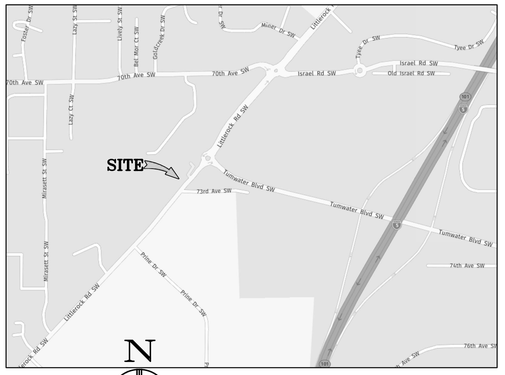
NOTICE OF DECISION
Littlerock Rowhomes
TUM-23-0872
April 11, 2024

The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-23-0872 – Littlerock Rowhomes to develop a 52 rowhomes with associated garages, open space, parking and infrastructure located on four parcels totaling 4.52 acres located at 7223 Littlerock Road SW, Tumwater, WA 98512. Tax Parcel Numbers 12704430901, 12704430902, 12704430903 and 12704430904.

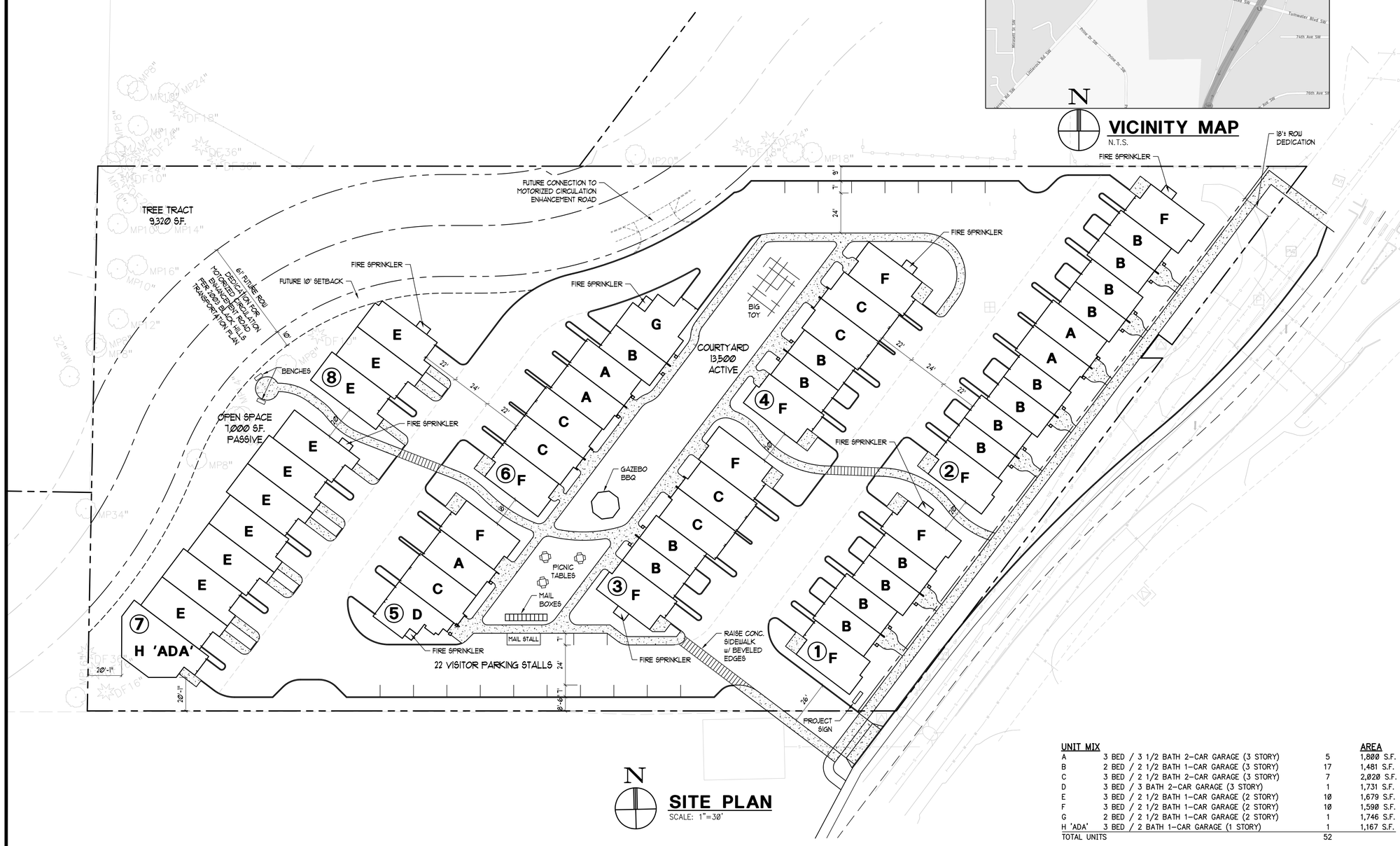
The complete decision may be viewed on the City's website at www.ci.tumwater.wa.us and choosing Community Development / Permitting & Building / Notice of Applications/SEPA Determinations.

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 Alex Baruch, Senior Planner at abaruch@ci.tumwater.wa.us or call (360) 754-4180.

Appeals: 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 the required process.



VICINITY MAP
N.T.S.



SITE PLAN
SCALE: 1"=30'

UNIT MIX			AREA
A	3 BED / 3 1/2 BATH 2-CAR GARAGE (3 STORY)	5	1,800 S.F.
B	2 BED / 2 1/2 BATH 1-CAR GARAGE (3 STORY)	17	1,481 S.F.
C	3 BED / 2 1/2 BATH 2-CAR GARAGE (3 STORY)	7	2,020 S.F.
D	3 BED / 3 BATH 2-CAR GARAGE (3 STORY)	1	1,731 S.F.
E	3 BED / 2 1/2 BATH 1-CAR GARAGE (2 STORY)	10	1,679 S.F.
F	3 BED / 2 1/2 BATH 1-CAR GARAGE (2 STORY)	10	1,590 S.F.
G	2 BED / 2 1/2 BATH 1-CAR GARAGE (2 STORY)	1	1,746 S.F.
H 'ADA'	3 BED / 2 BATH 1-CAR GARAGE (1 STORY)	1	1,167 S.F.
TOTAL UNITS		52	

GENERAL DATA OVERALL

PARCEL NUMBERS:	12704430901, 12704430902 12704430903, 12704430904
LEGAL:	PARCELS 1, 2, 3, AND 4 OF SHORT SUBDIVISION NO. 56-0832, AS RECORDED MAY 9, 1978 UNDER AUDITOR'S FILE NO. 1036924. EXCEPT THAT PORTION OF PARCEL 4 CONVEYED TO THE CITY OF TUMWATER BY DEED RECORDED MAY 14, 2006 UNDER AUDITOR'S FILE NO. 1036924. EXCEPT THAT PORTION OF PARCEL 4 CONVEYED TO THE CITY OF TUMWATER BY DEED RECORDED MAY 14, 2006 UNDER AUDITOR'S FILE NO. 3815036.
SITE ADDRESS:	7223 LITTLEROCK ROAD SW
OWNER:	FOURTH STREET HOUSING, LLC 324 WEST BAY DRIVE NW, SUITE 214 OLYMPIA, WA
APPLICANT/DEVELPMENT MANAGER:	GLENN C WELLS ARCHITECT 324 WEST BAY DRIVE NW, SUITE 214 OLYMPIA, WA
ZONE:	MULTIFAMILY MEDIUM DENSITY
PROPOSED LAND USE:	RESIDENTIAL
BUILDING SETBACKS:	10' FRONT 5' SIDE, 20' ALONG SFM ZONED PROPERTIES 5' REAR
WATER:	CITY OF TUMWATER
SEWER:	CITY OF TUMWATER
POWER:	PUGET SOUND ENERGY
GAS:	PUGET SOUND ENERGY
TELEPHONE:	CENTURYLINK
CABLE:	CONCAST
SCHOOL DISTRICT:	TUMWATER
FIRE DISTRICT:	TUMWATER
TOTAL SITE AREA:	196,363 SF. (4.52 ACRES)
LITTLEROCK ROAD ROW DEDICATION	7,301 SF.
MCER ROW DEDICATION (MOTORIZED CIRCULATION ENHANCEMENT ROAD DEDICATION)	26,404 SF.
SITE AREA: (AFTER ROW DEDICATIONS)	163,258 SF. (3.75 ACRES)
LANDSCAPING:	56,716 SF. (35%)
TOTAL IMPERVIOUS:	106,542 SF. (65%)
TOTAL BUILDING FOOTPRINT:	43,793 SF. (23%)
BUILDING 1:	4,493 SF.
BUILDING 2:	8,593 SF.
BUILDING 3:	5,001 SF.
BUILDING 4:	5,001 SF.
BUILDING 5:	3,461 SF.
BUILDING 6:	6,012 SF.
BUILDING 7:	8,284 SF.
BUILDING 8:	2,948 SF.
TOTAL BUILDING AREA:	85,911 SF.
BUILDING 1:	9,144 SF.
BUILDING 2:	18,668 SF.
BUILDING 3:	10,222 SF.
BUILDING 4:	10,222 SF.
BUILDING 5:	7,181 SF.
BUILDING 6:	12,491 SF.
BUILDING 7:	12,960 SF.
BUILDING 8:	5,011 SF.
BUILDING HEIGHT:	1, 2 & 3 STORY UNITS, MAX HEIGHT 35'
FIRE SPRINKLER:	YES
FIRE ALARM:	YES
OCCUPANCY:	R-2
TYPE OF CONSTRUCTION:	VB
CODE:	2021 IBC
PARKING:	152 TOTAL PARKING STALLS 65 GARAGE STALLS 65 DRIVEWAY STALLS 22 VISITOR STALLS

FAR CALCULATION:
85,911 / 163,258 = 0.53

DENSITY:
52 UNITS / 3.75 ACRES = 13.9 UNITS / ACRE
3.75 ACRES x 14 = 52.5 UNITS ALLOWED

TREE TRACT:
163,258 x .05 = 8,163 < 9,320 SF. PROVIDED OK

OPEN SPACE CALCULATION:
163,258 x .15 = 24,489 OPEN SPACE REQUIRED
13,500 + 7,000 + 9,320 = 29,820 PROVIDED

GLENN WELLS ARCHITECT
324 WEST BAY DRIVE NW
SUITE 214
OLYMPIA, WA 98502
(360) 239-5971
glennwellsarchitect@gmail.com

3809 REGISTERED ARCHITECT GLENN C. WELLS STATE OF WASHINGTON EXP. 10-10-26

date: 02-13-24
drawn: R.C.T.
checked: G.C.W.

city issue: 11-07-23
02-13-24
11-14-24

revisions: 09-18-24
01-21-25

title: SITE PLAN
7223 LITTLEROCK ROWHOUSES
TUMWATER, WASHINGTON

sheet no. SP1.0

Community Development
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-4180

April 11, 2025

Fourth Street Housing, LLC
Glenn Wells
324 West Bay Dr. NW
Ste. 214
Olympia, WA 98502

RE: Site Plan Approval Letter; TUM-23-0872
55 Unit Rowhouse Development 7223 Littlerock Road SW
Parcel #'s: 12704430901, 12704430902, 12704430903, 12704430904
Approximately 4.5 Acres

Dear Mr. Wells:

GENERAL
All requirements of the Tumwater Municipal Code (TMC) pertaining to zoning, tree protection, critical areas, building and fire code compliance and engineering standards shall be met.

PLANNING

1. Comprehensive Plan:
    a. Land Use: The project meets the housing type and density requirements of the zoning district as identified in the Comprehensive Plan.
    b. Housing: The project is consistent with the land use element of the Comprehensive Plan by providing diverse housing types and styles.
    c. Utilities: The project is consistent with Utilities element of the Comprehensive Plan by service connections to its units.
    d. Transportation Plan: The project is not consistent with the Comprehensive Plan Black Hills Subarea Plan as the applicant proposes an alternative alignment of a future street connection that impacts properties that were not identified or considered under the Full Connection Scenario.

With the conditions listed in the site plan approval letter this application is consistent with the Comprehensive Plan.

2. Zoning: The proposed project is located within the Multifamily Medium (MFM) Density Residential Zone District within the Littlerock Neighborhood. The site is also located within the Aquifer Protection (AQP) Overlay Zone. Townhouses and rowhouses are allowed within this zone. [Chapters 18.14 & 18.39 TMC]

The proposed use is a permitted use in the MFM zone district.

3. Density: Minimum density is 9 dwelling units per acre and maximum dwelling unit per acre is 15 with transfer of development rights from the County. 14 dwelling units per acre is allowed without a transfer of development rights. Density is based on total acreage minus critical areas and right-of-way and some other factors. Density calculation may change based on right-of-way requirements [Section 18.14.050 TMC].

The project proposes to construct 13.9 dwelling units per acre which is within the allowed density range.

4. Lot Coverage: The maximum impervious coverage in the MFM zone is 70 percent of the total area of the lot.

The lot coverage shown on the plan meets the ordinance requirements.

5. Building Height: The maximum building height in the MFM zone is 40 feet.

The conceptual site plan does not provide building elevations. Building height will be reviewed as part of design review as required with building permit submittal to ensure compliance with the ordinance requirements.

6. Yards/Setbacks: The minimum required setbacks in the MFM zone is:
   Front Yard: 10 feet - Side Yard: 5 feet - Rear Yard: 5 feet

   Setback adjacent to single family zoning (SFL or SFM) requires an increased setback, 20' minimum with 10' increase with every story proposed above the ground floor. SFM zoning is located to the south and west of the property, 20' setbacks are proposed along both property lines.

The setbacks shown on the plan meet the ordinance requirements.

7. Design Review: The site and building designs shall conform to the City of Tumwater's multifamily design review guidelines. The site plan must incorporate pedestrian access elements and school bus facilities if required by the school district.

Design review will be completed with the building permits to ensure compliance with the multi-family design guidelines in effect at the time of building permit submittal. As proposed the required pedestrian elements are met as shown.

8. Minimum Usable Open Space: For residential developments in which the majority of the dwelling units will be rowhouses, a minimum of fifteen percent

of gross site area shall be set aside for open space. The open space area shall contain both passive and active recreational amenities, with a minimum of 50% of the area set aside for active recreation.

The open space/park area shall be designed and placed in consideration of existing and potential open space/park areas on adjacent parcels to consolidate or provide future opportunities for consolidation of neighborhood open space/park areas. [TMC 18.42.130]

Proposed open space meets the ordinance requirements; a detailed plan for amenities within the open space shall be provided with the site development grading plans.

9. Parking: 34 three bedroom units and 18 two bedroom units are proposed. Two spaces per three bedroom unit and one and a half spaces per two bedroom unit are required. Additionally, one guest space is required for every ten units. Based on these numbers 68 spaces are required for the three bedroom units, 27 spaces are required for the two bedroom units and six spaces are required for guest spaces. This totals 101 parking stalls. An administrative parking modification can automatically increase the parking by 10% which would bring the total allowed parking up to 111 parking spaces. The driveway and parking-spaces shall consist of a hard surface, such as asphalt, concrete or turfstone. [Chapter 18.50.030 TMC]

The proposed parking is over the amount that can be allowed administratively; if the applicant would like to propose 152 parking spaces an administrative parking modification will be required to be submitted with the site development grading permit. The analysis should include the required elements listed in 18.50.075.B depending on the % increase proposed.

10. Mazama Pocket Gopher: A Mazama Pocket Gopher survey was submitted on October 30, 2023. No gophers were found during the site visits.

Per the administrative determination regarding gophers, gopher studies are valid for a period of one year after the study was completed. The original land use application was submitted prior to October 30, 2024, additional information was requested from the application which delayed the issuance of the Notice of Application. Due to the survey being submitted prior to the one year date elapsing the gopher study is vested with this decision.

11. Tree Preservation: A minimum of 20%, or 12 trees per acre, whichever is greater shall be retained. Based on the foresters report there is a potential for 17 healthy trees to be protected on the site in the open space and tree tract area. Tree protection fencing shall be established prior to construction commencing to ensure proper protection of the trees during construction.

A landscape plan shall be provided with the site development grading submittal showing the proposed trees to be retained, how many trees below the required retention amount are proposed to be removed and the required 3:1 replanting ratio.

12. Landscaping: The landscape plan must show proposed plantings, tree types and heights, and other vegetation. This plan must be submitted and approved prior to site development grading approval. Street trees must be installed in accordance with the Tumwater Development Guide and Comprehensive Street Tree Plan.

Perimeter landscaping is required along project boundaries adjacent to SFM and MHP zone districts.

Parking lot screening between properties is preferred. Parking lot screening adjacent to right-of-way is required per 18.47.050.D.

13. Postal Facilities: Consolidated postal drop-off facilities shall be provided for the project. The location of the facilities must be coordinated with and approved by the U.S. Postal Service. The location of the facility shall be shown on the site development grading plans.

14. Impact Fees: Impact fees for traffic, schools and parks will be assessed based on the fee resolution adopted at the time of complete building permit application. Impact fees must be paid at the time of Building Permit issuance. [Section 3.50.030 TMC]

15. Notice of Application: A notice of application was issued for this project on December 13, 2024. Various comments were received from community members regarding impervious surface calculations, affordable housing and density. The applicant addressed these comments with an updated site plan and staff responded to the community members to address other questions. [Section 14.06.010(A) TMC]

16. Transportation Concurrency and SEPA: A transportation concurrency ruling was completed on January 21, 2025. Required mitigation was identified for the Littlerock Road entrance to the project and I-5 Tumwater Blvd Interchange project. A SEPA checklist was reviewed and a Mitigated Determination of Non-significance (MDNS) was issued on February 7, 2025. Various comments were received by the City discussing a desire to retain more tree canopy (WDFW), hazardous waste and toxics reduction, soil waste management and erosion control (Department of Ecology), traffic concerns, and comments from the applicant. The applicant requested that the City consider revising the MDNS to remove the mitigation required for the right-in-right-out configuration of the Littlerock Road entrance as the right-in-right-out configuration was not a

required mitigation factor within the transportation impact analysis or Development Guide. The City agreed to revise the MDNS and issued a revised MDNS on February 28, 2025. During this comment period DAHP provided comment saying the cultural resources study had been approved by their department and an inadvertent discovery plan should be required with the construction plans. [Chapter 16.04 TMC]

17. Cultural Resource Survey: A cultural resource study was reviewed and approved by DAHP. Verification that the Squaxin Island Tribe and Nisqually Indian Tribe have reviewed and approved the study should be provided to the City prior to approval of the site development grading plans. An inadvertent discovery plan note on the cover sheet of the site development grading plans shall be provided per Chapter 18.40.065.

18. Permit Expiration: Site Plan Approval is valid for a period of 18 months (October 11, 2026) from the date of approval. A complete building permit and construction permit are required to satisfy the approval conditions after which those permit expiration deadlines would apply. It is the responsibility of the applicant to track this deadline. TMC 14.10.070.B.1.

BUILDING AND FIRE

GENERAL

1. A minimum of **(3)** barrier free parking stalls shall be provided for this site. IBC Section 1106.

    a. Accessible parking spaces shall be not less than 96 inches in width and shall have an adjacent access aisle not less than 60 inches in width. Van accessible parking spaces shall be not less than 96 inches in width and have an adjacent access aisle not less than 96 inches in width. Where two adjacent spaces are provided, the access aisle may be shared between the two spaces. Boundaries of access aisles shall be marked so that the aisles will not be used as parking space. ANSI A117.1 Chapter 502

    b. Where accessible parking spaces are required for vans, the vertical clearance shall be not less than 98 inches at the parking space and along at least one vehicle access route to such spaces from site entrances and exits. ANSI A117.1 Chapter 503.5.

    c. Barrier free parking spaces and access aisles shall slope not more than 1 in 48, and shall be firm, stable and slip resistant. ANSI A117.1 Chapter 503.4

    d. All barrier free parking stalls shall be identified by a sign at the head of the parking space, 60 inches minimum above grade measured to the bottom of the sign. The sign shall be marked with the international symbol of access and shall bear the words: “State Disabled Parking Permit Required.” Van stalls shall also state “VAN” ANSI A117.1 Chapter 502.6 & IBC Section 1101.2.4

e. Where parking is provided with more than 20 required parking spaces for R-2, B occupancies, five percent of parking spaces shall be provided with electric vehicle charging infrastructure in compliance with Sections 429.3, 429.4 and 429.5. When the calculation of percent served results in a fractional parking space, the applicant shall round up to the next whole number. This can be met by installing stations in the garages of units. Please add this as a notation on the plans.

2. A site development/grading permit will be required for this site. The permit application shall be accompanied by the application checklist and digital 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.

a. 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

3. Special inspectors may be required for the following types of work: concrete, bolts installed in concrete, special moment-resisting concrete, reinforcing steel and pre-stressing steel tendons, structural welding, high strength bolting, structural masonry, reinforced gypsum concrete, insulating concrete fill, spray-applied fireproofing, piling, drilled piers and caissons, shot-crete, special (engineered) grading, excavation and filling, soils compaction testing, retaining walls and smoke-control systems. All special inspections are to be performed by WABO registered inspectors and at the expense of the owner. IBC Section 1704.1

4. The proposed building occupancies are R-2 of type V-B. IBC Section 3

5. The current building/energy codes with Washington State Amendments shall be followed at the time of a complete building permit application submittal.

6. Exterior walls are required to be of 1-hour fire-rated construction when less than 10 feet to the property line. Protected openings are required when less than 5 feet to the property line. No openings are permitted less than 3 feet to the property line. IBC Section 704.8.

7. 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.

8. 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.

9. The proposed development crosses property lines. A lot consolidation or BLA will be required to ensure the building does not cross property lines. The lot consolidation or BLA shall be recorded prior to issuance of permits.

FIRE

1. The proposed buildings are required by code to be provided with automatic fire alarm systems, including pull stations, throughout.

2. The proposed buildings are required by code to be provided with NFPA 13 fire sprinkler systems throughout. NFPA 13R can be proposed with a code analysis.

3. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Access roads shall have a minimum unobstructed width of 26 feet, located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. No carports are proposed with this application.

4. The applicant shall show the location of the Fire Department connection, post indicator valve, remote annunciator panel and key box on the engineering plans. Ductile iron pipe is required from the fire apparatus into the structures.

5. 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 3,000 gallons per minute at 20 psi. However, based on the approval of the Fire Chief, a 50% reduction for fully sprinkled buildings allowed in Section105.2 will be allowed for this site. Therefore, the required fire flow will be 1,500 gallons per minute at 20 psi. IFC 903

6. Any buildings constructed on site that are more than 150 feet from an approved Fire Department vehicle access point shall be provided with asphalt, concrete or turf-stone paved access roads a minimum of 20 feet wide. <u>The fire lane shall be constructed to meet minimum city street standards. The engineer shall submit drawings and details on how the fire lane is to be constructed.</u> Any dead end fire access roads that are in excess of 150 feet in length shall be provided with an approved turnaround. IFC 501, TMC 15.16.015 and policy 96-02

7. In Group R-2 occupancies containing more than 10 *dwelling units* or *sleeping unit*s, at least 5 percent but not less than one of each units shall be a *Type "A" unit (ADA)*. All Group R-2 units on a *site* shall be considered to determine the total number of units and the required number of *Type A units*. *Type A units* shall be dispersed among the various classes of units. Where the *sleeping units* are grouped into suites, only one *sleeping unit* in each suite shall count towards the number of required *Type A units*. Site plan shall show ADA units labeled.
   a. They shall be one story and accessible from the public way into the unit.

8. Gates blocking access to the site for fire department equipment shall be provided with an Opticom security control.

9. 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.

10. When any portion of a building constructed on site is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the building, there shall be provided on site fire hydrants capable of supplying the required fire flow.

11. Placement of the hydrants shall be coordinated with the Building Safety Official. Fire hydrant locations shall be shown on the engineering and landscape plans. IFC 501

12. The water main shall be looped through the site.

13. Fire hydrants and paved access roads shall be installed, tested for fire flow by the Fire Department and made serviceable by the Public Works Department prior to any vertical or combustible construction. **No exceptions**. IFC 503

14. All new city streets shall have hydrants located and spaced per the International Fire Code.

15. Building "F" needs the riser room moved to the south end of building. The current location does not have good access for fire personnel.

MISCELLANEOUS

1. Each building will have a physical street address off Littlerock SW. The buildings will not have letter or single number identifiers. Each apartment will be identified as Unit #.

   Example: XXXX Littlerock Rd, SW unit 100 for 1st apartments.
   102 for 2nd apartments.
   104 for 3rd apartments
   Other side of street XXXX Littlerock Rd, SW unit 101 for 1st apartments
   103 for 2nd apartments.
   105 for 3rd apartments

2. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington.

3. 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.

4. The following permits may be required for this project:
   - Site Development/Grading permit

- Building, including plumbing and mechanical
- Fire sprinkler / fire suppression
- Fire alarm
- Sign

5. This project is required to provide for the storage of recycled materials and solid waste. The storage area shall be designed to meet the needs of the occupancy, efficiency of pick-up, and shall be available to occupants and haulers. The location of this facility shall be shown on the site plan.

6. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eaves lines unless the area is protected by an approved automatic sprinkler system. IFC Section 304.3.3

ENGINEERING AND TRANSPORTATION

GENERAL

1. Site development grading plans are required. Plans shall meet the standard specifications of the City of Tumwater Development Guide "Guide" Section 3.1 Standard Specifications and Guide Section 3.6 Engineering Plan Submittal Requirements.

2. Section 3.13.B of the Development Guide requires that the applicant 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.

3. Section 4.9 of the Development Guide states that utility relocation because of street frontage improvements is the responsibility of applicant.

STREET

1. Street Frontage Improvements: TMC Chapter 12.12 requires frontage improvements at the time of residential development.

   The Transportation Master Plan shows Littlerock Rd as a future 5- lane corridor. The improvements required to Littlerock Rd include but are not limited to pavement widening, concrete curb and gutter, planter strip, street trees, street lighting, and sidewalk. The project is responsible for constructing an interim section with the sidewalk set back at the 5-lane width creating a wide planter in the interim. The project shall construct two 12-foot south bound vehicle lanes and a 6-foot bike lane across its frontage connecting to the existing improvements and roundabout directly north. A tapper/merger lane will be required at the project's southerly limits on Littlerock Rd from the two-lane section back to the one-lane section. The applicant is responsible to the centerline of the right-of-way. Dedication of additional right-of-way to contain the improvements is required. Undergrounding of all existing overhead utility lines is required except for overhead power lines that are greater than 34.5 kV. Street lighting on Littlerock Rd shall be the historical standard. Littlerock Rd is a

designated freight route, as such the structural section of the road shall be 0.67' HMA, 0.20' CSTC, 1.50' CSBC.

The Transportation Master Plan adopts the Black Hills Subarea Plan by reference. A portion of the future 73rd Ave roadway (Airdustrial Extension in the plan) is shown across the developing property. This project shall construct this portion as a collector type roadway with two 12-foot vehicle lanes, two 6-foot bike lanes, concrete curb and gutter, 6' planter strips, 6' sidewalks and street lighting. All right-of-way dedication necessary to contain the improvements are also required. The project is responsible for constructing the entire section across its property. The alignment of the roadway shall be coordinated with and approved by the City per the Development Guide Section 4.3 A.

Street lighting on 73rd Ave shall be standard aluminum spun poles. The structural section of 73rd Ave shall be 0.50' HMA, 0.20' CSTC, 1.50' CSBC.

STORM

1. This project is in an area of high groundwater review. Per the 2022 City of Tumwater Drainage Design and Erosion Control Manual "DDECM" and City Ordinance No. 2005-003, the project shall confirm the max historic high groundwater elevation or other low permeability later for the site and ensure that adequate separation is provided for the proposed stormwater facilities.

2. A drainage design and erosion control plan will be required according to the City of Tumwater 2022 Drainage Design and Erosion Control Manual.

3. TMC 13.12, requires that the maintenance of the on-site stormwater system be the responsibility of the property owner, and a maintenance agreement shall be recorded against the property prior to site development grading final inspection.

4. TMC 13.12.060 requires a monthly storm water utility fee to be paid to the City of Tumwater based on the amount of impervious surface on the property.

5. Section 2.2.3 of Volume I of the DDECM requires the abutting property be responsible for the management of stormwater drainage from the frontage improvements.

SANITARY SEWER

1. Chapter 7 in the Development Guide requires any sewer main extension be a minimum of an 8" system. The actual main size will depend on the demands for this project. The system shall conform to the current Sewer Comprehensive Plan.

WATER

1. 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.

2. Chapter 6 in the Development Guide , requires any water main extension be a minimum of an 8" system. The main size will depend on the fire flow demands for this project. The system shall conform to the current Water Comprehensive Plan.

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 (360) 754-4180 or abaruch@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 jcrews@ci.tumwater.wa.us.

Sincerely,

Alex Baruch, Senior Planner

CC: 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 the required process.