



Tumwater School District

Dr. Sean Dotson
Superintendent

621 Linwood Avenue SW Tumwater, WA 98512-6847
(360) 709-7000 www.tumwater.k12.wa.us

Capital Projects:
(360) 709-7005
Financial Services:
(360) 709-7010
Human Resources:
(360) 709-7020
Payroll/Benefits:
(360) 709-7029
Student Learning:
(360) 709-7030
Special Services:
(360) 709-7040

August 22, 2019

Mr. Chris Carlson
City of Tumwater Community Development Department
555 Israel Road SW
Tumwater, WA 98501

RE: Sunrise Hill Preliminary Plat
Safe Walking Conditions & School Bus Stops

Dear Mr. Carlson:

Thank you for the opportunity to comment on the Sunrise Hill Plat proposed on Sapp Road SW and east of Antsen Street SE.

This new development is currently in the *Tumwater Hill Elementary*, *Tumwater Middle* and *Black Hills High School* attendance zones. These may be subject to future changes to attendance boundaries. Each school is further than one mile from this proposed development and students will be offered bus transportation per District policy.

Students living in the northern portion of the development will walk to the current elementary bus stop on Woodland Drive SW and middle/high school students will walk to the current stop on Crosby Boulevard. Students in the southern portion will walk to new stop provided by the developer by tract 'D' on Sapp Road (shown in the attached site plan). The developer will also need to install a "School Bus Stop Ahead" sign on the corner near the Sapp Road/Crosby Boulevard intersection. The exact location for sign will be as directed by City.

Please contact me with any questions.

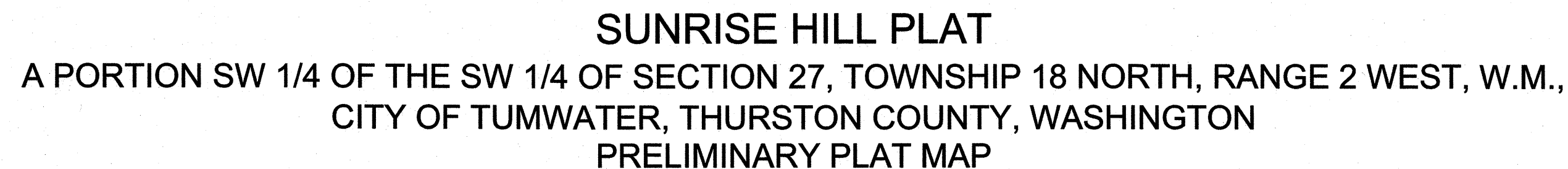
Sincerely,

Mel Murray
Director of Facilities
(360) 709-7004

Attachment

BOARD OF DIRECTORS
MELISSA BEARD KHALIA DAVIS RITA LUCE ANDREA MCGHEE KIM REYKDAL

"Continuous Student Learning in a Caring, Engaging Environment"



PROJECT INFORMATION

PARCEL#: 12827330000
R/SR (RESIDENTIAL/SENSITIVE RESOURCE)
MINIMUM LOT SIZE: 9,500 SQ. FT.
BUILDING SETBACKS: FRONT: 20 FEET
REAR: 20 FEET
INTERIOR: 10 FEET
NUMBER OF LOTS: 36 (SFR - SINGLE FAMILY RESIDENCE)
PARKING SPACES: 2 PER DWELLING UNIT (GARAGE/DRIVEWAY)
IMPERVIOUS SURFACE: 30% COVERAGE
OPEN SPACE: 10% OF GROSS SITE
SMALLEST LOT SIZE: 9501 SQ. FT.
ZONING: R/SR (RESIDENTIAL/SENSITIVE RESOURCE)
WATER PROVIDER: CITY OF TUMWATER
SEWER PROVIDER: CITY OF TUMWATER (LOTT CLEAN WATER ALLIANCE)
ELECTRICITY PROVIDER: PUGET SOUND ENERGY
TELEPHONE PROVIDER: MULTIPLE PRIVATE
GAS PROVIDER: PUGET SOUND ENERGY
REFUSE COLLECTION: LEMAY PACIFIC DISPOSAL/WASTE CONNECTIONS, INC
SCHOOL DISTRICT: TUMWATER
CABLE/TV PROVIDER: COMCAST
SOMERSET HILL

APPLICANT

SUNRISE HILLS, LLC
454 SW 987TH STREET
FEDERAL WAY, WA 98023
(206) 835-6300
EVERGREEN278@YAHOO.COM

SURVEYOR

LENHERR SURVEYING PLLC
209 SOUTH 3RD STREET
ELMA, WA 98541
(360) 482-8750

DENSITY CALC

GROSS SITE AREA = 466,977 SQ FT (10.72 ACRES)
ROAD A = 36,016 SQ FT
ROAD B = 20,798 SQ FT
ACCESS A = 3,019 SQ FT
ACCESS B = 10,141 SQ FT
ACCESS C = 4,564 SQ FT

NET USEABLE AREA = GROSS AREA - ROAD AREA
466,967 SQ FT - (36,016 SQ FT + 20,798 SQ FT + 3,019 SQ FT + 10,141 SQ FT + 4,564 SQ FT)
TOTAL NET USEABLE AREA = 392,439 SQ FT (9.009 ACRES)

DENSITY 4 UNITS PER NET USEABLE ACRE = 36.04 UNITS

TRACT INFORMATION

| | |
|---------------------------|---------------------|
| TRACT A: OPEN SPACE TRACT | 23,092 SF (0.53 AC) |
| TRACT B: UTILITY TRACT | 3,335 SF (0.077 AC) |
| TRACT C: PARK TRACT | 4,749 SF (0.11 AC) |
| TRACT D: STORM TRACT | 18,992 SF (0.44 AC) |
| TRACT E: OPEN SPACE TRACT | 832 SF (0.019 AC) |
| TRACT F: ACCESS C | 4,564 SF (0.10 AC) |

LEGAL DESCRIPTION

AS PER THURSTON COUNTY POLICY NUMBER:
SGW 08002968

LOT 5 OF SECTION 27, TOWNSHIP 18 NORTH,
RANGE 2 WEST, W.M.; EXCEPT THE SOUTH 528
FEET OF THE EAST 330 FEET AND EXCEPT
COUNTY ROAD KNOWN AS SAPP ROAD ALONG
THE SOUTH BOUNDARY.

ACCESS NOTE

LOTS 18, 20, 21 & 22 ARE REQUIRED
TO ACCESS FROM ACCESS B.


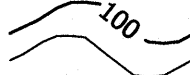







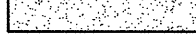


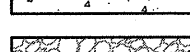
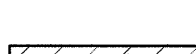

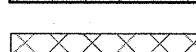


LOTS 23, 24, 25, & 26 ARE REQUIRED
TO ACCESS FROM ACCESS A.

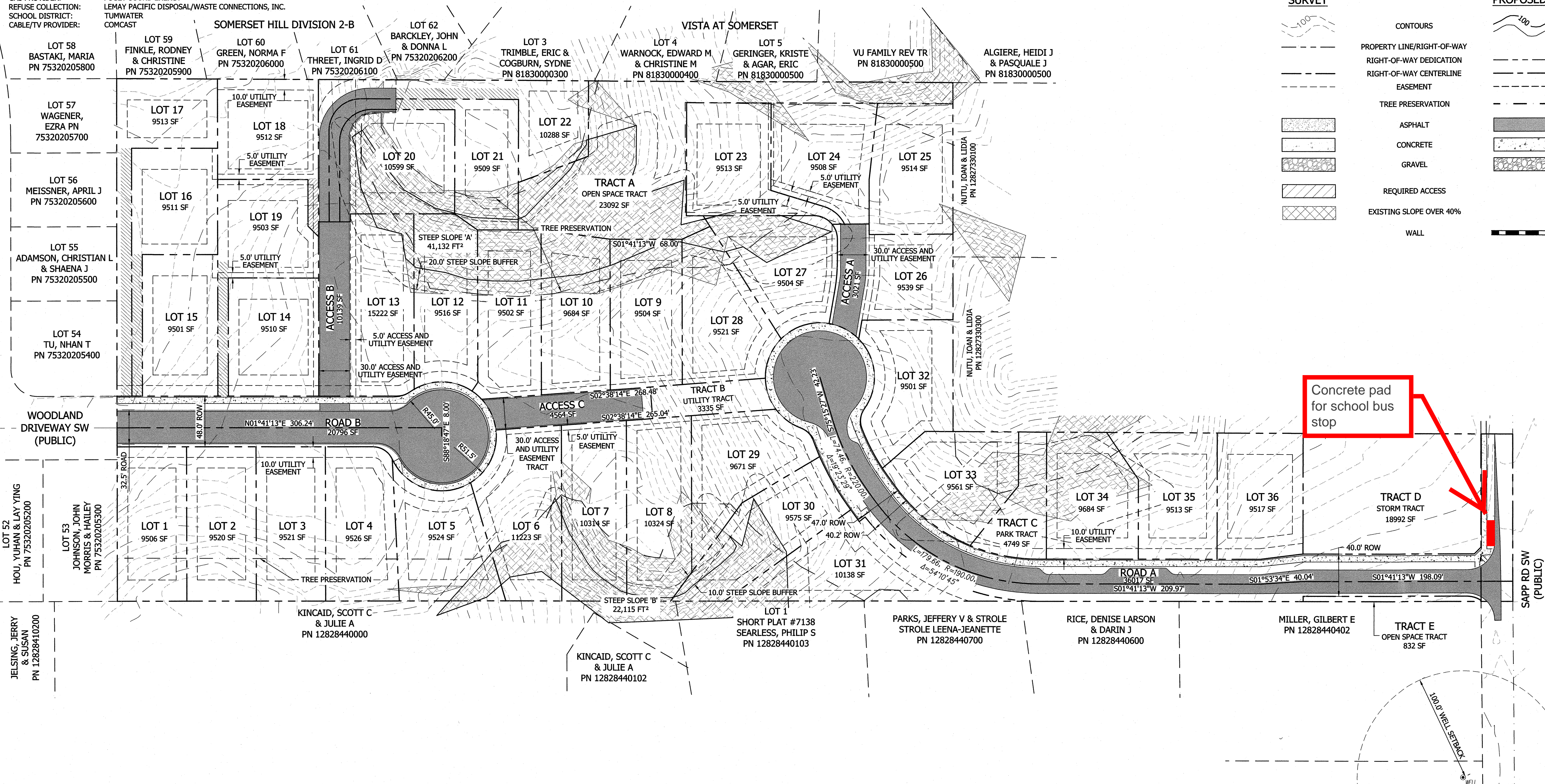
NO OTHER LOTS ARE PERMITTED TO
ACCESS THROUGH ACCESS A & B.



NOT TO SCALE

LEGEND

| <u>SURVEY</u> | | <u>PROPOSED</u> |
|---|----------------------------|---|
|  | CONTOURS |  |
|  | PROPERTY LINE/RIGHT-OF-WAY |  |
|  | RIGHT-OF-WAY DEDICATION |  |
|  | RIGHT-OF-WAY CENTERLINE |  |
| | EASEMENT |  |
| | TREE PRESERVATION | |
|  | ASPHALT |  |
|  | CONCRETE |  |
|  | GRAVEL |  |
|  | REQUIRED ACCESS | |
|  | EXISTING SLOPE OVER 40% |  |



Concrete pad
for school bus
stop

