Professional Forestry Services, Inc.

100 Ruby St. SE, Suite B
Tumwater, WA 98501

Phone (360) 943-1470

December 15, 2025

Erik Ainsworth, PE
The Land Developer, Inc.
5737 Linderson Way SW
Tumwater, WA 98501
Email: erik@thelandeveloper.com

Re: Tree Plan for Preliminary Plat of 5th Avenue Townhouses,
City of Tumwater, Washington

Dear Mr. Ainsworth:

As you authorized, Professional Forestry Services Inc. has updated the trees on the site where the proposed project is to take place. The following information should satisfy your requirement for a tree plan, as needed for submission before land-clearing begins.

1. **LOCATION**

All trees involved are on portions of Parcel No. 33203200001, which total 1.72 acres. All within portions of SE¼ of Section 27, T18N, R2W, W.M., Thurston County, Washington.

2. **TREES ON-SITE**

Approximately 10% of the area would be considered forested. The trees are in west portion of the property.

The current inventory of trees on the site are:

Douglas-fir		10
Western Hemlock		1
Alder		1
Total Trees On-site	=	12

20% x 12 = 3 Tree Units

3. TREES OFF SITE

No off-site trees will be affected by this project.

4. TREES TO BE RETAINED

As outlined in Chapter 16.08.070R of the Tumwater Tree Ordinance, at least twelve trees per acre, or 20% of the trees on the site whichever is greater shall be retained. If this number cannot be met by existing trees, a 5% tree tract is required. The Tree Protection Open Space is indicated on the map exhibit.

Required Trees: 1.72 x 12/acre = 21 Tree Units

Trees to be Retained Within:

	DF	RA	WH	DF > 24"
Open Space "A"	1	1	1	4

		Total Tree Units
Trees <24" DBH =	3 x 1 =	3
Trees >24" DBH =	4 x 2 =	8

Trees to be Mitigated: 21 – 11 = 10

5. TREE TRACT REQUIREMENT

The area where trees have been retained on Open Space A will be 71% of the buildable area as defined by TMC 16.08.030.A.

6. PROTECTION OF TREES BEING RETAINED

In our opinion, a four-foot-high protection fence would protect the proposed trees from any entry by equipment. Six-foot steel fence posts need to be placed at 6-8' intervals along the fence to keep the fence erect during land-clearing.

7. ADDITIONAL TREES TO BE PLANTED

The 10 trees to be mitigated and street trees will be addressed in the landscape plan, contracted by the developer.

8. DEPARTMENT OF NATURAL RESOURCES PERMIT

All land clearing permits will need to be approved by the City of Tumwater.

Once the land-clearing permit is approved by the City of Tumwater and **before land-clearing begins**, PFSI will meet on-site with the owner or owner's representative to make sure there is ample protection of the trees being retained.

If further information is needed regarding the trees on this site, please contact us.

Sincerely,

Michael D. Jackson, CF, ACF
Professional/Certified Forester #1244

Enclosures: Map Exhibit I
PFS Invoice #18-26

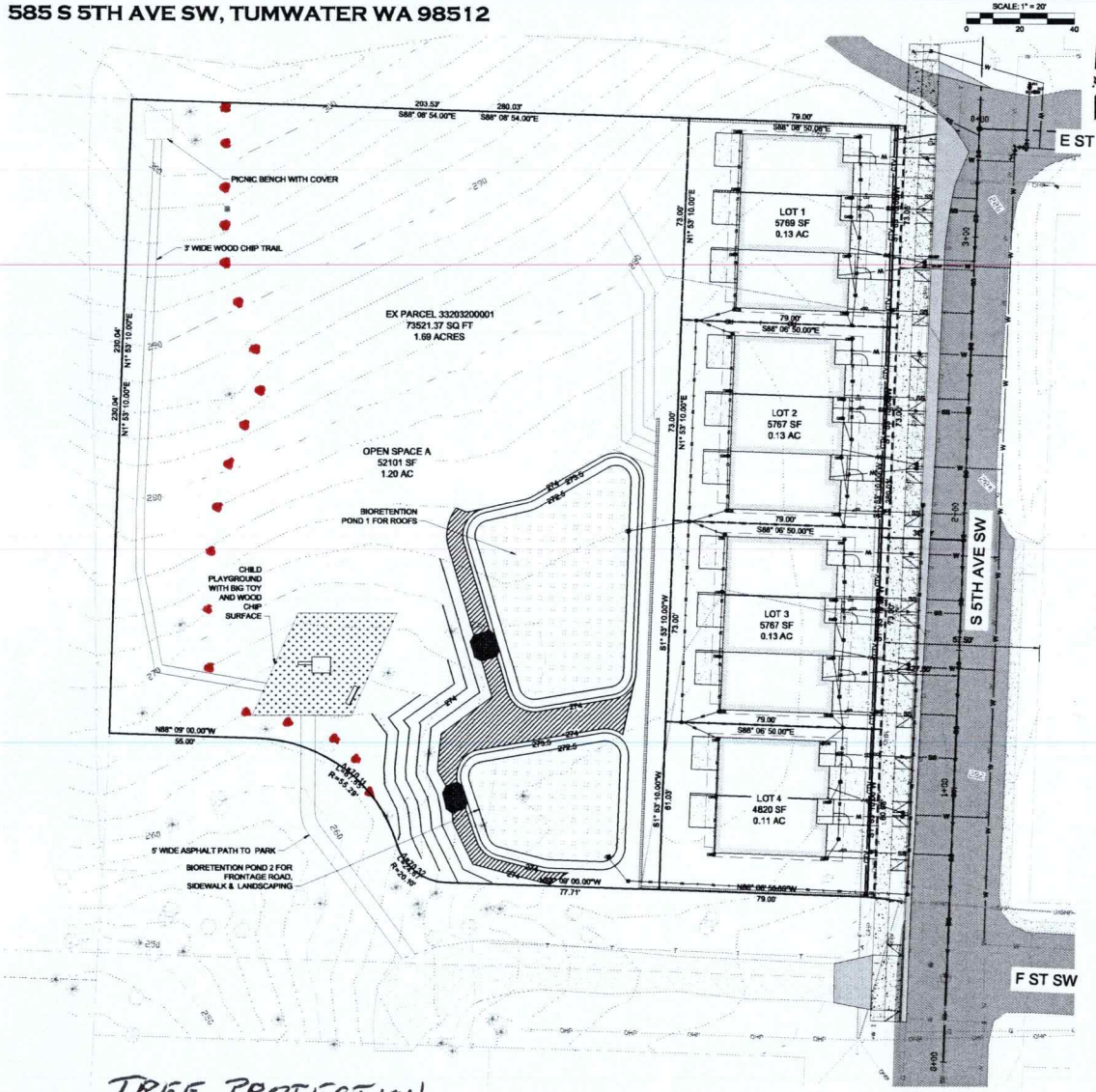
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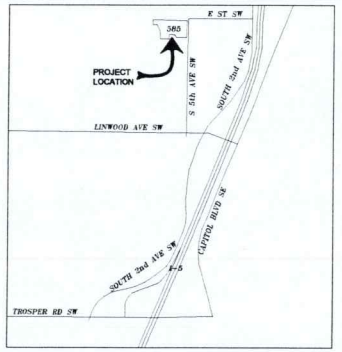
EXHIBIT I

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

5TH AVE TOWNHOMES PREL BINDING SITE PLAN

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	155	155
CONIFEROUS TREE		
DECIDUOUS TREE		
STREET SIGN		
POWER LINE	OHP	OHP
OVERHEAD POWER LINE	OHP	OHP
POWER POLE		
GUY WIRE		
POWER VAULT		
STREET LIGHT		
NATURAL GAS LINE	G	G
TELEPHONE LINE	T	T
TELEPHONE MANHOLE		OT
TELEPHONE PEDESTAL		OT
CABLE LINE	CTV	CTV
CABLE PEDESTAL		CTV
STORM MAIN LINE	SD	SD
FOOTING DRAIN LINE	FD	FD
ROOF DRAIN LINE	RD	RD
CATCH BASIN		CB
TYPE I CATCH BASIN		CB
YARD DRAIN		YD
DOWNSPOUT		DS
WATER MAIN LINE	W	W
WATER METER		
BLOWOFF VALVE/ FIRE HYDRANT		BO
GATE VALVE		
SEWER MANHOLE		SD
CLEANOUT		SD
SEWER MAIN LINE	SS	SS
CONCRETE		
ASPHALT PAVEMENT		
POROUS ASPHALT		
LANDSCAPING		
GRAVEL		

SITE INFO

SITE ADDRESS:	585 S 5th Ave SW, Tumwater, WA 98512
COMPREHENSIVE PLAN DESIGNATION:	RESIDENTIAL
ZONING:	SFM
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
EXISTING NUMBER OF UNITS:	VACANT
TOTAL EX RESIDENTIAL UNITS:	0
PROPOSED PROJECT:	TOWNHOME BINDING SITE PLAN - PUD
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 50,257 SF PROVIDED

ADDITIONAL REGULATIONS:

MAXIMUM AVERAGE HOUSING DENSITY (units per acre) (NO DEVELOPMENT RIGHT PURCHASE REQUIRED)	(8) 1.70 AC = 14 UNITS
MAXIMUM AVERAGE HOUSING DENSITY (units per acre) (MUST PURCHASE 1 DEVELOPMENT RIGHTS FOR THE ADDITIONAL UNIT PER ACRE OF DENSITY)	(9) 1.70 AC = 15 UNITS
MINIMUM AVERAGE HOUSING DENSITY (units per acre)	(6) 1.70 AC = 11 UNITS
UNITS PROPOSED:	11 TOWN HOME UNITS
MINIMUM LOT SIZE:	3,200 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

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. 02095-027, RECORDED FEBRUARY 8, 2006 UNDER AUDITOR'S FILE NO. 3607120 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 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:	782 SF (0.02 AC)
ROOF AREA:	12,312 SF (0.28 AC)
	< 9.56 AC THEREFORE OK)
LANDSCAPED AREA:	8,561 SF (0.20 AC)
TOTAL ONSITE IMP COVERAGE:	14,829 SF (0.34 AC) OR 20% OK IF LESS THAN 80%

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: eric@thelanddeveloper.com

REVISIONS: DATE:

5TH AVE TOWNHOMES

COVER SHEET

PROJECT:
HOLTZE TOWNHOMES
9 585 S 5TH AVE SW
TUMWATER, WA 98512

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

DRAWN BY: EBA
DATE: 9/24/25
AGENCY NO:
SHEET: 1 OF 4
JOB NO: 21-132