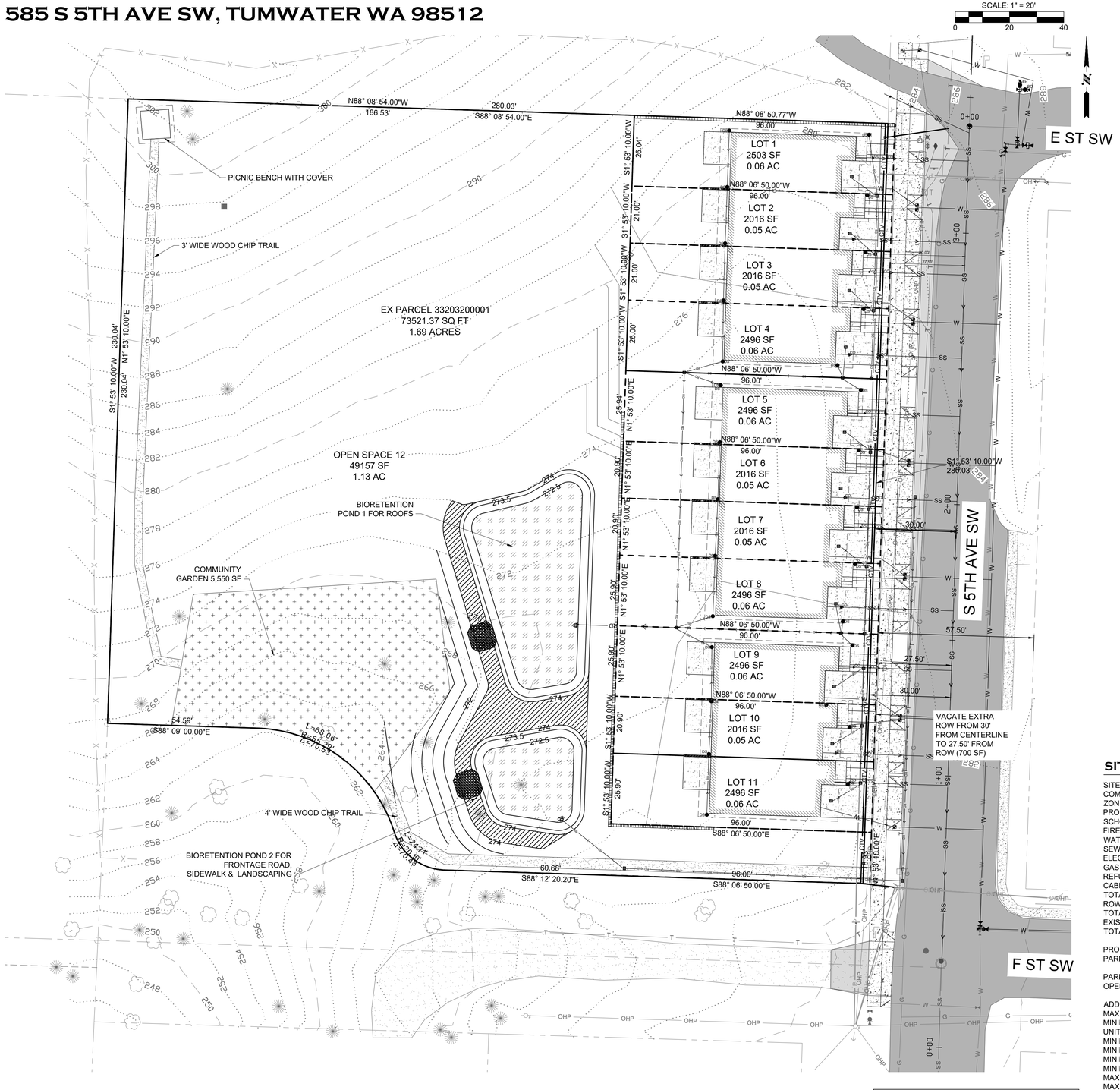
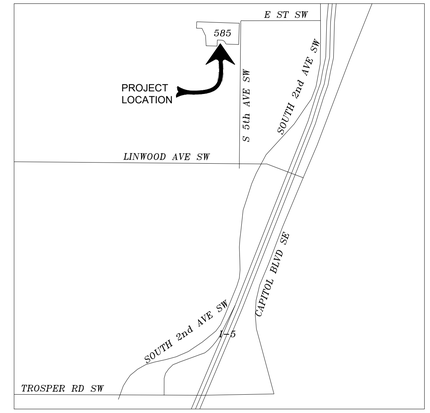
SE 1/4, SECTION 27, TOWNSHIP 18 N., RANGE 2 W., W.M.

5TH AVE TOWNHOMES PRELIMINARY PLAT SITE PLAN

585 S 5TH AVE SW, TUMWATER WA 98512



APPROXIMATE CUT/FILL GRADING QUANTITIES
CUT: 1,100 YARDS
FILL: 3,500 YARDS
FOR PERMITTING PURPOSED ONLY



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	UGP	UGP
OVERHEAD POWER LINE	OHP	OHP
POWER POLE		
GUY WIRE		
POWER VAULT	P	P
STREET LIGHT		
NATURAL GAS LINE	G	G
TELEPHONE LINE	T	T
TELEPHONE MANHOLE	T	T
TELEPHONE PEDESTAL	T	T
CABLE LINE	CTV	CTV
CABLE PEDESTAL	TV	TV
STORM MAIN LINE	SD	SD
FOOTING DRAIN LINE	FD	FD
ROOF DRAIN LINE	RD	RD
CATCH BASIN	CB	
TYPE I CATCH BASIN	D	
YARD DRAIN	YD	YD
DOWNSPOUT	DS	DS
WATER MAIN LINE	W	W
WATER METER	WM	
BLOWOFF VALVE FIRE HYDRANT	BO	BO
GATE VALVE		
SEWER MANHOLE		
CLEANOUT	CO	CO
SEWER MAIN LINE	SS	SS
CONCRETE		
ASPHALT PAVEMENT		
POROUS ASPHALT		
LANDSCAPING		
GRAVEL		

PROJECT INFO

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

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
ROW VACATION AREA:	0.02 AC OR 700 SF
TOTAL AREA AFTER VACATION:	1.70 AC OR 74,221 SF
EXISTING NUMBER OF UNITS:	VACANT
TOTAL EX RESIDENTIAL UNITS:	0
PROPOSED PROJECT:	TOWNHOME PLAT
PARKING SPACES REQUIRED RESIDENT:	2 SPACES / UNIT = 22 SPACES
PARKING SPACES PROP:	22 SPACES
OPEN SPACE REQUIRED:	15% OF SITE = 73,521 SF (0.15) = 11,028 SF 47,339 SF PROVIDED
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

SITE COVERAGE DATA

LOT SIZE: 73,521 SF (1.69 AC)

FRONTAGE (S 5TH AVE SW) COVERAGE:	
TOTAL AREA:	7,019 SF (0.16 AC)
NEW SIDEWALK:	1,543 SF (0.04 AC)
NEW + EX ASPH TO SWALE:	3,298 SF (0.08 AC)
NEW LANDSCAPED AREA:	2,178 SF (0.05 AC)
ONSITE AREA:	
11 LOT TOTAL AREA:	22,123 SF (0.51 AC)
NEW + REPLACED ASPHALT AREA:	1,716 SF (0.04 AC)
PATIO AREA:	792 SF (0.02 AC)
ROOF AREA:	12,312 SF (0.28 AC)
	< 0.56 AC THEREFORE OK)
LANDSCAPED AREA:	8,561 SF (0.20 AC)
TOTAL ONSITE IMP COVERAGE:	14,820 SF (0.34 AC) OR 20% OK IF LESS THAN 60%

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E-MAIL: erik@thelanddeveloper.com

ERIK A. BJORGEN
38284
REGISTERED
PROFESSIONAL ENGINEER
STATE OF WASHINGTON
7/30/26

DATE:
REVISIONS:

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

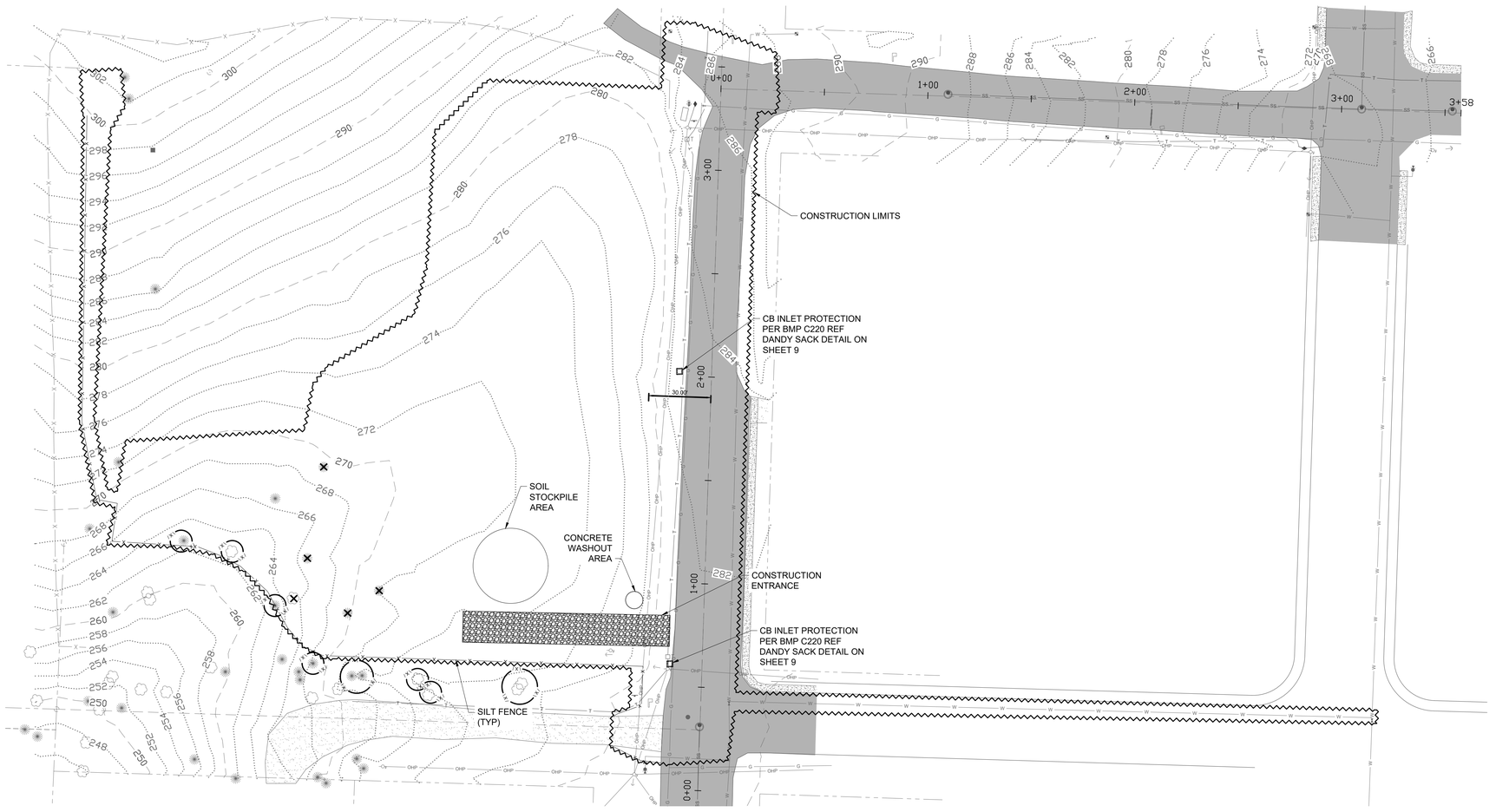
DATE: 7/30/26

AGENCY NO:

SHEET: 1 OF 4

JOB NO: 21-132

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



NOTES FOR CONSTRUCTION STORMWATER POLLUTION PREVENTION

1. APPROVAL OF THIS CONSTRUCTION SWPPP DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION/ DETENTION/INFILTRATION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THIS CONSTRUCTION SWPPP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE CONSTRUCTION SWPPP FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE CONSTRUCTION SWPPP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE CONSTRUCTION SWPPP FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE CONSTRUCTION SWPPP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN 1 FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

TOPOGRAPHIC NOTE:

THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, TLD, LLC CANNOT ENSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

SITE CONSTRUCTION NOTES:

1. DEMOLISH ALL EXISTING STRUCTURES WITHIN CLEARING LIMITS EXCEPT AS NOTED.
2. SEE SHEETS 3 & 4 FOR EROSION CONTROL DETAILS

X - INDICATES TREES TO BE REMOVED (TYP)

- INDICATES TREES TO BE PROTECTED W/ TREE PROTECTION FENCE INCLUDING A 4' TALL CHAIN LINK OR POLYETHYLENE LAMINAR SAFETY FENCING OR SIMILAR MATERIAL (TYP)

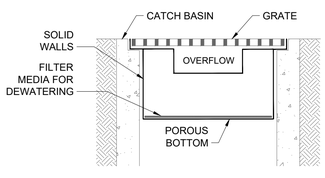
X——X SILT FENCE

LIMITS OF DISTURBANCE

SURVEY MONUMENTS NOTES:

- EXISTING SURVEY MONUMENTS MUST BE SHOWN ON THE PLANS WITH NOTES TO PROTECT.
- DISTURBING EXISTING MONUMENTS REQUIRES A DNR PERMIT.
- NEW MONUMENTS TO BE INSTALLED PER CITY STANDARD PLANS

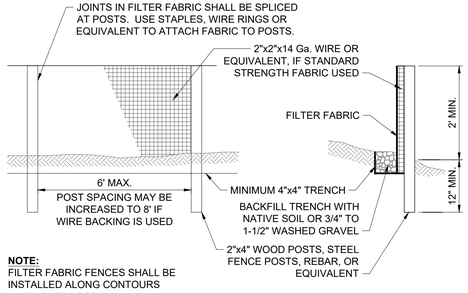
FIGURE D.2.1.5.F CATCH BASIN INSERT



NOTES:
THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS:
- A MIN. 0.5 C.F. OF STORAGE,
- THE MEANS TO DEWATER THE STORED SEDIMENT,
- AN OVERFLOW, AND
- CAN BE EASILY MAINTAINED.

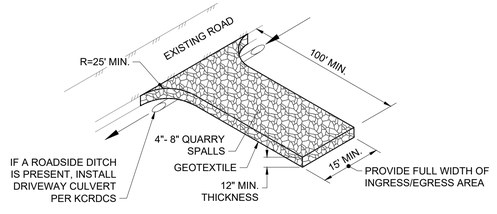
3 CB INLET PROTECTION
SCALE: NTS

FIGURE D.2.1.3.A SILT FENCE



NOTE:
FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOURS WHENEVER POSSIBLE

FIGURE D.2.1.4.A STABILIZED CONSTRUCTION ENTRANCE



NOTES:
- PER KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KCRDCS), DRIVEWAYS SHALL BE PAVED TO EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY.
- IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.

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(360) 890-4806
E-MAIL: erik@thelanddeveloper.com



REVISIONS: DATE:

5TH AVE TOWNHOMES

EROSION CONTROL PLAN

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 4
JOB NO: 21-132

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

SCALE: 1" = 20'
0 20 40
N

N88° 08' 54.00"W 186.53'
S1° 53' 10.00"W 230.04'
S88° 09' 00.00"E 54.56'
L=68.06' R=54.25' Δ=70.53°
L=24.71' R=54.25' Δ=26.09°
60.68' S88° 12' 20.20"E
96.00' S88° 06' 50.00"E

OPEN SPACE 12
49157 SF
ONSITE BIORETENTION POND
FOR ONSITE IMPROVEMENTS
BOTTOM AREA = 4,200 SF

EMERGENCY OVERFLOW (TYP)

FRONTAGE IMPROVEMENTS
BIORETENTION POND FOR
ONSITE IMPROVEMENTS
BOTTOM AREA = 1,940 SF

6" PVC @ 1% MIN

CATCH BASIN (TYP)

12" PVC @ 2% MIN STORMWATER DRAIN PIPE

TYPE 1 CATCH BASIN (TYP)

TYPICAL ROADWAY SECTION THIS SHEET

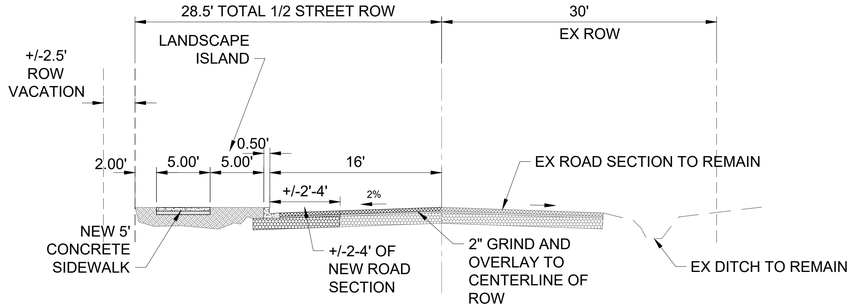
LOT 1	2503 SF	0.06 AC	MAIN FF 286.00 GAR FF 285.00
LOT 2	2016 SF	0.05 AC	MAIN FF 285.50 GAR FF 284.50
LOT 3	2016 SF	0.05 AC	MAIN FF 285.00 GAR FF 284.00
LOT 4	2496 SF	0.06 AC	MAIN FF 285.00 GAR FF 284.00
LOT 5	2496 SF	0.06 AC	MAIN FF 285.00 GAR FF 284.00
LOT 6	2016 SF	0.05 AC	MAIN FF 285.00 GAR FF 284.00
LOT 7	2016 SF	0.05 AC	MAIN FF 283.50 GAR FF 282.50
LOT 8	2496 SF	0.06 AC	MAIN FF 283.00 GAR FF 282.00
LOT 9	2496 SF	0.06 AC	MAIN FF 283.00 GAR FF 282.00
LOT 10	2016 SF	0.05 AC	MAIN FF 283.00 GAR FF 282.00
LOT 11	2496 SF	0.06 AC	MAIN FF 283.00 GAR FF 282.00

TW 284 BW 284 — N88° 08' 50.77"W 96.00' — TW 284 BW 281
S1° 53' 10.00"W 26.04'
S1° 53' 10.00"W 21.00'
S1° 53' 10.00"W 21.00'
S1° 53' 10.00"W 26.00'
N88° 06' 50.00"W 96.00'
TW 284.0 BW 273.5
N1° 53' 10.00"E 25.94'
TW 283.5 BW 272
N1° 53' 10.00"E 20.90'
N88° 06' 50.00"W 96.00'
TW 281.5 BW 271
N1° 53' 10.00"E 25.90'
N88° 06' 50.00"W 96.00'
TW 281 BW 271
N1° 53' 10.00"E 15.90'
N88° 06' 50.00"W 96.00'
TW 281 BW 272
S1° 53' 10.00"W 20.90'
TW 281 BW 273
S1° 53' 10.00"W 25.90'
TW 282 BW 275
TW 282 BW 286
96.00' S88° 06' 50.00"E
N1° 53' 10.00"E 18.20'

11.20' 27.00' 22' 16.00' 27.50' 30.00' 30.00'

0+00 1+00 2+00 3+00

B FRONTAGE STREET SECTION
N.T.S.



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ERIK B. ANDERSON — 38284 — REGISTERED PROFESSIONAL ENGINEER — 7/30/26

REVISIONS: DATE:

5TH AVE TOWNHOMES

GRADING & DRAINAGE PLAN

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: 3 OF 4
JOB NO: 21-132

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

SCALE: 1" = 20'
0 20 40

INSTALL SAN SEWER MANHOLE
INSTALL FIRE HYDRANT
INSTALL BLOW-OFF
INSTALL 8" PVC WATER MAIN
INSTALL 8" PVC SEWER MAIN
INSTALL NEW 8" PVC WATER MAIN EXTENSION. CONNECT EACH EXISTING LOT'S WATER SERVICE METER TO NEW MAIN PER CITY STANDARDS.

LOT 1 2503 SF 0.06 AC
LOT 2 2016 SF 0.05 AC
LOT 3 2016 SF 0.05 AC
LOT 4 2496 SF 0.06 AC
LOT 5 2496 SF 0.06 AC
LOT 6 2016 SF 0.05 AC
LOT 7 2016 SF 0.05 AC
LOT 8 2496 SF 0.06 AC
LOT 9 2496 SF 0.06 AC
LOT 10 2016 SF 0.05 AC
LOT 11 2496 SF 0.06 AC

N88° 08' 50.77"W 96.00'
N88° 06' 50.00"W 96.00'
S1° 53' 10.00"W 26.04'
S1° 53' 10.00"W 21.00'
S1° 53' 10.00"W 21.00'
S1° 53' 10.00"W 26.00'
N88° 06' 50.00"W 96.00'
N1° 53' 10.00"E 25.94'
N88° 06' 50.00"W 96.00'
N1° 53' 10.00"E 20.90'
N1° 53' 10.00"E 25.90'
N88° 06' 50.00"W 96.00'
S1° 53' 10.00"W 20.90'
S1° 53' 10.00"W 25.90'
96.00' S88° 06' 50.00"E
18.39' N1° 53' 10.00"E
96.00' S88° 06' 50.00"E

0+00 1+00 2+00 3+00 3+58

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REGISTERED PROFESSIONAL ENGINEER
38284
STATE OF WASHINGTON
7/30/26

REVISIONS: DATE:

5TH AVE TOWNHOMES

UTILITY PLAN

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

CLIENT:
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