend the existing 10" sewer available in Tyee Drive. The new 8" onsite sewer will be private.
2. There is a multi-family discount on connection fees of 30% at time of the building permit process for the sewer connection fees.
3. The lot consolidation with TP #127033202302 that connects to Littlerock Road triggers a Special Connection Assessment as part of the Littlerock Road Sewer Interceptor project under ordinance #O2011-001. That parcel total benefit amount due is \$9,248.49 at time of building permit issuance.

WATER

1. There is a water special assessment fee in the amount of \$21,493.28 for the Tyee Drive water connection under ordinance #O2018 012 - TP# 12703320203 that will be required at time of building permit issuance.
1. The project must meet minimum fire flow requirements.
2. Back flow prevention is required on all fire services and irrigation services and in accordance with the AWWA Cross Connection Control Manual. A reduced pressure backflow assembly is required on all commercial domestic services per WAC 246-290-490. Please contact maintenance at 754-4150 for more information.
3. Any water main extension will require a minimum of an 8" system. The main size will depend on the fire flow requirements for this project. The system shall be designed for a maximum velocity of 8 feet per second. An easement for the new City portion of the watermain will need to be provided after construction of the main.
4. Water meters need to be placed in the public right-of-way or clustered on site within an easement. The professional engineer will need to provide calculations on the maximum instantaneous water demand and size of the meter for the project.

This site plan approval does not provide the benefit of vesting, which is currently not allowed until the time a completed building permit application is submitted. Therefore, if ordinance changes occur during the life of this approval, your project must conform to those new requirements prior to the issuance of building permits.

If you have any questions regarding the Planning comments please contact me at abaruch@ci.tumwater.wa.us. For questions on Building/Fire, contact Al Christensen

[YPERLINK](#) ["mailto:achristensen@ci.tumwater.wa.us"](mailto:achristensen@ci.tumwater.wa.us)
achristensen@ci.tumwater.wa.us and for Engineering and Transportation questions,
please contact Jeff Query jquery@ci.tumwater.wa.us.

You may call us at 360 754-4180.

Sincerely,

Alex Baruch, Planner

c. City of Tumwater Development Review Committee