

Alex Baruch

From: Chris Carlson <ChrisC@hattonpantier.com>
Sent: Tuesday, April 22, 2025 9:54 AM
To: Alex Baruch
Cc: Jared Crews; Al Christensen
Subject: RE: Henderson 94 Notice Sign
Attachments: 16-036 Revised Preliminary Plat of Henderson 94-2025.04.14.pdf

Hi Alex.

Here's our revised preliminary plat map.

Jared:

1. We show the ROW dedication on Durell Road north of Lot 10 that Jared and I agreed to. We also have changed the road section for both Road A and Road B per my discussion with Jared. We are working on a turning template for the intersection of the future Durell Road intersection at the northern end and will send that off when it's completed. This is something Jared asked for in our conversation.
2. Jared asks for a dimension for the ROW dedication on Henderson Blvd. We provided the dimensions on the previously submitted pplat and they are still there on the east and west ends of the frontage. Jeff Pantier and Seth Prigge (the surveyor for the project to the east) agreed to go with a construction centerline because of survey discrepancies. This makes the ROW dedication across our frontage vary as it tapers from one end to the other so it's not going to be a uniform number.
3. We'll eliminate the watermain run looping back out to Henderson Blvd. between buildings 5 and 7. We are a couple weeks out from submitting the site development grading permit. If you really want us to amend the one sheet preliminary utility plan now, we can do it but I don't think it's necessary to continue the pplat process through SEPA. Just let me know.

Al:

1. The pool will not be covered.
2. Road names and addresses will be put on the final plat map.

You:

1. Grading in the developed portion of the site will preclude retention of any trees. Our justification is that project as proposed meets the modification criteria in TMC 16.08.070.R.2.b, TMC 16.08.070.R.2.d, and TMC 16.08.070.R.2.f. Moreover, our landscape plan proposes to plant 118 new trees. This is 80% more than the number of replacement trees required by TMC 16.08.070.R.
2. We'll correct the civil cover sheet comments regarding density. I'm not sure what the storage unit note is doing on the civil cover sheet. It's not needed and we plan on eliminating it with the site development/grading permit submitting. If you insist at this point, let me know and we'll amend it.

I've read through the public comments and offer the following:

Roberts Long:

1. The apartment site will be fenced with a border fence along the northern boundary until it hits the wetland buffer where it will transition to a split rail fence along the buffer boundary.

Squaxin Island Tribe:

1. Comment acknowledged. We'll put the city's standard inadvertent discovery plan note on the civil grading sheet.

Heather HibbertRime:

1. We appreciate the city's thoughtful response.

Mary Fleckenstein:

1. We appreciate the city's thoughtful response.

Thanks, Alex.

Chris Carlson, AICP
Planning Manager
[Hatton-Godat-Pantier](#)
3910 Martin Way E, Suite B, Olympia, WA 98502
chrisc@hattonpantier.com | hattonpantier.com
(Work) 360-943-1599
(Mobile) 564-999-1051

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Sent: Monday, April 21, 2025 4:57 PM
To: Chris Carlson <ChrisC@hattonpantier.com>
Subject: RE: Henderson 94 Notice Sign

Hi Chris,

Please find attached the comments we have received through the Notice of Application public notice period. Please let me know when you think you will have updated documents per our comments on March 31.

Sincerely,

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: Alex Baruch
Sent: Monday, March 31, 2025 3:56 PM
To: Chris Carlson <ChrisC@hattonpantier.com>
Cc: Al Christensen <AChristensen@ci.tumwater.wa.us>; Jared Crews <JCrews@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>
Subject: RE: Henderson 94 Notice Sign

Hi Chris,

I've attached our comments from the Preliminary Plat submittal as they relate to the preliminary civil plans and plat. If you are able to update those documents during the notice of application comment period I would appreciate it so we can update the map on the notice sign and have updated documents for the SEPA comment period and hearing.

Let us know if you have any questions.

Sincerely,

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: Alex Baruch
Sent: Monday, March 31, 2025 8:50 AM
To: Chris Carlson <ChrisC@hattonpantier.com>
Subject: RE: Henderson 94 Notice Sign

Thanks Chris!

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: Chris Carlson <ChrisC@hattonpantier.com>
Sent: Friday, March 28, 2025 9:46 AM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: RE: Henderson 94 Notice Sign

Here's the signed affidavit.

Chris Carlson, AICP
Planning Manager
[Hatton-Godat-Pantier](http://Hatton-Godat-Pantier.com)
3910 Martin Way E, Suite B, Olympia, WA 98502
chrisc@hattonpantier.com | hattonpantier.com
(Work) 360-943-1599
(Mobile) 564-999-1051

From: Chris Carlson
Sent: Thursday, March 27, 2025 6:16 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Henderson 94 Notice Sign

Hi Alex.

Attached is the photo of the notice sign.

I posted it facing Trails End Drive for maximum exposure.

I'll send the affidavit to you tomorrow morning.

Thanks,

Chris

Sent from Samsung Galaxy smartphone.

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