



DEVELOPMENT REVIEW COMMITTEE AGENDA

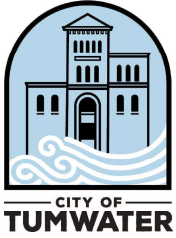
THURSDAY – AUGUST 01, 2024 VIA ZOOM CONFERENCING

**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-24-1116
PROJECT TITLE:	Lazy St Short Plat
REVIEW STATUS:	PRELIMINARY REVIEW
APPLICANT(S):	Adam Laneer Design, LLC
REPRESENTATIVE(S):	Adam Laneer, Adam Laneer Design
OWNER(S):	Castle Monarch, LLC
LOCATION:	6519 Lazy Street SW
PARCEL(S):	79900001801
REQUEST:	Subdivide 4.51 acres into 3 lots
TIME:	9:00 a.m. – 10:30 a.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 - 24-
1116
tsnyder
RCVD BY

DATE STAMP
07-16-2024

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): 6519 Lazy Street SW, Tumwater WA 98512

PROJECT NAME: Lazy Street Short Plat

PARCEL NUMBER(S): 79900001801

APPLICANT (please print neatly)

NAME OF APPLICANT: Adam Laneer Design/ Adam Laneer

APPLICANT'S MAILING ADDRESS (COMPLETE): 1950 Black Lake Blvd SW

APPLICANT'S TELEPHONE(S): 360-915-8073

APPLICANT'S E-MAIL: adam@adamlaneerdesign.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Same as applicant

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): _____

REPRESENTATIVE'S TELEPHONE(S): _____

REPRESENTATIVE'S E-MAIL: _____

PROPERTY OWNER

NAME OF PROPERTY OWNER: Castle Monarch, LLC

OWNER'S MAILING ADDRESS (COMPLETE): 7225 Fairview Rd SW, Olympia WA 98512

OWNER'S TELEPHONE(S): 414-350-8240

OWNER'S E-MAIL: weiseman@prodigy.net

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

Subject parcel is to be subdivided into 3 separate 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.

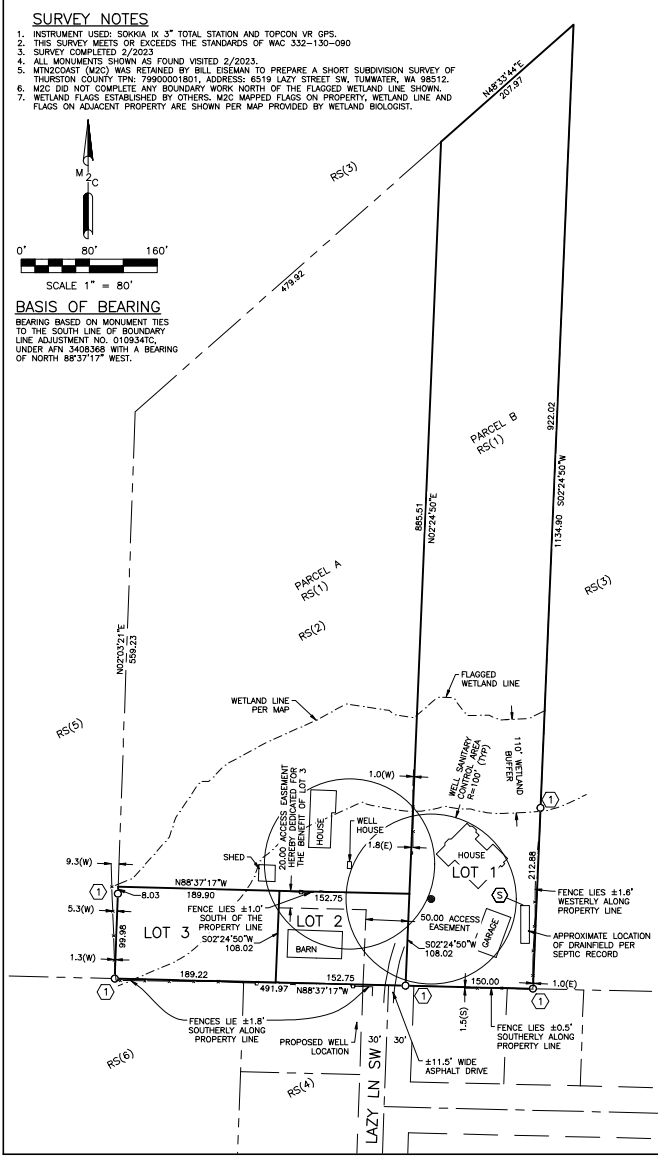
DocuSigned by:
Adam Laneer
Signature of Applicant/Representative
8EB15CFBBE6640E...

7.16.24
Date

Signature of Port of Olympia representative (if applicable)

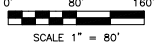
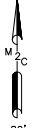
Date

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



SURVEY NOTES

- INSTRUMENT USED: SOKKIA IN 3" TOTAL STATION AND TOPCON VR GPS.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090
- SURVEY COMPLETED 2/2023.
- ALL MONUMENTS SHOWN AS FOUND VISITED 2/2023.
- MTN2COAST (M2C) WAS RETAINED BY BILL EISEMAN TO PREPARE A SHORT SUBDIVISION SURVEY OF THURSTON COUNTY TRN: 79900001801, ADDRESS: 8519 LAZY STREET SW, TUMWATER, WA 98512.
- M2C DID NOT COMPLETE ANY BOUNDARY WORK NORTH OF THE FLAGGED WETLAND LINE SHOWN.
- WETLAND FLAGS ESTABLISHED BY OTHERS. M2C MAPPED FLAGS ON PROPERTY, WETLAND LINE AND FLAGS ON ADJACENT PROPERTY ARE SHOWN PER MAP PROVIDED BY WETLAND BIOLOGIST.



BASIS OF BEARING
 BEARING BASED ON MONUMENT TIES TO THE SOUTH LINE OF BOUNDARY LINE ADJUSTMENT NO. 0109341C UNDER APN 3408368 WITH A BEARING OF NORTH 88°37'17" WEST.

CITY OF TUMWATER SHORT SUBDIVISION NO. XXX

ORIGINAL TAX PARCEL NUMBER: 79900001801
 AUDITOR'S INDEX: SE1/4 NW1/4, SEC 04, T17N, R2W, W.M.

ORIGINAL LEGAL DESCRIPTION
 (PER DEED APN 4944168)
 PARCEL B OF BOUNDARY LINE ADJUSTMENT NO. BLA 01-09341C, AS RECORDED JANUARY 28, 2002 UNDER AUDITOR'S FILE NO. 3408368.

CONDITIONS OF APPROVAL

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ACKNOWLEDGMENT

CASTLE MONARCH, LLC IN FEE SIMPLE OF THE PROPERTY HEREBY DIVIDED, KNOWLEDGE THAT THE CREATION OF THIS SHORT PLAT IS OF ITS FREE WILL AND CONSENT.

DIRECTOR OF COMPANY _____ DATE _____
 STATE OF WASHINGTON)
 COUNTY OF _____)SS
 ON THIS _____ DAY OF _____, 2023, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT _____ AUTHORIZED TO EXECUTE SAID INSTRUMENT. GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____
 PRINTED NAME: _____
 MY COMMISSION EXPIRES: _____

APPROVALS:

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2023.
 PUBLIC WORKS DIRECTOR, CITY OF TUMWATER _____
 EXAMINED AND APPROVED THIS _____ DAY OF _____, 2023.
 COMMUNITY DEVELOPMENT DIRECTOR, CITY OF TUMWATER _____

LOT INFORMATION

- LOT 1**
 AREA - 159,606 SF / 3.664 ACRES
 ADDRESS-8519 LAZY STREET SW TUMWATER, WA 98512
- LOT 2**
 AREA - 16,497SF / 0.379 ACRES
 ADDRESS-XXXX LAZY STREET SW TUMWATER, WA 98512
- LOT 3**
 AREA - 20,473 SF / 0.470 ACRES
 ADDRESS-XXXX LAZY STREET SW TUMWATER, WA 98512

RS(X) REFERENCED SURVEYS

- BLA 0109341C, APN 3408368.
- SHORT PLAT 359003961C, APN 3251262.
- BLA 9803121C, APN 3157759.
- PLAT OF LAZY ACRES ADDITION, APN 765494.
- BLA 0152, APN 6312190014.
- PLAT OF FOSTER PLACE, APN 1030045.

(X) MONUMENT NOTES

- FOUND 1/2" REBAR WITH YELLOW CAP MARKED "LS 16928"

LEGEND

- (W) FENCE LIES WESTERLY OF PROPERTY LINE
- (E) FENCE LIES EASTERLY OF PROPERTY LINE
- (S) FENCE LIES SOUTHERLY OF PROPERTY LINE
- (N) FENCE LIES NORTHERLY OF PROPERTY LINE
- WELL
- SEPTIC TANK
- REBAR AND CAP AS NOTED
- SET 5/8"x24" LONG REBAR WITH YELLOW CAP MARKED "LS 21013244 & 29278"
- WOOD FENCE
- WIRE FENCE
- PROPERTY LINE
- LOT LINE
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ AT _____ M. IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF MTN2COAST, LLC.

COUNTY AUDITOR _____
 AUDITOR'S FILE NUMBER _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT MAP IS BASED UPON AN ACTUAL SURVEY, THAT THE DISTANCES AND COURSES SHOWN THEREON ARE CORRECT; THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND.

DATE: NOVEMBER, 2023

SETH E. PRIGGE, PLS #21013244



MTN2 COAST LLC
 PROFESSIONAL LAND SURVEYORS 2320 MOTTMAN RD SW, STE 106 TUMWATER, WA 98512
 360-688-1949

DRAWN BY MYC	DATE 11/22/2023	JOB NUMBER 23-019
CHECKED BY SEP	SCALE 1"=80'	SHEET NUMBER SV-1