



## DEVELOPMENT REVIEW COMMITTEE AGENDA

THURSDAY – AUGUST 08, 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-24-1155
PROJECT TITLE:	Tumwater Blvd Townhomes
REVIEW STATUS:	<b>FEASIBILITY REVIEW</b>
APPLICANT(S):	Tenino Land Company, LLC
REPRESENTATIVE(S):	Brandon Johnson, PE, JSA Civil, LLC
OWNER(S):	Tenino Land Company, LLC
LOCATION:	XXX Tumwater Blvd SE
PARCEL(S):	79300001100
REQUEST:	Construction of 8 townhomes (4 units)
TIME:	9:00 a.m. – 10:30 a.m.

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PERMIT #:	TUM-24-1165
PROJECT TITLE:	5 <sup>th</sup> Avenue Townhomes
REVIEW STATUS:	<b>PRELIMINARY REVIEW</b>
APPLICANT(S):	Erik Ainsworth
REPRESENTATIVE(S):	Erik Ainsworth
OWNER(S):	ASH Holdings LLC
LOCATION:	585 5 <sup>th</sup> Ave SW
PARCEL(S):	33203200001
REQUEST:	Construction of 10 townhomes
TIME:	10:30 a.m. – 12:00 noon

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**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 - 24- 1155	DATE STAMP
Kelly	07/25/2024
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** XXX Tumwater Blvd  
 ADDRESS OF PROPERTY (COMPLETE): ~~XXXXXX~~ 715 Dennis Street SE, Tumwater, WA 98501

PROJECT NAME: Tumwater Townhomes PARCEL NUMBER(S): 79300001100

**APPLICANT** (please print neatly)  
 NAME OF APPLICANT: Tenino Land Company, LLC  
 APPLICANT'S MAILING ADDRESS (COMPLETE): 17348 Marsh Road SW, Tenino, WA 98589  
 APPLICANT'S TELEPHONE(S): 360-264-1360 APPLICANT'S E-MAIL: toddh@hansenconstruction.org

**PROJECT REPRESENTATIVE**  
 NAME OF PROJECT REPRESENTATIVE: Brandon Johnson, PE | JSA Civil, LLC  
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 111 Tumwater Blvd SE, Suite C210, Tumwater, WA 98501  
 REPRESENTATIVE'S TELEPHONE(S): 360-515-9600 REPRESENTATIVE'S E-MAIL: brandon.johnson@jsa-civil.com

**PROPERTY OWNER**  
 NAME OF PROPERTY OWNER: Tenino Land Company, LLC  
 OWNER'S MAILING ADDRESS (COMPLETE): 17348 Marsh Road SW, Tenino, WA 98589  
 OWNER'S TELEPHONE(S): 360-264-1360 OWNER'S E-MAIL: toddh@hansenconstruction.org

**PROJECT DESCRIPTION** (attach additional sheets and documentation, as needed)  
 Proposal to develop new residential townhomes. Access will be provided by a new private roadway extending from Tumwater Boulevard SE. The project will include 8 townhome buildings (4 units each), curb/gutter/sidewalks along the project's roadway frontage, on-site stormwater facilities, landscaping, and new underground utilities. City of Tumwater water and sanitary sewer will be connected to serve the development.

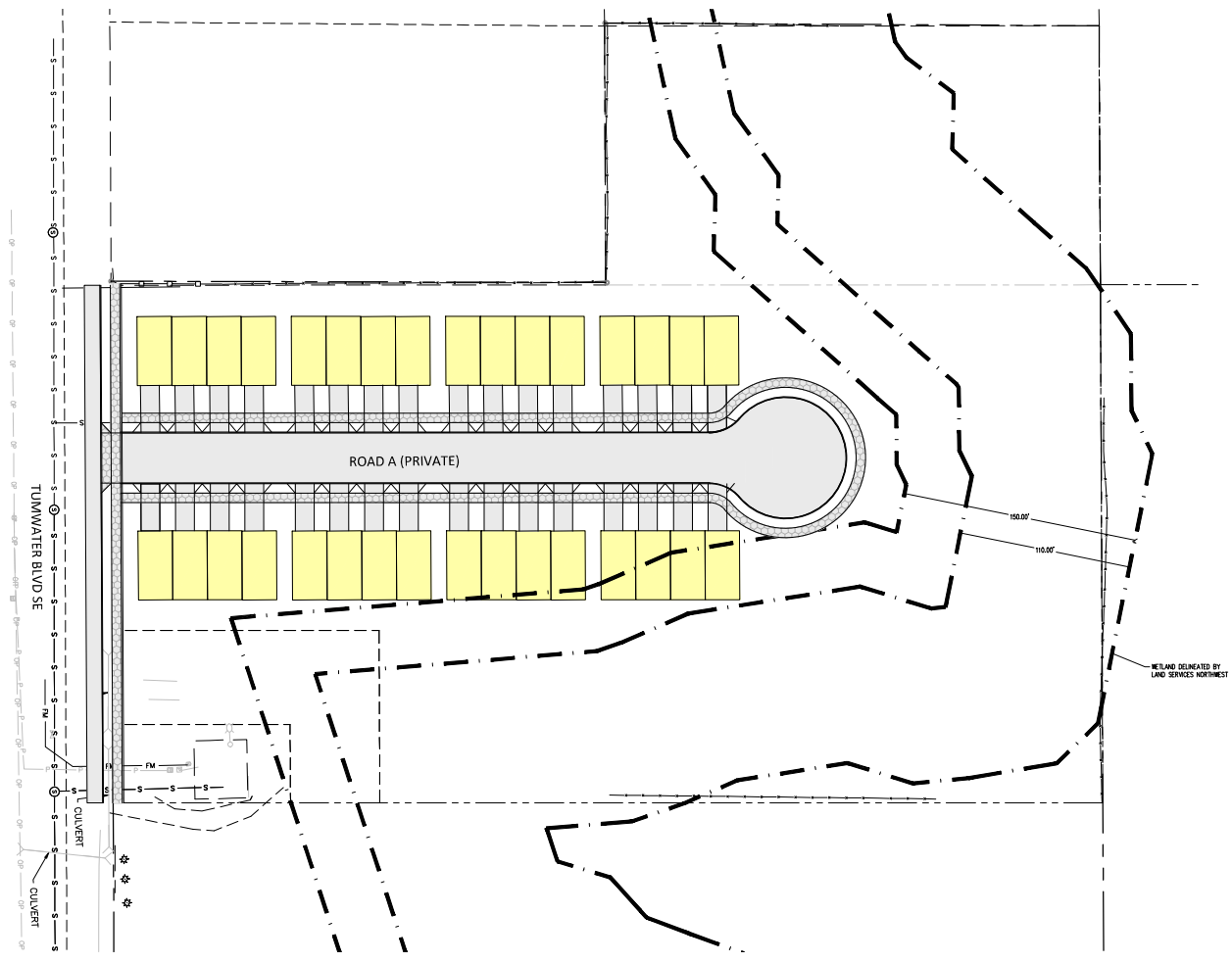
I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission to 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.

**Nick Wheeler**  
 Signature of Applicant/Representative



**July 25, 2024**  
 Date

15.0' 12.0' 9.0' 6.0' 3.0' 0.0' 3.0' 6.0' 9.0' 12.0' 15.0' 18.0' 21.0' 24.0' 27.0' 30.0' 33.0' 36.0' 39.0' 42.0' 45.0' 48.0' 51.0' 54.0' 57.0' 60.0' 63.0' 66.0' 69.0' 72.0' 75.0' 78.0' 81.0' 84.0' 87.0' 90.0' 93.0' 96.0' 99.0' 102.0' 105.0' 108.0' 111.0' 114.0' 117.0' 120.0' 123.0' 126.0' 129.0' 132.0' 135.0' 138.0' 141.0' 144.0' 147.0' 150.0' 153.0' 156.0' 159.0' 162.0' 165.0' 168.0' 171.0' 174.0' 177.0' 180.0' 183.0' 186.0' 189.0' 192.0' 195.0' 198.0' 201.0' 204.0' 207.0' 210.0' 213.0' 216.0' 219.0' 222.0' 225.0' 228.0' 231.0' 234.0' 237.0' 240.0' 243.0' 246.0' 249.0' 252.0' 255.0' 258.0' 261.0' 264.0' 267.0' 270.0' 273.0' 276.0' 279.0' 282.0' 285.0' 288.0' 291.0' 294.0' 297.0' 300.0' 303.0' 306.0' 309.0' 312.0' 315.0' 318.0' 321.0' 324.0' 327.0' 330.0' 333.0' 336.0' 339.0' 342.0' 345.0' 348.0' 351.0' 354.0' 357.0' 360.0' 363.0' 366.0' 369.0' 372.0' 375.0' 378.0' 381.0' 384.0' 387.0' 390.0' 393.0' 396.0' 399.0' 402.0' 405.0' 408.0' 411.0' 414.0' 417.0' 420.0' 423.0' 426.0' 429.0' 432.0' 435.0' 438.0' 441.0' 444.0' 447.0' 450.0' 453.0' 456.0' 459.0' 462.0' 465.0' 468.0' 471.0' 474.0' 477.0' 480.0' 483.0' 486.0' 489.0' 492.0' 495.0' 498.0' 501.0' 504.0' 507.0' 510.0' 513.0' 516.0' 519.0' 522.0' 525.0' 528.0' 531.0' 534.0' 537.0' 540.0' 543.0' 546.0' 549.0' 552.0' 555.0' 558.0' 561.0' 564.0' 567.0' 570.0' 573.0' 576.0' 579.0' 582.0' 585.0' 588.0' 591.0' 594.0' 597.0' 600.0' 603.0' 606.0' 609.0' 612.0' 615.0' 618.0' 621.0' 624.0' 627.0' 630.0' 633.0' 636.0' 639.0' 642.0' 645.0' 648.0' 651.0' 654.0' 657.0' 660.0' 663.0' 666.0' 669.0' 672.0' 675.0' 678.0' 681.0' 684.0' 687.0' 690.0' 693.0' 696.0' 699.0' 702.0' 705.0' 708.0' 711.0' 714.0' 717.0' 720.0' 723.0' 726.0' 729.0' 732.0' 735.0' 738.0' 741.0' 744.0' 747.0' 750.0' 753.0' 756.0' 759.0' 762.0' 765.0' 768.0' 771.0' 774.0' 777.0' 780.0' 783.0' 786.0' 789.0' 792.0' 795.0' 798.0' 801.0' 804.0' 807.0' 810.0' 813.0' 816.0' 819.0' 822.0' 825.0' 828.0' 831.0' 834.0' 837.0' 840.0' 843.0' 846.0' 849.0' 852.0' 855.0' 858.0' 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2754.0' 2757.0' 2760.0' 2763.0' 2766.0' 2769.0' 2772.0' 2775.0' 2778.0' 2781.0' 2784.0' 2787.0' 2790.0' 2793.0' 2796.0' 2799.0' 2802.0' 2805.0' 2808.0' 2811.0' 2814.0' 2817.0' 2820.0' 2823.0' 2826.0' 2829.0' 2832.0' 2835.0' 2838.0' 2841.0' 2844.0' 2847.0' 2850.0' 2853.0' 2856.0' 2859.0' 2862.0' 2865.0' 2868.0' 2871.0' 2874.0' 2877.0' 2880.0' 2883.0' 2886.0' 2889.0' 2892.0' 2895.0' 2898.0' 2901.0' 2904.0' 2907.0' 2910.0' 2913.0' 2916.0' 2919.0' 2922.0' 2925.0' 2928.0' 2931.0' 2934.0' 2937.0' 2940.0' 2943.0' 2946.0' 2949.0' 2952.0' 2955.0' 2958.0' 2961.0' 2964.0' 2967.0' 2970.0' 2973.0' 2976.0' 2979.0' 2982.0' 2985.0' 2988.0' 2991.0' 2994.0' 2997.0' 3000.0'



**JSACIVIL**  
Engineering | Planning | Management



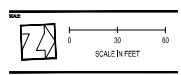
**SITE DATA**

ADDRESS	715 DENNIS ST SE
TIN	730000100
PARCEL SIZE	5.86 ACRES
JURISDICTION	CITY OF TUMWATER
ZONING	SPW / SPW2
USE	TOWNHOMES
UNIT COUNT	32
ACCESS	TUMWATER BLVD SE (PUBLIC)
WATER	CITY OF TUMWATER
SEWER	CITY OF TUMWATER
STORM	PRIVATE ON-SITE

REV.	DATE	COMMENT	BY
0	7/22/24	CONCEPT 1	BLJ

DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

**PRELIMINARY**



TUMWATER  
TOWNHOMES  
TUMWATER, WA

DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_



**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-	DATE STAMP
1165	07/30/2024
Kelly	
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): 585 5th Ave SW, Tumwater, WA 98512

PROJECT NAME: 5th Ave Townhomes PARCEL NUMBER(S): 33203200001

**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): 360.890.4806 APPLICANT'S E-MAIL: erik@thelanddeveloper.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: ASH Holdings LLC

OWNER'S MAILING ADDRESS (COMPLETE): 3425 Merryman PI SE, Olympia, WA 98501

OWNER'S TELEPHONE(S): \_\_\_\_\_ OWNER'S E-MAIL: \_\_\_\_\_

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

Cunstruct 10 Townhomes

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.

Erik Ainsworth  
Digital Signer: Erik Ainsworth  
 DN: E=erik@thelanddeveloper.com, O=The Land Developer, CN=Erik Ainsworth  
 Date: 7/30/2024 09:59:50 -07:00

Signature of Applicant/Representative

7/30/2024  
 Date

\_\_\_\_\_  
 Signature of Port of Olympia representative (if applicable)

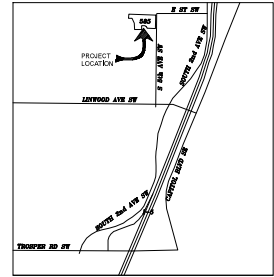
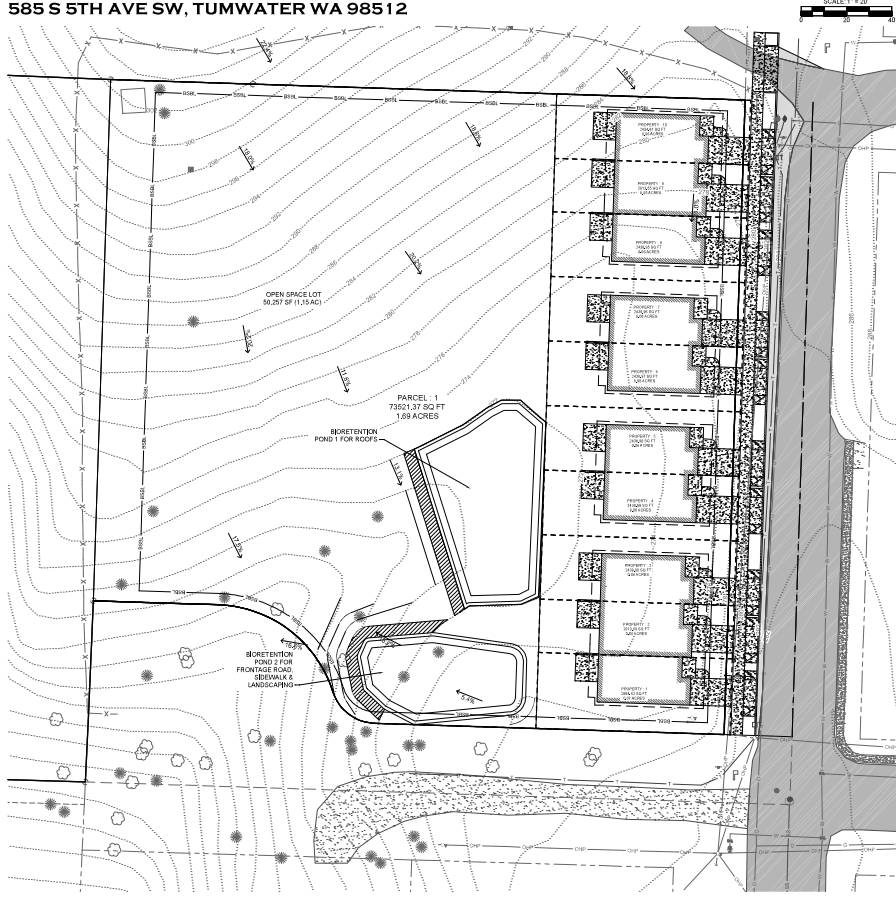
\_\_\_\_\_  
 Date

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

# 5TH AVE TOWNHOMES

585 S 5TH AVE SW, TUMWATER WA 98512

SE 1/4, SECTION 27, TOWNSHIP 18 N., RANGE 2 W., W.M.



## VICINITY MAP

NTS

## LEGEND

	EXISTING	PROPOSED
SUBJECT PROPERTY LINE	---	---
ADJACENT LOT LINE	---	---
HARVEST BUFFER LINE	---	---
WETLAND BUFFER LINE	---	---
EASEMENT LINE	---	---
REPT-GRAV LINE	---	---
CENTER LINE	---	---
CONTOUR MAJOR	---	---
CONTOUR MINOR	---	---
CONIFEROUS TREE	---	---
DECIDUOUS TREE	---	---
STREET SIGN	---	---
POWER LINE	---	---
OVERHEAD POWER LINE	---	---
POWER POLE	---	---
SLY WARE	---	---
POWER MOUNT	---	---
STREET LIGHT	---	---
NATURAL GAS LINE	---	---
TELEPHONE LINE	---	---
TELEPHONE MANHOLE	---	---
TELEPHONE PEDESTAL	---	---
CABLE LINE	---	---
CABLE PEDESTAL	---	---
STORM MAIN LINE	---	---
FOOTING GRAV LINE	---	---
ROOF DRAIN LINE	---	---
CATCH BASIN	---	---
TYPED CATCH BASIN	---	---
WATER MAIN LINE	---	---
WATER METER	---	---
BLOWOFF VALVE FIRE HYDRANT	---	---
GATE VALVE	---	---
SEWER MANHOLE	---	---
CLEANOUT	---	---
SEWER MAIN LINE	---	---
CONCRETE	---	---
ASPHALT PAVEMENT	---	---
POROUS ASPHALT	---	---
LANDSCAPING	---	---
GRAVEL	---	---

## PROJECT INFO

**DOWNER:**  
ASH HOLDINGS LLC  
343 MERIDIAN PL SE  
OLYMPIA, WA 98501

**LEGAL DESCRIPTION**  
BLOCK 32 OF SUPPLEMENTAL PLAT OF BARNES ADDITION TO TUMWATER, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 5, RECORDS OF THURSTON COUNTY AUDITOR.  
BLOCK 32 AS MEASURED BY SURVEY NO. 8005-527 RECORDED FEBRUARY 6, 2004 UNDER AUDITOR'S FILE NO. 38712 AND RECORDED UNDER AUDITOR'S FILE NO. 304947.  
EXCEPT THAT PORTION CONVEYED TO THE CITY OF TUMWATER BY DEED RECORDED FEBRUARY 1, 2007 UNDER AUDITOR FILE NO. 359895E.

IN THURSTON COUNTY, WA.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY, (NOT PART OF THIS SURVEY).

## BASIS OF BEARING

CITY OF TUMWATER COORDINATE SYSTEM AND BASED ON THURSTON COUNTY CONTROL POINT NO. 40 AND CENTER LINE BEARING ALONG 5TH AVE SW AND 197.50.

## VERTICAL DATUM

THURSTON COUNTY CONTROL POINT NO. 40C. FOUND POINT MONUMENT WITH ALUMINUM CAP AT THE INTERSECTION OF THE INTERSECTION OF 11TH AVE SW AND 2ND AVE SW. ELEVATION = 197.57.

## PARCEL NUMBER

9330320001

## SITE INFO

**NET ADDRESS:** 585 S 5th Ave SE, Tumwater, WA 98512  
**COMPREHENSIVE PLAN DESIGNATION:** RESIDENTIAL  
**ZONING:** SR  
**SCHOOL DISTRICT:** TUMWATER SCHOOL DISTRICT  
**FIRE DISTRICT:** FIRE DISTRICT #3  
**TOTAL SITE AREA:** 1.68 AC OR 73,621 SF  
**EXISTING NUMBER OF UNITS:** 0  
**TOTAL EX. RESIDENTIAL UNITS:** 0  
**PROPOSED PROJECT:** TOWNHOME PLAT-PUD  
**PARKING SPACES REQUIRED:** 3 SPACES / UNIT = 6 SPACES  
**PARKING SPACES PROVIDED:** 6 SPACES  
**OPEN SPACE REQUIRED:** 15% OF SITE = 11,021 OF (0.15) = 11,023 SF  
**OPEN SPACE PROVIDED:** 50,257 SF PROVIDED  
**ADDITIONAL REGULATIONS:**  
 MAXIMUM AVERAGE HOUSING DENSITY (units per acre) (0) 1.88 AC = 14 UNITS  
 MINIMUM AVERAGE HOUSING DENSITY (units per acre) (0) 1.88 AC = 15 UNITS  
 MAXIMUM AVERAGE HOUSING DENSITY (units per acre) (0) 1.88 AC = 10 UNITS  
 MINIMUM AVERAGE HOUSING DENSITY (units per acre) (0) 1.88 AC = 10 UNITS  
 UNITS PROPOSED: 10 TOWN HOME UNITS  
 3,200 SF AVERAGE = TOWNHOUSE  
 226 REDUCED TO 21 ALLOWED  
 OR 2,400 SF  
 12' W OF @ GARAGE  
 17'  
 5'  
 5'  
**MINIMUM FRONT YARD SETBACKS:** 17'  
**MINIMUM REAR YARD SETBACKS:** 5'  
**MINIMUM SIDE YARD SETBACKS:** 5'  
**MINIMUM SIDE YARD HEIGHT:** 7'  
**MINIMUM INTERVIEW COVERAGE:** 70% (TOWNHOUSE) (1.88 AC) = 1.18 AC

## SITE COVERAGE DATA

**LOT SIDE:** 13,521 SF (0.31 AC)  
**FRONTAGE (OLENDRE DE COVERAGE):**  
**TOTAL AREA:** 7,019 SF (0.16 AC)  
**NEW DRIVEWAY:** 1,543 SF (0.04 AC)  
**NEW EX ASPH TO DRIVE:** 3,289 SF (0.08 AC)  
**NEW LANDSCAPE AREA:** 2,187 SF (0.05 AC)  
**ON-SITE PRIVATE DRIVE AREA:** 23,364 SF (0.54 AC)  
**TOTAL TYPICAL AREA:** 1,000 SF (0.03 AC)  
**NEW + REPLACED ASPHALT AREA:** 19,932 SF (0.46 AC)  
**ROOF AREA:** 11,474 SF (0.26 AC)  
**LANDSCAPE AREA:** 4,159 SF (0.09 AC)  
**TOTAL COVERED BY COVERAGE:** 33,565 SF (0.77 AC)  
 OR 19% OF LESS THAN 69%

THE LAND DESIGN ENGINEER'S SOLUTION  
 5777 ANDERSON WAY SW  
 TUMWATER, WA 98512  
 PHONE: 360.835.1000  
 FAX: 360.835.1001  
 EMAIL: info@landdesign.com

DATE: \_\_\_\_\_  
 SHEET: \_\_\_\_\_

5TH AVE TOWNHOMES  
 COVER SHEET

**PROJECT:** 5TH AVE TOWNHOMES  
 TUMWATER, WA 98512  
**CLIENT:** ASH HOLDINGS LLC  
 343 MERIDIAN PL SE  
 OLYMPIA, WA 98501  
**DRAWN BY:** AAA  
**DATE:** 7/20/24  
**AGENCY NO:** \_\_\_\_\_  
**SHEET:** 1 OF 1  
**JOB NO:** 24-132