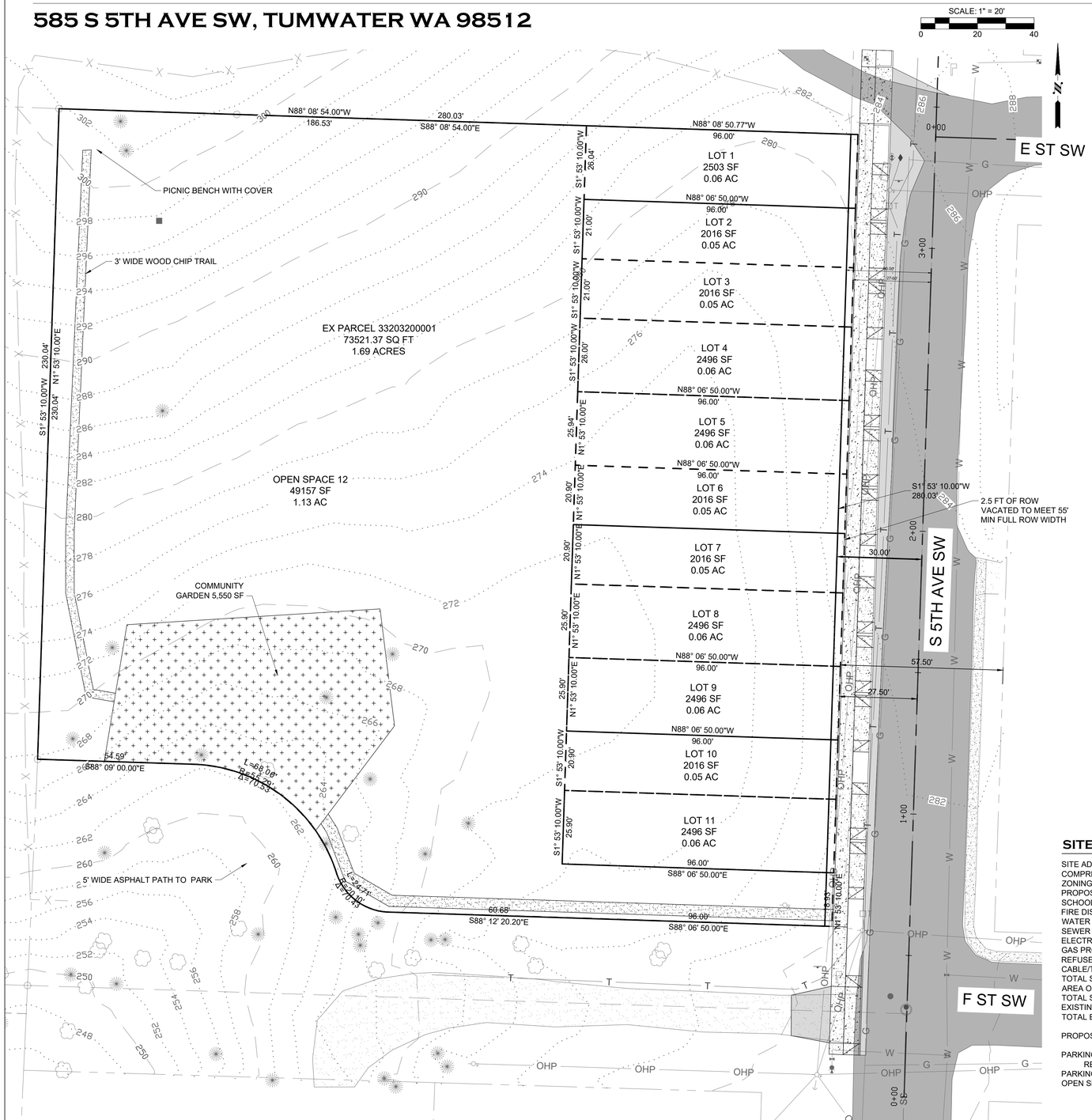
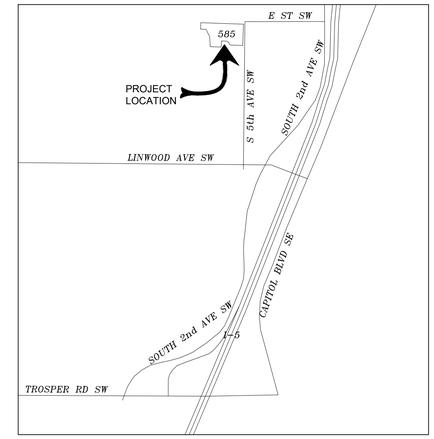
SE 1/4, SECTION 27, TOWNSHIP 18 N., RANGE 2 W., W.M.

5TH AVE TOWNHOMES PRELIMINARY PLAT MAP

585 S 5TH AVE SW, TUMWATER WA 98512





VICINITY MAP

NTS

LEGEND

	EXISTING	PROPOSED
SUBJECT PROPERTY LINE		
ADJACENT LOT LINE		
HABITAT BUFFER LINE		
WETLAND BUFFER LINE		
EASEMENT LINE		
RIGHT-OF-WAY LINE		
CENTER LINE		
CONTOUR, MAJOR	160	160
CONTOUR, MINOR	158	158
CONIFEROUS TREE		
DECIDUOUS TREE		
STREET SIGN		
POWER LINE		
OVERHEAD POWER LINE		
POWER POLE	P	P
GUY WIRE		
POWER VAULT	P	P
STREET LIGHT	P	P
NATURAL GAS LINE		
TELEPHONE LINE		
TELEPHONE MANHOLE	T	T
TELEPHONE PEDESTAL	T	T
CABLE LINE	CTV	
CABLE PEDESTAL	TV	TV
STORM MAIN LINE		
FOOTING DRAIN LINE		
ROOF DRAIN LINE		
CATCH BASIN	CB	
TYPE I CATCH BASIN	D	R
YARD DRAIN	YD	YD
DOWNSPOUT	DS	DS
WATER MAIN LINE		
WATER METER	WM	
BLOWOFF VALVE FIRE HYDRANT	BO	BO
GATE VALVE	GV	
SEWER MANHOLE		
CLEANOUT	CO	CO
SEWER MAIN LINE		
CONCRETE		
ASPHALT PAVEMENT		
POROUS ASPHALT		
LANDSCAPING		
GRAVEL		

PROJECT INFO

OWNER:
ASH HOLDINGS LLC
3425 MERRYMAN PL SE
OLYMPIA, WA 98501

APPLICANT:
ERIK AINSWORTH 360-890-4806
5737 LINDERSON WAY SW
OLYMPIA, WA 98501 erik@thelanddeveloper.com

LEGAL DESCRIPTION

BLOCK 32 OF SUPPLEMENTAL PLAT OF BARNES ADDITION TO TUMWATER, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 5, RECORDS OF THURSTON COUNTY, AUDITOR:

TOGETHER WITH THOSE PORTIONS OF VACATED "E" STREET ON THE NORTH OF SAID BLOCK 32, OF VACATED 5TH AVENUE ON THE WEST OF SAID BLOCK 32 AS VACATED BY ORDINANCE NO. 02005-027, RECORDED FEBRUARY 8, 2006 UNDER AUDITOR'S FILE NO. 3807120 AND RE-RECORDED UNDER AUDITOR'S FILE NO. 3624457;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF TUMWATER BY DEED RECORDED FEBRUARY 1, 2007, UNDER AUDITOR' FILE NO. 3599306;

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. ARC AND CENTERLINE BEARING ALONG 5TH AVE SW AND "E" ST. SW

VERTICAL DATUM

THURSTON COUNTY CONTROL POINT NO. ARC, FOUND WSDOT MONUMENT WITH 3" ALUMINUM CAP AT THE NW CORNER OF THE INTERSECTION OF LINWOOD AVE SW AND 2ND AVE SW, ELEVATION = 107.53'

PARCEL NUMBER

33203200001

SITE INFO

SITE ADDRESS:	585 S 5th Ave SW, Tumwater, WA 98512
COMPREHENSIVE PLAN DESIGNATION:	RESIDENTIAL
ZONING:	LDR
PROPOSED IBC CONSTRUCTION TYPE:	5V-B
SCHOOL DISTRICT:	TUMWATER SCHOOL DISTRICT
FIRE DISTRICT:	FIRE DISTRICT #03
WATER PROVIDER:	CITY OF TUMWATER
SEWER PROVIDER:	CITY OF TUMWATER
ELECTRICITY PROVIDER:	PSE
GAS PROVIDER:	PSE
REFUSE/RECYCLING PROVIDER:	LeMAY
CABLE/TV PROVIDER:	COMCAST
TOTAL SITE AREA:	1.69 AC OR 73,521 SF
AREA OF ROW VACATION:	700 SF
TOTAL SITE AFTER VACATION:	1.70 AC OR 74,221 SF
EXISTING NUMBER OF UNITS:	VACANT
TOTAL EX RESIDENTIAL UNITS:	0
PROPOSED PROJECT:	11 UNIT TOWNHOME PLAT
PARKING SPACES REQUIRED RESIDENT:	2 SPACES / UNIT
PARKING SPACES PROP:	22 SPACES
OPEN SPACE REQUIRED:	15% OF SITE = 73,521 SF (0.15) = 11,028 SF 47,339 SF PROVIDED 50% SHALL BE ACTIVE RECREATION 5,514 SF OF COMMUNITY GARDEN AREA

CODE REVIEW

TOTAL LOT AREA:	1.69 AC
AREA OF 2.5' ROW VACATION:	700 SF = 0.016 AC
TOTAL LOT AREA FOR ZONING CALCULATIONS:	1.70 AC
ADDITIONAL REGULATIONS:	
MAXIMUM AVERAGE HOUSING DENSITY (units per acre)	(8) 1.70 AC = 14 UNITS
MINIMUM AVERAGE HOUSING DENSITY (units per acre)	(6) 1.70 AC = 11 UNITS
UNITS PROPOSED:	11 TOWN HOME UNITS
MINIMUM LOT SIZE	2,000 SF
MINIMUM FRONT YARD SETBACKS	10' or 20' @ GARAGE
MINIMUM REAR YARD SETBACKS	10'
MINIMUM SIDE YARD SETBACKS	5'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM IMPERVIOUS COVERAGE	70% (TOWNHOUSE) (1.69AC) = 1.18 AC
INDIVIDUAL LOT MAXIMUM COVERAGE CALCULATION:	
WORST CASE LOT COVERAGE (LOT 2):	
LOT SIZE:	2016 SF
MAX COVERAGE (70%):	1,411 SF
COVERAGE PROPOSED:	1,377 SF PROPOSED THEREFORE OK

THE LAND DEVELOPER'S ENGINEERED SOLUTION
a division of THE LAND DEVELOPER, INC.
5737 LINDERSON WAY SW,
TUMWATER, WA. 98501
PO BOX 4420, TUMWATER, WA. 98501
(360) 890-4806
E-MAIL: erik@thelanddeveloper.com



REVISIONS: DATE:

5TH AVE TOWNHOMES

COVER SHEET

PROJECT:
HOLTZE TOWNHOMES
S 585 S 5TH AVE SW
TUMWATER, WA 98512

CLIENT:
ASH HOLDINGS LLC
3425 MERRYMAN PL SE
OLYMPIA, WA 98501

DRAWN BY: EBA

DATE: 7/30/26

AGENCY NO:

SHEET: 1 OF 2

JOB NO: 21-132

SE 1/4, SECTION 27, TOWNSHIP 18 N., RANGE 2 W., W.M.

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38284
REGISTERED PROFESSIONAL ENGINEER
7/30/26

REVISIONS: DATE:

5TH AVE TOWNHOMES

ORIGINAL LAYOUT

PROJECT:
HOLTZE TOWNHOMES
S 585 S 5TH AVE SW
TUMWATER, WA 98512

CLIENT:
ASH HOLDINGS LLC
3425 MERRYMAN PL. SE
OLYMPIA, WA 98501

DRAWN BY: EBA

DATE: 7/30/26

AGENCY NO:

SHEET: 2 OF 2

JOB NO: 21-132