



DEVELOPMENT REVIEW COMMITTEE AGENDA
THURSDAY – SEPTEMBER 5, 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-23-1815
PROJECT TITLE:	Smith Short Plat
REVIEW STATUS:	FORMAL REVIEW
APPLICANT(S):	CP General
REPRESENTATIVE(S):	Cory Peters (CP General)
OWNER(S):	Karen Smith
LOCATION:	322 Dennis St SE
PARCEL(S):	12702231500
REQUEST:	Subdivide .5 acres into 3 lots
TIME:	9:00 a.m. – 10:30 a.m.

PERMIT #:	TUM-23-0604
PROJECT TITLE:	Henderson Blvd Apartments/Townhomes
REVIEW STATUS:	FORMAL REVIEW
APPLICANT(S):	Allito Properties, LLC
REPRESENTATIVE(S):	Chris Carlson, AICP, Hatton Godat Pantier
OWNER(S):	Allito Properties, LLC
LOCATION:	7501 Henderson Blvd. SE
PARCEL(S):	12711110300
REQUEST:	Development of a 84 unit apartment complex and 10-unit townhome plat on 9.22 acres zoned Multi-Family Medium Density.
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

**FORMAL SITE PLAN REVIEW
 Application**

TUM -	DATE STAMP
Kelly ROVD 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): 322 Dennis st SE
 PROJECT NAME: Smith Short Plat PARCEL NUMBER(s): 12702231500

APPLICANT (please print neatly)

NAME OF APPLICANT: CP General
 APPLICANT'S MAILING ADDRESS (COMPLETE): Po Box 1242 Tenino, WA 98589
 APPLICANT'S TELEPHONE(S): 253-617-8882 APPLICANT'S E-MAIL: Cpgeneral2015@outlook.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Cory Peters (CP General)
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): Po Box 1242 Tenino, WA 98589
 REPRESENTATIVE'S TELEPHONE(S): 253-617-8882 REPRESENTATIVE'S E-MAIL: cpgeneral2015@outlook.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: Karen Smith
 OWNER'S MAILING ADDRESS (COMPLETE): 322 Dennis st SE Tumwater, WA 98501
 OWNER'S TELEPHONE(S): 360-943-5342 OWNER'S E-MAIL: Karen.smith3@comcast.net

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

Sub divide 1 parcel into 3

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]
 Signature of Applicant/Representative

8/14/2024
 Date

Signature of Port of Olympia representative (if applicable)

Date

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

PROJECT INFORMATION:

OWNER/APPLICANT:
KAREN L SMITH
322 DENNIS ST SE
TUMWATER, WA 98501

DEVELOPER/REPRESENTATIVE:
CP GENERAL LLC
CONTACT: CORY FETERS
TENO, WA 98589
Ph: 253.617.8882
EMAIL: cpgenero2015@outlook.com

CIVIL ENGINEER/PRIMARY CONTACT:
PATRICK HARRON & ASSOCIATES, LLC
CONTACT: CHRIS CRAMER P.E.
8270 26TH COURT NE
LACEY, WA 98516
Ph: 360.459.1102
EMAIL: chris@patrickharron.com

SURVEYOR:
TRICE POINT SERVICES
CONTACT: DOUGLAS J CASEMENT, PLS
2608 E MAIN, PUYALLUP WA 98372
Ph: 253.578.6632
EMAIL:

DEVELOPMENT DATA:
PROPERTY AREA: 21,796 SF (0.5 ACRES)
ADDRESS: 322 DENNIS ST SE
TUMWATER, WA 98501

PARCEL NUMBER: 12702231500
ZONING: SFM, SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL

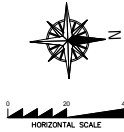
ASSESSOR'S LEGAL DESCRIPTION: SECTION 02 TOWNSHIP 17 RANGE 2W QUARTER
SW NW 36.070000221W 1R A DOCUMENT 4124745

DENSITY: 4 UNITS PER ACRE, MAX 6 UNIT PER ACRE

MIN LOT SIZE IS 3200 SQ FT AND MIN LOT WIDTH IS 50'
MAX IMPERVIOUS SURFACE: 70 %
STRUCTURE HEIGHT MAX: THIRTY-FIVE FEET

322 DENNIS ST SE

SEC 02, T 17 N, R 02 W, W. M.



VICINITY MAP
NTS

BOUNDARY NOTE:

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY, AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.

UTILITY NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY OF OBSERVABLE EVIDENCE AND UTILITY COMPANY LOCATION MAPS AND PAINT, AND ARE SUBJECT TO FIELD VERIFICATION.

UTILITIES:

- SEWER DISTRICT CITY OF TUMWATER
- WATER DISTRICT CITY OF TUMWATER
- FIRE DISTRICT CITY OF TUMWATER
- POWER PUGET SOUND ENERGY
- CABLE TELEPHONE COMCAST LUMEN
- GAS PUGET SOUND ENERGY
- REFUSE/RECYCLING LEMAY DISPOSAL

BASIS OF DATUM:

HORIZONTAL DATUM: NAD83/2011 BASED ON GPS DERIVED POSITIONS.
COMBINED USAGE OF GNSS EQUIPMENT (TRIMBLE R10) AND THE WASHINGTON STATE REFERENCE NETWORK) AND CONVENTIONAL SURVEY METHOD, MEETS OR EXCEEDS THE STANDARDS WAC 3.32-130-090

BASE OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE AT: 46°59'22.3" NORTH 122°54'08.4" WEST

ALL MONUMENTS AND PROPERTY CORNERS WERE VISITED IN MARCH 2024 AND ACCEPTED IN PLACE, FOR POSITIONS SHOWN, UNLESS OTHERWISE NOTED.

DIMENSIONS SHOWN ARE BASED ON RECORD DATA UNLESS OTHERWISE SHOWN; SURVEYED LOCATIONS WERE FOUND TO BE WITHIN AN ACCEPTABLE TOLERANCE UNLESS OTHERWISE NOTED.

VERTICAL DATUM: NAVD88 BASED ON THE PUBLISHED ELEVATION OF 185.16' FOR WASHINGTON STATE DEPARTMENT OF TRANSPORTATION SURVEY MARK "GP34005-14"
THE STATION IS THE TOP OF A STANDARD 3" WSDOT BRASS DISK IN CONCRETE IN THE EAST SHOULDER OF THE NORTH BOUND LANE OF I-5 0.3' FROM THE EAST EDGE OF PAVEMENT AT MILEPOST 102.2.

CONTOUR INTERVAL=2 FOOT

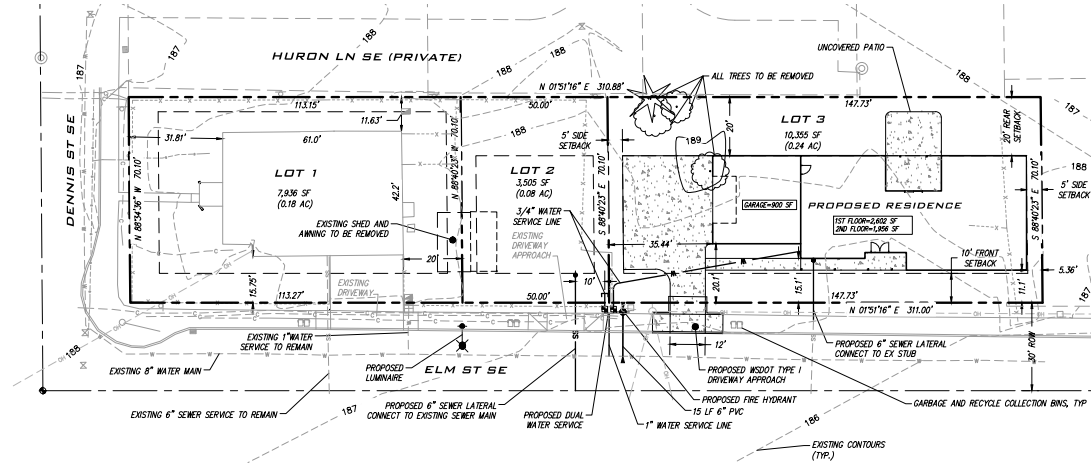
SURVEY REFERENCES:

- THURSTON COUNTY RECORD OF SURVEY 9109010007
- CITY OF TUMWATER BOUNDARY LINE ADJUSTMENT No. BLA #05D-07-000022-TW THURSTON COUNTY AUDITOR FILE No. 4124745
- CITY OF TUMWATER SHORT SUBDIVISION No. 12-1037-TW THURSTON COUNTY AUDITOR FILE No. 4368955

PROPERTY DESCRIPTION SHOWN IN CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE No. CTTC240069051:

PARCEL A OF BOUNDARY LINE ADJUSTMENT No. BLA-07000022 AS RECORDED DECEMBER 03, 2009, UNDER AUDITOR'S FILE No. 4124745, IN THE OFFICIAL RECORDS OF THURSTON COUNTY, WASHINGTON.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY.



WELL NOTE:

THERE ARE NO ON-SITE OR OFF-SITE WELLS LOCATED WITHIN 200' OF SITE PLAN PROPERTY.

PERCENT IMPERVIOUS SURFACES		
	IMPERVIOUS SURFACE SF	IMPERVIOUS PERCENT
LOT 1 (EXISTING)	1,106 SF	39%
LOT 2	0 SF	0
LOT 3 (PROPOSED)	5,621 SF	54%

CALL 48 HOURS BEFORE YOU DIG
811

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 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

	CITY OF TUMWATER - SITE PLAN SITE PLAN
	CITY OF TUMWATER 25537 DAW CMC CMC
322 DENNIS ST SE KAREN L SMITH 322 DENNIS ST SE TUMWATER, WA 98501	8/12/24 AS SHOWN SP-01 1 of 1



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-	DATE STAMP
0604	08/09/2024
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): 7501 Henderson Blvd SE

PROJECT NAME: Henderson Blvd Apartments/Townhomes PARCEL NUMBER(S): 12711110300

APPLICANT (please print neatly)

NAME OF APPLICANT: Allito Properties, LLC

APPLICANT'S MAILING ADDRESS (COMPLETE): PO Box 26116, Federal Way, WA 98093

APPLICANT'S TELEPHONE(S): (253) 927-6115 APPLICANT'S E-MAIL: djlito@comcast.net

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Hatton Godat Pantier (Chris Carlson, AICP)

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: chris@hattonpantier.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: Same as applicant

OWNER'S MAILING ADDRESS (COMPLETE): _____

OWNER'S TELEPHONE(S): _____ OWNER'S E-MAIL: _____

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

Development of a 84-unit apartment complex and 10-unit townhome plat on 9.22 acres zoned Multi-Family Medium Density.

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.

Chris Carlson
Digitally signed by Chris Carlson
Date: 2024.08.09 10:30:11 -07'00'

Signature of Applicant/Representative

08.09.2024

Date

Signature of Port of Olympia representative (if applicable)

Date

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

HENDERSON BLVD APARTMENTS

7501 HENDERSON BLVD SE, TUMWATER, WA 98501



CITY OF TUMWATER	
VERTICAL DATUM NVGD 29	MERIDIAN HORIZONTAL DATUM THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK CONTROL POINTS NO. S 1106 & NSG-D-2598 THE BEARING BETWEEN SAID POINTS EQUALS NORTH 37°11'38" WEST
SCALE: 1" = 40'	

TOWNHOME IMPERVIOUS AREAS

LOT #	LOT AREA	IMPERVIOUS	%
1	3,872 S.F.	2,123 S.F.	54.83
2	3,080 S.F.	2,096 S.F.	68.05
3	3,256 S.F.	2,123 S.F.	65.20
4	3,200 S.F.	2,096 S.F.	65.50
5	3,256 S.F.	2,123 S.F.	65.20
6	3,080 S.F.	2,096 S.F.	68.05
7	3,256 S.F.	2,123 S.F.	65.20
8	3,080 S.F.	2,096 S.F.	68.05
9	3,256 S.F.	2,123 S.F.	65.20
10	4,092 S.F.	2,096 S.F.	51.22

DEVELOPMENT SUMMARY:

PROPOSED USE: 10 TOWNHOMES, 84-UNIT APARTMENT COMPLEX
 SITE ADDRESS: 7501 HENDERSON BLVD SE, TUMWATER, WA 98501
 PARCEL NO.: 12711110300

S/I/R: SEC. 11, TWN. 17N, RGE. 2W
 ZONING: MFPM

EXISTING PARCEL AREA: 401,600 S.F. (9.22 AC.)
 ROW DEDICATION AREA: 45,537 S.F. (1.05 AC.)
 WETLAND BUFFER AREA: 53,513 S.F. (1.23 AC.)
 NET PARCEL MINUS ROW DEDICATION & WETLAND BUFFER AREA: 302,550 S.F. (6.94 AC.)

REQUIRED DENSITY: 9-16 DWELLINGS PER ACRE
 PROPOSED DENSITY: 14 DWELLINGS PER ACRE
 TOTAL BUILDING AREA: 55,244 S.F. (1.6%)
 CONSTRUCTION TYPE (APARTMENTS): TYPE V-B (SPRINKLERED)
 CONSTRUCTION TYPE (TOWNHOMES): TYPE V-B (NON-SPRINKLERED)
 OCCUPANCY: R-2 (APARTMENTS) R-3 (TOWNHOMES)
 BUILDING HEIGHT ALLOWED: 40'

UNIT MIX
 TOWNHOMES: 10
 UNIT C (1BD/1BA): 12 (2 ADA)
 UNIT D (2BD/2BA): 24 (2 ADA)
 UNIT E (2BD/2BA): 36 (1 ADA)
 UNIT F (3BD/2BA): 6
 UNIT G (3BD/2BA): 6
 TOTAL: 94 UNITS (5 ADA)
 DENSITY: 94 / 6.80 NET AC. = 14 UNITS / ACRE

MAXIMUM IMPERVIOUS SURFACE: 70%
 PROPOSED IMPERVIOUS: 207,794 S.F. (66.7%)
 PROPOSED OPEN AREA: 117,346 S.F. (38.8%)

SETBACKS: FRONT: 10' / SIDE: 5' / REAR: 5' / NORTH LINE: 40'

PARKING REQUIRED APT: 1.5 STALLS / 1-2 BD UNIT: 108
 2 STALLS / 3 BD UNIT: 24
 1 GUEST STALL / 10 UNITS: 8
 140 STALLS (6 ADA)

TOTAL APT PARKING REQUIRED: 106% OF TOTAL APT STALLS: 14
 EV PARKING REQUIRED: 10% OF TOTAL APT STALLS: 8
 PARKING PROVIDED APT: 167 STALLS (10% INCREASE)
 (8 ADA (2 VAN)), (17 EV)

BIKE PARKING: 21 SHORT-TERM, 21 LONG-TERM
 - LONG TERM TO BE PROVIDED IN UNITS WITH BIKE HOOK

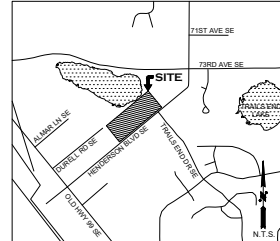
PROPOSED UTILITY SERVICES:
 WATER - CITY OF TUMWATER
 IRRIGATION - CITY OF TUMWATER
 SEWER - CITY OF TUMWATER
 ELECT - PUGET SOUND ENERGY
 GAS - PUGET SOUND ENERGY
 TELE/COM - LUMEN / COMCAST
 SOLID WASTE - PACIFIC DISPOSAL (NEW ENCLOSURE WITH COMPACTOR)

PROJECT PROPONENT

ALITO PROPERTIES
 PO BOX 26116
 FEDERAL WAY, WA 98003
 DAVID LITOWITZ
 (253) 927-6116

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 2 WEST W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 140 FEET EAST AND 1,353 FEET SOUTH 39° 09' EAST FROM THE QUARTER CORNER BETWEEN SECTIONS 2 AND 11; THENCE NORTH 50° 51' EAST 1,044 FEET; THENCE SOUTH 39° 09' EAST 417 FEET; THENCE SOUTH 50° 51' WEST 1,044 FEET; THENCE NORTH 39° 09' WEST 417 FEET TO THE POINT OF BEGINNING, EXCEPTING A STRIP OF LAND 20 FEET OF EVEN WIDTH ALONG THE SOUTHEAST BOUNDARY OF SAID TRACT FOR ROAD PURPOSES.
 IN THURSTON COUNTY, WASHINGTON.



VICINITY MAP

DESIGNED BY: CC
 DRAWN BY: MD
 CHECKED BY: SDH
 DATE: JUNE 2024
 SCALE: 1" = 40'
 V. N/A

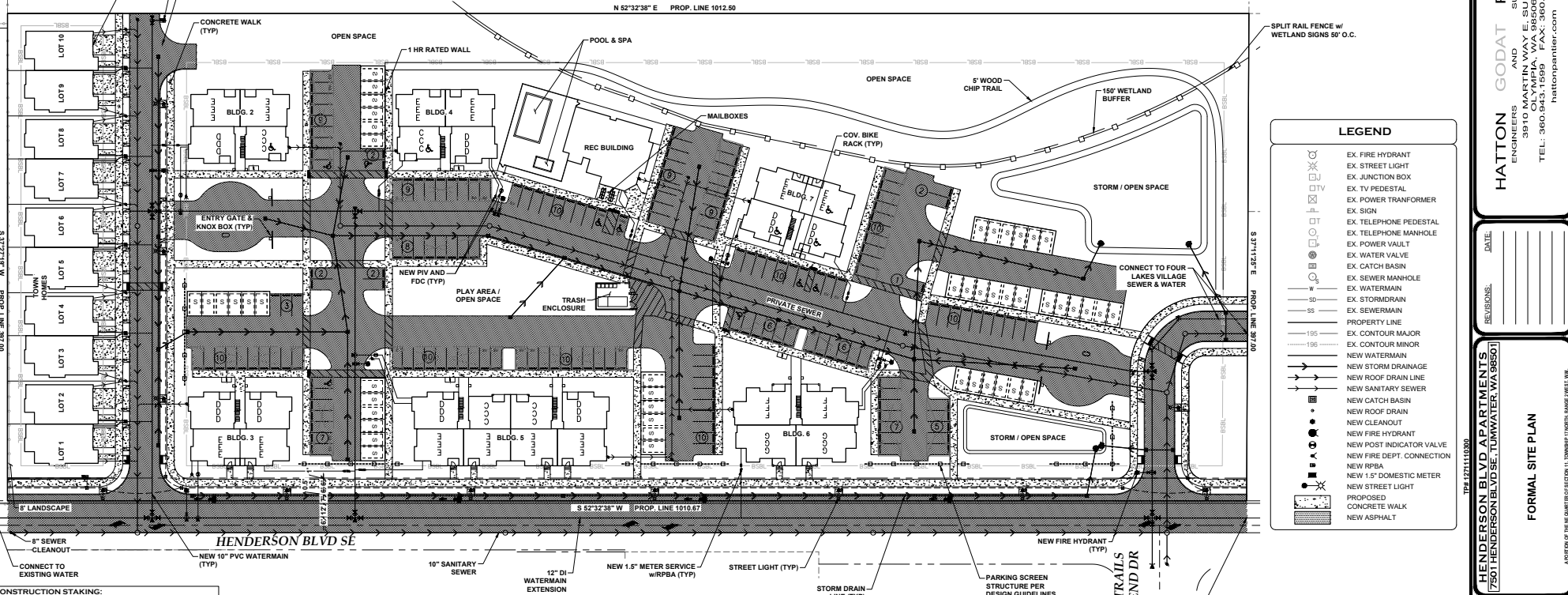
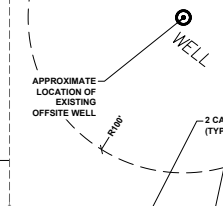
SEVEN D. HATTON
 STATE OF WASHINGTON
 2493
 REGISTERED PROFESSIONAL ENGINEER

HATTON GODAT PANTIER
 ENGINEERS AND SURVEYORS
 3910 MARTIN WAY E., SUITE B
 TUMWATER, WA 98563
 TEL: 360.943.1599 FAX: 360.357.6299
 hattonpantier.com

DATE: _____
 REVISIONS: _____

HENDERSON BLVD APARTMENTS
 7501 HENDERSON BLVD SE, TUMWATER, WA 98501
 TWP 12711110300
 PORTION OF THE NE QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

AGENCY NO: _____
 SHEET: 1 OF 1
 HDGN: 16-001-006-RESUBMITTAL
 INDEX: 15-036-RES-30-09W
 JOB: 16-036



LEGEND

[Symbol]	EX. FIRE HYDRANT
[Symbol]	EX. STREET LIGHT
[Symbol]	EX. JUNCTION BOX
[Symbol]	EX. TV PEDESTAL
[Symbol]	EX. POWER TRANSFORMER
[Symbol]	EX. SIGN
[Symbol]	EX. TELEPHONE PEDESTAL
[Symbol]	EX. TELEPHONE MANHOLE
[Symbol]	EX. POWER VAULT
[Symbol]	EX. WATER VALVE
[Symbol]	EX. CATCH BASIN
[Symbol]	EX. SEWER MANHOLE
[Symbol]	EX. WATERMETER
[Symbol]	EX. STORM DRAIN
[Symbol]	EX. SEWER MAIN
[Symbol]	PROPERTY LINE
[Symbol]	EX. CONTOUR MAJOR
[Symbol]	EX. CONTOUR MINOR
[Symbol]	NEW WATERMAIN
[Symbol]	NEW STORM DRAINAGE
[Symbol]	NEW ROOF DRAIN LINE
[Symbol]	NEW SANITARY SEWER
[Symbol]	NEW CATCH BASIN
[Symbol]	NEW ROOF DRAIN
[Symbol]	NEW CLEANOUT
[Symbol]	NEW FIRE HYDRANT
[Symbol]	NEW POST INDICATOR VALVE
[Symbol]	NEW FIRE DEPT. CONNECTION
[Symbol]	NEW RPBA
[Symbol]	NEW 1.5" DOMESTIC METER
[Symbol]	NEW STREET LIGHT
[Symbol]	PROPOSED CONCRETE WALK
[Symbol]	NEW ASPHALT

CONSTRUCTION STAKING:
 THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR.

RECORD DOCUMENTS:
 THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER WITH A DRAWING(S) SHOWING THE CHANGES MADE TO THE DESIGN DRAWING(S).

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

NOTE: 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 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.