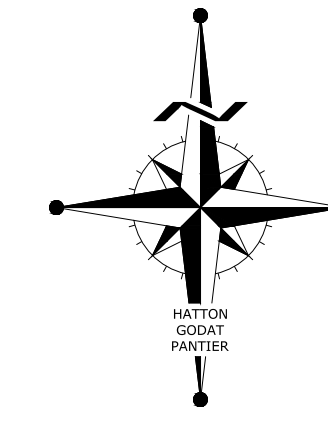


SOUTH SOUND COMMERCE CENTER

7847 CENTER STREET SW, TUMWATER, WA 98501

NOTE:
A PERMIT FROM THE DNR IS REQUIRED PRIOR TO DISTURBING ANY SURVEY MONUMENTS

PREPARED FOR
PANATTONI DEVELOPMENT COMPANY
1821 DOCK STREET, SUITE 100
TACOMA, WA 98402

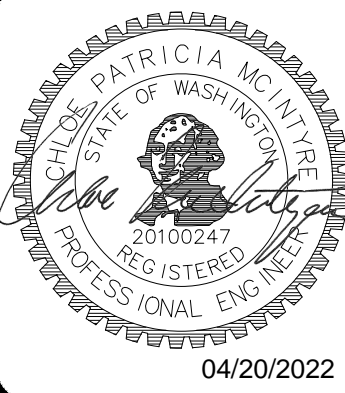


CITY OF TUMWATER

VERTICAL DATUM	MERIDIAN HORIZONTAL DATUM
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK CONTROL POINT NO. Gp34005-15 WSDOT BRASS DISK IN CONC DECK SR-5 & TUMWATER BLVD BRDG OVERPASS, AS BUILT CENTER OF CONCRETE BRIDGE, 3.7' SOUTH OF NORTH EDGE OF CONCRETE RAIL ELEVATION =215.93	THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK BASED ON T.C.H.P. CONTROL #280 & Gp34005-15 BEARING BETWEEN SAID POINTS EQUALS NORTH 07°59'59" EAST

SCALE: 1" = 80'

DESIGNED BY: CPM
DRAWN BY: JEG
CHECKED BY: CPM
DATE: APRIL 2022
SCALE: 1" = 80'
V. N/A



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
huttonpantier.com

SHEET INDEX

- SITE PLAN
- NORTH HORIZONTAL CONTROL PLAN
- SOUTH HORIZONTAL CONTROL PLAN
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- WATER DETAILS
- WATER NOTES & DETAILS
- AISLE 'A' & 'E' SEWER PLAN & PROFILE
- AISLE 'B' SEWER PLAN & PROFILE
- SEWER NOTES & DETAILS

SITE DATA/PROJECT INFORMATION

-APPLICANT-	PANATTONI DEVELOPMENT COMPANY 1821 DOCK STREET, SUITE 100 TACOMA, WA 98402
-REPRESENTATIVE-	JEFF PANTIER HATTON GODAT PANTIER, INC. 3910 MARTIN WAY E, SUITE B OLYMPIA, WA 98506 360-943-1599 JEFF@HATTONPANTIER.COM
-PROPERTY OWNER-	JEFF PANTIER PORT OF OLYMPIA 606 COLUMBIA STREET NW, SUITE 300 OLYMPIA, WA 98501 (PORTION OF) 127101000000 & 127103101000
-ASSESSOR PARCEL NO.'S	ARI & ARI2
-ZONING	ARI & ARI2
-ARI ZONE 4 PEOPLE PER ACRE CALCULATION:	
TOTAL ARI ZONE 4 LAND AREA =	7.7 ACRES
TOTAL ARI ZONE 4 BLDG. AREA =	59,255 S.F.
TOTAL ARI ZONE 4 OFFICE AREA =	5,974 S.F.
TOTAL ARI ZONE 4 WHSE AREA =	53,281 S.F.
OFFICE OCCUPANT LOAD FACTOR:	5.974/100 = 60 PEOPLE
WHSE OCCUPANT LOAD FACTOR:	53,281/500 = 107 PEOPLE
-TOTAL AREA	167 TOTAL PEOPLE/7.7 ACRES = 22 PEOPLE PER ACRE
-BUILDING AREA	±1,270,640 S.F. (29.17 Acres)
-BUILDING HEIGHT	44'-0" (65' MAX. ALLOWED)
-BUILDING CONSTRUCTION TYPE	TYPE III (FULLY SPRINKLERED W/ ESFR SPRINKLER SYSTEM)
-LOT COVERAGE	±1,086,270 SF IMPERVIOUS AREA/ 1,270,640 SF TOTAL SITE 85% LOT COVERAGE PROVIDED 1.48 ACRES (5% OF SITE AREA)
-OPEN SPACE REQUIRED	1.48 ACRES (5% OF SITE AREA)
-PARKING	67 STALLS - 23,894 SF OFFICE @ 2.8/1,000 228 STALLS - 457,347 SF WHSE DIST @ 1/2,000 296 TOTAL AUTO STALLS REQUIRED
	228 (8'x18') STANDARD AUTO STALLS PROVIDED 40 (8'x18') COMPACT AUTO STALLS PROVIDED (10% REDUCTION PER TMC 18.50.075.A) 268 TOTAL AUTO STALLS PROVIDED 14 EV (5% OF TOTAL) AUTO STALLS PROVIDED 7 ADA VAN ACCESSIBLE STALLS PROVIDED 206 TOTAL TRAILER STALLS PROVIDED (12x55') 8 COVERED SHORT-TERM BIKE STALLS PROVIDED (3% OF TOTAL AUTO STALLS) 4 LONG TERM BIKE STALLS PROVIDED WITHIN BUILDING (4 REQUIRED)
-DOCK/DRIVE-IN DOORS	92 DOCK DOORS PROVIDED 4 DRIVE-IN DOORS PROVIDED
-SEWER	CITY OF TUMWATER
-WATER	CITY OF TUMWATER
-ELECTRICITY	PUGET SOUND ENERGY
-NATURAL GAS	PUGET SOUND ENERGY
-COMMUNICATIONS	COMCAST
-REFUSE	LEMAY

CONSTRUCTION STAKING:
THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR.

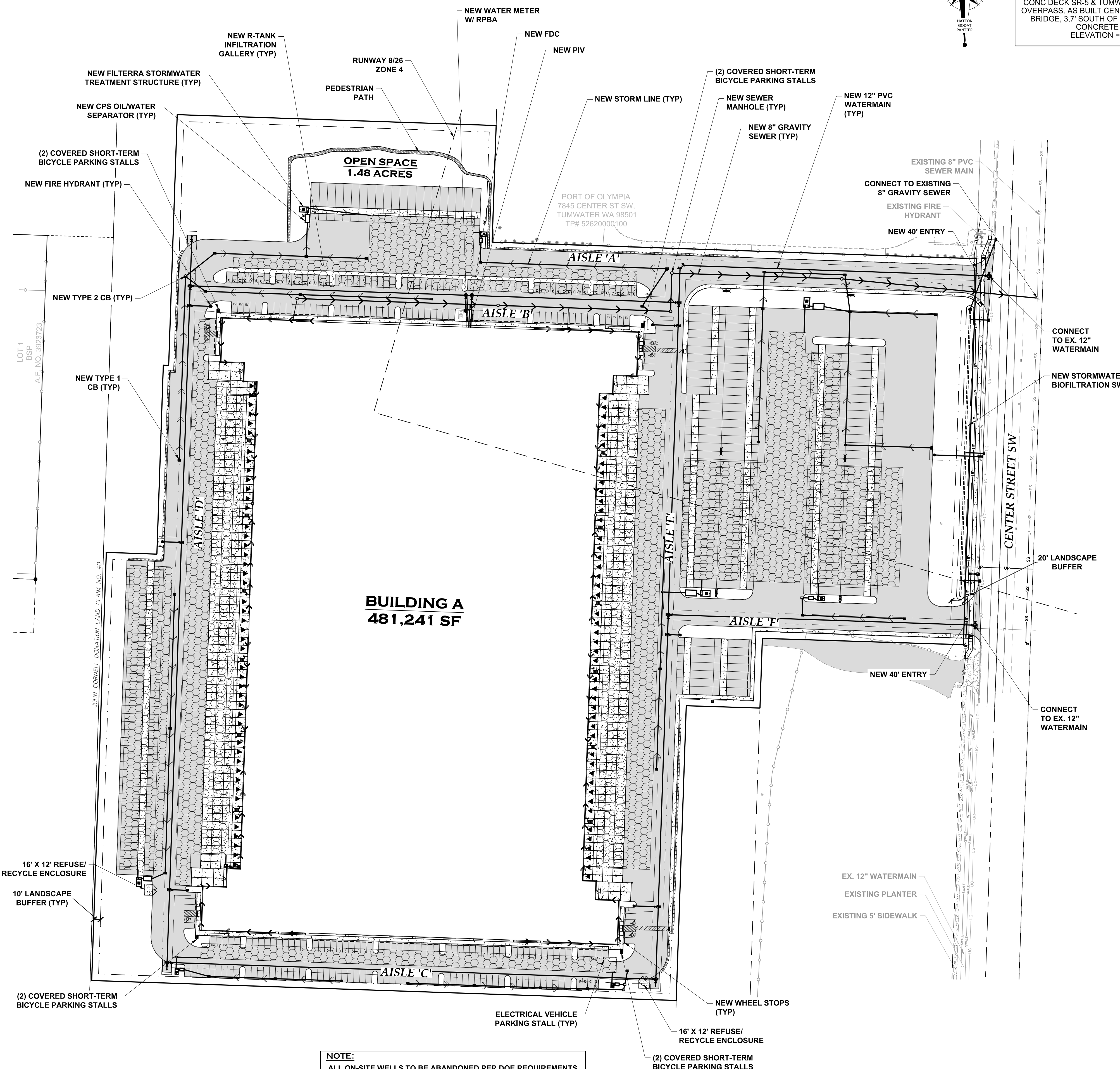
RECORD DOCUMENTS:
THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER WITH A DRAWING(S) SHOWING THE CHANGES MADE TO THE DESIGN DRAWING(S).

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

NOTE: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

NOTE:
ALL ON-SITE WELLS TO BE ABANDONED PER DOE REQUIREMENTS.
NO OFF-SITE WELLS LOCATED WITHIN 200' OF EXTERIOR BOUNDARY OF SITE.



LEGEND

W	EX. WATER
W-M	EX. WATER METER
W-V	EX. WATER VALVE
F	EX. FIRE HYDRANT
S	EX. SANITARY SEWER MANHOLE
SS	EX. SEWER
SD	EX. STORM DRAIN
L	EX. LUMINAIRE
J	EX. JUNCTION BOX
P	EX. TELEPHONE PEDESTAL
G	EX. GAS
O	EX. OVERHEAD UTILITY
P	EX. OVERHEAD POWER
U	EX. UNDERGROUND UTILITIES
X	EX. FENCE
- - -	EXISTING EDGE OF PAVEMENT
100	EX. MAJOR CONTOUR
103	EX. MINOR CONTOUR
100	NEW MAJOR CONTOUR
103	NEW MINOR CONTOUR
S	NEW SWALE
CB	NEW CATCH BASIN TYPE 1
CB-W	NEW CATCH BASIN TYPE 1 W/ SOLID LID
CB-2	NEW CATCH BASIN TYPE 2
C	NEW STORMWATER CLEANOUT
OS	NEW STORMWATER OVERFLOW STRUCTURE
S	NEW STORM MAIN LINE
SD	NEW ROOF DRAIN LINE
S	NEW SEWER CLEANOUT
S	NEW SEWER MANHOLE
S	NEW GRAVITY SEWERMAIN
S	NEW SEWER LATERAL SERVICE LINE
W	NEW WATER MAIN
W	NEW WATER SERVICE
W	NEW IRRIGATION METER
W	NEW SINGLE WATER METER
H	NEW HYDRANT
V	NEW VALVE
P	NEW PIV
F	NEW FDC
L	NEW SINGLE LIGHT POLE
L	NEW DOUBLE LIGHT POLE
P	NEW PAVEMENT
R	NEW R-TANK INFILTRATION GALLERY

DATE: _____
REVISIONS: _____

SOUTH SOUND COMMERCE CENTER
7847 CENTER STREET SW, TUMWATER, WA 98501

SITE PLAN

SECTION 10, TOWNSHIP 17 N., RANGE 2 W., W.M.

AGENCY NO. 21-1580
SHEET: 1 OF 39
INDEX: 21-033 cov
JOB: 21-033