



DEVELOPMENT REVIEW COMMITTEE AGENDA

THURSDAY – AUGUST 22, 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-22-0576
PROJECT TITLE:	Kingswood Car Wash
REVIEW STATUS:	FORMAL REVIEW
APPLICANT(S):	KCI Commercial, Inc.
REPRESENTATIVE(S):	Tyrell Bradley, LDC, Inc.
OWNER(S):	Trevor Colby / Edward & Carmen Brooks
LOCATION:	6220 Tyee Dr. SW
PARCEL(S):	12703240401
REQUEST:	Construction of a car wash
TIME:	9:00 a.m. – 10:30 a.m.

PERMIT #:	TUM-23-0134
PROJECT TITLE:	Little Rock Rd Short Plat
REVIEW STATUS:	FORMAL REVIEW
APPLICANT(S):	Brandon Johnson
REPRESENTATIVE(S):	Chris Cramer, Patrick Harron and Assoc., LLC
OWNER(S):	Energy Living Properties LLC
LOCATION:	6737 Little Rock Rd SW
PARCEL(S):	51000700202
REQUEST:	Subdivide into 3 single family lots with shared access tract. Two new single-family residences with ADU's are proposed.
TIME:	10:30 a.m. – 12:00 noon

PERMIT #:	TUM-24-1165
PROJECT TITLE:	5 th Avenue Townhomes
REVIEW STATUS:	PRELIMINARY REVIEW
APPLICANT(S):	Erik Ainsworth
REPRESENTATIVE(S):	Erik Ainsworth
OWNER(S):	ASH Holdings LLC
LOCATION:	585 5 th Ave SW
PARCEL(S):	33203200001
REQUEST:	Construction of 10 townhomes
TIME:	1:30 p.m. to 3:00 p.m.



CITY OF TUMWATER
555 ISRAEL RD. SW, TUMWATER, WA 98501

(360) 754-4180

Email: cdd@ci.tumwater.wa.us

FORMAL SITE PLAN REVIEW
Application

TUM - 22- 0576	DATE STAMP 08/02/2024
Kelly	
RCVD BY	

Application fee: \$220.00 (one acre or less); \$385.00 (greater than one acre)
Resubmittal application fee: \$80.00 (one acre or less); \$220.00 (greater than one acre)
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

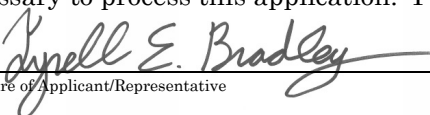
NAME OF PROPERTY OWNER: _____

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 **Formal Site Plan Review submittal checklist** to this Application.



CITY OF TUMWATER
555 ISRAEL RD. SW, TUMWATER, WA 98501

(360) 754-4180

Email: cdd@ci.tumwater.wa.us

FORMAL SITE PLAN REVIEW
Application

TUM - 23 0134	DATE STAMP 07/31/2024
Kelly	
RCVD BY	

Application fee: \$220.00 (one acre or less); \$385.00 (greater than one acre)

Resubmittal application fee: \$80.00 (one acre or less); \$220.00 (greater than one acre)

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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)

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Signature of Applicant/Representative

Date

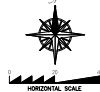
Signature of Port of Olympia representative (if applicable)

Date

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

6737 LITTLEROCK ROAD

SECTION 4, TOWNSHIP 17 N, RANGE 2 W, W.M.



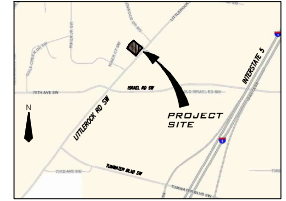
PROJECT TEAM:
DEVELOPER/OWNER: ENERGY LIVING PROPERTIES, LLC
 100 WEST 100TH ST
 OLMPA, WA 98058
 PH: (206) 835-1100
 EMAIL: info@energyliving.com

GEOTECHNICAL ENGINEER: ANDREY GEOTECH, INC.
 CONTRACT: MELISSA E. HANCOCK, LIC.
 LIC. PRINCIPAL: 3105 S 4TH AVE.
 OLMPA, WA 98058
 PH: (206) 835-1100
 EMAIL: melissa@andreygeotech.com

SURVEYOR: BUTLER SURVEYING, INC.
 CONTRACT: CHRISTOPHER M. BUTLER, PLS
 1502 3RD AVE
 CHEWASSEE, WA 98522
 PH: (509) 748-3827
 EMAIL: cm@butlersurveying.com

CIVIL ENGINEER: PRINCE HARRISON & ASSOCIATES, LLC
 CONTRACT: CHRIS CHAMBERLAIN, P.E.
 8170 20TH AVE NE
 LACKY, WA 98031
 PH: (206) 881-1111
 EMAIL: chrisc@princeharrison.com

ARCHITECT: BUSINESS CONTACTS
 ADDRESS: [REDACTED]
 ADDRESS: [REDACTED]
 PHONE: [REDACTED]
 EMAIL: [REDACTED]



VICINITY MAP
NTS

SHEET	NAME	DESCRIPTION
1	CD-1	COVER SHEET
2	CD-1	GENERAL NOTES
3	CD-2	TEST PLAN
4	CD-3	TRIC DETAILS
5	CD-3	LOADING AND PARKING PLAN
6	CD-1	SITE DETAILS
7	CD-4	STORMWATER PLAN
8	CD-1	STORMWATER DETAILS
9	CD-1	UTILITY PLAN
10	CD-1	SEWER DETAILS
11	CD-2	WATER DETAILS

SITE NOTES:
 1. ALL CONSTRUCTION SHALL BE PER THE LATEST CITY OF TUMWATER DEVELOPMENT CODE AND THE MOST RECENT CITY OF TUMWATER STANDARD PLANS.
 2. SOILS OF DISTURBED PERVIOUS AREAS TO BE AMENDED.

SEWER & WATER NOTE:
 1. CONTRACTOR TO VERIFY EXISTING UTILITY SERVICE LOCATIONS AND CONNECT PER CITY OF TUMWATER AND/OR UTILITY REQUIREMENTS.

- SITE CALLOUTS**
- 6737 LITTLEROCK RD SILE EXISTING HOME TO REMAIN (DEN 5', 14' HEIGHT)
 - 6738 LITTLEROCK RD SILE NEW HOME (L200 5', 26' HEIGHT)
 - 6740 LITTLEROCK RD SILE NEW HOME (L212 5', 14' HEIGHT)
 - 6742 LITTLEROCK RD SILE NEW HOME (L200 5', 26' HEIGHT)
 - 6744 LITTLEROCK RD SILE NEW HOME (L212 5', 14' HEIGHT)
 - PROPOSED WATER SERVICE (70')
 - PROPOSED SEWER SERVICE (70')
 - PROPOSED BROWNS VALLEY PLANTER POND. SEE SHEET C&A.
 - EXISTING FIRE HYDRANT.

PROJECT INFORMATION:
DEVELOPMENT DATA:
 PROJECT NAME: 6737 LITTLEROCK RD
 PROPERTY AREA: 23,294 SF (530.8 AC)
 SITE ADDRESS: 6737 LITTLEROCK RD
 TUMWATER, WA 98572
 ZONING: SFL SINGLE-FAMILY LOW DENSITY RESIDENTIAL

BUILDINGS SETBACKS:
 FRONT YARD: 10 FT
 SIDE YARD: 5 FT
 REAR YARD: 25 FT
 MIN. LOT SIZE: 3,200 SF
 MIN. LOT WIDTH: 50 FT
 MAX. IMPERVIOUS SURFACE: 60%

UTILITIES:
 SEWER: CITY OF TUMWATER
 WATER: CITY OF TUMWATER
 POWER: SPOKANE ENERGY
 SCHOOLS: TUMWATER SCHOOL DISTRICT
 FIRE: FIRE DISTRICT

TOPOGRAPHIC SURVEY:
 THURSTON COUNTY (PN 5000700032, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 2 WEST, 6E, IN THURSTON COUNTY, WASHINGTON)
REFERENCE SURVEYS:
 1) PLAT OF GLENWOOD PARK, APN 350665 (1941)

SURVEYOR NOTE:
 THE FEE RESPONSIBLE FOR THE SURVEYING OF THE PROJECT MUST OBTAIN A PERMIT FROM DNR BEFORE ANY MONUMENTS ARE DISTURBED.

CALL 98 BEFORE EXCAVATING ANY UTILITIES

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 1-800-4-A-SHIELD OR BY (CALL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REV: [REDACTED]
 DESCRIPTION: [REDACTED]
 DATE: [REDACTED]
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]

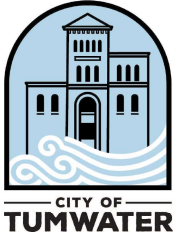
THURSTON COUNTY PUBLIC WORKS
COVER SHEET

PATRICK HARRON & ASSOCIATES, LLC
 1000 UNIVERSITY AVENUE, SUITE 100
 TUMWATER, WA 98561
 PH: (509) 835-1111
 FAX: (509) 835-1112
 WWW.PATRICKHARRON.COM

6737 LITTLEROCK ROAD
 ENERGY LIVING PROPERTIES, LLC
 100 WEST 100TH AVE, SUITE 100
 OLMPA, WA 98058

DATE: 3/7/24
 SCALE: AS SHOWN
 SHEET NO: C1.0
 OF 11

NO. 03 2024 10/16/2024 - User: Cam Witt
 P:\2023\202403 6737 Littlerock Rd\Drawings\Working\Sheet\Site\202403_01.dwg



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)

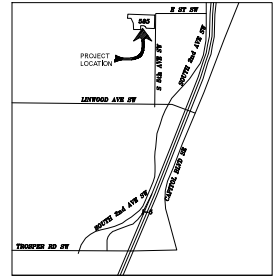
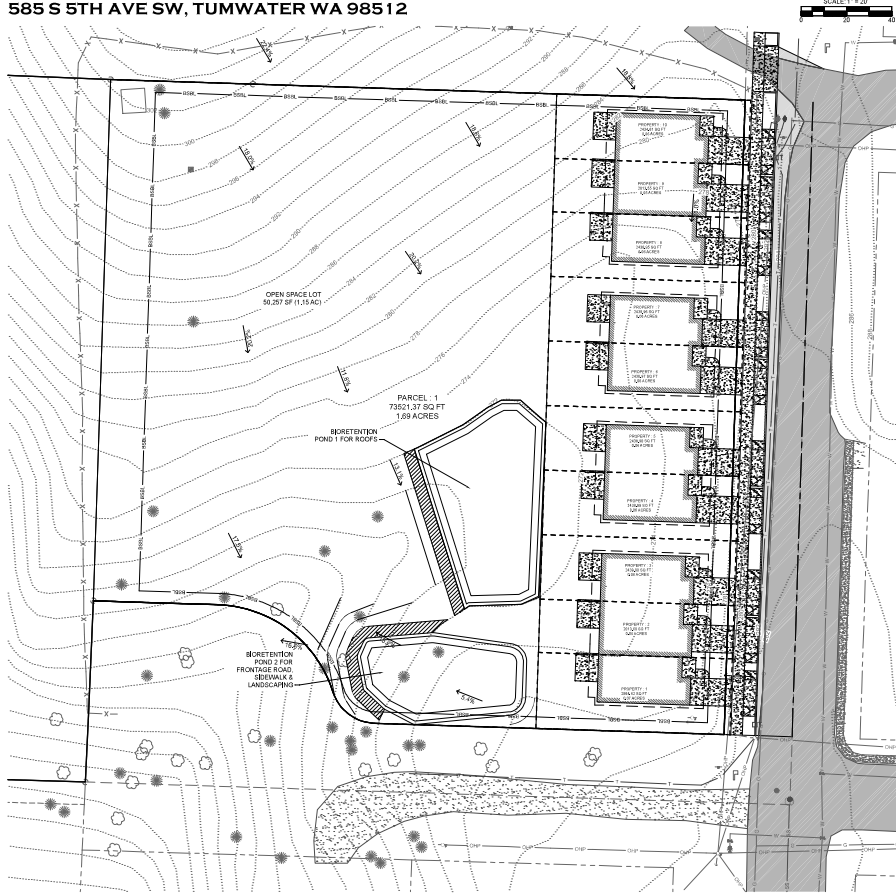
 Date

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-GOAW 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 GRADE 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. 8005-5-27 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. 359895.

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. 48 AND CENTER LINE BEARING ALONG 5TH AVE SW AND 197.50.

VERTICAL DATUM
THURSTON COUNTY CONTROL POINT NO. 48C. FOUND POINT MONUMENT WITH ALUMINUM CAP AT THE INTERSECTION OF THE INTERSECTION OF BRINDLEY 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: FD 1
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 SF (0.25) = 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
MINIMUM AVERAGE HOUSING DENSITY (units per acre) (0) 1.88 AC = 10 UNITS
INVEST PURCHASE 1 DEVELOPER RIGHTS FOR THE ADDITIONAL UNIT PER ACRE OF DENSITY UNITS PROPOSED
MINIMUM AVERAGE HOUSING DENSITY (units per acre) 3.200 SF AVERAGE = TOWNHOUSE
MINIMUM LOT SIDE 25% REDUCTION IS ALLOWED
OR 2.400 SF
15' W OF @ GARAGE
17'
5'

MINIMUM FRONT YARD SETBACKS
MINIMUM REAR YARD SETBACKS
MINIMUM SIDE YARD SETBACKS
MINIMUM SIDE YARD SETBACKS
MINIMUM SIDE YARD SETBACKS
MINIMUM SIDE YARD SETBACKS
MINIMUM INTERVIEW COVERAGE 70% (TOWNHOUSE) (1.88 AC) = 1.18 AC

SITE COVERAGE DATA

LOT SIDE: 13,521 SF (0.31 AC)
FRONTAGE (OLENDREDE DEL 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 LANDSCAPED AREA: 2,187 SF (0.05 AC)

ON-SITE PRIVATE DRIVE AREA: 23,364 SF (0.54 AC)
TOTAL DRIVE AREA: 1,500 SF (0.03 AC)
NEW + REPLACED ASPHALT AREA: 19,938 SF (0.46 AC)
ROOF AREA: 11,474 SF (0.26 AC)
LANDSCAPED AREA: 4,159 SF (0.09 AC)
TOTAL DRIVEWAY COVERAGE: 13,521 SF (0.31 AC) OR 19% OF LESS THAN 60%

THE LAND DESIGN ENGINEERING SOLUTION
7377 ANDERSON WAY SW
TUMWATER, WA 98512
PHONE: 360.835.1100
FAX: 360.835.1101
WWW: www.landsdesign.com

DATE: 11/15/2024

PROJECT: 5TH AVE TOWNHOMES

CLIENT: LANDS DESIGN SOLUTIONS, LLC
343 MERIDIAN PL SE
OLYMPIA, WA 98501

DRAWN BY: AAA

DATE: 10/20/24

AGENCY NO:

SHEET: 1 OF 1

JOB NO: 24-132