April 7, 2026

Alex S Holtze
ASH Holdings LLC
3425 Merryman Pl SE
Olympia, WA 98501
aholtze@gmail.com

Re: Traffic Trip Generation Worksheet - 5th Ave Townhomes Plat
Site Address: 585 5th Ave SW, Tumwater, WA 98512
Tax Parcel No.: 33203200001

Dear Mr. Holtze:

At your request, I have prepared this traffic generation worksheet in accordance with City of Tumwater traffic impact guidelines. This analysis will provide trip generation information for the project.

PROJECT DESCRIPTION

The existing lot appears to be a undeveloped property zoned SFMD. The existing lot is approximately 1.69 acres. The townhome plat proposal includes the subdivision of the lot into a 11-townhomes (TH) Plat with associated utilities, access roadway, frontage improvements and landscaping.

This project is located off of South 5th Avenue SW. The legal description is shown on the preliminary plat map.

The proposed 11-unit townhome units are planned to be located on the eastern edge of the parcel.

Figure 1 is a vicinity map showing the location of the proposed site and the surrounding road network.

Figure 2 shows the proposed plat for the project.

Full development and occupancy of the proposed plat is anticipated to occur by December of 2026.

EXISTING PHYSICAL CONDITIONS

Roadway Facilities

The primary roads in the vicinity of the proposed project and the City classifications are as follows:

5th Ave SW	Local Residential Access Route
E St SW	Local Residential Access Route
F St SW	Local Residential Access Route

TRIP GENERATION

Roadway Facilities

A vehicle trip is defined as a single or one direction vehicle movement with either the origin or destination (exiting or entering) inside the proposed development.

Pass-By Trips:	Trips made as intermediate stops on the way from an origin to a primary trip destination.
Diverted Link Trips:	Trips attracted from the traffic volume on roadways within the vicinity of the generator but require a diversion from that roadway to another roadway to gain access to the site.
Captured Trips:	Trips shared by more than one land use on a single development site.
Primary (New) Trips:	Trips made for the specific purpose of using the services of the project.

Project Generated Traffic

Table 1 presents the proposed typical weekday and Sunday peak-hour trip generation for the 11-townhome lot plat development. The trip generation calculations are based on average trip generation rates for the ITE Land Use Code 215 (Single-Family Attached Housing) counts. The peak-hour trip generation of the 11 lot townhome plat development is summarized in Table 1. The existing site use does not include any single family residences.

Table 1: Trip Generation Summary

Land Use	Size	Weekday PM Peak-Hour Trips		
		In	Out	Total
ITE LUC 215 (Single-Family Attached Housing)	11 DU	4	2	6

The development is anticipated to generate 6 new weekday PM peak-hour trips.

There are no pass-by trips being accounted for with this report. The total net increase in PM peak hour trips is 6 trips.

These proposed trip values account for all site trips made by all vehicles for all purposes, including commuter, visitor, recreation, service and delivery vehicles trips.

Once again, thank you for the opportunity to work with you on this project. Please feel free to give me a call if you have any questions.

Sincerely,

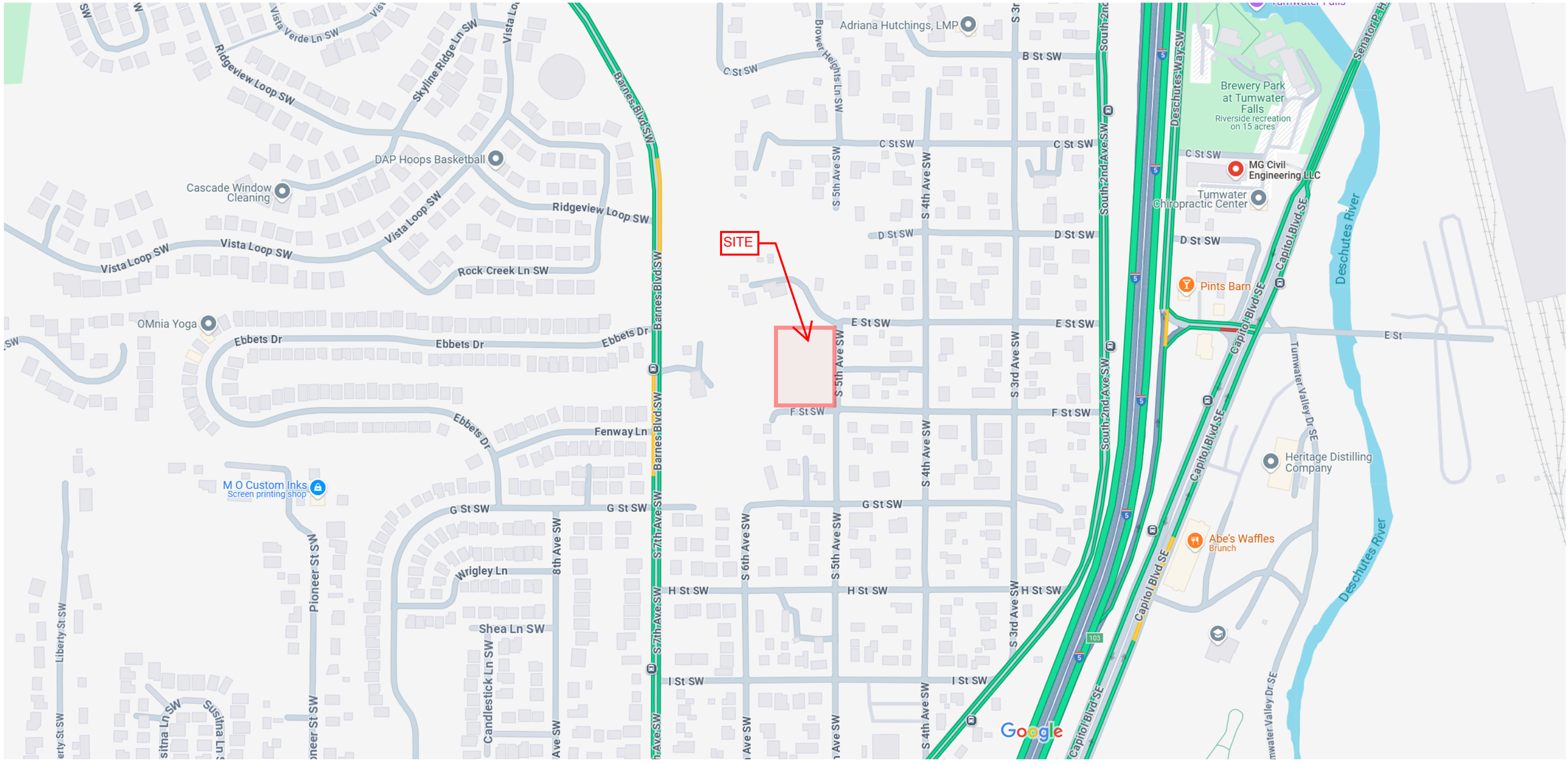
The Land Developer, Inc.

Erik B. Ainsworth, PE
President



Attachments:
Figure 1- Vicinity Map
Figure 2- Preliminary Site Plan

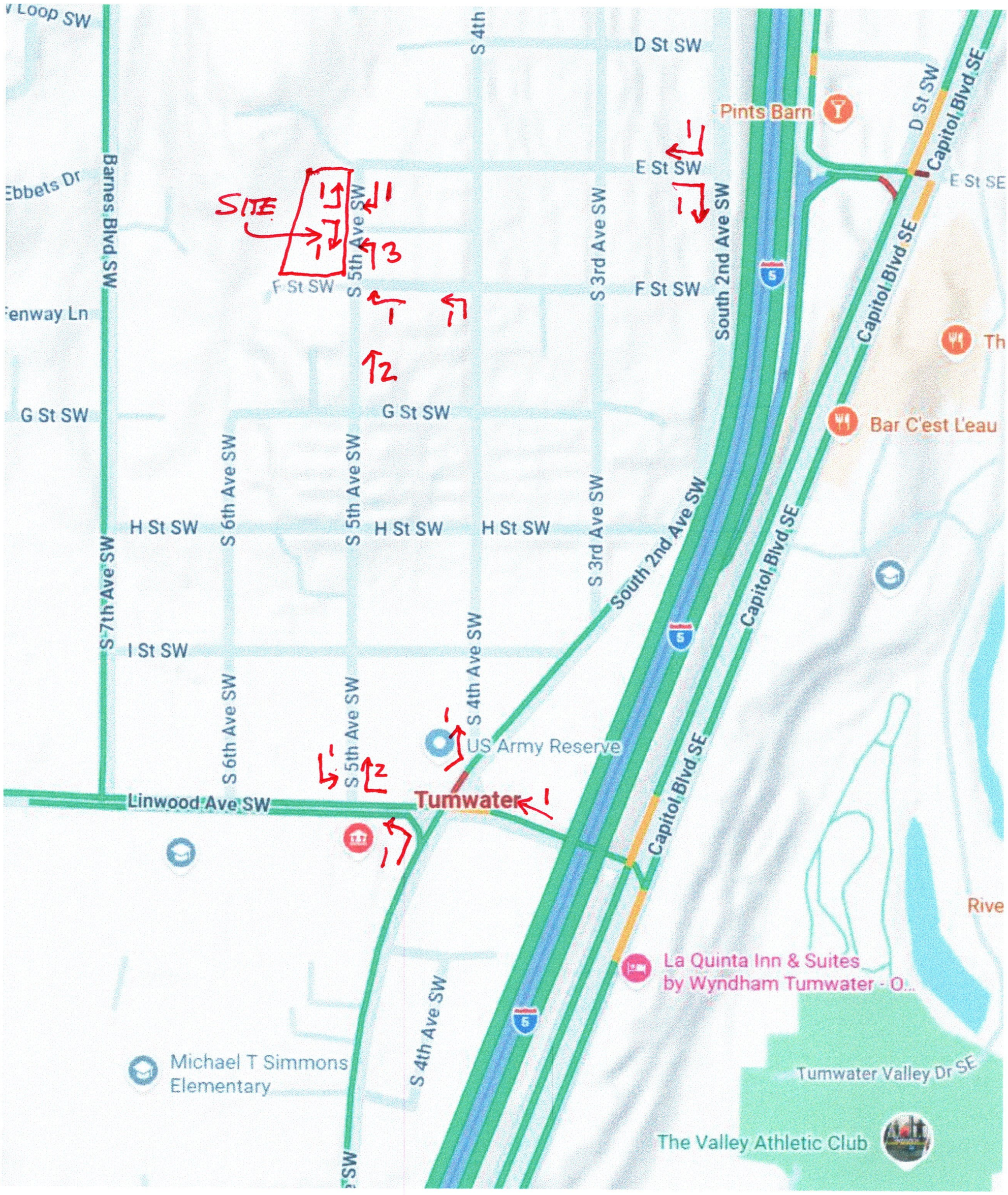
VICINITY MAP



Map data ©2025 Google 200 ft

Rating Hours All filters

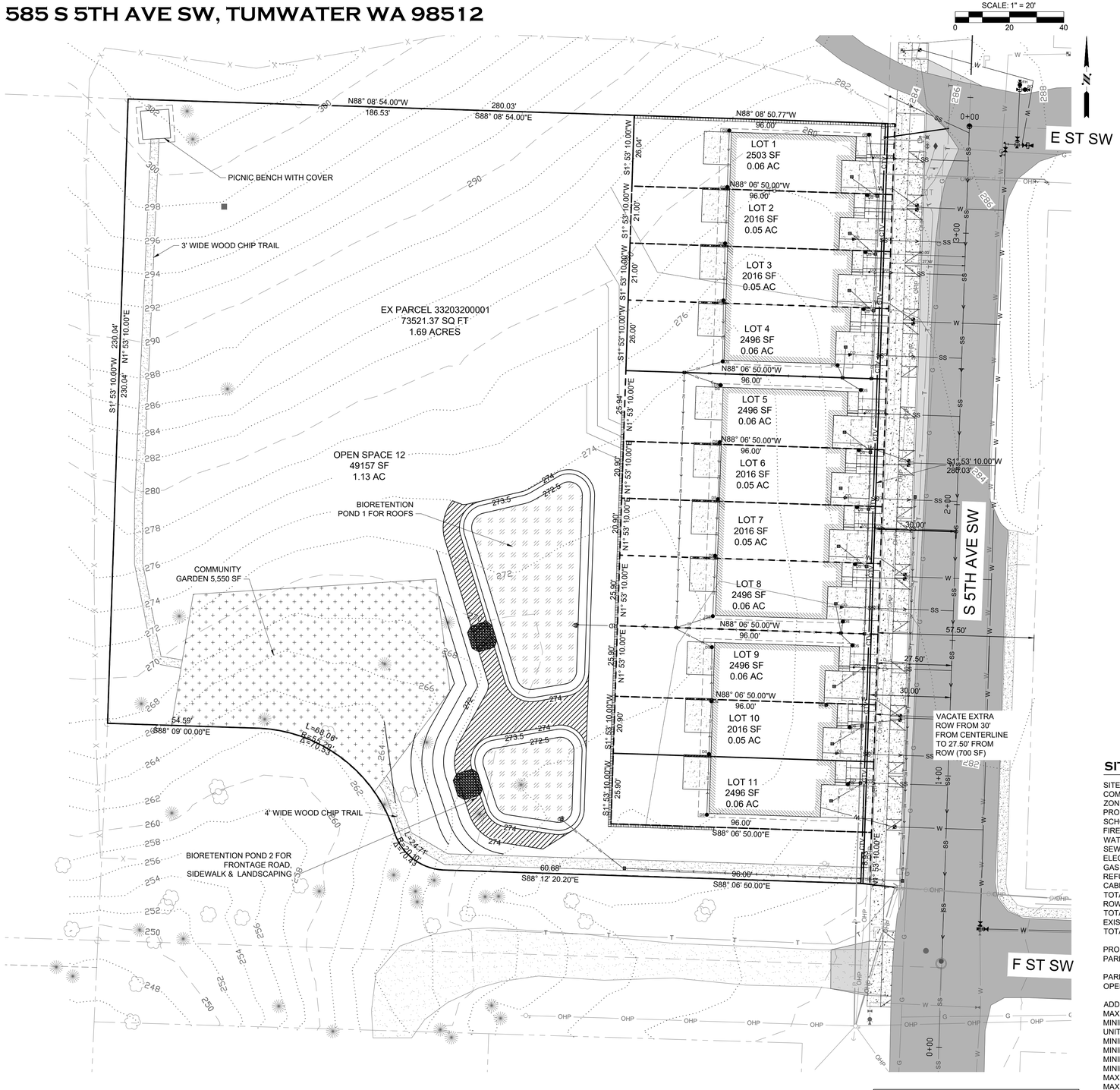
5th Avenue Townhomes Traffic Distribution Map



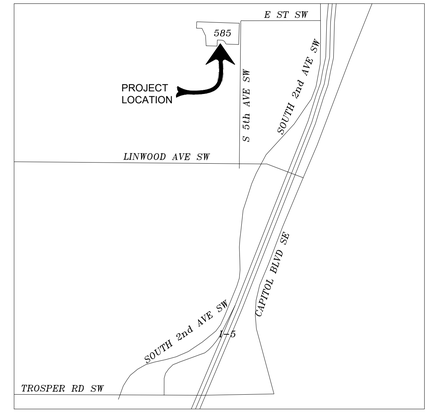
SE 1/4, SECTION 27, TOWNSHIP 18 N., RANGE 2 W., W.M.

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%

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

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