



**NOTICE OF APPLICATION AND
SEPA REVIEW NOTICE OPTIONAL MDNS PROCESS**

Velkommen Mobile Home Park Expansion

TUM-24-0202

September 13, 2024

Description of Proposal: Addition of 10 modular home sites, extension of municipal sewer service to all units in the mobile home park and abandonment of onsite septic systems.

Applicant: Tumwater 70th Ave, LLC, 12600 SE 38th Street, Ste 103, Bellevue, WA 98006.

Representative: Ross Jarvis, LDC, Inc., 321 Cleveland Ave SE, Ste 209, Tumwater, WA 98501.

Location of Proposal: 2535 70th Ave. SW, Tumwater, WA 98512. Parcel number 31560000100.

Required Permits/Approvals: The following may be required: Site Plan Review, Environmental Review (SEPA Determination), Transportation Concurrency, Site Development Grading, and Building Permits.

Date of Complete Application: August 21, 2024.

Determination of Consistency: At this time, no determination of consistency with City plans or standards has been made. At a minimum, this project will be subject to the following regulations: Tumwater Comprehensive Plan, Zoning Code, Shoreline Master Program, Wetland Protection Ordinance, Fish and Wildlife Habitat Protection Ordinance, Tree Protection Ordinance, and Development Guide (street, utility and storm water standards), and International Building and Fire Codes.

SEPA Review: The SEPA comment period will end September 30, 2024. It is probable that a Mitigated Determination of Non-Significance will be issued for this proposal (WAC 197.11.355 optional DNS process).

This decision was made after review of a completed environmental checklist and other information on file with the City of Tumwater. This information is available to the public upon request. A copy of the subsequent threshold determination for the proposal may also be obtained upon request. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may

Tumwater City Hall

555 Israel Road SW

Tumwater WA 98501

incorporate or require mitigation measures regardless of whether an EIS is prepared.

Public Hearing: A public hearing is not required for this project.

Public Comment Period: The duration of the comment period for this notice is 15 days. Written comments may be submitted to City of Tumwater, Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, or email to tmerriman@ci.tumwater.wa.us, and must be received by 5:00 p.m. on September 30, 2024.

If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180.

VELKOMMEN MOBILE HOME PARK EXPANSION

FORMAL SITE PLAN REVIEW

SURVEY INFORMATION

LEGAL DESCRIPTION

TIN: 3156000100
 LOT 1 OF ANDERSON PUD DIVISION NO. 1 MOBILE HOME PARK PUD, AS RECORDED IN VOLUME 20 OF PLATS, PAGE 45; AND LOT 2 OF ANDERSON PUD DIVISION NO. 2 MOBILE HOME PARK PUD, AS RECORDED IN VOLUME 21 OF PLATS, PAGE 46; EXCEPT THAT PORTION CONVEYED TO THE CITY OF TUMWATER BY CLEVEDLAND MARCH 14, 2006 UNDER AUDITOR'S FILE NO. 3815093; ALSO EXCEPT ANY MOBILE OR MANUFACTURED HOME LOCATION THEREON.

STATE: WA THURSTON COUNTY, WASHINGTON STATE.

HORIZONTAL DATUM

HORIZONTAL - WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO THURSTON COUNTY MONUMENT 5684.

VERTICAL DATUM

VERTICAL - NAVD 89 BASED ON TIES TO THURSTON COUNTY MONUMENT 5684, ELEVATION = 194.84.

SURVEY NOTES

1. INSTRUMENT USED: SOKKIA IX TOTAL STATION.
2. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090 AND 332-130-145.
3. SURVEY COMPLETED 07/20/2022.
4. ALL MONUMENTS SHOWN AS FOUND VESTED 04/2022 AND 07/2022.
5. PURPOSE OF TOPOGRAPHIC MAPPING IS FOR FUTURE DEVELOPMENT OF SITE.
6. CONTOURS WERE ESTABLISHED FROM FIELD MAPPING. 1' CONTOURS SHOWN.
7. WINDROCK ARCS WERE REFINED BY THESIS ENGINEERING STUDIOS TO COMPLETE A BOUNDARY AND TOPOGRAPHIC SURVEY OF THURSTON COUNTY TINS 3156000100 AND 1270430000.
8. SECTION SUBDIVISION PER RECORD OF SURVEY RECORDED UNDER AFIN 3099273.

UTILITY NOTES

UTILITIES SHOWN HEREON ARE FROM FIELD MAPPING VISIBLE SURFACE APPURTENANCES. A UTILITY LOCATING SERVICE WAS NOT USED FOR THIS PROJECT. BURIED UTILITIES SHOULD BE VERIFIED BEFORE CONSTRUCTION.

REFERENCED SURVEYS

1. ANDERSON PUD DIVISION NO. 1 RECORDED IN VOLUME 20, PAGE 45 UNDER AUDITOR'S FILE NO. (A70) 1041550.
2. ANDERSON PUD DIVISION NO. 2 RECORDED IN VOLUME 21, PAGE 96 UNDER AFIN 1125943.
3. RECORD OF SURVEY RECORDED IN VOLUME 6, PAGE 98 UNDER AFIN 995122.
4. RECORD OF SURVEY RECORDED UNDER AFIN 3099273.
5. RECORD OF SURVEY RECORDED IN VOLUME 8, PAGE 157 UNDER AFIN 1042880.
6. THURSTON COUNTY SHORT PLAT NO. 1682 RECORDED IN VOLUME 16, PAGE 617 UNDER AFIN 810270072.
7. THURSTON COUNTY SHORT PLAT NO. SS-2757 RECORDED IN VOLUME 2458, PAGE 80 UNDER AFIN 9609200028.
8. RECORD OF SURVEY RECORDED IN VOLUME 2, PAGE 179 UNDER AFIN 923382.
9. THURSTON COUNTY SHORT PLAT NO. SS-890447 RECORDED UNDER AFIN 3260486.
10. STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 3830158.

EASEMENT NOTES

- ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT 10' WIDE OVER EXISTING, RELOCATED AND FUTURE POWER LINE PER AFIN 981035. (BLANKET EASEMENT, NOT SHOWN ON MAP)
- POWER AND TELEPHONE EASEMENT 7' ON FRONT AND REAR AND 2.5' ON SIDES OF ANDERSON PUD DIVISION 1 AND DIVISION 2 PER PLAT EASEMENT PROVISIONS. EASEMENT SHOWN ON MAP.
- NATURAL GAS EASEMENT OVER ALL EXISTING PRIVATE ROADWAYS OF ANDERSON PUD DIVISION 1 AND DIVISION 2 PER AFIN 9112270250. (BLANKET EASEMENT, NOT SHOWN ON MAP)
- BLANKET EASEMENT (COVERS ENTIRE SITE) FOR CABLE TELEVISION SYSTEM OVER ANDERSON PUD DIVISION 1 AND DIVISION 2 PER AFIN 3097180.
- STREET SOUND POWER AND LIGHT COMPANY EASEMENT UNDER AFIN 913290, SHOWN ON MAP.
- STREET SOUND ENERGY EASEMENT UNDER AFIN 3851625, SHOWN ON MAP.
- RESTRICTIVE COVENANT PER AFIN 4009583, SHOWN ON MAP.

CONTACT LIST

OWNER/APPLICANT:
 TUMWATER 70TH AVENUE LLC
 12000 SE 38TH STREET, STE 103
 BELLUVE, WASHINGTON 98501
 CONTACT: GREG PRANTANDA
 EMAIL: greg@prantanda.com

CIVIL ENGINEER:
 LDC, INC.
 321 CLEVELAND AVE SE, #209
 TUMWATER, WASHINGTON 98501
 CONTACT: ROSS JARVIS, P.E.
 PHONE: (425) 806-1869
 FAX: (425) 482-2893
 EMAIL: rjarvis@ldccorp.com

SURVEYOR:
 METROCAST
 1520 52ND AVENUE ST SW, STE B
 TUMWATER, WASHINGTON 98512
 CONTACT: PRINCE E. STODOLMAN
 PHONE: (360) 357-5593

EARTHWORK QUANTITIES

TOTAL DISTURBED AREA: 92,345 SF (2.12 AC)
 PARCEL A: 82,735 SF (1.90 AC)
 PARCEL B: 9,610 SF (0.22 AC)

THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.

PROJECT INFORMATION - PARCEL A

OWNER/APPLICANT: TUMWATER 70TH AVE, LLC
 TIN: 3156000100
 SITE ADDRESS: 2535 70TH AVE SW
 PARCEL SIZE: 230,287 SF (5.29 ACRES) BEFORE BUA
 221,019 SF (5.07 ACRES) AFTER BUA

EXISTING: ON-SITE SEPTIC
 PROPOSED: CITY OF TUMWATER
 CITY OF TUMWATER
 PUREST SOUND ENERGY
 CONCENTRY LINK / COMCAST
 COMCAST
 TUMWATER
 TUMWATER
 SCHOOL DISTRICT:
 0280, 0281
 FEPA PANEL NO.:
 ZONE X, AREA OF MINIMAL FLOOD HAZARD
 EXISTING WELLS:
 ZONING DESIGNATION:
 MHP - MANUFACTURED HOME PARK

EXISTING HOMES: 19
 PARCEL AREA: 5.29 ACRES (BEFORE BUA)
 NET AREA: 4.67 ACRES
 EXISTING DENSITY: 4.1 UNITS PER ACRE

ADDITIONAL HOMES: 10
 TOTAL HOMES: 29
 PARCEL AREA: 5.07 ACRES (AFTER BUA)
 NET AREA: 4.41 ACRES
 PROPOSED DENSITY: 6.57 UNITS PER ACRE
 MIN DENSITY: 6 UNITS PER ACRE
 MIN HOMES: 27

TOTAL HOMES (29) IS MORE THAN THE MINIMUM REQUIRED (27)

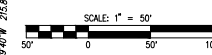
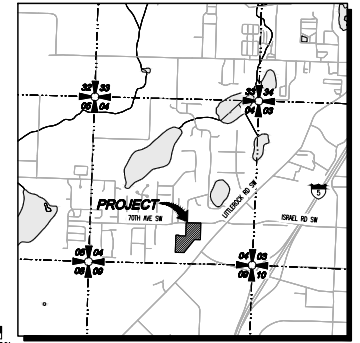
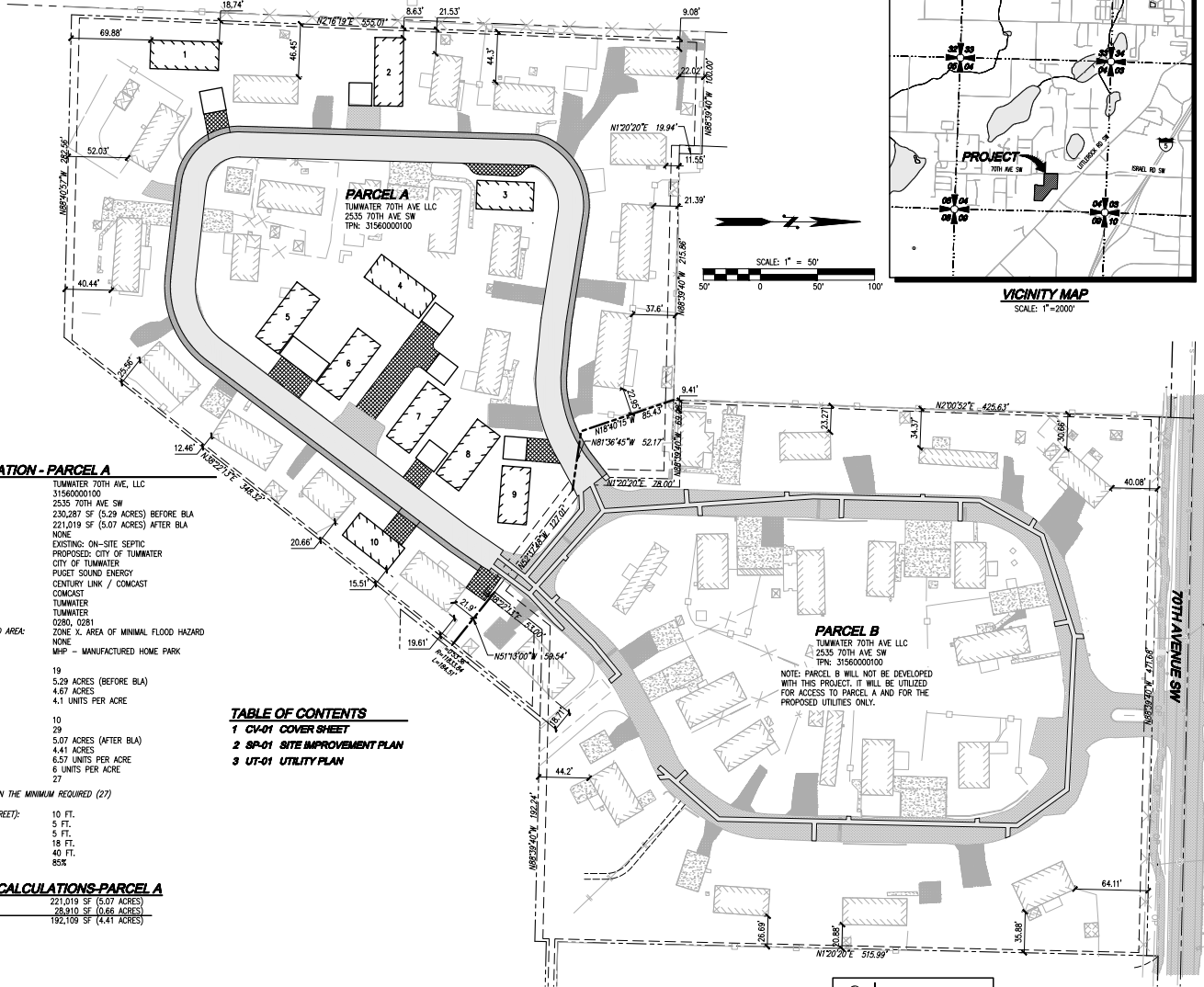
FRONT YARD SETBACK (FROM STREET): 10 FT.
 REAR YARD SETBACK: 5 FT.
 SIDE YARD SETBACK: 5 FT.
 DRIVEWAY SETBACK: 18 FT.
 MAXIMUM BUILDING HEIGHT: 40 FT.
 MAXIMUM LOT COVERAGE: 85%

PROPOSED AREA CALCULATIONS-PARCEL A

GROSS PARCEL AREA: 221,019 SF (5.07 ACRES)
 INTERNAL DRIVES & SIDEWALKS: 29,919 SF (0.68 ACRES)
 NET PARCEL AREA: 191,100 SF (4.41 ACRES)

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DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MTH 2 COAST, LLC, 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.

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.



NO.	DATE	REVISIONS DESCRIPTION

Surveying Engineering Planning
LDC
 Tumwater, WA 98501
 321 Cleveland Ave SE
 Woodmill Hill
 Tumwater, WA 98501
 T: 425.806.1869 F: 425.482.2893
 www.LDCcorp.com

TUMWATER 70TH AVENUE LLC
VELKOMMEN MOBILE HOME PARK EXPANSION
COVER SHEET

JOB NUMBER:	CV2157
DRAWING NAME:	03-193-01-01
DESIGNER:	MP
DRAFTING BY:	AW
DATE:	JULY 2024
SCALE:	AS SHOWN
SURSCRIPTION:	TUMWATER, WA

CV-01

SHEET 1 OF 3