



NOTICE OF DECISION

Velkommen Mobile Home Park Expansion

TUM-24-0202

October 29, 2024

The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-24-0202 – Velkommen Mobile Home Park Expansion for the 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 located at 2535 70th Ave. SW, Tumwater, WA 98512. Thurston County Tax Parcel Number: 31560000100.

The complete decision may be viewed on the City's website at www.ci.tumwater.wa.us and choosing Community Development / Permitting & Building / Notice of Applications/SEPA Determinations.

A copy of the decision may also be obtained at the Community Development Department in City Hall at 555 Israel Road SW, Tumwater, WA 98501 during normal business hours. For additional information, please contact Tami Merriman, Permit Manager at tmerriman@ci.tumwater.wa.us or call (360) 754-4180.

Tumwater City Hall
555 Israel Road SW
Tumwater WA 98501

www.ci.tumwater.wa.us



Community Development Department
555 Israel Road SW
Tumwater, WA 98501
Phone: (360) 754-4180

October 29, 2024

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

RE: TUM-24-0202 Velkommen Mobile Home Park Expansion
2535 70th Ave SW, Tumwater, WA 98512, Parcel # 31560000100
Installation of 10 new manufactured homes and carports, including installation of sewer services to all homes onsite.

GENERAL

The Development Review Committee for the City of Tumwater reviewed your Formal Site Plan Review application for the above-referenced project. The City hereby approves the application subject to the conditions outlined below:

PLANNING

1. Comprehensive Plan: The City of Tumwater Comprehensive Plan identifies this area as Manufactured Home Park Designation, in the Littlerock Neighborhood.
2. Use: The proposal is to construct 10 manufactured homes, with driveways and carports on a 5.29 acre parcel. The project is located in the Manufactured Home Park (MHP) zone district and Aquifer Protection Overlay (APQ) zone district.

Manufactured homes are allowed in the MHP zone district at a density of six (6) to eight (8) units per acre. (9 with TDR).

3. Densities: The density calculation is based on net acreage of the site after subtracting any public right-of-way dedication, private roads, open space and environmentally sensitive areas. Density greater than eight dwelling units per acre must obtain transfer of development rights in accordance with TMC 18.49.050. Manufactured homes are not listed as a prohibited use in the APQ zoning overlay. Plans state that there are .68 acres of roadway, leaving a net area of 4.67 acres. Minimum density is 28, maximum density 37. There are 19 homes currently, 10 homes would equal a total of 29 homes.

The proposal meets density requirements of TMC 18.49.050.

4. Open Space: New development in the MHP zone district shall set aside land for park and open space area as specified in 18.42.130. New residential developments in manufactured home parks with five or more dwelling units, a minimum of fifteen percent of the gross site area shall be set aside for park and open space area.

Based on 5.29 acres, the requirement is approximately .79 acres or 34,565 square feet. The open space area shall contain both passive and active recreational amenities with

half the area set aside for active recreation area. For the purpose of calculation of the park and open space area, the park and open space area shall be separate and distinct from required yards, setbacks, and landscaped areas.

The existing units on site does not allow for the location of open space meeting the requirements of 18.42, and qualifies for a fee in lieu of open space. The required open space is less than 1 acre and the project consists of less than 40 dwelling units. There is an overall public benefit by accepting a fee instead of the park by the abandonment of onsite sewer system and the creation of more affordable housing. The fee in lieu is based on assessed valuation. The average assessed valuation of vacant land in the vicinity is approximately \$24,000 per acre.

The applicant shall pay a fee in lieu of open space of \$24,000 per acre.

5. Lot Coverage: The maximum impervious coverage in the MHP zone district is 85%.

The site plan meets this standard.

6. Structure Height: The maximum structural height in the MHP zone district is 40 feet.

The site plan meets this standard.

7. Yards/Setbacks: The minimum required setbacks for the MHP are 10-foot front, 5 feet side and rear.

Utility vaults, HVAC systems, etc. are not allowed to be placed in the setback area. This area is reserved for open space and landscaping.

The site plan does not include individual lots. New dwelling units shall provide a minimum 10-foot separation between dwellings to meet International Fire Code.

8. Postal Facilities: Consolidated postal drop-off facilities shall be provided for the site. The location of the facilities must be coordinated and approved by the U.S. Postal Service.

Consolidated postal facilities are located in the MHP currently.

9. School Bus Facilities: A school bus pad may be required and will be dictated by the Tumwater School District.

The applicant shall contact the Tumwater School District to determine if school bus facilities are required.

10. Pedestrian Access: Pedestrian access elements will be required throughout the site and must be connected to the public sidewalk and the school bus waiting area.

New internal road provides sidewalks. If school bus pad is required, it must be accessible by sidewalk.

11. Parking: 2 off street parking spaces per dwelling unit are required.

12. Landscaping: A landscaping plan must be submitted for open space areas and any above ground storm water facilities.

13. Land Clearing: The code states that development projects are required to retain twenty percent of the trees on the site or twelve trees per acre, whichever is greater.

The tree retention report provided dated 04/05/2024 shows 72 trees onsite, with

requirement of 64 trees to be retained. 53 are proposed to be retained. Of the retained trees, 25 are greater than 24 inch diameter which count at 2 trees pursuant to TMC 16.08.070.R.1. The site plan exceeds the minimum tree retention requirement.

14. Transportation Concurrency:

The City of Tumwater Transportation Manager issued a Transportation Concurrency Ruling on August 30, 2024. In addition to traffic impact fees, the traffic impact analysis showed 1 trip generated to the Tumwater Boulevard interchange, which is subject to SEPA Mitigation.

15. Impact Fees:

Impact fees will be collected for the project impacts on the City of Tumwater transportation system, community park system and school system.

Impact fees are due and payable at the time of building permit issuance, subject to the fee resolution adopted at the time of complete building permit application.

16. Olympia Mazama Pocket Gopher:

This site falls within the administrative determination that critical area review is not required. The site is developed as urban density, is more than 30% forested, and the majority of of the current open space that is proposed to be disturbed has underground infrastructure (onsite sewer systems).

17. Notice of Application: A notice of application was issued on September 13, 2024. No comments were received.

18. SEPA: A Mitigated Determination of Nonsignificance (MDNS) was issued on October 7, 2024. The MDNS includes the following conditions.

The project shall either:

- Construct a roundabout at the northbound Interstate 5 On/Off Ramp and Tumwater Boulevard intersection; or
- Voluntarily pay a mitigation fee of \$4,219 per peak trip generated by this project under RCW 82.02.020. The number of trips anticipated to be generated to the interchange by this project is one (1) in the PM peak hour.

If the applicant chooses to pay the mitigation fee, the fee shall be paid prior to or at issuance of the first building permit.

No comments were received. No appeal was filed.

19. Boundary Line Adjustment: There appears to be a dwelling located over the property line.

A Boundary Line Adjustment shall be completed prior to issuance of the first building permit.

BUILDING AND FIRE:

GENERAL

1. A site development/grading permit will be required for this site. The permit application shall be accompanied by the application checklist and three sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report prepared and signed by a licensed soils engineer. This project will be considered "engineered grading." Special hazards may include steep slopes, terracing with rockeries or multiple retaining walls. Inspection of the grading shall be provided by the civil engineer and Geotechnical engineer. In addition special inspectors approved by the building official shall perform inspections of fill placement, compaction testing, and blasting. All special inspections are to be performed by WABO registered labs and inspectors who have expertise in grading and earthwork.

When the grading work is complete and ready for final inspection the civil engineer of record is responsible for providing a final inspection report which will include the geotechnical engineers and special inspector's reports. In addition as-built drawings for the site will be submitted in a PDF format. IBC Appendix J

2. The proposed buildings occupancy is R-3 of 2018 IBC Section 3
3. Water cross connection control shall be provided in accordance with the provision of the Plumbing Code. Cross connection control devices or assemblies must be models approved under WAC 246-290-490.
4. If water pressure at the meter exceeds 80 psi, a pressure-reducing valve will be required to be installed on the private side of the water line.
5. In the case of the proposed development crosses property lines. A lot consolidation or BLA will be required to correct this conflict. The lot consolidation or BLA will have to be recorded prior to issuance of permits.

FIRE

1. The required fire flow for this project is derived from Appendix B of the International Fire Code. Type 5B buildings of this size are required to have a fire flow of 1,000 gallons per minute at 20 psi. IFC 903
2. Fire lanes shall not be blocked at any time and shall meet all turning radiuses.
3. Fire lane signs and **yellow** striping shall be provided on-site to identify Fire Department access roads and prohibit the obstruction thereof. IFC 503.3 and Policy 96-02. Fire lanes shall be identified on the engineering plans.
4. Fire hydrants and paved access roads shall be installed, tested for fire flow by the Fire Department, made serviceable by the Public Works Department prior to any occupancies issued. **No exceptions.** IFC 503

MISCELLANEOUS

1. Each new mobile home will need to be approved by L&I and have placard present. Each unit shall be separate permits.

2. Each building will have a physical street address off 70th Ave SW. Each new dwelling unit will get a new Unit #.
3. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington. Approval from L&I
4. All building permit applications shall include architectural, structural, plumbing, mechanical and energy plans and specifications. **No exceptions, and no deferrals.** Fire sprinkler and fire alarm permits and plans may be submitted separately from the main permit application but must be submitted before the main building permit will be issued.

ENGINEERING GENERAL

1. The applicant shall be responsible for providing the City with all costs associated with the installation of water, sewer, street, and storm drainage systems that are dedicated to the City of Tumwater.
2. All designs/construction shall comply with the City of Tumwater's Development Guide and WSDOT standards.
3. The site plan shall show all existing and proposed utilities and easements including streetlights, street trees, water, sewer, storm, gas, cable, power, telephone, signage, and striping. Provide street sections showing dimensions of existing and proposed improvements. Include the line sizes on the water and sewer mains and services. All rockeries proposed shall also be shown on the site plan.
4. All street construction, main installation and storm drainage work require engineered plans certified by a professional engineer.
5. The applicant is responsible for all plan check, inspection, and connection fees.
6. Any private or public utility relocation is the responsibility of the applicant.
7. The applicant shall be responsible for the maintenance and timely repair of all public improvements for a period of 30 months following final certification by the City and shall submit a surety for maintenance equal in value to fifteen (15) percent of the total value of the required public improvements certified by the Transportation & Engineering Director. Please refer to Chapter 3 of the Development Guide for further clarification.
8. Provide all easements and bills-of-sale documents with the engineered plans.
9. All legal descriptions must be accompanied with an appropriate drawing that the City Surveyor can use to verify the legal description. All engineering drawings will be on 24" x 36" paper sheets.
10. The owner or owner's representative is also responsible for furnishing the city with electronic files, compatible with release 2019 or newer Auto-CAD format. Provide individual drawings independent of x-refs. Include all non-standard font files and plot files. Also, please furnish PDF files printed from the Auto-CAD files 300 DPI or greater. A storm water maintenance agreement, utility maintenance agreement, easements and bills-of-sale will also be required.

11. Site plan modifications may occur as a result of the engineering review process. For engineering issues, the approved engineering plans take precedence over the approved site plan.
12. All improvements are to be completed before a certificate of occupancy can be issued.
13. The city vertical and horizontal control datum is NGVD 29 and NAD 83(HARN)/ Washington South U.S. Survey Feet respectively.
14. Testing shall be required at the developers or contractor's expense. The testing shall be ordered by the developer or contractor and chosen testing lab shall be approved by the City Construction inspector. Testing shall be done on all materials and construction as specified in the WSDOT/APWA Standard Specifications and with frequency as specified in the current City of Tumwater Development Guide.

STREET

1. Roadway improvements to the internal drive aisle are required per Tumwater Municipal Code 12.12.010. The drive aisle shall meet the private road standard in the Development Guide.
2. All access to the property will be consistent with City standards and policies.

STORM

1. This project is in an area of high groundwater review. The project shall confirm the max historic high groundwater elevation for the site. 6' of separation shall be required from the bottom of the stormwater facility to high groundwater or other low permeability layer. This separation may be reduced down to 3' with a successful mounding analysis reviewed and approved by the City designated third party reviewer.
2. A drainage design and erosion control plan will be required according to City's 2022 Drainage Design and Erosion Control Manual.
3. Maintenance of the on-site storm water system will be the responsibility of the property owner and a maintenance agreement will be recorded against the property.
4. This project will be paying a monthly storm water utility fee based on the amount of impervious surface per Tumwater Municipal Code 13.12.060.
5. Test pits conducted for stormwater design will comply with the 2022 Drainage Design and Erosion Control Manual for location and frequency. Test pits will be conducted between December and April to accommodate for seasonal high groundwater.

SANITARY SEWER

1. Any sewer main extension will require a minimum of an 8" system. The main size will depend on the requirements for this project. The system shall be designed per the City of Tumwater Development Guide and current Sewer Comprehensive Plan. Max spacing between manholes shall be 300' and at every intersection. Side sewer laterals shall be 6". A 6" cleanout shall be provided at the edge of the easement area. Sewer services shall be doubled up where applicable.
2. The sewer main and laterals up to the 6" cleanout shall be within an easement dedicated to the City.

3. This project will be required to pay a sewer special assessment fee of \$68,023.51. The fee shall be paid upon conversion of one of the existing units from septic to sewer or when a new unit is permitted for construction.

WATER

1. The project must meet minimum fire flow requirements.
2. Back flow prevention is required on all fire services and irrigation services and in accordance with the AWWA Cross Connection Control Manual. A reduced pressure backflow assembly is required on all commercial domestic services per WAC 246-290-490.
3. Any water main extension will require a minimum of an 8" system. The main size will depend on the fire flow requirements for this project. The system shall be designed per the City of Tumwater Development Guide and current Water Comprehensive Plan.
4. Water meters need to be placed in the public right-of-way or clustered on site within an easement.

This review does not provide the benefit of vesting, which is currently not allowed until the time a completed building permit application is submitted. Therefore, if ordinance changes occur during the life of this approval, your project must conform to those new requirements prior to the issuance of building permits.

If you have any questions regarding the planning comments, please contact me at tmerriman@ci.tumwater.wa.us. For questions on Building/Fire, contact Al Christensen, achristensen@ci.tumwater.wa.us, and for Transportation and Engineering questions, please contact Jared Crews at jcrews@ci.tumwater.wa.us.

Sincerely,



Tami Merriman, Permit Manager

- c. City of Tumwater Development Review Committee

Appeal: This administrative decision may be appealed to the hearing examiner within fourteen days of the date of this approval. See TMC Chapter 2.58, Hearing Examiner for process.

VELKOMMEN MOBILE HOME PARK EXPANSION

FORMAL SITE PLAN REVIEW

SURVEY INFORMATION

LEGAL DESCRIPTION

TPN: 31560000100
 LOT 1 OF ANDERSON P.U.D. DIVISION NO. 1 MOBILE HOME PARK PUD, AS RECORDED IN VOLUME 20 OF PLATS, PAGE 45; AND LOT 2 OF ANDERSON P.U.D. 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 AS RECORDED MARCH 14, 2006 UNDER AUDITOR'S FILE NO. 3815093; ALSO EXCEPT ANY MOBILE OR MANUFACTURED HOME LOCATION THEREON.

SITUATE IN THURSTON COUNTY, WASHINGTON STATE.

HORIZONTAL DATUM

HORIZONTAL - WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO THURSTON COUNTY MONUMENT 566A.

VERTICAL DATUM

VERTICAL - NGVD 29 BASED ON TIES TO THURSTON COUNTY MONUMENT 566A. ELEVATION = 194.494.

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 VISITED 06/2022 AND 07/2022.
5. PURPOSE OF TOPOGRAPHICAL MAPPING IS FOR FUTURE DEVELOPMENT OF SITE.
6. CONTOURS WERE ESTABLISHED FROM FIELD MAPPING, 1' CONTOURS SHOWN.
7. MTN2COAST (M2C) WAS RETAINED BY THOMAS ARCHITECTURAL STUDIOS TO COMPLETE A BOUNDARY AND TOPOGRAPHIC SURVEY OF THURSTON COUNTY TPN'S 31560000100 AND 12704430500.
8. SECTION SUBDIVISION PER RECORD OF SURVEY RECORDED UNDER AFN 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. (AFN) 1047352.
2. ANDERSON PUD DIVISION NO. 2 RECORDED IN VOLUME 21, PAGE 96 UNDER AFN 1125043.
3. RECORD OF SURVEY RECORDED IN VOLUME 6, PAGE 98 UNDER AFN 995122.
4. RECORD OF SURVEY RECORDED UNDER AFN 3099273.
5. RECORD OF SURVEY RECORDED IN VOLUME 8, PAGE 157 UNDER AFN 1043880.
6. THURSTON COUNTY SHORT PLAT NO. 1682 RECORDED IN VOLUME 16, PAGE 617 UNDER AFN 810727002.
7. THURSTON COUNTY SHORT PLAT NO. SS-2757 RECORDED IN VOLUME 2458, PAGE 50 UNDER AFN 9509250028.
8. RECORD OF SURVEY RECORDED IN VOLUME 2, PAGE 129 UNDER AFN 923382.
9. THURSTON COUNTY SHORT PLAT NO. SS-990447 RECORDED UNDER AFN 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 AFN 981053. (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 AFN 9112270050. (BLANKET EASEMENT, NOT SHOWN ON MAP)
- BLANKET EASEMENT (COVERS ENTIRE SITE) FOR CABLE TELEVISION SYSTEM OVER ANDERSON PUD DIVISION 1 AND DIVISION 2 PER AFN 3057180.
- PUGET SOUND POWER AND LIGHT COMPANY EASEMENT UNDER AFN 913290, SHOWN ON MAP.
- PUGET SOUND ENERGY EASEMENT UNDER AFN 3851625, SHOWN ON MAP.
- RESTRICTIVE COVENANT PER AFN 4009583, SHOWN ON MAP.

CONTACT LIST

OWNER/APPLICANT:
 TUMWATER 70TH AVENUE LLC
 12600 SE 38TH STREET, STE 103
 BELLEVUE, WASHINGTON 98006
 CONTACT: GREG PIANTANDA
 EMAIL: greg@agcrealty.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:
 MTN2COAST
 1520 IRVING ST SW, STE B
 TUMWATER, WASHINGTON 98512
 CONTACT: BRUCE E. STUDEMAN
 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
 31560000100
TPN: 31560000100
SITE ADDRESS: 2535 70TH AVE SW
PARCEL SIZE: 230,287 SF (5.29 ACRES) BEFORE BLA
 221,019 SF (5.07 ACRES) AFTER BLA
STORMWATER TRACT: NONE
SANITARY SEWER: NONE

WATER: CITY OF TUMWATER
POWER/GAS: CITY OF TUMWATER
TELEPHONE/FIBER: PUGET SOUND ENERGY
CABLE/TV: CENTURY LINK / COMCAST
FIRE DISTRICT: COMCAST
SCHOOL DISTRICT: TUMWATER
FEMA PANEL NO.: TUMWATER
FEMA DESIGNATED FLOOD HAZARD AREA: 0280, 0281
EXISTING WELLS: ZONE X. AREA OF MINIMAL FLOOD HAZARD
ZONING DESIGNATION: NONE
 MHP - MANUFACTURED HOME PARK

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

ADDITIONAL HOMES: 10
TOTAL HOMES: 29
PARCEL AREA: 5.07 ACRES (AFTER BLA)
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 ROADS & SIDEWALK: 28,910 SF (0.66 ACRES)
NET PARCEL AREA: 192,109 SF (4.41 ACRES)

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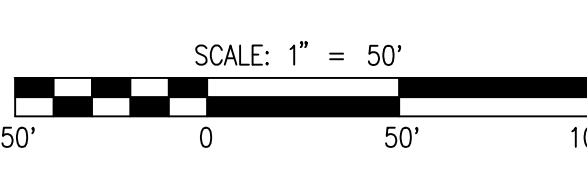
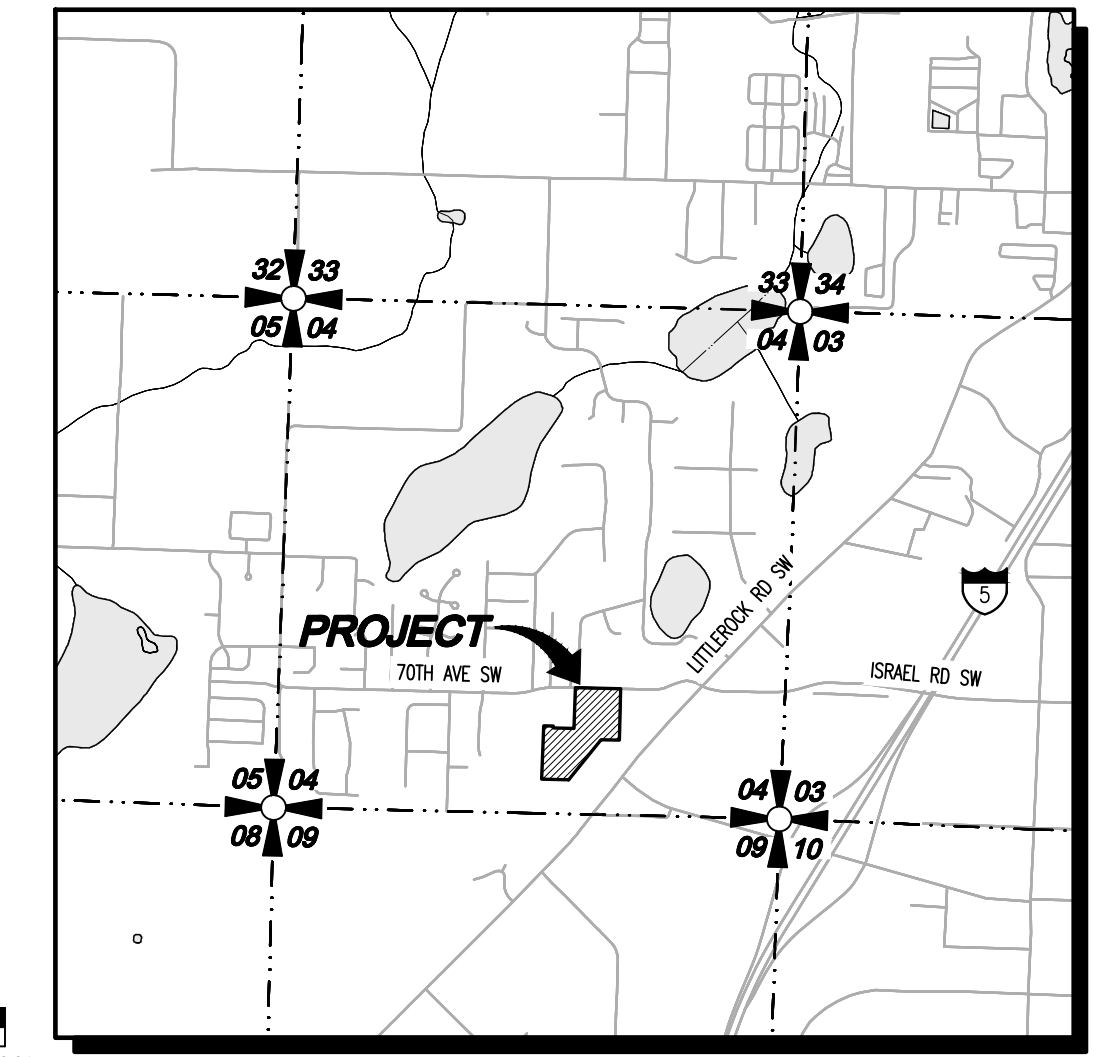
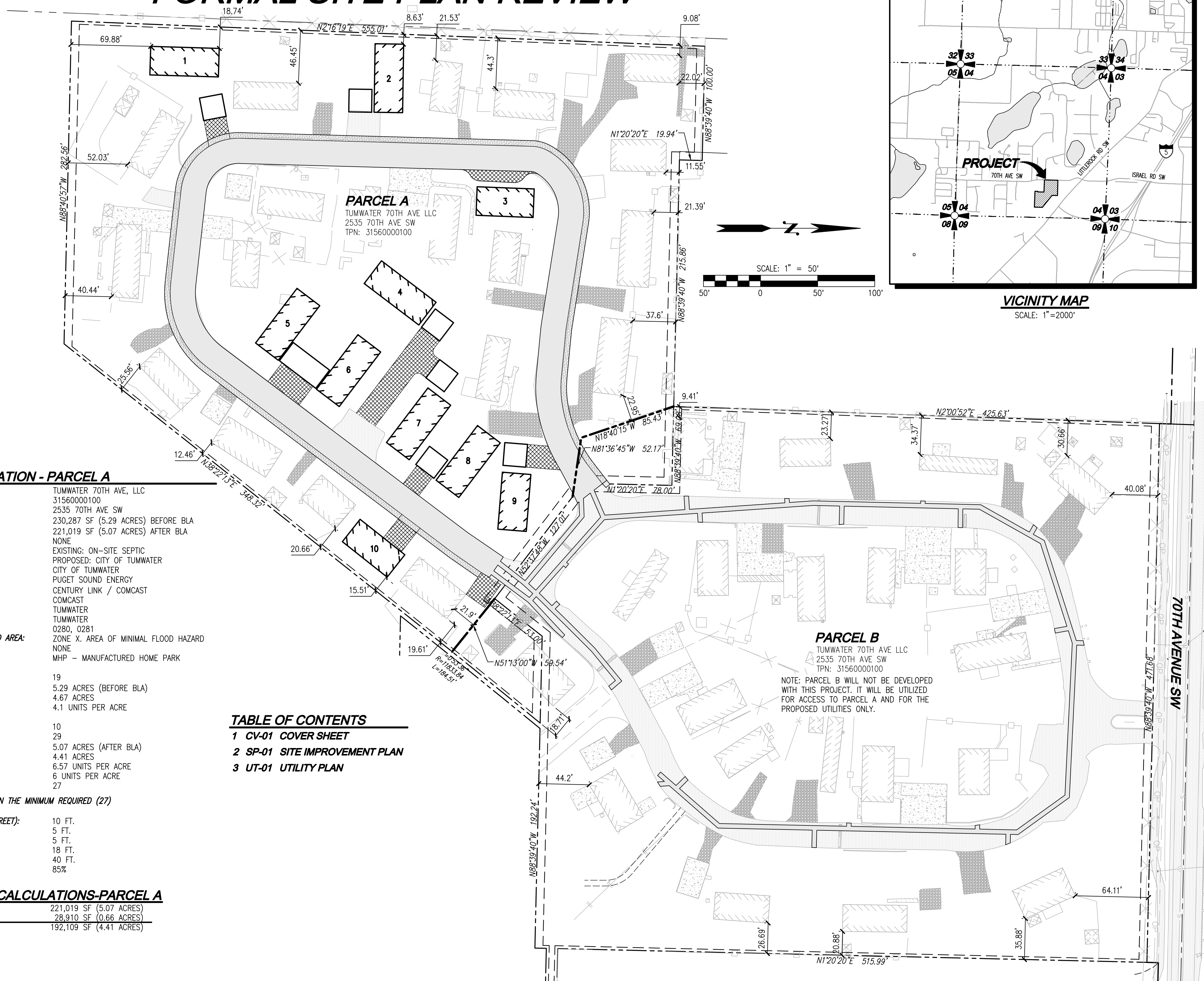
- 1 CV-01 COVER SHEET
- 2 SP-01 SITE IMPROVEMENT PLAN
- 3 UT-01 UTILITY PLAN

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MTN 2 COAST, LLC. LDC, 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	DESCRIPTION	BY
			Surveying Engineering Planning
TUMWATER 70TH AVENUE LLC VELKOMMEN MOBILE HOME PARK EXPANSION COVER SHEET			Kent Tumwater, WA 98501 www.LDCCorp.com F: 425.482.2893
			JOB NUMBER: C23157 DRAWING NAME: C23-157-CV-01 DESIGNER: MH DRAFTING BY: AW DATE: JULY 2024 SCALE: AS SHOWN JURISDICTION: TUMWATER WA
CV-01			SHEET 1 OF 3